



**VALLEJO PLANNING COMMISSION
REGULAR MEETING 7:00 PM**



MARCH 2, 2026

COMMISSIONERS

Anthony Taylor, (Chair)
Donald Douglass, (Vice-Chair)
Phillip Balbuena
Eric Blind
Tara Beasley-Stansberry
Wanda Madeiros
Chris White

HYBRID MEETING
www.Cityofvallejo.net

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p>PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment</p>
<p>VIEW THE MEETING: There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming • Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net 	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p>Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute</p>
<p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City’s website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the Commission Secretary</p>	
	<p>Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the Staff Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Staff Secretary’s office by contacting via email Dalia.Vidor@cityofvallejo.net or via telephone at (707) 648-4326 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof</p>

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Consent Calendar items appear below, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the Commission on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved. All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.

A. APPROVAL OF THE AGENDA

B. APPROVAL OF THE MINUTES

Recommendation: By motion, approve the February 18, 2026 - Regular Meeting Minutes.

5. REPORT OF THE CITY COUNCIL LIAISON

6. COMMUNITY FORUM

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his/her name and address for the record. The conduct of the community forum shall follow those as the City Council and shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The Commission may take information but may not take action on any item not on the agenda.

7. PUBLIC HEARING

A. ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF, THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2025

Project Name: 2025 General Plan and Housing Element Annual Progress Report (APR)

Project Summary: This item is a consideration of the City's General Plan and Housing Element APR for calendar year 2025. The APR summarizes implementation of the General Plan, progress toward meeting the Regional Housing Needs Allocation (RHNA), and advancement of Housing Element programs, consistent with California Government Code Section 65400.

Project Number(s): PLN26-0015

Applicant: City of Vallejo Planning and Development Services Department

CEQA: The recommended action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 because it is not a project that has the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

- 8. WRITTEN COMMUNICATIONS**
- 9. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION**
 - A. SECRETARY'S REPORT**
 - B. CITY ATTORNEY'S REPORT**
 - C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**
 - D. REPORT OF THE AD-HOC SUBCOMMITTEES**
- 10. OTHER**
 - A. STEP 2 OF 2: THE CREATION OF A WORK PLAN AD-HOC SUBCOMMITTEE**
- 11. ADJOURNMENT**

ADDITIONAL CITY INFORMATION

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- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolan.com

I, Dalia Vidor, Staff Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Anthony Taylor, (Chair)
Donald Douglass, (Vice-Chair)
Phillip Balbuena
Eric Blind
Tara Beasley-Stansberry
Wanda Madeiros
Chris White,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 2:00 PM, February 23, 2026.

Dated: February 23, 2026

Dalia Vidor

Dalia Vidor, Staff Secretary

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
February 18, 2026**

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Taylor, Vice-Chair Douglass, Commissioners Madeiros, Beasley-Stansberry, Balbuena, White, and Blind

Staff present: Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, Planning Manager Orozco, Senior Planner Busick

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF THE AGENDA

B. APPROVAL OF Minutes

Action: Moved by Madeiros, second Douglass, approved the agenda and the January 21, 2026 – regular meeting and January 29, 2026 – Special Meeting minutes by the following vote:

AYES: Blind, Douglass, Madeiros, White
NOES: None
ABSTAIN: Balbuena, Beasley-Stansberry, Taylor
ABSCENT: None

5. REPORT OF THE CITY COUNCIL LIASION

Vice-Mayor Matulac provided a point of clarification that members of the Commission that missed the previous meeting can vote if they watched the meeting and encouraged the commission to begin reviewing the draft Mare Island Specific Plan and reminded the commission about the opportunity of creating a work plan.

6. COMMUNITY FORUM – None

7. PUBLIC HEARING

A.

PROJECT TITLE: Fairview at Northgate: Tentative Map

RECOMMENDATION: Adopt a resolution approving a Tentative Map (TM24-0003) to

subdivide one parcel into three parcels at the southeast corner of Admiral Callaghan Lane and Turner Parkway for the Fairview a Northgate Commercial Development (APN:0069-480-040), after finding the project exempt from Environmental Review pursuant to CEQA guidelines Section 15315 – “Minor Land Division”

Senior Planner Busick presented the item.

The applicant provided a presentation.

Members of the Commission asked questions and staff and the applicant responded.

Chair Taylor opened the public hearing.

Speakers: None.

Chair Taylor Closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Action: Moved by Beasley-Stansberry, second by Commissioner White, to adopt a resolution, and carried unanimously, to find the project exempt from Environmental Review pursuant to CEQA guidelines Section 15315 – “Minor Land Division” and approve Tentative Map (TM24-0003) to subdivide one parcel into three parcels at the southeast corner of Admiral Callaghan Lane and Turner Parkway for the Fairview a Northgate Commercial Development (APN:0069-480-040).

8. WRITTEN COMMUNICATIONS - NONE

9. REGULAR REPORTS

A. SECRETARY’S REPORT

Planning Manager Orozco provided an update on upcoming HCD Annual update being presented before the Planning Commission in the first meeting in March and reminded the Commission of those that will be attending the upcoming Planning Commissioners Academy.

B. CITY ATTORNEY’S REPORT - NONE

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - NONE

D. REPORT OF THE SUBCOMMITTEES – NONE

10. OTHER

A. DISCUSS THE “BOARDS, COMMISSIONS AND COMMITTEES’ ASSESSMENT REPORT” AND PROVIDE FEEDBACK TO STAFF

Planning and development services director Pollot provided an overview of the Boards, Commissions and Committees’ assessment report and asked questions and requested feedback from the Commissioners.

The Commissioners provided feedback and asked questions. Staff responded.

B. DISCUSS AND CONSIDER AGENDIZING THE CREATION OF A WORK PLAN AD-HOC SUBCOMMITTEE.

Commissioner Madeiros requested to create an AD-HOC Subcommittee.

The commissioners asked questions and staff responded.

Action: Moved by Madeiros, second by Taylor, and carried unanimously, to agendize the creation of a work plan AD-HOC Subcommittee.

11. ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

ATTEST:

ANTHONY TAYLOR, CHAIR

ATTEST:

KRISTIN POLLOT, AICP
SECRETARY



**STAFF REPORT – PLANNING
CITY OF VALLEJO
PLANNING COMMISSION**

DATE: March 2, 2026
TO: Planning Commission
FROM: Hector Rojas, Long-Range Planning Manager
 Robert Busick, Senior Planner
SUBJECT: **ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF, THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2025**

PROJECT INFORMATION

Project Name: **2025 General Plan and Housing Element Annual Progress Report (APR)**
Project Summary: This item is a consideration of the City’s General Plan and Housing Element APR for calendar year 2025. The APR summarizes implementation of the General Plan, progress toward meeting the Regional Housing Needs Allocation (RHNA), and advancement of Housing Element programs, consistent with California Government Code Section 65400.
Project Number(s): PLN26-0015
Applicant: City of Vallejo Planning and Development Services Department
CEQA: The recommended action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 because it is not a project that has the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution accepting the 2025 General Plan and Housing Element APR and recommend that the City Council accept the report and direct its submittal to the LCI and HCD.

ATTACHMENTS

1.	Staff Report Continuation
2.	Resolution Accepting the 2025 APR
3.	Exhibit A - 2025 General Plan and Housing Element APR

CONTACT

Hector Rojas, Long-Range Planning Manager
 (707) 553-7283
Hector.Rojas@cityofvallejo.net

Subject: ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF, THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2025

BACKGROUND AND DISCUSSION

California Government Code Section 65400 requires each city and county to prepare and submit an Annual Progress Report (APR) describing implementation of the General Plan and Housing Element by April 1 of each year. The APR must be provided to the legislative body, the Governor’s Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD). The report must document:

- The status of General Plan implementation;
- Progress toward meeting the jurisdiction’s share of the Regional Housing Needs Allocation (RHNA); and
- Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

The 2025 General Plan and Housing Element APR covers the period from January 1 through December 31, 2025, and serves as the City’s annual report on General Plan implementation for that year.

During 2025, the City continued to advance implementation of adopted General Plan policies through discretionary land use approvals, legislative actions, capital improvement investments, and Housing Element program activities. These actions collectively support housing production, economic development, infrastructure investment, transportation safety, and neighborhood vitality.

General Plan Implementation Highlights

Major discretionary approvals, legislative actions, and capital investments undertaken during calendar year 2025 demonstrate continued progress in implementing adopted General Plan goals and policies. Key actions included:

- Adoption of zoning and regulatory amendments supporting Housing Element capacity and by-right residential development;
- Approval of infill residential development, historic district housing, and neighborhood-serving commercial and recreational uses throughout Vallejo;
- Advancement of transportation safety improvements, roadway rehabilitation, marina resiliency planning, and regional mobility coordination; and
- Approval of the 130-unit KB Home single-family residential subdivision at 201 Rollingwood Drive, contributing meaningfully to the City’s housing supply and neighborhood development.

Collectively, these actions reflect continued progress toward achieving the General Plan vision for complete neighborhoods, economic vitality, housing opportunity, and high-quality infrastructure.

Subject: ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF, THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2025

Housing Production and RHNA Progress

APR data indicate that during calendar year 2025 the City continued to make measurable progress toward meeting its RHNA. A total of 193 dwelling units were credited toward the City's 2,900-unit RHNA obligation (approximately 6.65 percent), bringing cumulative progress through 2025 to 533 units and leaving 2,370 units remaining for the remainder of the planning period.

RHNA production during 2025 included 7 very-low-income units, 33 low-income units, 10 moderate-income units, and 143 above-moderate-income units. Cumulative production through 2025 totals 27 very low-income units, 55 low-income units, 26 moderate-income units, and 422 above-moderate-income units, including deed-restricted affordability within the low-income category.

Permitting activity in 2025 included submittal of 26 housing development applications proposing 625 dwelling units, along with 36 units entitled, 193 building permits issued, and 117 certificates of occupancy issued.

Housing Element Program Implementation

In addition to annual housing production data, the APR summarizes implementation progress for all Housing Element programs during calendar year 2025. Selected highlights of priority policy initiatives include renter protections, inclusionary housing, and commercial linkage fees, which support housing stability, affordability, and equitable community development.

Program F 1.1.3 – Renter Protection and Housing Stability.

During 2025, the City advanced this program through modification of previously secured One Bay Area Grant (OBAG 3) funding totaling approximately \$2.4 million to support consultant-led feasibility analysis and community engagement associated with potential renter protection and housing stability policies. These efforts will inform future ordinances addressing rent stabilization, just-cause eviction protections, tenant anti-harassment measures, and tenant right to counsel. Consultant selection is underway, and work is anticipated to begin in spring 2026, with ordinance development to follow.

Program B 2.1.1 – Inclusionary Housing Ordinance.

The City completed an Inclusionary Housing and In-Lieu Fee Feasibility Analysis in June 2025, with findings presented at joint Planning Commission and City Council study sessions in July and November 2025. The analysis determined that evaluated residential development prototypes are not currently financially feasible prior to application of affordability requirements or additional impact fees. The Planning Commission and City Council subsequently directed staff to proceed with drafting an inclusionary housing ordinance with flexibility to address feasibility constraints. A draft ordinance is anticipated for consideration in mid-2026.

Program B 2.1.2 – Commercial Linkage Fee.

Implementation progressed through completion of a Commercial Linkage Fee Nexus Study in June 2025, also presented to the Planning Commission and City Council in July and November 2025. The study similarly concluded that analyzed commercial development prototypes are not currently financially feasible prior to additional impact fees. Direction was provided to proceed with drafting a commercial linkage fee ordinance in coordination with the inclusionary housing ordinance, with mid-2026 Planning Commission and City Council consideration anticipated.

Subject: ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF, THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2025

Complete APR data, including RHNA progress, housing production activity, and implementation status for all Housing Element programs, are provided in Attachment 3 (Exhibit A – 2025 General Plan and Housing Element Annual Progress Report).

CODE COMPLIANCE

Preparation and submission of the APR fulfill the City’s statutory reporting requirement pursuant to California Government Code Section 65400.

ENVIRONMENTAL REVIEW

Acceptance of the APR is not a project under the California Environmental Quality Act (CEQA) because it has no potential to result in a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC COMMENTS

As of the date of publication of this staff report, no written public comments have been received. Any comments received prior to the Planning Commission meeting will be provided to the Commission.

CONCLUSION

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt the attached resolution accepting the 2025 General Plan and Housing Element APR and recommend that the City Council accept the report and direct its submittal to LCI and HCD in accordance with Government Code Section 65400.

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 26-04

A RESOLUTION OF THE PLANNING COMMISSION ACCEPTING THE 2025 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT AND RECOMMENDING THE CITY COUNCIL ACCEPT THE REPORT AND DIRECT ITS SUBMITTAL TO THE GOVERNOR’S OFFICE OF LAND USE AND CLIMATE INNOVATION (LCI) AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

WHEREAS, Government Code Section 65400 requires local planning agencies to submit, by April 1 of each year, an Annual Progress Report (APR) on the status of the General Plan and Housing Element to the legislative body, the Governor’s Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD); and

WHEREAS, Government Code Section 65400 further requires the APR to include the agency’s progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and

WHEREAS, the City Council adopted the City’s Sixth Cycle Housing Element (2023–2031), and HCD certified the Housing Element’s compliance with State law; and

WHEREAS, on March 2, 2026, the Planning Commission received and reviewed the 2025 General Plan and Housing Element Annual Progress Report (APR).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby accepts the 2025 APR attached hereto as Exhibit A and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that the City Council accept the APR and direct its submittal to LCI and HCD, as required under State law.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 2nd day of March 2026, by the following vote to-wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ANTHONY TAYLOR, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

KRISTIN POLLOT, AICP – SECRETARY
City of Vallejo Planning Commission

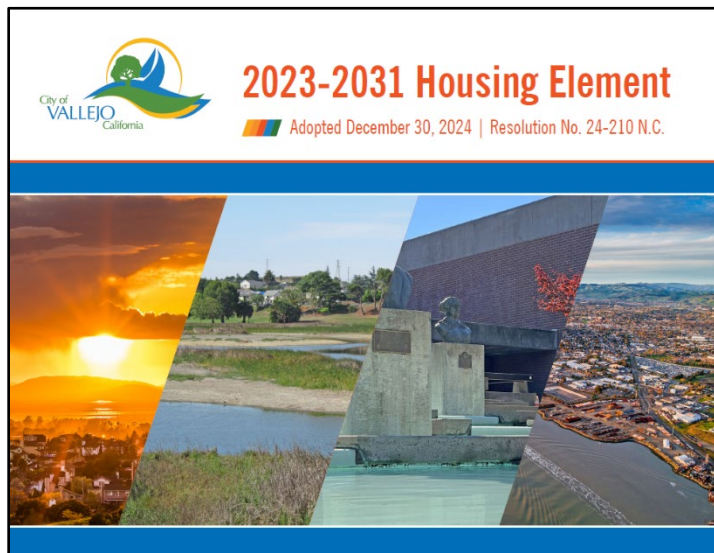
Exhibits:

- A. 2025 General Plan and Housing Element Annual Progress Report

General Plan & Housing Element

Annual Progress Report for Calendar Year 2025

Prepared for the Governor's Office of Land Use and Climate Innovation and the California Department of Housing and Community Development





INTRODUCTION

Pursuant to California Government Code Section 65400, the City's planning agency must submit an Annual Progress Report (APR) to the legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD) describing the status of implementation of the City's General Plan. The APR must also report the City's progress toward meeting its share of the Regional Housing Needs Allocation (RHNA) pursuant to Government Code Section 65584 and describe the City's efforts to remove governmental constraints to the development, maintenance, and improvement of housing affordable to all income levels.

In addition to satisfying statutory reporting requirements, the APR serves to:

- Evaluate implementation of adopted General Plan goals, policies, and actions;
- Identify potential adjustments needed to improve implementation;
- Correlate land use decisions made during the reporting period with General Plan direction; and
- Document the City's progress toward meeting regional housing needs.

This APR covers the reporting period from January 1, 2025 through December 31, 2025. This report constitutes the City's annual report on General Plan implementation for calendar year 2025 pursuant to Government Code Section 65400.

The Planning Commission considered the APR on March 2, 2026, and recommended that the City Council accept the report. The City Council accepted the APR and directed staff to submit the report to LCI and HCD on March 10, 2026.



BACKGROUND

General Plan Overview

On August 29, 2017, the Vallejo City Council adopted the City’s current General Plan. The General Plan includes the seven State-required elements – Land Use, Circulation, Housing, Conservation, Open Space, Safety, and Noise – along with optional elements addressing Healthy Communities, Arts and Culture, Historic Preservation, and Economic Development. These elements are organized within the General Plan into thematic chapters entitled Community and People; Nature and the Built Environment; Economy, Education and Training; and Mobility, Transportation and Connectivity.

The General Plan establishes policies regarding the location, type, and character of future land uses and development activity in Vallejo. It also describes the desired quality of development and the processes through which development should occur.

Preparation of the General Plan incorporated extensive community engagement to identify local values and priorities, balanced with market conditions, fiscal considerations, environmental constraints, and private property rights.

The General Plan serves as the primary policy framework for land use decision-making by the City Council and Planning Commission. City staff rely on the General Plan to administer and regulate development activity, while residents and stakeholders use the document to understand how the City plans to manage growth, protect resources, and advance community goals.

General Plan Amendments in 2025

Under State law, charter cities, like general law cities, may amend their General Plans up to four times per calendar year pursuant to California Government Code Section 65358. This limitation is intended to ensure that amendments are considered thoughtfully and to discourage frequent changes, thereby providing stability and predictability in land use planning. Each amendment may include multiple related changes when considered by the legislative body at the same time, and statutory exceptions may apply in circumstances such as actions necessary to comply with State law or court order.

During calendar year 2025, the City Council approved one General Plan amendment affecting the property located at 1235 Warren Avenue, discussed in more detail below beginning on page 9.



Environmental Justice General Plan Amendments (SB 1000)

Consistent with the requirements of Senate Bill 1000 and the General Plan Annual Progress Report provisions of Government Code Section 65400, the City is preparing General Plan amendments to incorporate environmental justice goals, policies, and implementation actions into the General Plan. SB 1000 requires cities to address the needs of disadvantaged communities by promoting equitable access to public facilities and services, improving public health outcomes, and reducing exposure to environmental burdens.

The City retained PlaceWorks, Inc. as a Consultant to assist with preparation of the proposed amendments. Staff has reviewed and revised the administrative draft General Plan amendments, which will be released before the end of Winter 2026 for a 45-day public review period. Following public input, staff will bring the proposed Environmental Justice General Plan amendments forward for consideration by the Planning Commission and City Council for adoption.



GENERAL PLAN APR

This section summarizes major discretionary land use approvals, legislative actions, and capital investments undertaken during calendar year 2025 that implement adopted General Plan goals and policies. These actions are representative of broader implementation activities occurring across City departments and demonstrate continued progress toward achieving the General Plan’s vision. While not an exhaustive accounting of all City activities during the reporting period, the actions described below illustrate how land use decisions, public investments, and policy direction collectively advance the General Plan’s objectives. Actions are presented in chronological order based on the date of final approval.

Housing Element Adoption and Zoning Implementation

On December 30, 2024, the City Council adopted the Sixth Cycle Housing Element (2023–2031) and introduced Ordinance No. 1877 N.C., which amended the General Plan land use map, Zoning Map, and Vallejo Municipal Code Section 16.301.01 to implement Housing Element Programs A 1.1.6 and A 1.1.7. The ordinance was subsequently adopted on second reading on January 7, 2025. These actions redesignated three sites to allow higher-density residential development and established by-right multifamily housing provisions for qualifying affordable housing projects, ensuring the City can accommodate its RHNA consistent with State law. Environmental review was completed through an addendum to the certified General Plan 2040 Environmental Impact Report, which determined that no subsequent environmental document was required.

This action advances Goal CP-2 – Diverse Housing Opportunities and implements Housing Element Programs A 1.1.6 and A 1.1.7, supporting regulatory capacity for new housing, removal of governmental constraints, and long-term compliance with State housing requirements.

New Single-Family Residences in the St. Vincent’s Historic District

On January 16, 2025, and February 20, 2025, the Architectural Heritage and Landmarks Commission (AHLC) approved construction of two new single-family residences on vacant parcels at 316 Florida Street and 729 Santa Clara Street within the St. Vincent’s Historic District. The approved projects include compatible historic-context architectural design, drought-tolerant landscaping, and associated site improvements. The residence at 316 Florida Street includes a detached four-car garage and accessory dwelling unit,



while the residence at 729 Santa Clara Street includes a two-story, approximately 2,370-square-foot dwelling with an attached one-car garage and new street trees.

This action advances Goal CP-2 – Diverse Housing Opportunities, Goal NBE-1 – Distinctive Neighborhoods, and Goal NBE-2 – A Place Where People Want to Be, supporting context-sensitive infill housing, preservation of historic neighborhood character, and reinvestment in established residential areas.

Wise Auto Complex Commercial Development

On January 22, 2025, the Planning Commission approved subdivision of a 12.45-acre vacant site at 500 Redwood Street into three parcels and development of a 24,963-square-foot Hyundai automobile dealership on Parcel B, including showroom, office, service bays, parts facilities, a dealership-only car wash, landscaping, frontage improvements along State Route 29, bicycle parking, site lighting, and 294 off-street parking spaces. Parcels A and C will remain vacant for future development.

This action advances Goal EET-2 – Good Jobs, Education, and Training and Goal NBE-2 – A Place Where People Want to Be, along with related supporting policies that promote employment-generating uses, infill development, and attractive commercial destinations.

Solar Streetlight Retrofit in Disadvantaged Neighborhoods

On February 25, 2025, the City Council adopted Resolution No. 25-012 N.C., approving a supplies purchase agreement with Fonroche Lighting America, Inc. in an amount not to exceed \$164,850 for solar streetlight equipment used to retrofit damaged streetlights along Curtola Parkway between Lemon and Napa Streets. The project replaces vandalized wired lighting infrastructure with solar-powered streetlights, improving nighttime visibility, restoring service in a disadvantaged community area, and reducing vulnerability to future wire theft. Funding is provided through a federal Energy Efficiency and Conservation Block Grant.

This action advances Goal CP-1 – Healthy Community, Goal NBE-4 – High-Quality Infrastructure and Services, and Goal NBE-2 – A Place Where People Want to Be, supporting safe public spaces, resilient and energy-efficient infrastructure, and equitable reinvestment in underserved neighborhoods.



Vallejo Municipal Marina Seawall Rehabilitation Planning and Design

On February 25, 2025, the City Council adopted Resolution No. 25-017 N.C., approving a second amendment to the consultant and professional services agreement with Foth & Van Dyke and Associates, Inc. to provide additional design, permitting, and bid-phase services for rehabilitation of the seawall in the North and South basins of the Vallejo Municipal Marina. The amendment extends the contract term through June 30, 2027, increases total compensation to a not-to-exceed amount of \$1,735,101, and is funded by a \$1,500,000 California Natural Resources Agency grant allocated to the Marina Sea Wall Capital Improvement Project. The planning-phase work includes project management, environmental review, structural and geotechnical evaluation, sediment sampling, conceptual design, permitting, and preparation for construction bidding, supporting restoration of public access and long-term resilience of waterfront infrastructure damaged during the 2018 storm events.

This action advances Goal NBE-4 – High-Quality Infrastructure and Services, Goal NBE-2 – A Place Where People Want to Be, and Goal EET-2 – Good Jobs, Education, and Training, supporting resilient shoreline infrastructure, protection of public waterfront amenities, and long-term economic vitality associated with the Vallejo waterfront.

Sky Zone Indoor Recreation Facility

On March 3, 2025, the Planning Commission approved establishment of an indoor trampoline and recreation facility (Sky Zone) within an existing 40,964-square-foot vacant tenant space in a multi-tenant commercial building at 105 Plaza Drive. Tenant improvements accommodate attraction areas including trampolines, slides, swings, foam pits, basketball courts, arcade games, a café with seating, a toddler play area, storage lockers, and parent observation areas. The facility will operate seven days per week with full-time and part-time employees, utilize existing shared parking, and require no exterior building or site modifications other than signage.

This action advances Goal CP-1 – Healthy Community, Goal CP-3 – Strong Community Bonds, and Goal NBE-2 – A Place Where People Want to Be, supporting recreation opportunities, community gathering spaces, and activation of existing commercial areas.



Zoning Code Clarification and Consistency Amendments

On March 11, 2025, the City Council adopted Ordinance No. 1879 N.C., which amended multiple chapters of Title 16 (Zoning Code) – including mixed-use districts, commercial districts, hillside development standards, land-use tables, parking standards, and definitions – to clarify language, correct errors, and improve overall code usability. The amendments were recommended by the Planning Commission and represent the first phase of clean-up updates following the City’s comprehensive Zoning Code update adopted in 2021.

This action supports Goal NBE-2 – A Place Where People Want to Be and Goal EET-2 – Good Jobs, Education, and Training by improving clarity, consistency, and predictability of development regulations, thereby facilitating high-quality development and more efficient project review consistent with the General Plan.

The Quarters Coffee House

On March 17, 2025, the Planning Commission approved retail sales of beer and wine products in conjunction with the existing Quarters Coffee House located at 1015 Walnut Avenue on Mare Island. The business occupies the 2,270-square-foot ground floor of a converted three-story residential building and has operated since 2023 as a coffee and tea service with limited retail food and beverage offerings. The approval allows display and sale of beer and wine within approximately 220 square feet of the sales floor area, with alcohol sales beginning at 8:00 a.m. in compliance with Vallejo Municipal Code requirements. No changes to building occupancy, operating hours, or exterior conditions were proposed.

This action advances Goal CP-3 – Strong Community Bonds and Goal NBE-2 – A Place Where People Want to Be, supporting neighborhood-serving commercial activity, social gathering spaces, and activation of existing buildings within Mare Island’s mixed-use environment.

SB 1 Road Maintenance and Rehabilitation Project List

On March 25, 2025, the City Council adopted Resolution No. 25-028 N.C., establishing the City’s Fiscal Year 2025–2026 Senate Bill 1 (SB 1) Road Maintenance and Rehabilitation Account project list and finding the action exempt from CEQA pursuant to Guidelines Section 15301(c) (Existing Facilities). The SB 1 program provides State gas-

General Plan & Housing Element APR for CY 2025



tax funding for critical roadway maintenance, rehabilitation, and transportation safety improvements on local streets and roads.

Funded activities for FY 2025–2026 include citywide ADA sidewalk shaving, traffic-calming installations, ADA curb-ramp construction, street-maintenance staffing for pothole repair and striping, and grind-and-paving rehabilitation of selected streets, with implementation generally scheduled between July 2025 and June 2026.

This action advances Goal MTC-1 – Multimodal Transportation System, Goal NBE-4 – High-Quality Infrastructure and Services, and Goal CP-1 – Healthy Community, supporting safe and accessible transportation networks, preservation of roadway infrastructure, and improved mobility for pedestrians, bicyclists, and motorists.

Regional Transportation Coordination

On March 25, 2025, the City Council adopted Resolution No. 25-029 N.C., authorizing the City Manager to make membership and legislative advocacy contributions to the Solano Transportation Authority (STA) Joint Powers Authority in an amount not to exceed \$350,000 for Fiscal Years 2025–26 through 2027–28. STA is a regional collaborative organization responsible for planning, coordinating, funding, and advocating for transportation projects and programs that improve roadway safety, transit connectivity, and mobility throughout Solano County. The authorization ensures Vallejo's continued participation in regional transportation planning, access to state and federal funding opportunities, and coordination of countywide mobility improvements.

This action advances Goal MTC-1 – Multimodal Transportation System and Goal NBE-4 – High-Quality Infrastructure and Services, supporting coordinated regional transportation planning, long-term infrastructure investment, and implementation of mobility improvements consistent with the General Plan.

Warren Avenue General Plan and Zoning Amendments

On April 7, 2025, the Planning Commission recommended approval of amendments to the General Plan land use designation and zoning for the 0.49-acre parcel located at 1235 Warren Avenue, at the southwest corner of Warren Avenue and Glen Cove Road adjacent to the westbound Interstate 780 on-ramp. The City Council subsequently adopted the amendments, changing the General Plan designation from Primarily Single-Family to Business/Limited Residential and the zoning designation from Residential Low

General Plan & Housing Element APR for CY 2025



Density (RLD) to Regional Commercial (RC). No redevelopment or additional entitlements were proposed; the amendments broaden long-term commercial viability consistent with regional transportation access and nearby commercial services.

This action advances Goal EET-2 – Good Jobs, Education, and Training and Goal NBE-2 – A Place Where People Want to Be, supporting employment-generating land uses, adaptive reuse of underutilized property, and compatible infill development near regional transportation corridors.

CIP General Plan Conformance Finding

On May 5, 2025, the Planning Commission adopted a resolution finding the proposed Fiscal Year 2025–2026 Capital Improvement Program (CIP) to be in conformance with the General Plan, consistent with California Government Code Section 65401. The CIP identifies major infrastructure and public facility projects, associated costs, funding sources, and implementation priorities over a five-year planning horizon and is updated annually. The Commission’s conformance determination confirmed that planned capital investments implement General Plan policies, support anticipated community growth, and maintain consistency between infrastructure planning and adopted land use.

Implementation during 2025 included initiation of citywide roadway rehabilitation through the Measure P Streets Paving 2025 Project, bicycle and pedestrian safety improvements along Fifth Street, roadway safety striping on major collector streets, sidewalk connectivity improvements in the Homeacres/Starr subdivision area, and additional citywide grind-and-paving roadway reconstruction.

This action advances Goal NBE-4 – High-Quality Infrastructure and Services, Goal MTC-1 – Multimodal Transportation System, and Goal CP-1 – Healthy Community, ensuring coordinated public investment, safe and connected transportation networks, and continued implementation of General Plan policies through capital improvements.

KB Home Residential Subdivision

On November 3, 2025, the Planning Commission approved development of 130 single-family homes on approximately 17 acres at 201 Rollingwood Drive. The project subdivides the site into residential lots, open space areas, and stormwater treatment

General Plan & Housing Element APR for CY 2025



facilities and includes construction of new streets, sidewalks, utilities, landscaping, lighting, and related neighborhood infrastructure.

This action advances Goal CP-2 – Diverse Housing Opportunities, Goal NBE-3 – Complete Neighborhoods, and Goal NBE-4 – High-Quality Infrastructure and Services, supporting new housing production, neighborhood-serving infrastructure, and orderly residential development consistent with the General Plan’s land use framework.



HOUSING ELEMENT APR

California Government Code requires each jurisdiction to maintain a Housing Element as part of its General Plan and to annually report on implementation progress pursuant to Government Code Section 65400.

The City Council adopted the Sixth Cycle Housing Element (2023–2031) on December 30, 2024, and HCD subsequently certified the Housing Element’s compliance with State law. The Housing Element establishes how the City will accommodate its share of the RHNA.

The complete Housing Element Annual Progress Report, including all State-required tables and program reporting submitted to HCD, is provided as **Attachment 1** to this report and is incorporated herein by reference.

The following summarizes key information from the City’s 2025 Housing Element Annual Progress Report:

- **Table A** summarizes housing development applications submitted during the reporting year. The City received 26 housing applications proposing 625 dwelling units, of which 128 units were entitled during the reporting year.
- **Table A2** summarizes units receiving land use entitlements, building permits, and certificates of occupancy. During the reporting year, the City entitled 36 units, issued building permits for 193 units, and issued 117 certificates of occupancy. These units consisted of single-family, multifamily, and accessory dwelling units.
- **Table B** summarizes progress toward meeting the City’s RHNA. During the reporting year, the City added 193 units (6.65 percent) toward its total RHNA obligation of 2,900 units. Of these units: 7 are very low income; 33 are low income; 10 are moderate income; and 143 are above moderate income. Of the low- and moderate-income units, 24 low-income units and 92 moderate-income units include deed-restricted affordability.
- **Table C** identifies sites rezoned or otherwise made available to accommodate any RHNA shortfall. No such sites were identified during the reporting year.
- **Table D** summarizes progress on Housing Element programs and implementation actions.

General Plan & Housing Element APR for CY 2025



- **Table E** identifies projects receiving a commercial development bonus pursuant to Government Code Section 65915.7. No such projects were reported during the reporting year.
- **Table F** summarizes units rehabilitated, preserved, or acquired pursuant to Government Code Section 65583.1(c)(2). No such units were reported during the reporting year.
- **Table F2** documents above-moderate-income units that were converted to moderate-income units pursuant to Government Code Section 65400.2. One project converted 93 senior facility units into 46 deed-restricted low-income units, 46 non-deed-restricted moderate-income units, and one manager's unit (above-moderate income).
- **Table G** identifies locally owned sites included in the Housing Element inventory that were sold, leased, or otherwise disposed of. No such sites were reported during the reporting year.
- **Table H** identifies locally owned surplus land. The City identified four surplus sites totaling approximately 292.33 acres.
- **Table J** identifies student housing developments for lower-income students granted a density bonus pursuant to Government Code Section 65915(b)(1)(F). No such projects were reported during the reporting year.

Selected Housing Element Program Implementation Status

The City advanced implementation of several Housing Element programs during calendar year 2025. The updates below highlight progress on key programs related to tenant protections, inclusionary housing, and commercial linkage fees, which represent priority policy initiatives supporting housing stability, affordability, and equitable community development. Implementation status for all Housing Element programs is provided in **Attachment 1**.

Program F 1.1.3 – Renter Protection and Housing Stability

During 2025, the City advanced implementation of Program F 1.1.3 through modification of two previously secured One Bay Area Grants (OBAG 3) totaling approximately \$2.4 million to update the Downtown Vallejo and Waterfront Specific Plans. The grant adjustments will allow for initial consultant-led tasks associated with the Downtown

Vallejo Specific Plan, specifically, to include city-wide community engagement and feasibility analysis work in support of potential renter protection provisions and housing stability policies. The feasibility analysis and community engagement work will inform the draft ordinances, to be prepared separate from the Specific Plan process and which will incorporate a suite of potential anti-displacement policies including rent stabilization, just-cause eviction protections, tenant anti-harassment measures, and tenant right to counsel provisions, as detailed by Housing Element Program F 1.1.3. Although the initial timeframe for the first phase of this work (including “rent stabilization and just cause for eviction protections ordinances” which were to be brought forward to the Council for consideration by September 2025) has not been met, the City plans to complete the work during the 2026 calendar year.

With regard to the OBAG 3 implementation process, it should be noted that in May 2025, the City executed master funding and supplemental agreements with the Metropolitan Transportation Commission (MTC), and the City Council accepted the grants in June 2025. Following grant acceptance, the City released a Request for Proposals (RFP) in October 2025 to solicit qualified consultants for both specific plan updates, and in December 2025, proposals were received from seven consultant teams. Proposal review is currently underway, and the City anticipates selecting a final consultant(s) and initiating work described above in spring 2026.

Program B 2.1.1 – Inclusionary Housing Ordinance

During 2025, the City advanced implementation of Program B 2.1.1 by contracting with Economic & Planning Systems, Inc. (EPS) to prepare an Inclusionary Housing and In-Lieu Fee Feasibility Analysis. The consultant-led feasibility analysis was completed in June 2025 and presented at two joint Planning Commission and City Council study sessions held on July 7, 2025, and November 24, 2025. The analysis concluded that the residential development prototypes evaluated are not currently financially feasible, even prior to application of affordability requirements or additional impact fees. In November 2025, the Planning Commission and City Council directed staff to proceed with drafting an inclusionary housing ordinance and to include flexibility within the draft in order to help minimize the feasibility concerns. Staff has since been working internally to develop an ordinance with policy options, and staff anticipates presenting a draft ordinance for Planning Commission and City Council consideration in mid-2026.

Program B 2.1.2 – Commercial Linkage Fee

Implementation of Program B 2.1.2 progressed during 2025 through completion of a Commercial Linkage Fee Nexus Study prepared by EPS, in conjunction with the Inclusionary Housing and In-Lieu Fee Feasibility Analysis discussed above. The nexus study was finalized in June 2025 and presented to the Planning Commission and City

General Plan & Housing Element APR for CY 2025



Council in July and November 2025. The study determined that the commercial development prototypes analyzed are not currently financially feasible prior to the application of additional impact fees. In November 2025, the Planning Commission and City Council directed staff to proceed with drafting a commercial linkage fee ordinance, alongside the inclusionary housing ordinance. Staff has since been working internally to develop an ordinance with policy options, and staff anticipates bringing a draft ordinance forward for Planning Commission and City Council consideration in mid-2026.



Local Government Planning Support Grants

Local Early Action Planning (LEAP) Grant

In 2020, the City received \$500,000 in LEAP grant funding to support preparation of the Housing Element, CEQA/Vehicle Miles Traveled guidelines, and a Climate Adaptation Plan.

In 2025, the State approved a revised scope allowing LEAP funds to support Housing Element adoption, related Zoning Code amendments, and associated staff time. Total reimbursed LEAP expenditures were \$353,191.55, and all LEAP-funded activities are now complete.

One Bay Area Grant (OBAG 3)

In 2023, the City was awarded \$2.2 million through the OBAG 3 program, administered by the Metropolitan Transportation Commission, to update the Downtown and Waterfront Specific Plans. Funding is distributed over a four-year period (FY 2022-23 through FY 2025-26).

The OBAG program supports transportation and land use planning that reduces greenhouse gas emissions, improves mobility, and promotes housing near transit. Work on the specific plan updates is anticipated to begin in 2026 and will support continued implementation of the General Plan's land use, mobility, and climate goals.



ATTACHMENTS

Attachment 1 – Housing Element Annual Report for Calendar Year 2025

Attachment 1

General Plan & Housing Element APR for CY 2025

Jurisdiction	Vallejo	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	7
Low	Deed Restricted	24
	Non-Deed Restricted	9
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		143
Total Units		193

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	3	41	34
2 to 4 units per structure	0	3	2
5+ units per structure	14	120	48
Accessory Dwelling Unit	19	29	33
Mobile/Manufactured Home	0	0	0
Total	36	193	117

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	32	151
Not Indicated as Infill	42	42

Housing Applications Summary	
Total Housing Applications Submitted:	25
Number of Proposed Units in All Applications Received:	625
Total Housing Units Approved:	128
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	1

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	21	526
Discretionary	4	99

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	505
Number of Projects Permitted with a Density Bonus	3
Number of Units in Projects Permitted with a Density Bonus	120

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	86
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Valejo
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 6/13/2023-6/30/2025

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22									
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Rentor O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision's the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65401(a)(2)(B) and reported on Table L 7	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*		
Summary Row: Start Data Entry Below								0	0	14	0	0	5	114	3	0	57	432	625	128	0									
	58041070	839 Pennsylvania Street	Conversion of 699 sq ft of conditioned space into ADU	PLN25-0003	ADU	R	2/11/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	51171120	101 Harrier Avenue	Development of a 749 sq ft detached Accessory Dwelling Unit (ADU) on a lot with an average slope of 18.1% percent	ZC24-0084_PLN	ADU	R	12/18/2024												1	1	1	NONE	No	No	N/A	Pending	Ministerial			
	72246020	311 Valencia Street	Conversion of a portion of an attached four garage into a new 440 sq ft ADU	PLN25-0015	ADU	R	10/7/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial	ADU approval ministerial.		
	54164080	1300 Mariposa Street	Conversion of the existing attached garage into a 411 sq ft ADU	PLN25-0016	ADU	R	2/12/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	57115010	304 Calaveras Street	Conversion of an attached 422 sq ft garage into an ADU	PLN25-0028	ADU	R	3/11/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	68373080	211 Arrowhead Drive	685 sq ft attached ADU garage and existing living space conversion	PLN25-0033	ADU	R	3/10/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	72361040	201 Malaga Street	576 sq ft attached ADU	PLN25-0041	ADU	R	3/26/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	67345080	117 Candy Drive	Conversion of an attached garage into a 438 sq ft JADU	PLN25-0042	ADU	R	3/11/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	72281020	167 Molina Street	740 sq ft detached ADU	PLN25-0046	ADU	R	3/13/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	69282090	124 Skyline Court	2,203 sq ft single-family residence with a detached 797 sq ft ADU	PLN25-0055	ADU	R	4/3/2025												1	1	1	NONE	No	No	N/A	Approved	Discretionary			
	68302090	101 Evelyn Circle	Conversion of an attached garage into a 305 sq ft JADU	PLN25-0057	ADU	R	4/11/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial	ADU component approved		
	57191030	421 Phelan Avenue	740 sq ft detached ADU	PLN25-0060	ADU	R	4/11/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	51040240	2234 Sacramento Street	Conversion of a 2,334 square-foot commercial building into a single-family dwelling	PLN25-0080	SFD	O	8/6/2025												1	1	1	NONE	No	No	N/A	Approved	Discretionary			
	68570000	186 Golden Gate Terrace	Proposed 398 unit subdivision	PLN25-0089	SFD	O	9/26/2025												68	330	388	SMAP	No	Yes	N/A	Pending	Ministerial	Submitted under Builder's		
	69150470	712 Tregaskis Avenue	996 sq ft attached ADU basement conversion	PLN25-0138	ADU	R	8/1/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	66191090	601 Coral Sea Circle	Proposed tract development of 68 single-family detached and 28 single-family attached	PLN25-0158	SFD	O	12/30/2025												96	96		NONE	No	No	N/A	Pending	Discretionary			
	74042240	337 Idora Avenue	Conversion of existing detached garage space with extension into a 961 sq ft ADU	PLN25-0176	ADU	R	10/22/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	51233230	None	Construction of new 2,948 sq ft duplex on vacant lot pursuant to SB 9	PLN25-0186	SFA	R	9/17/2025												2	2		SB 9 (2021)- Duplex in SF Zone	No	No	N/A	Pending	Ministerial			
	67422140	616 Newport Way	Detached 307 sq ft ADU	PLN25-0223	ADU	R	11/26/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	55104180	316 Florida Street	770 sq ft ADU above detached garage	ZC24-0018	ADU	R	1/22/2025												1	1	1	NONE	Yes - National	No	N/A	Approved	Ministerial			
	81722210	5500 Bordeaux Court	ADU above detached garage	ZC24-0049_DVR24-0041	ADU	R	7/7/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
	74010170	261 Reis Avenue	580 SQ FT Detached ADU containing two separate 290 sq ft units	ZC24-0078	ADU	R	2/12/2025												2	2	2	NONE	No	No	N/A	Approved	Ministerial			
	74010180	285 Reis Avenue	580 SQ FT Detached ADU containing two separate 290 sq ft units	ZC24-0079	ADU	R	2/12/2025												2	2	2	NONE	No	No	N/A	Approved	Ministerial			

Jurisdiction	Vallejo
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2023-01/01/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	R=Renters O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(A) and reported on Table L 7	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below							0	0	14	0	0	5	114	3	0	57	432	625	128	0	NONE	No	No	N/A	Pending	Discretionary		
	182440030	0 Broadleigh Place	5991 SF, 2-Story	DVR24-0005, DR24-0002, LR24-0005, MUP24-0002	SFD	O	7/24/2025											1	1									
	52330080	2261 Tuolumne Street	Conversion of existing 93-unit Senior Housing to 92-unit mixed-income affordable housing with one manager unit	DVR24-0031	5+	R								46			46	1	93	93		AB 2011 (2022)	No	Yes	Yes	Approved	Ministerial	
	62070090	1140 Fifth Street	New 14-unit supportive housing development, including one on-site medical clinic on vacant parcel	DVR24-0035	5+	R	3/18/2025			14								0	14	14		SMAP	No	Yes	Yes	Approved	Ministerial	Application utilized SB 331

Jurisdiction	Vallejo	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	690	-	-	-	-	-	-	-	-	-	-	27	663
	Non-Deed Restricted	-	4	6	10	7	-	-	-	-	-	-	-	-
Low	Deed Restricted	369	-	-	-	24	-	-	-	-	-	-	55	314
	Non-Deed Restricted	-	-	12	10	9	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	495	-	-	-	-	-	-	-	-	-	-	26	469
	Non-Deed Restricted	-	-	9	7	10	-	-	-	-	-	-	-	-
Above Moderate		1,346	144	94	41	143	-	-	-	-	-	-	422	924
Total RHNA		2,900												
Total Units			148	121	68	193	-	-	-	-	-	-	530	2,370

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- *For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Vallejo	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Housing Programs Progress Report

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.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program A 1.1.1: Land Inventory and RHNA Monitoring	Continue to maintain the City's Housing Sites Inventory and monitor development to ensure there is no net loss during planning period. Publish the Housing Sites Inventory on the City's website to support development of new affordable housing opportunities.	4/1/2025	6th Cycle	Continuous	The City published the Housing Sites Inventory to the Planning Division's website in February 2025. The inventory is being updated on a quarterly basis to reflect ongoing development activity. Additionally, the Solano County REAP Collaborative created a GIS based building permit tracker for the City to track building and ADU permits by year and map them for use in their Housing Element Annual Progress Report (APR) that is submitted to HCD each year.	Other	1	https://www.cityofvallejo.net/our_city/departments_divisions/planning_development_services/planning_division/housing_development_resources
Program A 1.1.2: Mixed Use Development	Incentivize development of residential units in mixed-use zones. Post list of possible incentives on the City's website. The quantified objective for this program is entitlement of 30 extremely low-income units, 50 very low-income units, and 50 low-income units in relatively higher resource and income areas.	1/31/2031	6th Cycle	Continuous	The City published a list of incentives to the Planning Division's website in February 2025. The information is being updated as additional incentives are added.	Units		https://www.cityofvallejo.net/our_city/departments_divisions/planning_development_services/planning_division/housing_development_resources
Program A 1.1.3: Disperse Sites Suitable for Lower Income Housing to Affirmatively Further Fair Housing	Identify and rezone sites in neighborhoods such as those east of Highway 80 with existing higher median income to accommodate lower-income housing at densities up to 30 du/ac. Amend development standards as appropriate to facilitate achieving maximum allowable densities.	12/31/2028	6th Cycle	Not Yet Started	The City anticipates starting implementation of this program in 2027.	Units		None
Program A 1.1.4: Government-Owned Sites	In accordance with the Surplus Lands Act (SLA), offer City-owned sites that are declared surplus for development projects that include housing units affordable to lower income households. The Housing Element relies on six parcels that are owned by the City of Vallejo (Housing Sites 62, 63, and 86-89) to satisfy 346 units of its lower-income, 293 of its moderate-income and 209 of its above moderate-income RHNA allocation.	6/1/2030	6th Cycle	In Progress	The City worked with the Solano County REAP Collaborative to create a list of vacant publicly-owned sites to market to developers in 2026. Additionally, the City will begin evaluating environmental issues for Housing Inventory Sites #86-89 in Q2 of 2026. See Table H for a list of Vallejo's Locally-Owned Surplus Sites as of February 26, 2025.	Units		https://www.cityofvallejo.net/our_city/departments_divisions/planning_development_services/planning_division/housing_development_resources/housing_sites_inventory

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Housing Programs Progress Report

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.

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program A 1.1.5: Small Site Development	Actively work with property owners/developers to encourage development and assist, where appropriate, in the assembly of small privately-owned parcels for residential development, particularly Sites #74-#78. Meet with owners/developers to develop and check in on suitable incentives for affordable housing opportunities on consolidated lots. Based on these meetings, add incentives as appropriate. Pursue grant funding opportunities. If State legislation enables a tax-increment financing or similar programs that lead to funding for site assembly, provide support to developers where appropriate.	1/31/2031	6th Cycle	In Progress	The City is currently processing an SB 35 application with Density Bonus for development of Sites #74-78 with 97 units deed-restricted for low-income and extremely-low income households. Approval is projected by Mid-2026. The City is continuing discussions with potential developers of other sites.	Other	1	Current City of Vallejo Land Use Entitlements List available at: https://www.vallejo.gov/common/pages/GetFile.ashx?key=G9tCAaY1
Program A 1.1.6: Rezoning and Redesignations to Maintain Surplus Capacity for Lower-Income Units	Redesignate and rezone Housing Inventory Sites #41, #42, and #55 to ensure the City maintains a surplus capacity of at least 132 lower-income housing units as shown on Table 6 of the Housing Element. The zoning district applied to these sites will be RHD (and the General Plan land use designation applied will be R-MF) with a maximum of 40 dwelling units per acre, with a minimum density of 20 dwelling units per acre. All of these sites shall be designated for residential use only. Implementation will include meeting all the requirements per Government Code section 65583.2, subdivisions (h) and (i). Establish or modify development standards as needed, to facilitate development and achieve maximum capacity.	7/31/2025	6th Cycle	Completed	Redesignations and rezonings were completed concurrently with adoption of the Housing Element. The redesignations and rezonings took effect on 2/7/2025 (City Council Ordinance 1877 N.C.).	Other	1	https://vallejoca.portal.civicclerk.com/event/4649/files/agenda/10103
Program A 1.1.7: Sites Included in Previous Housing Elements	For the repeat site included in the Housing Sites Inventory (Housing Inventory Site #55), update all required Zoning Code and General Plan provisions to allow projects that have at least 20 percent affordable units (extremely low, very low, or low) without discretionary review or "by right" pursuant to Government Code Section 65583.2 (i).	12/31/2024	6th Cycle	Completed	The required update was completed concurrently with adoption of the Housing Element. The update took effect on 2/7/2025 (City Council Ordinance 1877 N.C.).	Other	1	https://vallejoca.portal.civicclerk.com/event/4649/files/agenda/10103
Program A 3.1.1: Removal of Governmental Constraints	Amend the Zoning Code to revise standards related to the following uses to comply with State law: a) residential care facilities; b) emergency shelters; c) low-barrier navigation centers; d) transitional and supportive housing; e) ADUs; f) employee housing; and g) SROs.	12/31/2025	6th Cycle	In Progress	The zoning text amendments required under this program have been drafted. City Council will consider adopting the amendments in 2026.	Other		None

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Housing Programs Progress Report								
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.								
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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program A 4.1.1: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)	Develop or adopt HCD's SB 330 preliminary application form. Develop an SB 35 streamlined approval process and implement as applications are received.	6/1/2025	6th Cycle	Completed	The Planning Division began using HCD's Senate Bill (SB) 330 Preliminary Application Form in late 2024. The Planning Division also began using HCD's Updated Streamlined Ministerial Approval Process Guidelines as part of its development reviews.	Other	2	None
Program B 1.1.1: Housing Choice Voucher (Section 8) Rental Assistance	Continue to apply to the US Department of Housing and Urban Development (HUD) for vouchers for extremely low-, very low-, and low-income households, making extremely low-income households a priority. Further, seek to expand housing mobility opportunities for voucher holders by continuing outreach and education efforts to landlords and voucher holders, continuing the Family Self-Sufficiency (FSS) Program, conducting property manager meetings, and making regular presentations to the Solano Board of Realtors. A symposium was planned for Summer 2024.	1/31/2031	6th Cycle	Continuous	The City's Housing Authority continues to implement the Housing Choice Voucher (HCV) Program. The Housing Authority executed a project based voucher (PBV) HAP contract effective December 1, 2025 for Broadway Village a 48 unit property serving individuals that are currently homeless and at-risk of homelessness.	Households	1491	https://www.vallejo.gov/our_city/city_government/vallejo_housing_authority/programs_and_services/housing_choice_voucher_h_c_v_program

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Housing Programs Progress Report

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.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program B 2.1.1: Inclusionary Housing Ordinance	Prepare a nexus study, research an inclusionary housing ordinance, and seek developer input prior to drafting an ordinance. Identify acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) payment of an in-lieu fee.	7/1/2025	6th Cycle	In Progress	The City contracted with Economic & Planning Systems, Inc. (EPS) to prepare an Inclusionary Housing & In-Lieu Fee Feasibility Analysis, which was completed in June 2025 and presented at joint Planning Commission and City Council study sessions on July 7, 2025, and November 24, 2025. The study found that the development prototypes analyzed are not currently financially feasible, even prior to the application of affordability requirements or additional impact fees. In November 2025, the Planning Commission and City Council directed staff to proceed with drafting an inclusionary housing ordinance. Staff has met with the City Attorney's Office to develop policy options, with the goal of bringing a draft ordinance forward for Planning Commission and City	Other	2	https://vallejoca.portal.civicclerk.com/event/7618/files/agenda/11506

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program B 2.1.2: Commercial Linkage Fee	Explore the feasibility of a Commercial Linkage Fee (as part of the study for the Inclusionary Housing Ordinance – Program B 2.1.1) that would provide an additional source of funding for affordable housing based on demand from construction of new commercial developments and the types of employment generated.	7/1/2025	6th Cycle	In Progress	EPS also completed a Commercial Linkage Fee Nexus Study in June 2025, which was presented to the Planning Commission and City Council in July and November 2025. The study concluded that the commercial development prototypes analyzed are not currently financially feasible prior to the application of additional impact fees. In November 2025, the Planning Commission and City Council directed staff to proceed with drafting a commercial linkage fee ordinance. Staff is working with the City Attorney's Office to develop policy options, with the goal of bringing a draft ordinance forward for Planning Commission and City Council consideration in 2026.	Other	1	https://vallejoca.portal.civiclerk.com/event/7618/files/agenda/11506
Program B 2.1.3: Seek Funding to Support Affordable Development	Seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) funds, Self-Help Housing (CalHome Program), HOME funding, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low-, very low-, and low-income needs.	1/31/2031	6th Cycle	Continuous	The City's Housing and Community Development Department continues to apply for funding as it becomes available.	Units		None

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program C 1.1.1: Preservation of At-Risk Housing Units	Maintain and update an affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. Reach out to agencies interested in purchasing and/or managing at-risk units. Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	1/31/2031	6th Cycle	Continuous	Appendix 2 of the 6th Cycle Housing Element, Table 2-44, identifies 42 of Vallejo's 1,630 assisted housing units at risk of converting to market rates during the planning period. These units are located at Ascension Arms Apartments, 575 Sacramento Street, with affordability restrictions expiring in 2029. City staff will initiate discussions with the property management by the end of 2027 to preserve the affordability of these units.	Units		None
Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)	Seek funding, including using available CDBG, HOME funds, and other grant opportunities, to assist housing operators to acquire and preserve as affordable units at risk of converting to market rates.	1/31/2031	6th Cycle	Continuous	The City will explore funding opportunities and engage with potential housing operators for Ascension Arms Apartments by the end of 2027, aiming to ensure the continued affordability of the units.	Other	1	None
Program C 1.1.3: Replacement of Existing Affordable Units	In accordance with California Government Code Section 65583.2(g), require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the Housing Sites Inventory when any new development occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.	1/31/2031	6th Cycle	Continuous	The Planning Division reviews all development application submissions to determine if replacement units are mandated under the Government Code. During calendar year 2025, none of the submitted development applications necessitated replacement.	Other	1	None
Program D 1.1.1: Sweat-Equity Program for Homeownership	Consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that needs significant repair.	12/31/2027	6th Cycle	In Progress	The City's Housing and Community Development Department continues to work toward the implementation of this program.	Households		None
Program E 1.1.1: Incentives for Special-Needs Housing	Expand opportunities for affordable lower-income housing for special-needs groups.							

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	a) Support affordable housing for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations include seniors; persons with disabilities, including developmental disabilities; single-parent and female-headed households; and homeless persons.	1/31/2031	6th Cycle	Continuous	The Planning Division advocates for inclusion of affordable housing for special needs populations whenever it meets with developers to discuss new projects.	Other	1	None
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	b) Promote the use of the density bonus ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in relatively higher resource and income areas and areas with limited rental opportunities currently.	1/31/2031	6th Cycle	Continuous	The Planning Division actively promotes the use of density bonuses, streamlining, and fee deferrals in discussions with developers about new projects. Additionally, staff has begun advocating for the placement of these projects in higher resource and income areas. The City also participates in the Solano County Regional Early Action Planning (REAP) Collaborative to develop marketing materials that promote the use of density bonuses for lower-income units, which were posted to the Planning Division website	Other	1	https://www.cityofvallejo.net/our_city/departments_divisions/planning_development_services/planning_division/housing_development_resources
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	c) Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or planned development zoning districts resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower income households where appropriate.	1/31/2031	6th Cycle	Continuous	The Planning Division will begin identifying opportunities to facilitate the approval process for small-lot subdivisions in 2026. The Planning Division will also explore offering a fee deferral process for these projects.	Other	1	None
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	d) Give priority to permit processing for projects providing affordable housing for special-needs groups.	1/31/2031	6th Cycle	Continuous	The Building Division will identify ways to provide priority processing for special-needs affordable housing projects during calendar year 2026	Other		None

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Program E 1.1.1: Incentives for Special-Needs Housing (continued)	e) Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects. Meet with service providers as opportunities arise to discuss possibilities to expand supportive housing.	1/31/2031	6th Cycle	Continuous	Ongoing cooperation with a variety of stakeholders has facilitated the construction of three new facilities in Vallejo, aimed at providing shelter and essential support services. These projects include Blue Oak Landing, opened in 2023, at 2118 Sacramento Street, the Homekey Project at 2441 Broadway Street, opened in 2025, and the Vallejo Homeless Navigation Center at 1937 Broadway Street, opened in 2025. Additionally, the City is currently engaged in discussions with the group Enough Housing to explore the conversion of an existing motel into special-needs housing. While the City currently lacks the funding to directly support this project, it is assisting the group with valuable information on zoning, development standards, and the entitlement process.	Other	1	None
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	1) Incentivize housing with multiple bedrooms affordable to lower- and moderate-income households to meet the needs of female-headed households of all income levels. Potential incentives could include reduced setbacks, reduced parking requirements, and technical assistance with funding applications. Aim for construction of at least 20 units meeting the needs of female-headed households.	1/31/2031	6th Cycle	Continuous	The Planning Division will begin identifying opportunities to incentivize housing with multiple bedrooms affordable to lower- and moderate-income households in 2026.	Units		None

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Program E 1.1.1: Incentives for Special-Needs Housing (continued)	g) Encourage residential development near parks, open space, transit routes, civic uses, social services, and other health resources.	1/31/2031	6th Cycle	Continuous	The Planning Division is updating the Mare Island, Downtown, and Waterfront Specific Plans during the planning period. The updated plans will include policies and development standards that promote residential development near parks, open space, transit routes, civic uses, social services, and other health-supportive resources. Adoption of the Mare Island Specific Plan is targeted for early to mid-2027, while adoption of the Downtown and Waterfront Specific Plans is targeted for late 2027 to early 2028. In the interim, Vallejo Municipal Code (VMC) Chapter 16.215 continues to incentivize residential development near transit centers and major transit routes through a 25 percent increase in allowable maximum density and floor area ratio (FAR), as well as exemptions from	Other	1	https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=17560677
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	h) Work with nonprofit and for-profit affordable housing developers, including farmworker housing developers, to support their financing applications for state and federal grant programs, tax-exempt bonds, and other programs that become available.	1/31/2031	6th Cycle	Continuous	The Planning and Development Services Department is available to assist with financing applications for affordable housing developers upon request. During Calendar Year 2025, the department did receive one request for such assistance; however, the project did not move forward due to other factors.	Other	1	None

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Program E 1.1.1: Incentives for Special-Needs Housing (continued)	i) Pursue federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.	1/31/2031	6th Cycle	Continuous	The City Manager's Office regularly reviews funding opportunities to see if they fit the needs for the City to pursue monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households. The City works with lobbyists and grant writers to pursue potential funding sources.	Other	1	None
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	j) Pursue partnerships with the North Bay Regional Center or other entities to identify funding opportunities and promote housing for persons with disabilities.	1/31/2031	6th Cycle	Continuous	The City Manager's Office monitors funding opportunities on a monthly basis. The Office will pursue partnerships with the North Bay Regional Center and other entities to strengthen its funding applications.	Other	1	None
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	k) Provide technical support and offer incentives to housing developers in the application of funds for farmworkers housing, including HCD or USDA Rural Development loans and grants. Continue to offer incentives such as density bonuses, streamlined process, and the minor deviation process to facilitate development of farmworker housing.	1/31/2031	6th Cycle	Continuous	The Planning and Development Services Department is available to assist with financing applications for farmworker housing upon request. During Calendar Year 2025, the department did not receive any requests for such assistance. The Planning Division actively promotes the use of density bonuses, streamlining, and fee deferrals in discussions with developers about all new development projects.	Other	1	None
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	l) Monitor the status of farmworker housing as part of the annual report to HCD and evaluate if City incentives are effective in facilitating the provision of farmworker housing. Make necessary changes to enhance opportunities and incentives for farmworker housing development as needed.	1/31/2031	6th Cycle	Continuous	As of Calendar Year 2025, the City of Vallejo does not have any permitted facilities dedicated to farmworker housing.	Other	1	None
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	m) Identify opportunities for farmworker housing development and conduct outreach to developers about these opportunities.	1/31/2031	6th Cycle	Not Yet Started	The Planning Division will conduct two rounds of identification and outreach initiatives. The first round is planned for 2027, with a follow-up round in 2029.	Other		None

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program E 1.1.2: Senior Housing Needs	Develop a survey to understand the needs of senior residents and distribute it to senior housing facilities.	6/1/2026	6th Cycle	Completed	The Housing and Community Development Department developed and circulated a public survey in Summer 2025 to gather community input on housing and community development needs as part of the HUD-required Consolidated Plan. The survey was distributed citywide, including outreach to senior residents and senior-serving communities, and was made available online via a QR code and City webpage. Survey results will be used to inform ongoing housing policy development and future program and funding priorities related to senior	Other	1	None
Program E 1.1.2: Senior Housing Needs (continued)	a) Based on the results of the survey and discussions, consider identifying incentives to provide housing, care choices, and age-in-place options for seniors of all income levels. Possible incentives may include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding.	12/1/2026	6th Cycle	Not Yet Started	Planning Division staff anticipates reviewing survey results and identifying potential incentives by the end of 2026.	Other		None
Program E 1.1.2: Senior Housing Needs (continued)	b) Meet with affordable housing/senior housing developers, senior stakeholder groups, and other senior housing advocates to assess whether the incentives are helping to meet senior housing needs or develop additional strategies.	1/31/2031	6th Cycle	Not Yet Started	Planning Division staff anticipates adoption of the recommended incentives in late 2026 or early 2027. Staff would begin annual meetings with advocates, stakeholders, and housing providers following adoption of the incentives.	Other		None
Program E 1.1.2: Senior Housing Needs (continued)	c) Meet with affordable housing/senior housing developers, senior stakeholder groups, and other senior housing advocates (such as Legal Services of Northern California) to discuss available sites and senior needs in the community.	1/31/2031	6th Cycle	In Progress	Planning Division staff are available to meet with affordable/senior housing developers to discuss available sites; senior needs will be communicated once the senior housing survey required under Program E 1.1.2 (a) is conducted.	Other		None

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program E 1.1.3: Homeless/Unhoused Needs	a) Cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.	1/31/2031	6th Cycle	Continuous	Ongoing cooperation with neighboring cities, Solano County, and other agencies has resulted in the construction of three new facilities in Vallejo that will provide shelter and related services. These projects include Blue Oak Landing, opened in 2023, at 2118 Sacramento Street, fully leased and offering 74 permanent supportive housing units for individuals, couples, and families currently experiencing homelessness or at risk of homelessness; the Homekey Project at 2441 Broadway Street, opened in 2025 with 47 permanent supportive housing units and wrap around services for individuals or families experiencing chronic homelessness; and the Vallejo Homeless Navigation Center at 1937 Broadway Street, which opened in 2025. The	Other	2	For 2441 Broadway Street: https://www.vallejosun.com/as-homeless-residents-move-into-long-awaited-housing-project-vallejo-council-unclear-on-path-forward/ For Vallejo Homeless Navigation Center: https://www.vallejosun.com/vallejo-opens-125-bed-navigation-center-after-years-of-delays/
Program E 1.1.3: Homeless/Unhoused Needs (continued)	b) Monitor the demographic composition of the unhoused population to identify needs for targeted resources.	1/31/2031	6th Cycle	Continuous	Vallejo's Housing and Community Development Department continues to monitor the demographics of the unhoused population within Vallejo and identifies needs for targeted resources.	Other	1	None

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Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program E 1.1.3: Homeless/Unhoused Needs (continued)	c) Continue to be an active member on the Community Action Partnership of Solano to coordinate homeless services and develop a regional response to homeless needs.	1/31/2031	6th Cycle	Continuous	The Community Action Partnership of Solano (CAP Solano) is a joint powers authority (JPA) that coordinates a network of services and agencies to support low-income and homeless individuals and families in Solano County. As the community action agency for the county, CAP Solano receives and administers funds from programs like the Community Services Block Grant (CSBG) and the federal Continuum of Care Homeless Assistance Program. Its primary roles include overseeing homeless services, distributing grants to nonprofit entities, and serving as a collaborative applicant for Continuum of Care funding. Vallejo City Council Members Tonia Lediju and Charles Palmares serve on the CAP Solano JPA Board of Directors, which meets	Other	1	None
Program E 1.1.3: Homeless/Unhoused Needs (continued)	d) Partner with local homeless service providers, agencies, and other community organizations to pursue funding. Apply for grants where appropriate or encourage and work with local and regional nonprofit organizations that wish to apply for such grants.	1/31/2031	6th Cycle	Continuous	The City met with several organizations during 2025 that support the needs of the unhoused population. This includes service providers, nonprofits, and faith-based organizations that provided needed services to the unhoused. The City did not apply for funding for these organizations, but did provide technical support or data for organizations that were looking to apply for grant funding. The City continues to monitor grants from local to federal levels that will support the unhoused in our community. The City will continue these meetings	Other	None	None

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Program E 1.1.4: Reasonable Accommodations and Universal Design	a) Pursuant to Government Code Section 65583(c)(3), the City will continue to provide a Universal Design Checklist for developers to inform them of design features that can be incorporated into new houses, condominiums, and townhomes to facilitate accessibility for occupants and visitors.	1/31/2031	6th Cycle	Continuous	The checklist is provided by the Building Division at the permit counter and in the Building Division's online document library in the folder "Checklists_2022 Code Cycle_2020-2022 Permits." This will be updated for the 2025 Code Cycle within the next year, as well as subsequent Code Cycles as they occur within the 6th Cycle Housing Element planning period.	Other	1	https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=17872510
Program E 1.1.4: Reasonable Accommodations and Universal Design (continued)	b) Revise exemptions to reasonable accommodation requests and findings for reasonable accommodation requests, to ensure they do not pose any barriers to housing for persons with disabilities.	12/1/2026	6th Cycle	In Progress	The zoning text amendments required under this program have been drafted. City Council will consider adopting the amendments by the end of 2026.	Other	1	None
Program E 1.1.5: Support for Persons with Developmental Disabilities	Encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities. Implement an outreach program that informs families about housing and services available for persons with developmental disabilities.	10/1/2025	6th Cycle	In Progress	The Planning Division advocates for the inclusion of affordable housing for special needs populations whenever it meets with developers to discuss new projects. Planning Division staff will develop and publish a brochure designed to inform families about housing and services available for persons with developmental disabilities by the end of 2026.	Other		None

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Program E 1.1.6: Extremely Low-income Development	Encourage additional housing resources for extremely low-income residents, particularly seniors, farmworkers, and persons with physical or developmental disabilities, through a variety of actions.	1/31/2031	6th Cycle	Continuous	The City continued meeting with organizations that support the needs of the extremely low-income population. This includes service providers, nonprofits, and faith-based organizations that provided needed services to the unhoused. The City did not apply for funding for these organizations, but did provide technical support or data for organizations that were looking to apply for grant funding. The City continues to monitor grants from local to federal levels that will support the unhoused in our community.	Other	1	None
Program F 1.1.1: Housing Discrimination Monitoring and Referral Program	Continue to contract with Fair Housing Napa Valley (FHNV) or other entity to assist households alleging discrimination through tenant/landlord mediation, provide referrals to appropriate agencies, such as HUD or the California Civil Rights Department for further investigation and resolution of complaints when needed, and to conduct trainings for landlords and housing providers on fair housing laws, rights, and responsibilities. Continue to contract with Fair Housing Advocates of Northern California (FHANC) for fair housing testing/audits and other services.	1/31/2031	6th Cycle	Continuous	In 2025, the City executed a new contract with FHANC to continue providing fair housing, training, and housing counseling services to low income households, including Housing Choice Voucher participants.	Meetings	1	https://www.cityofvallejo.net/our_city/departments_divisions/housing_community_development
Program F 1.1.2: Improve Access to Resources	Take the following actions to improve access to resources and opportunities citywide, with a particular emphasis on neighborhoods with a concentration of lower-income residents:							
Program F 1.1.2: Improve Access to Resources (continued)	a) Evaluate higher-density residential projects to determine if project-serving retail/services can be incorporated into the project or developed adjacent to the project.	1/31/2031	6th Cycle	Continuous	The Planning Division will evaluate projects on an ongoing basis and work with developers to ensure project-serving retail or services are included in at least two higher-density mixed-use projects during the planning period.	Other	1	https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=17560677

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Program F 1.1.2: Improve Access to Resources (continued)	b) Meet with the school district to analyze whether housing security poses a barrier to student achievement or teacher recruitment/retention.	12/1/2025	6th Cycle	Completed	The City of Vallejo holds regularly-scheduled 2x2 Committee meetings, which met 8 times in 2025, with members of Vallejo City Council and Vallejo City Unified School District to discuss the many needs and challenges that our students face. One of these topics is housing security. The City Manager's Office will continue to partner with the school district to discuss and work on addressing housing security barriers to student achievement and teacher recruitment/retention.	Meetings	8	None
Program F 1.1.2: Improve Access to Resources (continued)	c) Evaluate transitional buffers between residential and industrial uses and highways, and work with developers to mitigate impacts associated with traffic and industrial emissions.	1/31/2031	6th Cycle	Continuous	The Planning Division identifies opportunities to include air quality buffers during pre-application and project review meetings for new residential, commercial, and industrial projects located near highways and other sources of pollution, with the goal of implementing at least three pilot buffers during the planning period. A draft Environmental Justice General Plan Element has been prepared and includes policies recommending air quality buffers between pollution sources and sensitive receptors. In 2025, there were no projects that required the implementation of such	Other		None

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Program F 1.1.2: Improve Access to Resources (continued)	d) Pursue funding for urban greening projects that aim to increase the city's tree canopy.	1/31/2031	6th Cycle	Continuous	In 2020, the State Department of Forestry & Fire Protection (CAL FIRE) awarded the City of Vallejo a \$500,000 grant aimed at enhancing urban forestry. This grant facilitated several initiatives: the planting of 249 new trees in priority areas; the drafting of an Urban Forest Management Plan (UFMP) and the development of an online citywide tree inventory. All trees have been planted under this program. The Urban Forest Management Plan (UFMP) is currently being prepared and will be presented to City Council for consideration later this year. The tree inventory has been integrated into a web-based application, which will be made publicly accessible following the UFMP's adoption by the City Council. The City also received grant funding for the Georgia Street	Other		None
Program F 1.1.2: Improve Access to Resources (continued)	e) Pursue funding for rehabilitation, parks, transit, and active transportation investments in low-opportunity areas.	1/31/2031	6th Cycle	Continuous	The City completed the installation of solar street lights along Curtola Parkway, part of a 2024 Grant from the Department of Energy's Energy Efficiency Block Grant Allocation Portion. The Bluffs Trail project is ongoing and staff continue to pursue grant and other funding opportunities.	Other	1	None

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Program F 1.1.2: Improve Access to Resources (continued)	f) Enhance access to parks and community centers so that all residents are within a 10-minute walk of these amenities.	1/31/2031	6th Cycle	Continuous	Vallejo's parks are managed by Greater Vallejo Recreation District (GVRD). According to GVRD's 10-Year Comprehensive Parks and Recreation Master Plan, 65% of Vallejo residents live within walking distance of some outdoor recreation. The City is currently updating its Mare Island Specific Plan (MISP), Downtown Vallejo Specific Plan, and Waterfront Planned Development & Desig Guidelines. These updated plans will foster complete communities, ensuring that future parks and other essential amenities are within walking and biking distance of residential development.	Other		None
Program F 1.1.2: Improve Access to Resources (continued)	g) Prioritize development of new community facilities, pocket parks, and public green spaces in high-need areas, and renovate existing parks to improve accessibility and usability.	1/31/2031	6th Cycle	Continuous	The City has recently completed several Capital Improvement Program (CIP) projects in its 'Low Resource' areas as defined in the 2025 AFFH Mapping Tool. These projects include the Homeless Navigation Center Shelter, which will provide 125 beds and offer case management, social and medical services, as well as job training. Other projects include the Lake Dalwigk Park Improvements Project that enhanced the existing park with 3.8 acres of drought-tolerant landscaping, ADA-compliant upgrades, low voltage LED lighting, and new amenities; and the Bay Trail/Vine Trail Gap Closure Project that constructed Class I and II bike lanes to bridge the gap between the two trails within Vallejo.	Other	3	None

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Program F 1.1.2: Improve Access to Resources (continued)	h) To improve economic conditions and reduce the risk of displacement in areas of high segregation and poverty, conduct targeted outreach to identify the economic development resources and programs that best address community needs. Based on community feedback, collaborate with the Economic Development Commission, Solano Community College, the Workforce Development Board of Solano County, and other organizations to host job fairs and information sessions about job training opportunities.	1/31/2031	6th Cycle	In Progress	Vallejo continued implementation of the Revolving Loan Fund: \$355,000 ARPA funds approved by the City Council to contract with Solano EDC between 12/31/24-12/31/26. 43 inquiries to date with 15 not eligible. Two loans have been approved totaling \$100k. In 2025, Solano EDC has promoted the program at outreach events, submit referrals, and work with lender on processing applications.	Meetings	1	None
Program F 1.1.2: Improve Access to Resources (continued)	i) Identify resources available for residents during extreme weather events, such as cooling centers and clean air centers, and develop an informational guide.	12/1/2025	6th Cycle	Continuous	The City of Vallejo currently publishes extreme weather resource information on its various websites, social media accounts, as well as providing information in its Vallejo Weekly newsletter. Information available in English, Spanish, and Tagalog.	Other	1	None
Program F 1.1.2: Improve Access to Resources (continued)	j) Continue advancing planning efforts to promote sustainable transportation options and improve road safety, particularly in lower-income and high-poverty areas.	6/1/2026	6th Cycle	In Progress	Additional funding for the City's Vision Zero Plan was secured. The plan is currently being created is expected to be completed by the end of FY 2025-26. The 2013 Traffic Calming Toolbox Program was updated in 2022. The feasibility study for connecting Vallejo to the Sonoma Marin Area Rail Transit (SMART) system was completed in 2024.	Other	1	None

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Program F 1.1.2: Improve Access to Resources (continued)	k) Continue partnering with and funding the City's participation in the Solano Sustainable Transportation Equity Project (solSTEP).	1/31/2031	6th Cycle	Continuous	The City continues its participation in the Solano Sustainable Transportation Equity Project (solSTEP). The City's CARbstep SolSTEP project is ongoing and the Traffic Calming project is in progress installing speed tables and roundabouts at locations throughout the City. The CBTP Redwood Street Road Diet and the Safe Routes to School Mini Grants with STA were both completed.	Other	1	None
Program F 1.1.2: Improve Access to Resources (continued)	l) Continue implementing infrastructure projects from the Capital Improvement Plan (CIP) that serve areas of high segregation and poverty (key projects include Clean CA Georgia Street Beautification and Cleanup, Lake Dalwigk Park Improvements, and Roadway and Crossing Improvements).	1/31/2031	6th Cycle	Continuous	Multiple CIP projects aimed at serving residents in an area characterized by 'high segregation and poverty' were completed in 2025, including the Ferry Terminal Mobility Hub Improvements (\$226,000), Sideshow Deterrent Project (\$700,000), Georgia Street Beautification and Cleanup (\$352,000), and Lake Dalwigk Park Improvements (\$4,767,980). Projects in progress in the same area are: Sacramento Street Road Diet - Phase 2 (\$1,125,000); and Waterfront Revival Improvements (\$1,734,070).	Other	4	None
Program F 1.1.2: Improve Access to Resources (continued)	m) Work with Solano Mobility to develop a fact sheet, or similar informational materials to be posted on the City's website, social media, and in public buildings to help connect seniors, low-income individuals, and other residents to services.	1/1/2026	6th Cycle	Completed	The Solano County REAP Collaborative created a factsheet on Solano Mobility programs. The City posted this information on their website, social media, and public buildings.	Other	1	https://www.cityofvallejo.net/our_city/departments_divisions/communications

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Program F 1.1.3: Renter Protection and Housing Stability Program	To further protect tenants from displacement, increase household stability, and preserve housing that is affordable to lower-income-earning households, the City Council will consider proposed ordinances to establish regulations for rent stabilization, just cause for eviction protections, tenant anti-harassment protections, and a tenant's right to counsel. Evaluate the effectiveness of programs in promoting renter protections and tenant stability and establish additional measures.	1/1/2028	6th Cycle	In Progress	The City was awarded two One Bay Area Grants (OBAG 3) totaling \$2.4 million to update the Downtown Vallejo and Waterfront Specific Plans. The grant-funded updates will incorporate anti-displacement policies, including rent stabilization, just cause eviction protections, tenant anti-harassment measures, and a tenant's right to counsel. In May 2025, the City executed master funding and supplemental agreements with the Metropolitan Transportation Commission (MTC), and the City Council accepted the grants in June 2025. In October 2025, the City released a Request for Proposals (RFP) to solicit qualified consultants for the specific plan updates, and in December 2025 received proposals from seven consultant teams. The City is currently reviewing	Other	1	None
Program G 2.1.1: Housing Rehabilitation Program	Continue to facilitate place-based revitalization and housing preservation by doing the following:							
Program G 2.1.1: Housing Rehabilitation Program (continued)	a) Continue, as available, to provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes.	1/31/2031	6th Cycle	In Progress	The Solano County REAP Collaborative prepared a memo for all the jurisdictions, including City of Vallejo, discussing options for exploring funding sources for a countywide first-time homebuyers program and a countywide housing rehabilitation program. The County and the cities will continue to discuss and track funding sources that could become viable options in the future including Bay Area Housing Finance Authority (BAHFA) funds.	Other	1	None

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Program G 2.1.1: Housing Rehabilitation Program (continued)	b) Give priority for participation in the above program to very low-, low-, and moderate-income homeowners who are subject to code enforcement actions that could otherwise lead to displacement of residents.	1/31/2031	6th Cycle	In Progress	The Solano County REAP Collaborative prepared a memo for all the jurisdictions discussing options for exploring funding sources for a countywide first-time homebuyers program and a countywide housing rehabilitation program. The County and the cities will continue to discuss and track funding sources that could become viable options in the future including Bay Area Housing Finance Authority (BHA) funds.	Other	1	None
Program G 2.1.1: Housing Rehabilitation Program (continued)	c) Continue to implement the Neighborhood Law Program to collaborate with City departments, outside governmental agencies, and Vallejo residents to address and eliminate blight and nuisance conditions throughout the city.	1/31/2031	6th Cycle	In Progress	The City Attorney's Office is actively advancing the Neighborhood Law Program (NLP) in Vallejo, deploying attorneys directly into neighborhoods to address blight and nuisance conditions. Collaborating closely with residents, community organizations, the Vallejo Police Department, and the Code Enforcement Division, these attorneys aim to ameliorate some of the city's most pressing issues and enhance Vallejo's overall quality of life. In the 2025 calendar year, the NLP has taken action on approximately 50 properties, facilitated the rehabilitation of four residential properties through receivership petitions, and collected approximately \$10,000 for the City's fees and costs in addressing nuisance conditions.	Other	1	None

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Program G 2.1.1: Housing Rehabilitation Program (continued)	d) Make informational materials about rehabilitation assistance programs available in English, Spanish, and Tagalog on the City's website, provide printed materials in City buildings, and distribute materials to community organizations.	12/1/2026	6th Cycle	In Progress	The Housing and Community Development Department will work to develop informational materials about rehabilitation assistance programs in multiple languages by December 2026.	Other		None
Program G 2.1.1: Housing Rehabilitation Program (continued)	e) Target outreach in neighborhoods with the greatest rehabilitation need and lower incomes including the neighborhoods between Florida Street and Curtola Parkway, as well as the communities around Washington Park and Gibson Park, and areas of high segregation and poverty, as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1).	1/31/2031	6th Cycle	Continuous	The City's Housing and Community Development Department will initiate this program as opportunities for funding are identified.	Other		None
Program G 2.1.1: Housing Rehabilitation Program (continued)	f) Promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information on the City's website.	1/31/2031	6th Cycle	Continuous	Planning and Development Services (PDS) staff compiled research on the Mills Act and helpful associated programs in 2025. Information will be posted to City website by March 2026.	Other	1	None
Program G 2.1.1: Housing Rehabilitation Program (continued)	g) Continue the use of the State Historical Building Code to maintain and preserve historic buildings and their character-defining features.	1/31/2031	6th Cycle	Continuous	The City allows building permit applicants to utilize the California Historical Building Code for qualified historic structures, in accordance with Vallejo Municipal Code Chapter 12.44.	Other	1	https://library.municode.com/ca/vallejo/code/s/municipal_code?nodeId=TIT12BUCO_CH12.44HIBUCOAD35_12.44.010HIBUCOAD

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Program G 3.1.1: Code Enforcement Program	a) Develop a proactive code enforcement policy for ensuring compliance with building and property maintenance codes, which will include property maintenance, abandoned vehicles, housing conditions, overall blight, and health and safety concerns. Continue to ensure compliance with building and property maintenance codes.	1/31/2031	6th Cycle	Continuous	The City's Code Enforcement Division continues to develop Standard Operating Procedures (SOPs) to address proactive enforcement of building, zoning, and property maintenance codes. The City has a Vacant Real Property Registration Program that has been restarted recently. The program addresses the annual registration and monthly monitoring of any privately owned residential or commercial building or lot parcel that is vacant and/or pre-/foreclosed. Moreover, the Division has been continuously running its Free Neighborhood Dumpster program and Vallejo Free-of-Graffiti (V-FOG) programs to help citizens voluntarily comply with the property	Other	1	None
Program G 3.1.1: Code Enforcement Program (continued)	b) Seek funding to complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower incomes, to evaluate rehabilitation need.	12/31/2025	6th Cycle	Continuous	The Code Enforcement Division, in collaboration with the City Manager's Office, continues work to identify and secure funding for a Housing Conditions Survey. Once funding is available, the Division will develop a program to address rehabilitation needs based on the results of the Housing Conditions Survey.	Other	1	None
Program G 3.1.1: Code Enforcement Program (continued)	c) Based on findings of the Housing Conditions Survey, identify measures to encourage housing preservation, conservation, acquisition, and rehabilitation, and mitigate potential costs, displacement, and relocation impacts on residents.	1/31/2031	6th Cycle	Not Yet Started	The Code Enforcement Division will develop a program to reduce displacement risk as a result of code enforcement once funding is available.	Other		None

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Program G 4.1.1: Vallejo Community Public Safety Program	Continue the Vallejo Community Public Safety Program (VCPS) to work on and help rehabilitate existing and new multi-family complexes. As part of the program, collaborate with the Police Department to recommend and implement Crime Prevention Through Environmental Design (CPTED) measures at multi-family complexes to enhance safety and address crime concerns. Target outreach in areas of high segregation and poverty as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1).	1/31/2031	6th Cycle	Continuous	The Planning Division works with the Vallejo Police Department to incorporate CPTED design recommendations for new multi-family residential projects proposed within the City, as well as existing complexes which propose renovations/modifications. Staff will continue to develop strategies to rehabilitate existing multi-family complexes, particularly in areas of high segregation and poverty.	Other	1	None
Program G 5.1.1: Rental Property Inspection Program	Establish a program to regularly inspect multi-family rental housing units for code compliance, structural integrity, safety, and habitability. Conduct outreach to property owners, tenants, and neighborhood groups to ensure transparency and gather feedback on program design and implementation.	12/1/2027	6th Cycle	In Progress	The Planning & Development Services Department (PDS) will create the framework for this program and work with Finance and Human Resources to figure out a way to fund and staff the program with plans to adopt by December of 2027.	Other		None
Program H 1.1.1: Neighborhood Park Access Program	Based on the need for parks identified in the General Plan, encourage the development of public neighborhood or pocket parks for new subdivisions and incorporate the goals of this program into new open space requirements as part of the City-wide Zoning Ordinance update. Through conditions of approval, development agreements, and or mitigation measures identified in environmental review, require that developers proposing to build parks and park facilities do so concurrently with residential construction to ensure these amenities are available to existing and new residents within a reasonable amount of time from project approval.	1/31/2031	6th Cycle	Continuous	The City has adopted a standard of 4.25 acres of parkland per 1,000 residents for planning purposes and requires developers to provide parkland or pay impact fees of equivalent value when new homes are approved. General Plan Table CP-2 shows an inventory of Vallejo parks, together with existing acreage. With 921.17 acres of parks and open space within city limits, Vallejo is currently meeting its parkland standard.	Other	1	https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=17560683

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction	Vallejo
Reporting Year	2025 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H 2.1.1: Transit-Oriented Development	Implement the goals of the Mare Island Specific Plan, and the Sonoma Boulevard Specific Plan to implement transit-oriented development (TOD). Continue to implement Chapter 16.215 of the Vallejo Municipal Code to actively support TOD by offering up to a 25 percent increase in density and 25 percent increase in floor-area ratio for eligible projects.	1/31/2031	6th Cycle	Continuous	The City continues to implement Chapter 16.215 (Transit-Oriented Development) which offers increased densities, increased floor-to-area ratio, and parking exemptions to incentivize development within a 2,500-foot radius of the Curtola Park & Ride, Sereno Transit Center, Downtown Vallejo Transit Center, and Vallejo Waterfront Ferry Terminal. The City also continues to implement the Sonoma Boulevard Specific Plan on a project-by-project basis and is currently updating the Mare Island Specific Plan (MISP). The updated MISP will foster complete communities, ensuring that essential amenities such as transit, parks, retail, and other services are within walking and biking distance.	Other	1	https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=17560683
Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan	a) Continue to implement the Downtown Vallejo and Sonoma Boulevard Specific Plans to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. Encourage the development of affordable housing units, as well as community amenities (such as streetscape improvements, greenspaces, active transportation infrastructure), and transit infrastructure (such as shaded waiting areas with benches).	1/31/2031	6th Cycle	Continuous	The Planning Division continues to implement its Downtown Vallejo and Sonoma Boulevard Specific Plans through the City's development review process. Planning Division staff advocates for inclusion of affordable housing and community amenities whenever it meets with developers to discuss new projects.	Other	1	None

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Program Implementation Status pursuant to GC Section 65583

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1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan (continued)	b) Update the Downtown Specific Plan. Where possible, prioritize higher-density residential uses in portions of the specific plan areas that have more CalEnviroScreen or TCAC Environmental Domain scores that indicate a more positive environmental outcome.	1/1/2026	6th Cycle	In Progress	In 2022, the City was awarded a \$1.2 million One Bay Area Grant (OBAG 3) to update the Vallejo Downtown Specific Plan. In May 2025, the City executed master funding and supplemental agreements with the Metropolitan Transportation Commission (MTC), and the City Council accepted the grant in June 2025. The City released a Request for Proposals (RFP) in October 2025 and received proposals from seven consultant teams in December 2025. The City is currently reviewing and ranking proposals and anticipates selecting a consultant and initiating the Downtown Specific Plan update in spring 2026.	Other	1	None
Program H 3.1.1: Objective Standards	Update the required findings for housing projects for minor and major use permits (particularly findings 4 and 5) to be objective. Review findings for development and design review for housing projects (particularly findings 5 and 6 of the development review findings and finding 4 of the design review findings) to ensure they are objective.	12/1/2025	6th Cycle	In Progress	The zoning text amendments required under this program have been drafted. City Council will consider adopting the amendments by the end of 2026.	Other		None

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Jurisdiction		Vallejo						
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Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
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.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H 4.1.1: Regulate for Housing Variety	Encourage a variety of housing types (including duplexes, townhomes, apartment buildings, and condominiums) in neighborhoods and new subdivisions. Identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development.	12/1/2025	6th Cycle	In Progress	The City will facilitate 'missing middle' housing through upcoming updates to the Downtown and Waterfront Specific Plans, including duplexes, triplexes, fourplexes, townhouses, courtyard apartments, and small-scale apartment buildings. These housing types provide more affordable, sustainable, and inclusive options but are often constrained by existing zoning regulations. In May 2025, the City executed master funding and supplemental agreements with the Metropolitan Transportation Commission (MTC), and the City Council accepted One Bay Area Grant (OBAG 3) funding in June 2025. The City released a Request for Proposals (RFP) in October 2025 and received proposals from seven consultant teams in December 2025. The City	Other	1	None
Program H 4.1.2: Accessory Dwelling Units	Encourage the construction of ADUs throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore to help reduce displacement risk for low-income households resulting from overpayment and facilitating mixed-income neighborhoods:							

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Jurisdiction	Vallejo
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H 4.1.2: Accessory Dwelling Units (continued)	a) Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, present homeowner associations with information about the benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law.	12/1/2024	6th Cycle	Completed	In 2025, the City developed a new ADU/JADU Mini-Guide to assist homeowners in planning, designing, and permitting accessory dwelling units. The guide provides a step-by-step overview of the ADU process, key design and permitting tips, an overview of local rules, fees, and timelines, and links to design, financing, and technical assistance resources; it is available on the Planning Division website and promoted through the Vallejo Weekly newsletter. The Solano County REAP Collaborative also prepared the ADU "Can You Build It?" tool, which combines zoning and ADU regulations to determine the type of ADU that can be built on a given parcel, with a link to the search tool on the City's website. In addition, Solano REAP developed a multilingual ADU resource.	Other	1	https://www.cityofvallejo.net/common/pages/GetFile.ashx?key=0wc%2fARP5
Program H 4.1.2: Accessory Dwelling Units (continued)	b) Proactively advertise the benefits of ADUs by distributing multilingual informational materials in areas of high opportunity and limited rental opportunities. Posting flyers at the planning counter, library, and online.	1/31/2031	6th Cycle	Continuous	The City promotes its ADU Mini-Guide in the Vallejo Weekly, newsletter that is provided in English, Spanish and Tagalog. The Mini-Guide contains resource links including the multilingual Solano ADU site.	Other	1	https://www.cityofvallejo.net/common/pages/GetFile.ashx?key=0wc%2fARP5

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Jurisdiction	Vallejo
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Table D

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1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H 4.1.2: Accessory Dwelling Units (continued)	c) Monitor ADU production and affordability and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites to accommodate the unmet portion of the lower-income RHNA.	1/31/2031	6th Cycle	Continuous	The City of Vallejo issued 26 building permits and 33 certificates of occupancy for ADUs in 2025. In April 2025, the Planning & Development Services Department began tracking ADU affordability by requiring that permit applicants complete an affordability survey prior to issuance of an ADU building permit. The survey is hosted by the Association of Bay Area Governments (ABAG). ABAG will collect the information throughout the calendar year and provide the data so that it can be used in the 2026 annual	Units	26	None
Program H 4.1.2: Accessory Dwelling Units (continued)	d) Apply for funding to provide incentives for homeowners to construct ADUs.	1/31/2031	6th Cycle	Continuous	There were no locally administered ADU incentive or accelerator programs in Solano County during 2025 that provided direct financial assistance, predevelopment subsidies, or bundled technical support to homeowners. While statewide programs, such as the California Housing Finance Agency (CalHFA) ADU Grant Program, may be available to eligible homeowners to offset certain predevelopment costs, the City did not administer a local ADU grant or accelerator program during this period. In 2026, staff will continue to monitor and pursue opportunities to establish or participate in ADU incentive or accelerator programs, including partnerships or grant funding to support the development of pre-approved or standard ADU building permit plan sets.	Other		None

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Jurisdiction	Vallejo	
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program H 4.1.2: Accessory Dwelling Units (continued)	e) Provide information to ADU applicants about the Housing Choice Voucher program to promote the use of ADUs as rental housing for HCV holders. Target additional information and outreach to homes with ADUs in higher-income areas on the east side of the city to promote housing mobility for lower-income households.	1/31/2031	6th Cycle	Continuous	The Housing and Community Development Department currently provides information about the Housing Choice Voucher (HCV) Program on the City's website, including eligibility requirements and participation details. Beginning in 2026, the Planning Division will supplement this effort by distributing informational flyers to ADU applicants during the permit review process, directing homeowners to HCV resources and encouraging the use of ADUs as rental housing for voucher holders. Outreach will prioritize dissemination of information to ADU applicants citywide, including in higher-income areas on the east side of the city, to support housing mobility objectives.	Other		None
Program H 5.1.1: City-Led Workshops for Ongoing Community Engagement	Coordinate regular public workshops on various topics to promote public education and engagement on ongoing housing issues and to create a regular opportunity to receive input from the community. Target additional outreach to lower-income areas and areas of High Segregation and Poverty. Workshop topics may include, but are not limited to, ADUs, requesting reasonable accommodation, tenants' rights and legal aid resources to help prevent displacement, and universal design.	1/31/2031	6th Cycle	Continuous	The City is scheduling a meeting for 2026 with Legal Services of Northern California (LSNC) to discuss code enforcement topics relevant to the city's lower-income areas and areas of high segregation and poverty. The City will discuss opportunities to hold a workshop to promote public education and engagement on housing issues.	Meetings		None
Program I 1.1.1: Promote Energy and Water Conservation	Promote energy efficiency in existing housing and new development:							

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program I 1.1.1: Promote Energy and Water Conservation (continued)	a) Continue and establish new partnerships with local utility providers and other organizations to promote participation in available energy-efficiency and home weatherization programs (e.g., BayREN, HERO and California First, PACE, Rising Sun's California Youth Energy Services [CYES]; PG&E Comfort Home Program; rebates for energy-efficient appliances).	1/31/2031	6th Cycle	Continuous	Building Division staff are reviewing the website of each of the programs listed to find handouts in English, Spanish, and Tagalog to provide to homeowners and tenants for educational purposes during permitting process. Expected completion by July 2026.	Other		None
Program I 1.1.1: Promote Energy and Water Conservation (continued)	b) Provide information on the website and through printed materials at City Hall on the following programs: i) PG&E's Energy Savings Assistance Program; ii) the Low-Income Home Energy Assistance Program (LIHEAP); iii) California's Low-Income Weatherization Program; iv) Marin Clean Energy's (MCE) residential home energy assessment and electrification programs for single- and multi-family buildings, heat pump water heater contractor rebates, and Low Income Families & Tenants (LIFT) program; and v) rebate programs available through the Solano County Water Agency.	6/1/2025	6th Cycle	In Progress	Building Division staff are reviewing the website of each of the programs listed to find handouts in English, Spanish, and Tagalog to provide to homeowners and tenants for educational purposes during permitting process. Expected completion by July 2026.	Other		None
Program I 1.1.1: Promote Energy and Water Conservation (continued)	c) Enforce the Green Building Code (Cal-Green) to facilitate the implementation of green building features in new housing units.	1/31/2031	6th Cycle	Continuous	The City's Building Division enforces Cal-Green, in accordance with Vallejo Municipal Code Chapter 12.50.	Other	1	https://library.municode.com/ca/vallejo/code/s/municipal_code?nodeId=TIT12BUCO_CH12.50GRBUCOAD37_12.50.010GRBUCOD
Program I 1.1.1: Promote Energy and Water Conservation (continued)	d) Develop a brochure to provide developers with a range of green building design features to choose from that will satisfy CalGreen.	10/1/2025	6th Cycle	Completed	Added link to HCD's Guide to the 2022 California Green Building Standards Code on Building Division website for access by the community.	Other	1	None
Program I 1.1.1: Promote Energy and Water Conservation (continued)	e) Provide incentives, such as project expediting, and conduct a study of fee reductions to encourage the implementation of features that exceed Cal-Green standards.	1/31/2031	6th Cycle	Continuous	The Planning & Development Services Department (PDS) is currently completing a user fee study to update its fee schedule. As part of the user fee study, PDS staff has recommended permit fee reductions and/or waivers for projects that exceed Cal-Green Standards.	Other		None

Jurisdiction	Vallejo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Vallejo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Vallejo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier				Unit Types		Affordability by Household Incomes After Conversion						Units credited toward Moderate Income RHNA		Notes		
1				2	3	4						5		6		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	46	0	0	46	1	0		
	52330080	2261 TUOLUMNE STREET	Conversion of exist	DVR24-0031	5+	R			46			46	1	0	7/14/2025	Project reviewed under AB 2011 and Stat

Jurisdiction	Vallejo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

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Housing Element Implementation

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Vallejo	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025		

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Housing Element Implementation**

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
0055-170-380	485 Santa Clara Street	Other		Surplus Land	2.03	Existing Parking Lot
0056-062-200	1457-1499 Alameda Street	Other		Surplus Land	0.35	Existing Parking Lot
0182-020-130	Open Space off Columbus Parkway	Other		Surplus Land	264.49	Project Pending
0182-040-050	1 St. Johns Mine Road	Other		Surplus Land	25.46	Park

Jurisdiction	Vallejo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Vallejo	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Vallejo	NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

moderate	Non-Deed Restricted	10
Above Moderate		143
Total Units		193

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	48
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	9
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		40
Total Units		117