

# STAFF REPORT

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Meeting

Date: February 28, 2018

To: Chairperson and Members of the Planning Commission

From: Community Development Department

Subject: **ITEM A: 2017 ANNUAL REPORT ON THE GENERAL PLAN**

Resolution No. 2018-3

Special Study (SS2017-5)

Applicant: City of Fairfield

Location: Citywide

Property Owner: N/A

This report describes progress in implementing the policies and programs of the General Plan during calendar year 2017 (Planner: Brian K. Miller, 707-428-7446, [bkmiller@fairfield.ca.gov](mailto:bkmiller@fairfield.ca.gov))

## BACKGROUND

The Annual Report on the General Plan has been prepared in response to the California Government Code, which requires that the planning agency shall: "Provide an annual report each year, to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development regarding the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs."

## DISCUSSION

The Annual Report informs the Planning Commission, the City Council, and State agencies about progress in implementing the Fairfield General Plan during calendar year 2017. This report is the 15th Annual Report since the Council adopted the Comprehensive Amendment to the General Plan in June 2002.

Projects implementing the General Plan this past year are listed below (details can be found in the attached Annual Report document):

- **Land Use Element:**

- Heart of Fairfield Specific Plan
- Heart of Fairfield Zoning
- Residential, commercial, and industrial projects
- Two Master Planned Unit Development Permits in Train Station Specific Plan Area (Canon Station and Biggs)
- Zoning Ordinance updates

- **Housing Element**
  - New construction (264 units)
  - Housing Choice Vouchers
  - Mortgage assistance programs
  - Housing rehabilitation
- **Open Space Conservation and Recreation Element**
  - Park capital improvements
  - Planning for improvements at Allan Witt Park and the Linear Park
- **Circulation Element**
  - Transit improvements
  - Jepson Parkway design and construction
  - Train Station opens
- **Public Facilities and Services**
  - Capital projects planning and construction continued
  - Urban Water Management Plan
- **Economic Development Plan**
  - Heart of Fairfield Specific Plan
  - Support North Texas and Downtown
  - Business recruitment and retention
- **Travis Protection Element**
  - Lead agency for Travis Community Consortium

As required by State law, staff also prepared the Annual Report on the Housing Element for submission to HCD (attached). This report summarized housing production and implementation of Housing Element policies and programs.

#### ENVIRONMENTAL REVIEW

The Annual Report is not a "project" subject to review under the California Environmental Quality Act (CEQA).

#### RECOMMENDATION

Adopt Resolution No. 2018-3, recommending that the City Council accept the 2017 Annual Report on the General Plan.

#### Attachments:

1. Resolution No. 2018-3, with attached:
  - Exhibit A: 2017 Annual Report on the General Plan, Housing Successor Annual Report, and HCD Annual Element Progress Report

**City of Fairfield Planning Commission**

**RESOLUTION NO. 2018-3**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD  
RECOMMENDING THAT THE CITY COUNCIL ACCEPT THE 2017 ANNUAL  
REPORT ON THE GENERAL PLAN**

THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD HEREBY RECITES, FINDS, DETERMINES, ORDERS, AND RESOLVES AS FOLLOWS:

Section 1. On June 2, 2002, the City Council adopted the City of Fairfield General Plan and on October 1, 2002, the City Council adopted the General Plan Implementation Program in accordance with the requirements of California Government Code Section 65400(a); and

Section 2. An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs..."; and

Section 3. Staff has presented the Annual Report on the General Plan for 2017 to the Planning Commission, and the Planning Commission has reviewed said Annual Report; and

Section 4. The Annual Report is not considered a project under the provisions of the California Environmental Quality Act (CEQA).

Section 5. Based on its review, the Planning Commission recommends that the City Council accept the 2017 Annual Report on the General Plan. The attached Exhibit A contains the 2017 Annual Report on the General Plan, the Housing Successor Annual Report, and the Annual Housing Element Progress Report.

Section 6. The record of proceedings shall be located at the City's Community Development Department and the Community Development Director shall be the custodian of such documents.

PASSED AND ADOPTED this 28<sup>th</sup> day of February, 2018.

AYES: COMMISSIONERS: Jesse BRANCH / Michael COAN / Tom GEIGER  
(Chair) / Don MCDONALD (Vice) / Perry PATTIZ / Gary  
WALKER / William WESLEY

NOES: COMMISSIONERS: \_\_\_\_\_

ABSTAIN: COMMISSIONERS: \_\_\_\_\_

ABSENT: COMMISSIONERS: \_\_\_\_\_

\_\_\_\_\_  
TOM GEIGER, Chairperson

ATTEST:

\_\_\_\_\_  
DAVID FEINSTEIN, Secretary

**EXHIBIT A**

**City of Fairfield Planning Commission**

**CITY OF FAIRFIELD**

**2017  
ANNUAL REPORT  
ON THE  
GENERAL PLAN**

**JANUARY 1, 2017 THROUGH DECEMBER 31, 2017**

## **INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT**

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, “the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs...”

The General Plan represents Fairfield’s future vision of the City in the year 2020. The Plan identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Plan states future goals for community-wide recreational amenities, housing, transportation and safety, and contains important policies guiding open space and conservation, economic development and urban design.

This Report describes the City’s progress in implementing the policies and programs of the General Plan as set forth in the General Plan Implementation Program, including the City’s progress on providing its share of the regional housing needs. The Report is divided into topic areas based on the City’s General Plan Elements. This is the 15th Annual Report prepared by the Community Development Department since the 2002 General Plan Update.

For further information or additional copies of this Report, please contact:

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The Annual Report is also available on the City of Fairfield Homepage at [www.fairfield.ca.gov](http://www.fairfield.ca.gov) under Community Development Department.

## Development in 2017

Residential development during 2017 continued at a moderate pace. Projects approved or under construction in 2017 included:

### RESIDENTIAL:

- Eastridge
- Garibaldi Ranch
- Gold Hill Village
- Goldridge
- Madison
- Sandra Estates
- Vines at 80
- Bradbury Park
- Green Valley Residential
- Villages at Fairfield – Village 4
- Hawthorne Mill
- Ivy-Strawberry
- Paradise Valley Estates

### COMMERCIAL, INDUSTRIAL AND OFFICE:

- Jelly Belly Warehouse
- McGrath Electric
- Partnership Health Plan
- Caliber Construction
- Fairfield Toyota Expansion
- Denny's Cordelia
- North Watney Shell Warehouse
- Nippon Industries Expansion

## Land Use Element

**Zoning Ordinance Cleanup.** Staff continues to update the Zoning Ordinance and Zoning Map to correct and clarify language, remain consistent with state law, and to codify any new policies. In 2017 major amendments included correcting the City's regulations governing cannabis and solar energy.

**Train Station Specific Plan.** The City Council adopted the Train Station Specific Plan in July 2011. The Specific Plan envisions parks, schools, open space, residential, commercial, industrial, and office land uses arranged in neighborhoods, including a "transit village" near the Train Station.

The first phase for development in the Specific Plan Area is preparation of Master Planned Unit Development Permits for key subareas. The first two Master PUDs were approved in 2016, and during 2017, the City began working with the developer teams to implement the Canon Station and Biggs MPUDs.

**Heart of Fairfield Specific Plan.** In May 2017, the City Council adopted the Heart of Fairfield Plan and associated EIR. This was followed in fall 2017 by adoption of the implementing Heart of Fairfield Zoning Ordinance and Zoning Map. Staff also began preparation of the Implementation Plan, which will include a Public Works element and an Economic Development/Planning component, in 2018.

## **Housing Element**

**New Construction.** Housing construction continued at a moderate pace in 2017. The City issued 264 building permits for new single family homes in 2017. Table 1 (next page) and Informational Attachment 2 summarize the City's progress in meeting Regional Housing Need Allocations assigned by the California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments.

RHNA numbers do not represent a requirement to build affordable housing if resources to support construction are not available and market conditions limit the ability of the City or private entities to build lower cost housing. In 2017, the loss of redevelopment continues to impact the City's ability to support new affordable construction. Note that Fairfield and Solano County remain by far the most affordable housing markets in the nine-county Bay Area, and as such continues to attract commuters and new residents. The fall 2017 Wine Country wildfires may impact seriously the local housing market.

These numbers are new construction and do not include efforts to permanently preserve existing affordable housing through the establishment of covenants or other programs. City housing policies have long emphasized preserving housing affordability through rehabilitation loans, first-time homebuyer programs, and mortgage credit certificates. These programs have enabled lower-income households to purchase homes in market priced residential neighborhoods. In addition, short sales and foreclosure sales continued to provide opportunities for lower and moderate income households with credit and down payments.



**Table 1**  
**Regional Housing Need**  
**January 1, 2014-December 31, 2022**  
**New Construction through December 2017**

Year	Income Level					Subtotal
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
<b>Projected Need 2014-2022</b>	<b>389</b>	<b>390</b>	<b>404</b>	<b>456</b>	<b>1,461</b>	<b>3,100</b>
<b>Units Built 2014-2017</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>356</b>	<b>1159</b>	<b>1517</b>

<b>Remaining Need</b>	<b>389</b>	<b>390</b>	<b>402</b>	<b>100</b>	<b>302</b>	<b>1,583</b>
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*Sources "Projected Need" is the Regional Housing Need Allocation assigned through Association of Bay Area Governments and Solano County Subregional Group. New construction data provided by City of Fairfield Building Division.*

**HUD Housing Choice Voucher Program (HCV).** The HCV program provides subsidized rental assistance to extremely-low- and low-income families. Since the assistance is provided on behalf of the participant they are able to locate their own housing, promoting housing choice.

In 2017, the Fairfield Housing Authority (FHA) administered 882 Housing Choice Vouchers (HCV). All units are inspected prior to move in and at least annually to ensure the unit is safe, decent and sanitary. Fairfield resident families that have "ported in" from other jurisdictions were absorbed into the program.

FHA currently administers five (5) Project-Based VASH vouchers from the Department of Veterans Affairs to assist homeless Veterans and families all of which are currently being utilized.

In 2017, FHA began administering the Tenant Based Rental Assistance (TBRA) program. This program is designed to assist households to help them afford housing costs of market rate units. Assistance can include housing, security or utility deposits. The level of subsidy will vary based upon the income of the household and need.

In addition to rental assistance, FHA offers the Family Self-Sufficiency (FSS) Program to interested Housing Choice Voucher holders. Currently there are 13 active participants that have signed a five year contract with goals that include increasing household earned

income and reducing dependency on welfare and/or housing rental assistance. FSS participants are encouraged to consider homeownership through the HCV Homeownership option initiated in 2003. The HCV Homeownership option enables working families, elderly families and families with disabled adults to convert their subsidy to assistance for mortgage payments. There are currently five HCV homeowners. FHA will continue working with FSS graduates who show interest in using the HCV.

**Housing Rehabilitation Assistance.** Housing Rehabilitation Programs are targeted to low-income (single-family) and low- and very low-income (multifamily) households. In 2016, the City completed 13 total Housing Rehab Projects totaling \$288,318 in expenditures

In addition, the City organized the 2017 Senior Home Assistance Repair Event on Saturday, October 22. The City partnered with sponsors, including Lowes, Home Depot, Safeway, Costco and others to put on the event. Volunteers completed repairs to homes occupied by seniors.

**Mortgage Credit Certificates and Down Payment Assistance.** The City did not offer Mortgage Credit Certificates in 2017. However, with HOME and CalHome funding, the City was able to assist six households with down-payments.

**Housing Successor Agency.**

As required by state law (Senate Bill 341), the Fairfield Housing Successor Agency has prepared an Annual Report, which was presented to the City Council in December 19, 2017. The Report is attached hereto as Informational Attachment 1.

## **Open Space, Conservation, and Recreation Element**

**Rockville Hills Regional Park.** The City (Public Works Department) continues to implement the priorities identified by the City Council in 2007, focusing on routine maintenance and fire hazard reduction.

**Cordelia Community Park – Phase 3**

Construction on the third phase of park development is nearly complete and is expected to become available for use in March 2018. New amenities include two tennis courts, sand volleyball court, putting green, fitness station focused on mobility not strength, additional parking, and another large multi-purpose turf field and picnic shelter.

**City Park Lighting – Phase 4**

At the end of 2017, the project was out to bid, with construction expected in the spring of 2018.

### **Community Space Initiative**

Three parks, Lee Bell, Alan Witt, and the Linear Park Trail are the focus of this initiative. Major yearlong planning efforts were undertaken for both Allan Witt Community Park and the Linear Park Trail. The Allan Witt component will produce a new master plan for the park enriched by public input. After extensive public outreach the Parks Renovation and Phasing Plan will be presented to the City Council at their annual workshop. With Council support the Park CIP budget can be revised to reflect the implementation of all or some of the planned improvements.

The improvements proposed (building demolition, electrical and video surveillance upgrades, and the addition of a military themed children's play area) for Lee Bell Neighborhood Park have been completed.

The Linear Park Trail Corridor Study is looking at how the Linear Park can contribute to the revitalization of Central Fairfield and how revitalizing Central Fairfield can have a positive impact on the corridor from the mall to Dover Avenue. The analysis and community involvement process began in 2017. The draft Revitalization and Phasing Plan will be presented to the City Council at their annual workshop in 2018. With Council support the Park Capital Improvements Plan budget can be revised to reflect the implementation of all or some of the planned improvements. 18 so the work can be completed.

### **City Park Playgrounds**

City staff selected a new "fun family interactive software" package which will enhance outdoor imaginative play at all of our playgrounds. The no cost phone or tablet loaded software allows family's to actively interact with the existing playground components and those on the imaginative software platform. The software program will be implemented in 2018.

**Solano Open Space (Tri City and County Cooperative Planning Group).** In 2016, the City continued to fund Solano Open Space and provide staff assistance to the project. The Planning Group continued to fund Solano Land Trust activities, including public outreach and capital improvements.

**Pacific Flyway Center.** The Pacific Flyway Center, is planned to be a major conservation and education center on Lopes Road developed in restored and enhanced wetlands. In 2017, advocates led a successful election campaign to pass Measure T, which permits expansion of the City's Urban Growth Boundary. The City began working with the advocates for the project in 2017 and anticipates annexation and planning approvals in 2018.

## Circulation Element

**Transit Programs (Fairfield and Suisun Transit (FAST)).** The City saw the inauguration of Capital Corridor train service in October 2017 at the new first phase Vacaville-Fairfield Train Station on Vanden Road.

Public Works staff continued planning for a second parking structure at the Fairfield Transportation Center near the West Texas Street/Interstate 80 Interchange that will increase commuter parking capacity from 640 spaces to at least 1,000 spaces. The City Council approved a design concept that incorporates a major new public art element to the garage. Staff also anticipates completing a retrofitting project for the existing structure; new spaces may include fee for parking provisions. Accompanying this project will be improvements to the West Texas Street Gateway, including enhanced pedestrian access to the Fairfield Transportation Center from West Texas Street. As an interim measure, the City opened a new park and ride facility on Oliver Road to serve vanpools and casual carpool users.

**Jepson Parkway.** Jepson Parkway will link Suisun City, Fairfield and Vacaville and provide an alternative route for Interstate 80. After completion of the bridge and improvements to Peabody Road, construction began on improvements to Vanden Road between Peabody Road in Fairfield and Leisure Town Road in Vacaville.

**West Texas Street.** The Council adopted the Heart of Fairfield Plan in May 2017, which promotes a vision for a comprehensive transformation of West Texas Street into a mixed use urban boulevard over time. Concepts include pedestrian and bicycle improvements as well as significant changes in land use along the corridor.

## Public Facilities and Services Element

**Urban Water Management Plan.** The City continues implementing its Urban Water Management Plan and other water conservation programs, which include 14 accepted best management practices, including in-school education programs, irrigation water management plans, and residential water audits.

**Infrastructure Maintenance and Upgrades.** Infrastructure maintenance and upgrades are outlined in the City's Capital Improvement Program. Major projects administered by the Public Works Department included Measure P-funded road and pavement improvement projects, upgrades to water infrastructure, including the East-West Transmission Line, Water Treatment Plant improvements and enhancements, park improvements, major upgrades to the Police Department building and parking areas, the completion of the Vacaville-Fairfield Train Station and other improvements to City infrastructure and facilities.

## Economic Development Element

**Heart of Fairfield Plan.** This new Plan includes strategies to attract new businesses and facilitate appropriate residential development in the core of Fairfield. 2017 saw approval of the Plan itself as well as the implementing comprehensive Zoning Ordinance. Work also began on an Implementation Plan for the first two years of the Plan. This Implementation Plan is anticipated to be adopted by Council in early 2018.

**North Texas Street Programs.** Staff continues to work with the North Texas Street Business Improvement District (NTBID). City staff assisted the NTBID Board of Directors in its recruitment efforts to replace the NTBID Executive Director and place members on NTBID Board of Directors. The NTBID provided membership with assistance promotional materials and events, and general assistance as needed to address business concerns. Additional Economic Development programs included business retention and recruitment activities, and business crime watch meetings in partnership with the Fairfield Police Department. The NTBID anticipates continuing these programs as well as developing programs that address issues of concern to the membership.

**Downtown Revitalization Programs.** Downtown Revitalization Programs. The City of Fairfield continued to support the Fairfield Main Street Association (the "Association") and revitalization of downtown. The Association sponsors a variety of activities and programs, including the Tomato Festival, the Christmas Tree Lighting and Holiday Festivities, Veterans and Independence Day parades, Small Business Saturday, ribbon cuttings, and newsletters. Marketing programs included street banner maintenance, a shopping and dining directory, and Highway 12 directional sign management. Downtown special events continue with their zero waste policies and diverted landfill waste while creating new jobs. The Association worked with Public Works and assisted in grant management which funded staff and supplies.

Association staff attends ongoing training and continues the management of the Certified Farmers' Market, resulting in \$40,000 in revenue. They are also continuing the Thursdays on the Green event in conjunction with the Farmers' Market, which generates an additional \$10,000 in revenue for the Association. Special events also included the Health & Wellness Fair on October 7th. The Food Truck Festival returned, which took place on the second Saturdays of the month from May through October.

In addition to the Annual Board and Committee Retreat, the staff attended the annual California Main Street Alliance Conference in Oceanside, California and CalFest in Reno. Numerous facade improvements took place with new paint, signage and other design upgrades. The Associations' Design Committee continues their efforts managing the year-round tree lighting project. The Economic Restructuring Committee continues their Welcome-Wagon efforts greeting and welcoming new businesses in the district.

**Business Recruitment and Retention Programs.** Economic Development (ED) Division staff implements the City's business recruitment and retention programs. ED staff researches targeted industries, monitors trade publications, networks with brokers and property owners, attends trade shows, responds to leads and inquiries with marketing and property information, prepares recruitment mailings, calls and visits, and arranges business retention visits to existing employers. ED staff also works with the Communications Division to prepare and distribute press releases, an electronic newsletter and marketing e-mails to brokers and developers (Hot Properties List).

The City also offers financial assistance to small business through a Revolving Loan Fund (RLF). The RLF program assists businesses throughout the community based upon job generation or retention.

## Travis Protection Element

**Travis Community Consortium.** The Travis Community Consortium (TCC) is a coalition whose active members include the Cities of Benicia, Dixon, Fairfield, Suisun City, Rio Vista, Vacaville and Vallejo as well as Solano County, Solano EDC, Travis Credit Union, and the Travis Regional Armed Forces Committee. The purpose of the TCC is to support efforts that enhance the military value of Travis Air Force Base and secure the base against future rounds of BRAC (Base Realignments and Closures) or other movements detrimental to the installation and local community, such as sequestration. The protection and enhancement of operations for Travis AFB has long been a City priority because of the economic benefit to the community.

For the last 18 years, Madison Government Affairs has been retained as the primary Travis AFB lobbyist by the City of Fairfield, including the past 13 years on behalf of the TCC. Madison Government Affairs operates under a one-year consultant services agreement supported by the members of the TCC. The City of Fairfield, as the lead agency for the Travis Community Consortium (TCC), administers the contract.

During the past 13 years, the TCC and Madison Government Affairs have successfully lobbied for Travis AFB. Accomplishments include securing funding to extend the life of the C-5 retrofit program, securing funding for additional C-17's above the amount that was originally funded, and inclusion of military construction projects in appropriations bills, including securing a \$22 million appropriation for a 144-room dormitory project. The TCC also played a critical role in the upcoming bed-down of 24 KC-46 aircraft, increasing the value of Travis for world-wide missions.

In 2018, Madison Government Affairs and the TCC will continue to follow the TCC's 2014-2018 Strategy. The TCC will stay focused on the retention of existing assets (C-5, C17, KC-10) and missions. With unpredictable base cuts due to ongoing sequestration, the TCC will continue to focus on preserving existing missions and actively seek bridge

missions to backfill the retirement of the KC-10 by engaging with key leadership at Travis AFB, the Pentagon, Capitol Hill, and the Air Mobility Command. The TCC will seek support from federal representatives to preserve Travis's existing aircraft, including technology upgrades and ongoing maintenance funding.

In 2017, the City also participated in the Joint Land Use Study program, led by the Airport Land Use Commission, with Solano County and other local jurisdictions to further develop the existing policy framework to improve coordination with the Air Force on land use and other issues related to the base.

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

Jurisdiction: City of Fairfield  
Reporting Period: 1/1/2017 - 12/31/2017

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		7 Deed Restricted Units  See Instructions	8 Housing without Financial Assistance or Deed Restrictions
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
Eastridge	SF	O	0	0	0	1	0	0	None	None	None	None
Garibaldi Ranch	SF	O	0	0	0	36	0	0	None	None	None	None
Gold Hill Village II	SF	O	0	0	0	35	0	0	None	None	None	None
Goldridge	SF	O	0	0	0	0	0	0	None	None	None	None
Madison	SF	O	0	0	0	14	0	0	None	None	None	None
Bradbury Park	SF	O	0	0	0	71	71	0	None	None	None	None
Paradise 360	SF	O	0	0	0	13	71	0	None	None	None	None
Sandra Estates	SF	O	0	0	0	4	4	0	None	None	None	None
Tri Pointe Homes (Green Valley)	SF	O	0	0	0	26	0	0	None	None	None	None
Village Oaks	SF	O	0	0	0	13	0	0	None	None	None	None
Villages at Fairfield Village 4	SF	O	0	0	0	51	0	0	None	None	None	None
Other/Infill	SF	O	0	0	0	0	0	0	None	None	None	None
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶	0	264	0				
(10) Total by income Table A/A3			▶	▶	▶	0	0	0	264	146		
(11) Total Extremely Low-Income Units*			0									

\* Note: These fields are voluntary



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

Jurisdiction City of Fairfield  
Reporting Period 1/1/2017 - 12/31/2017

**Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant  
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with (c)(7) of Government Code Section 65583.1	subsection
	Extremely Low-Income*	Very Low-Income	Low-Income				
(1) Rehabilitation Activity	0	13	0	0	13	Housing Rehabilitation Program funded by HOME and revolving loan fund	
(2) Preservation of Units At-Risk	0	0	0	0	0		
(3) Acquisition of Units	0	0	0	0	0		
(5) Total Units by Income	0	13	0	0	13		

\* Note: This field is voluntary

**Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	1	0	1	1
No. of Units Permitted for <b>Above Moderate</b>	0	0	171	0	0	171	0

\* Note: This field is voluntary. The 171 units include the Rockville Terrace Assisted Living community approved in 2017 but not included in the residential building permits in Table A

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

Jurisdiction City of Fairfield  
Reporting Period 1/1/2017 - 12/31/2017

## Regional Housing Needs Allocation Progress

### Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed	0	0	0	0				0	779
	Restricted Non-deed restricted	0	0	0	0				0	
Low	Deed	2	0	0	0				2	402
	Restricted Non-deed restricted	0	0	0	0				0	
Moderate	Deed	0	0	0	0				0	99
	Restricted Non-deed restricted	4	290	63	0				294	
Above Moderate		319	381	140	264				1,104	357
Total RHNA by COG. Enter allocation number:		3,100	671	202	264					1,637
Total Units		325	671	202	264					
Remaining Need for RHNA Period										

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Fairfield  
 Reporting Period 1/1/2017 - 12/31/2017

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
HO 1.1A Multifamily Sites Study		Maintain an inventory of housing sites suitable for multifamily	as needed	Staff continues to monitor the status of sites zoned "multifamily". As Master Planned Unit Development Permits are prepared for the Train Station Specific Area, additional sites will be identified.
HO 1.1B, 1.1C Implement Train Station Specific Plan		Development of a range of diverse housing, including higher density and affordable housing	ongoing	The City approved two Master Planned Unit Development Permits Biggs and Canon Station
HO 1.1D Downtown/West Texas Street		Facilitate development of infill and higher density and mixed use development in Plan Area.	Summer 2016	Plan adopted in May 2017. Zoning adopted in October 2017
HO 1.1E Monitor development activity		Maintain inventory of multifamily sites	ongoing	Staff continue to monitor development potential on high density sites
HO 1.1 F Multifamily Site Signage		Ensure public awareness of future multifamily housing sites	ongoing	City will continue to require signage where needed.
HO 1.2A Train Station Town Center		Ensure the development of a mixed use town center for the Specific Plan Area	upon application	Staff anticipates Town Center will be developed in a later phase of the TSSP. Canon Station includes a neighborhood commercial center fronting on the Lake Park
HO 1.2D, HO 1.2B Downtown/West Texas Street High Density Housing		Facilitate development of infill and higher density and mixed use development in the Plan Area	ongoing	Plan adopted in May. Plan identifies opportunity sites, including redevelopment of the West Texas Street commercial corridor as a mixed use high density corridor.
Innovative Prototypes for Mixed Use (HO 1.1C, HO 1.1D, HO 1.1E, HO 2.1A)		Several programs which encourage innovation in infill housing design and development	ongoing	Both the Train Station Specific Plan and the Heart of Fairfield Plan recommend prototypes for mixed use, infill, and high density housing
HO 2.2 A Incentive Programs for Lot Consolidation		Encourage property owners to consolidate small lots, particularly in downtown Fairfield.	ongoing	Implementation of the Heart of Fairfield Plan will contain incentives for lot consolidation.
HO 2.3A Public Outreach in Support of Infill Housing		Address public concerns about higher density housing	ongoing	Ongoing staff policy. Heart of Fairfield Specific Plan included substantial outreach programs, including marketing of sites for infill housing
HO 3.1A Density Bonus Law Consistency		Facilitate use of Density Bonus as a tool for affordable housing	2014	Not implemented in 2017 due to overall lack of interest in density bonus programs.

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

Jurisdiction City of Fairfield  
Reporting Period 1/1/2017 - 12/31/2017

HO 3.1B Flexible Development Standards	Facilitate infill development through flexible standards	ongoing	Incorporated into Heart of Fairfield Plan as well as Train Station Specific Plan. Standard zoning which applies to other areas in the City also retains flexibility, with alternative housing configurations permitted and encouraged
HO 3.1C, HO 3.1 D Grants (MTC, Strategic Growth Council)	Obtain funding from regional, state, and federal agencies to support affordable housing	ongoing	Staff reviews all NOFAS for suitability for Fairfield
3.2A Housing Rehabilitation Grants	Fund the City's ongoing housing rehabilitation programs	ongoing	Housing Rehabilitation Program includes multiple funding sources
HO 3.2B Federal and State Grants for Homebuilders	Facilitate development of affordable housing through grants	ongoing	City remains interested in working with builders when funding is available. During 2017, staff began working with Mid Peninsula Housing on the renovation and improvement of the Sunset Creek affordable housing community
HO 3.2C Private Funding	Identify and work with private financial partners (banks, credit unions) to facilitate housing development	ongoing	Staff continues to maintain contacts with private lenders. No projects were funded in 2017.
HO3.2 D Fee Credit Bank	Support affordable housing through fee credits	ongoing	City continues to collect fee credits and administer the program. No projects this year.
HO 3.2E PACE Sale Proceeds	Support affordable housing development and services with funds from property sales.	Spring 2015	Funding has been banked for future use in affordable housing.
HO 3.2F Fee Deferral	Support development of affordable housing through fee deferrals	ongoing	Program remains available. Not used in 2017. During implementation of the Heart of Fairfield Plan, the City will develop a program to use fee credits for infill development.
HO 3.3A Mortgage Certificate Program	Support affordable home ownership for moderate and low income households.	ongoing	No MCCs were offered in 2017 due to staffing constraints.
HO 3.3B Downpayment Assistance	Support affordable home ownership for moderate and low income households.	ongoing	The City assisted 6 moderate income home buyers in 2017 using both HOME and CalHome funding.
HO 3.3C Self Help Housing	Support affordable home ownership for moderate and low income households.	ongoing	In the past, the City has worked with Habitat for Humanity. No homes completed in 2017.
HO 3.3D Section 8 Homeownership	Support affordable home ownership for lower income households.	ongoing	The City continues to implement the homeownership and family self sufficiency programs.

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

Jurisdiction	Reporting Period	1/1/2017	12/31/2017
City of Fairfield			
HO 3.4A Manufactured Homes		Support manufactured homes as an affordable alternative.	ongoing
HO 3.5A Housing Successor Agency funding		Support ongoing affordable housing programs	ongoing
HO 3.5B Market Successor Agency Properties for Housing		Generate sites for housing and funding for housing programs	ongoing
HO 3.6A Housing Choice Vouchers		Provide rental support for low and very low income households.	ongoing
HO 3.7A, HO 3.7B, HO 3.8B, HO 5.1C Maintain Affordability		Ensure that housing which receives assistance remains affordable	ongoing
HO 3.8A Long Term Affordability		Ensure housing which receives assistance remains affordable	ongoing
HO 4.1A, HO 4.1B Relocation Assistance		Reduce impacts on low income tenants due to public and private projects.	ongoing
HO 4.1 C Mobile Home Park Conversion		Prevent displacement of mobile home park residents	ongoing
HO 5.1A Neighborhood Quality of Life		Address public safety and quality of life issues in affordable housing and neighborhoods	ongoing
HO 5.1B Inspections and Construction Management		Provide assistance to lower income residents with rehabilitation	ongoing
HO 5.2A Housing Rehabilitation Grants		Provide assistance to lower income residents with rehabilitation	ongoing
HO 5.3 A Housing Conditions Database		Monitor housing conditions in assisted neighborhoods and dwelling units	December 2015
HO 5.4A Vacant Building Ordinance		Reduce impacts of vacant homes on neighborhood stability	ongoing
HO 5.4B Neighborhood Stabilization Programs		funding is provided to facilitate reuse of abandoned housing in target neighborhoods	ongoing
HO 5.5 A and B Maintain affordability of projects at risk of conversion to market rate		Existing HUD funded projects at risk of conversion will be contacted	December 2014/ongoing

City ordinances continue to permit manufactured housing in Fairfield. No applications during 2017.

Successor Agency funding continues to pay for staff, outreach activities, and ongoing Fairfield Housing Authority programs.

Active marketing process underway. Marketing of surplus properties in the Heart of Fairfield area will focus on innovative infill development.

382 Housing Choice Vouchers in 2016, along with 5 VASH vouchers.

Monitoring continues on limit basis as staff availability permits.

City contracts for assistance continue to include affordability covenants. No new covenants in 2016

Program not utilized in 2017.

No parks proposed for conversion in 2017.

The City continues to work with property owners through Code Enforcement and Crime Free Multifamily programs. No new projects enrolled in 2017.

City staff continue to manage construction projects associated with rehabilitation funding.

City staff continue to manage construction projects associated with rehabilitation funding.

Monitoring continues on limit basis as staff availability permits.

Program monitored by Fairfield Code Enforcement

Program funding has been expended.

No conversions in 2017.

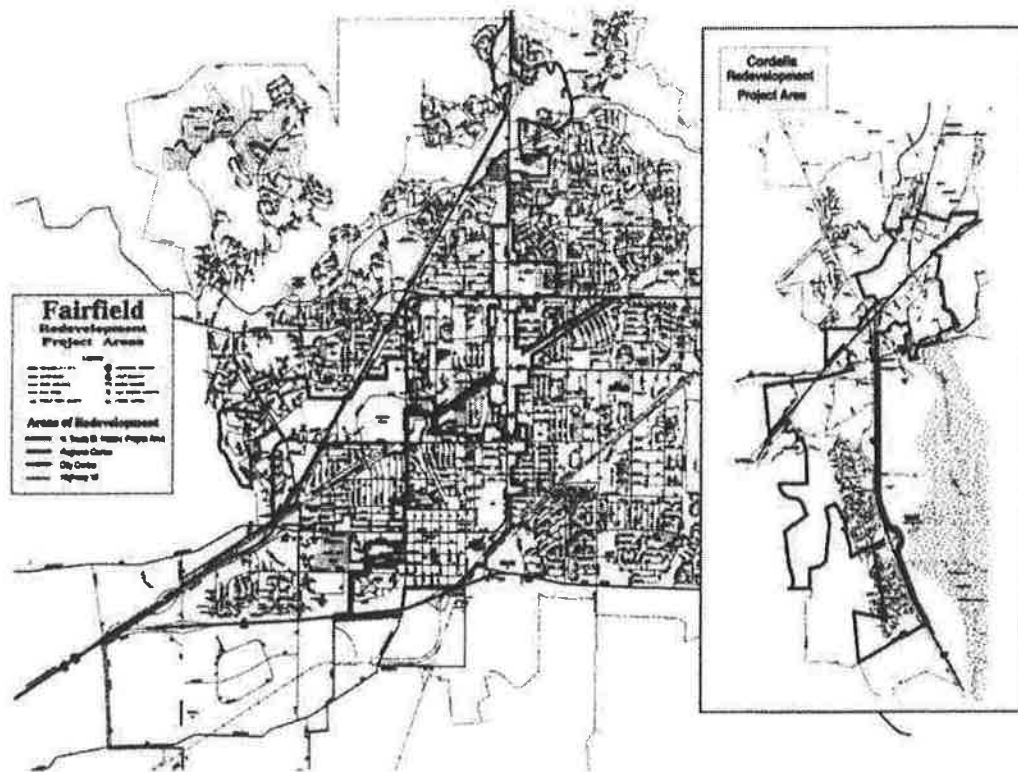
**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of Fairfield  
Reporting Period 1/1/2017 - 12/31/2017

HO 6.1 A, B, C, D Homelessness Programs	Work with County and private groups to reduce homelessness	ongoing	The City Manager's Office and the Police Department continue to work with the County on homeless outreach programs.
HO 6.1 D Employment for the homeless	Work with the Workforce Investment Board and private sector to facilitate employment opportunities for the homeless	ongoing	The City continues to provide information and support to the Workforce Investment Board to facilitate training for the homeless. Employment training is also a program of Mission Solano, which the City continues to support.
HO 6.1E Mission Solano	Support Bridge to Life Center and Mission Solano	ongoing	The City continues to work with Mission Solano to appropriately facilitate operation of Bridge to Life Center.
HO 6.2A Address Transitional and Supportive Housing	Implement SB2 and other requirements related to supportive and transitional housing	completed	No activity in 2017
HO 6.3A Housing Non-Discrimination	Refer victims to local nonprofits	ongoing	New contract with Marin Services to provide housing counseling.
HO 6.4 A Childcare	Work to integrate child care centers in housing	ongoing	No projects have been completed which integrate child care into housing. However, the Zoning Ordinance continues to be permissive as to the location of child care in the City of Fairfield. Sunset Creek, which includes a child care center, is proposing a major renovation project.
HO 6.4 B After School Programs	Work with developers and nonprofits to provide after school programs which support youth development	ongoing	City staff have been working with the School District and nonprofit organizations to develop new youth programs. The Leaven Program has identified a site in central Fairfield that will serve a neighborhood impacted by crime and social issues.
HO 6.5A Senior Housing	Support development of senior housing	ongoing	Rockville Terrace, an assisted living facility which includes 171 assisted living units and memory care, was completed in 2017.
HO 6.6 A, HO 6.6 B Travis Air Force Base	Support the mission of Travis	ongoing	The City continues to participate on the Committee and to work with the base on issues of mutual interest
HO 6.7A Accessible and Adaptable Housing	Facilitate the development of housing suitable for the disabled	ongoing	The City continues to review all projects for compliance with ADA and State law.
HO 6.7 B Group Homes	Assist organizations establishing group homes for the disabled	ongoing	Permitted by Zoning Ordinance with a State license.
HO 6.7 C Reasonable Accommodation Ordinance	Accommodate special needs through exceptions in development standards	1-Jan-15	The City Building Division implements the reasonable accommodation requirements in the California Building Code. Planning staff will review zoning ordinance to determine where reasonable accommodation requirements are needed.

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

Jurisdiction	Reporting Period	City of Fairfield	1/1/2017	12/31/2017
HO 6.8 A Larger units			ongoing	The City continues to work with multifamily developers to permit larger (2 and 3 bedroom) apartments.
HO 6.8 C Single Family Rehabilitation Program			ongoing	13 units rehabilitated in 2017
HO 6.8 D Self Help Housing			ongoing	The City has worked with Habitat for Humanity on past projects and remains open to self-help efforts.
HO 6.9 A , 6.9 B, and 6.9C Farm Worker Housing			ongoing	City continues to support County General Plan and Zoning Amendments to facilitate housing for agricultural workers
HO 6.9 D Employee Housing			January 2015	No activity in 2017
HO 6.10 A Housing for the Developmentally Disabled			ongoing	No specific projects approved or developed. Zoning remains permissive in higher density zoning districts and some commercial districts
HO 6.10 B National Housing Trust Fund			pending	Pending establishment of the Housing Trust Fund.
HO 7.1A State Energy Conservation			ongoing	Standard practice in Building Division
HO 7.2 A Energy Efficiency			ongoing	Standard practice in Planning and Building Division review
HO 7.3 A Low Income Household Energy Efficiency			ongoing	Included in rehabilitation projects. Also: Climate Action Plan supports programs which address this issue.
HO 7.3 B Energy Efficient Mortgages			ongoing	City supports Energy Efficient Mortgage programs which is administered through Solano County.



**December  
19,  
2017**

**HOUSING SUCCESSOR ANNUAL REPORT  
For Fiscal Year 2016-2017**

**Low and  
Moderate  
Income  
Housing  
Asset Fund**



**Housing Successor Annual Report  
Low and Moderate Income Housing Asset Fund  
for Fiscal Year 2016-2017 Pursuant to  
California Health and Safety Code Section 34176.1  
for the City of Fairfield Housing Authority**

Senate Bill 341 (SB341) became effective on January 1, 2014, and requires each housing successor agency that assumed the housing functions of a former redevelopment agency to post a report on its website containing information regarding the low and moderate income housing asset funds of the former redevelopment agency for the previous fiscal year. In this case, the City of Fairfield Housing Authority (the "Housing Authority") assumed the housing functions of the former Fairfield Redevelopment Agency (the "Agency") and became the housing successor on February 7, 2012 and is therefore required to prepare and post this report.

In addition, a Housing Successor Agency is required to conduct and provide an independent financial audit of the Low and Moderate Income Housing Asset Fund (the "LMIHAF") within six (6) months of the end of the fiscal year. The Audit may be included as part of the City's independent financial audit.

The Housing Authority assumed the housing functions of the Agency on June 10, 2013, including ownership of low and moderate income housing funds in addition to any funds generated by the Agency housing assets.

Health and Safety Code Section 34176.1(f) requires an independent financial audit of the LMIHAF within six (6) months of the end of the fiscal year. The independent audit of the City's LMIHAF will be included as part of the Comprehensive Audited Financial Report (CAFR) prepared by Vavrinek Trine Day & Co. LLP, which has been completed in 2017 and will be put on the City's website located at: <http://www.fairfield.ca.gov/gov/depts/finance/cafr/default.asp> in 2017.

**Asset Balances and Expenditures**

The LMIHAF includes all of the assets that were transferred from the RDA to the Housing Authority upon dissolution of the RDA. These assets include:

- Real property
- Affordable housing covenants
- Loans receivable
- Income from ground lease and rental property

A total of \$1,249,567 was deposited into the LMIHAF during fiscal Year 2016-17 (FY 16/17). At the close of the FY 16/17, the ending cash balance in the fund, on June 30, 2017, was \$1,930,961. There were Recognized Obligation Payment Schedule (ROPS) deposits during this time frame in

**Housing Successor Annual Report  
Low and Moderate Income Housing Asset Fund  
for Fiscal Year 2016-2017 Pursuant to  
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the amount of \$1,000,000; cash, receivables and real property make up the ending asset balance. Expenditures from the LMIHAF during this fiscal period totaled \$957,458 and were used for property maintenance of Housing Authority owned properties, administrative and/or personnel expenses. The total value of assets, of which receivables and land held for resale make up the majority, of the Housing Successor Agency at the end of the FY 16/17 was \$43,016,071.

The Housing Authority's inventory of real property assets includes sixteen (16) parcels encompassing approximately 84+ acres of land. The properties are zoned for residential, commercial, public facility and industrial business park development. The vacant properties listed are not encumbered with an affordable housing covenant and are currently for sale.

- Ray Venning (1600 Woolner)
- Great Jones Street (730 Great Jones Street)
- Empire Street (1133 Empire Street)
- Santa Monica Street (1700 Santa Monica Avenue)
- Fairfield/Tabor (SE corner of Fairfield Avenue and Tabor Avenue)
- Highway 12 (NW corner of State Hwy 12 and Pennsylvania Avenue)

The remaining properties transferred to the Housing Authority are developed properties with existing affordable housing units. They are continuing to meet the affordable housing requirement. These properties are encumbered with current leasehold interest.

#### **Description of Transfers**

No transfers, including real property or financial assets, were made to other Housing Successor(s) during this fiscal year. The Housing Successor Agency did not receive any transfers during this time period.

#### **Project Descriptions**

The Successor Agency is partnering with a nonprofit housing developer, MidPen Housing Corp. to develop property it owns, located at 1700 Santa Monica Street for development of 70 units of affordable rental housing. The property is anticipated to be under contract in 2018 and development of the project is expected to begin in 2018.

**Housing Successor Annual Report  
Low and Moderate Income Housing Asset Fund  
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California Health and Safety Code Section 34176.1  
for the City of Fairfield Housing Authority**

**Status of Compliance – H&S Code Section 33334.16**

The Housing Successor did not acquire any properties after February 1, 2012, therefore has nothing to report regarding compliance with 33334.16.

**Outstanding Obligations**

The Successor Agency had no outstanding replacement or productions requirements, therefore no action was taken.

**Income Test**

The Successor Agency only expended funds on administrative costs and monitoring of units subject to Affordable Housing Agreements during fiscal year, however, the reporting for this period is not required until 2019.

**Senior Housing**

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former RDA, and the City within the same time period. For this report the 10 year period reviewed is July 1, 2007, through June 30, 2017.

<b># of Assisted Senior Rental Units</b>	<b>183</b>
<b># of Total Assisted Rental Units</b>	<b>183</b>
<b>Senior Housing Percentage</b>	<b>100%</b>

**Excess Surplus**

The Excess Surplus calculation relates to a four-year calculation as defined in Section 34176.1(d) as an unencumbered amount exceeding the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the LMIHAF account during the Housing Successor's preceding four fiscal years, whichever is greater. Approval by DOF to transfer assets to the LMIHAF was approved less than 4 years ago; at this time we are unable to make that determination.

**Housing Successor Annual Report  
Low and Moderate Income Housing Asset Fund  
for Fiscal Year 2016-2017 Pursuant to  
California Health and Safety Code Section 34176.1  
for the City of Fairfield Housing Authority**

**Housing Inventory**

A housing inventory is required pursuant to Health and Safety Code Section 34176.1 (f)(13). The inventory includes the number of homeownership units assisted by the Agency or the Housing Successor that are subject to affordability covenants, the number of affordable units subject to affordability covenants lost in the economic downturn, any funds repaid to the Housing Successor for loans made to develop or purchase units subject to affordability covenants, and the name of any outside management entities managing units with affordability covenants.

- 1) The Housing Successor has approximately 2,231 units with affordability covenants resulting from former redevelopment agency low and moderate income funding assistance.
- 2) The Housing Successor lost 24 units with affordability covenants due to foreclosure or bankruptcy after February 1, 2012.
- 3) The Housing Successor received approximately \$224,295 as repayment for loans made for units subject to affordability covenants during the time period of 1996 to 2017 and \$1,000,000 in FY2016-17 as repayment for loans made to the former redevelopment agency.
- 4) The names of outside entities managing rental units subject to affordability covenants:
  - Solano Property Management (50 units)
  - John Stewart Company (178 units)
  - Casa Nova Owners Association (131 units)
  - Beacon Property Management (178 units)
  - St. Anton Property Management (198 units)
  - CBM Group (60 units)
  - Sterling Asset Management Company (20 units)
  - Interfaith Council (24 units)
  - Pacific Estates Owners Association (175 units)
  - Woodside Court Owners Association (127)
  - Cambridge Management (148 units)
  - Mid-Peninsula Property Management (37)
  - U.S. Residential Group (93 units)
  - California Human Development (47 units)
  - United Mobile Home Properties (415 units)
  - Orchard Crossing of Fairfield (79 units)