

AGENDA



VALLEJO PLANNING COMMISSION REGULAR MEETING – 7:00 P.M. COUNCIL CHAMBERS

555 Santa Clara Street, Vallejo, California

Peggy Cohen-Thompson,
Chair
Jamar Stamps, Vice Chair
Melissa Bowman
Donald Douglass
Eric Blind
Wanda Madeiros
Anthony Taylor

March 6, 2023

NOTICE: Members of the public will be able to participate in-person or remotely via Zoom. City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

VIEW THE MEETING:

There are four different ways you can view this public meeting:

- In Person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

IMPORTANT NOTICE

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Planning Commission without prior notice for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Planning Commission prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

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Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Planning Commission will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, by filing a written appeal with the Director of Planning and Development Services. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by Director of Planning and Development Services or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.



The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office 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.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONERS**

5. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

Upon motion of any Commissioner, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Commissioner objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

A. APPROVAL OF AGENDA

B. OTHER CONSENT ITEMS -None

6. **REPORT OF THE CITY COUNCIL LIAISON**

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

7. **COMMUNITY FORUM**

The Presiding Officer shall announce that members of the public have the opportunity to directly address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission and not on the current agenda. Up to fifteen (15) minutes shall be set aside for the community forum and each speaker shall be allocated up to three (3) minutes, unless time is extended by the Presiding Officer with the Commission's consent. Items of business listed on the agenda shall not be further discussed under the community forum. Anyone desiring to address the Commission may indicate such interest in one of the two ways listed below:

- 1. Any interested members of the public desiring to communicate with the Planning Commission for this item may approach the podium to speak when the Presiding Officer opens the Community Forum and indicate that they would like to do so.*
- 2. Any interested members of the public desiring to communicate with the Planning Commission for this item may do so via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>), or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. Please know that in-person speakers will be recognized first.*

8. **PUBLIC HEARING - None**

9. **ACTION ITEMS – The Annual Progress Report of the General Plan and the Annual Housing Element Progress Report (APR) for Calendar Year 2022**
 1. Resolution Recommending City Council Acceptance of APR

Exhibit A: Annual Progress Report of the General Plan and Annual Housing Element
Progress Report

10. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

11. REGULAR REPORTS

A. SECRETARY'S REPORT

The Secretary may, from time to time, report on items that may be of interest to the Commission and general public.

B. CITY ATTORNEY'S REPORT

The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION

The Presiding Officer and any Commissioner may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF THE SUBCOMMITTEES

12. OTHER AGENDA ITEMS

A. Discussion of Future Agenda Items

- a. Phase 2 Zoning Code Updates
- b. Housing, Safety and Environmental Justice Elements
- c. Overview of new State housing laws

13. ADJOURNMENT

I, Jasmine Thibaux, Planning & Development Services Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, 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 5:00 p.m. Wednesday, March 1, 2023.

Jasmine Thibaux

Dated: March 1, 2023

Jasmine Thibaux

DATE: March 6, 2023

TO: Chair and Members of the Planning Commission

FROM: Elena Barragan, Associate Planner
Margaret Kavanaugh-Lynch, Planning Manager

SUBJECT: ADOPT A RESOLUTION RECEIVING THE ANNUAL PROGRESS REPORT OF THE GENERAL PLAN AND ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR CALENDAR YEAR 2022 AND RECOMMENDING THE CITY COUNCIL ACCEPT SAME AND DIRECTING SUBMITTAL TO THE STATE

RECOMMENDATION

Adopt a resolution receiving and recommending that the City Council accept the attached Annual Progress Report of the General Plan (APR) and Annual Housing Element Progress Report and directing staff to submit the APR to the California Department of Housing and Community Development (HCD) and the California Office of Planning and Research (OPR).

REASONS FOR RECOMMENDATION

State law requires that all cities (including Charter cities) provide APRs on the status of their General Plan and progress in its implementation, including their Housing Element. The City of Vallejo (City) will meet that requirement with submittal of the attached APR to HCD and to OPR. In addition, submittal of the APR will help make the City more competitive in applying for State and regional grants.

BACKGROUND AND DISCUSSION

California Government Code Section 65400 requires cities and counties to adopt a General Plan for development within their boundaries that includes implementation strategies of the General Plan Goals.

State law also requires cities and counties to provide an annual report by April 1st to OPR and HCD on the progress of implementing the General Plan. In addition, a separate Report on the progress made in meeting the Housing Element goals is required, including progress on the Regional Housing Needs Allocation (RHNA), as well as local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

The City Council adopted the current Fifth Cycle Housing Element for the 2015-2023 period on May 26, 2015, and HCD subsequently certified its compliance. The Housing Element demonstrates how the City is addressing the regional housing needs based

on progress on meeting our RHNA. While the Housing Element must address specific statutory requirements, it is also intended to reflect local community values and priorities.

Staff has prepared the attached APR (see Exhibit A attached to the Resolution) for review by the Planning Commission, in compliance with State requirements. By complying with State law, the City will be eligible and/or more competitive for certain funding opportunities, including LEAP and REAP grants, Caltrans' recent Senate Bill 1 planning grants, and the Metropolitan Transportation Commission's One Bay Area Grant program.

FISCAL IMPACT

Planning Commission's recommendation to City Council for acceptance of the APR and submission of the APR to HCD will have no direct or immediate fiscal impact on the City. However, these actions may benefit the City's finances in the future by making it eligible and/or more competitive for certain grants, and by supporting future development.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

Attachments

1. Resolution Recommending City Council Acceptance of APR
2. Annual Progress Report of the General Plan and Annual Housing Element Progress Report (APR)

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

**CITY OF VALLEJO PLANNING COMMISSION
RESOLUTION NO. PC 23-XXXX**

**ACCEPTING THE 2022 GENERAL PLAN ANNUAL
PROGRESS REPORT AND RECOMMENDING THE COUNCIL
ACCEPT THE REPORT AND DIRECT STAFF TO SUBMIT THE
REPORT TO THE CALIFORNIA OFFICE OF PLANNING AND
RESEARCH (OPR) AND THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

WHEREAS, Government Code Section 65400 mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1 of each year; and

WHEREAS, Government Code Section 65400(a)(2) requires local planning agencies to provide by April 1st of each year an Annual Progress Report (APR) on the status of the Housing Element of the General Plan to the legislative body, the California Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD); and

WHEREAS, On March 6, 2023, the Planning Commission received and reviewed the Annual Progress Report of the General Plan and Annual Housing Element Progress Report.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF VALLEJO DOES
HEREBY RESOLVE AS FOLLOWS:**

The Planning Commission of the City of Vallejo, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council receive and accept the Annual Progress Report attached and incorporated by reference herein, and authorize staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(a)(2).

I. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 6th of March, 2023 by the following vote to-wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

PEGGY COHEN-THOMPSON, CHAIRPERSON
City of Vallejo Planning Commission

MARGARET KAVANAUGH-LYNCH, SECRETARY
City of Vallejo Planning Commission

Attachments:

- Exhibit A: Annual Progress Report of the General Plan and Annual Housing Element Progress Report.



Annual Progress Report on the General Plan 2022

City of Vallejo
Planning and Development Services
555 Santa Clara Street
Vallejo, CA 94590

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1. INTRODUCTION

As required by Government Code Section 65400, the Planning Commission must submit an Annual Progress Report (APR) to the legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of the City's General Plan. The APR must also include the city's progress in providing its required share of affordable housing pursuant to California Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing.

This General Plan APR covers the period from January 1, 2022 to December 31, 2022.

The purpose of the APR is to: (i) assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; (ii) identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; (iii) provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and (iv) provide information regarding the City's progress in meeting its share of regional housing needs.

2. BACKGROUND

On August 29, 2017, Vallejo's City Council adopted the City's current General Plan. The General Plan has 10 elements contained within four separate chapters: Community and People, Nature and the Built Environment, Economy, Education and Training and Mobility, Transportation and Connectivity. The General Plan contains the seven state-required elements including land use, circulation, housing¹, conservation, open space, safety and noise and three optional elements are healthy community, arts and culture, historic preservation and economic development.

The General Plan sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of Development as well as the process for how development should be proceed. Thus, in creating the current General Plan, the City of Vallejo went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights.

The City of Vallejo General Plan reflects the aspiration and values of Vallejo's residents and their elected representatives. The City Council and Planning Commission use the Plan in consideration land use and planning-related decisions. City staff uses the Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

3. DATE OF ACCEPTANCE BY LOCAL LEGISLATION BODY

The 2022 General Plan annual update was taken before the Planning Commission for a recommendation to City Council on March 6, 2023. City Council directed staff to submit the General Plan and Housing annual update on March 21, 2023.

4. GENERAL PLAN IMPLEMENTATION

The following subsections represent the progress the City's Departments have made towards implementing the actions of their General Plan during the 2022 reporting period.

The 2022 reporting year is the first full year that the updated Zoning Code was in effect.

1. Planning Division

a. Community and People

- i. **Policy CP-1.1:** Retail Food Sources. Strive to ensure that all households in Vallejo have easy access to retail sources of affordable healthy food, including organic options, such as full-service grocery stores, ethnic food markets, produce markets and convenience stores.

- a. As a healthy food choice, the New Zoning Code (NZC) adds Community Gardens as a new land use type, provides use standards, and permits this use in mixed use and commercial zoning districts. To provide healthy food alternatives that may be more easily accessible, the NZC adds Farmers Market as a new land use type, permits this use in mixed use and commercial zoning districts. To encourage markets that provide fresh produce, the NZC adds Produce Markets as a new land use type and permits this use mixed use and commercial zoning districts.

- 1. Action CP-1.1B: Update City regulations and explore incentives to attract a full-service grocery store to South Vallejo and to any other identified "food deserts."

- a. The Sonoma Boulevard corridor from Magazine to Lemon Streets is zoned as Neighborhood Mixed (NMX), which would allow full-service grocery stores in the South Vallejo area.

- 2. Action CP-1.1D: Consider updating City regulations to limit the number of fast-food outlets and mobile vendors serving primarily unhealthy food near schools and parks and in areas with existing fast food outlets.

- a. Commercial quotas and formula business regulations are difficult to administer and are not included in the NZC. However, the requirement for a Major Use Permit (which requires a public hearing before the Planning Commission) for a drive-through quick service/fast-food restaurants is retained to ensure that the location of a new establishments is appropriate.

- ii. **Policy CP-1.2:** Locally Grown Food. Collaborate with community partners to support and expand Vallejo's community gardens, Community Supported Agriculture (CSA) programs, and urban agriculture.

- a. See response to CP-1.1 above.

- 2. Action CP-1.2A: Work with community garden programs, Vallejo City Unified School District (VCUSD), Solano Community College, residents, and other local advocates, to establish a network of community gardens as sources of fresh produce, education, and social cohesion.

- a. See response to Policy CP-1.1above.

3. Action CP-1.2B: Work with GVRD, residents, colleges and universities, Solano Public Health, and other community partners to identify community garden opportunities in parks or appropriate properties and on City-owned property.
 - a. The NZC supports this policy based on the response to Policy CP-1.1 above.
 4. Action CP-1.2C: Consider leasing publicly owned, non-contaminated vacant land for agricultural use, and work with partners such as colleges and universities to identify potential sites.
 - a. The NZC supports this policy based on the response to Policy CP-1.1 above.
 5. Action CP-1.2D: Develop City regulations that encourage urban agriculture and farm stands, as appropriate.
 - a. See response to Policy CP-1.1 above.
 6. Action CP-1.2E: Publicize and promote the availability of food grown in Vallejo.
 - a. The NZC supports this policy based on the response to Policy CP-1.1 above. Also, see response to Policy CP-1.2 above.
- iii. **Policy CP-1.6:** Action CP-1.4C: Explore opportunities for providing access to safe places for recreational in-water activities, such as boating, kayaking, paddle boarding, and swimming.
 - a. The NZC adds a requirement that any development within 100 feet of a waterway provide public access along the shoreline consistent with State and Bay Conservation and Development Commission requirements. An additional requirement will be included that such development shall also be consistent with the General Plan policies regarding waterfront and shoreline areas.
- iv. **Policy CP-1.6:** Active Transportation Network. Promote the health benefits of walking and bicycling by providing a convenient and safe network of bicycle paths and routes, sidewalks, pedestrian paths, and trails, including connections with major destinations such as civic facilities, educational institutions, employment centers, shopping, and recreation areas.
 - a. The NZC retains the potential for granting a density bonus for projects within a Planned Development that provides interior pedestrian trails or bicycle paths connecting with designated city trails and paths.
2. Action CP-1.6D: Develop guidelines for public and private projects that promote safe, convenient, and attractive bike and pedestrian facilities, including amenities to enhance bike and pedestrian activity, such as bicycle racks, lockers, street trees, public art, and street furniture.
 - a. The NZC adds the potential for granting a density bonus for projects providing a pedestrian and bicycle path that is a safe and convenient access to the transit centers.
 - b. The NZC adds a new section on bicycle storage requirements that promotes safe, convenient, and attractive bicycle facilities.

- v. **Policy CP-1.10:** Tobacco Sales and Children. Protect children by restricting the location of tobacco sales.
 - a. The NZC retains the requirement that tobacco retailers may not be established within 1,000 of a childcare center or school.
- 2. Action CP-1.10A: Amend City regulations to require use permit review to consider the potential negative impacts of uses proposing to sell tobacco in proximity to schools and other youth-serving facilities, and in areas with existing tobacco retailers.
 - a. The NZC retains the provision that a new tobacco retailer requires a Major Use Permit and may not be established within 1,000 of a childcare center, school or an existing tobacco retailer.
- vi. **Policy CP-5.2:** Action CP-5.2B: Continue to support local community service agencies and organizations in the provision of social services to Vallejoans in need, including special needs services that foster independence for older adults, people with disabilities, and those facing physical or mental challenges.
 - a. The NZC supports this action by establishing Social Service Center as a new land use type that is permitted in mixed use and commercial zoning districts.
- b. Nature and Built Environment
 - i. **Policy NBE-1.1:** Natural Resources. Protect and enhance hillsides, waterways, wetlands, occurrences of special-status species and sensitive natural communities, and aquatic and important wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent feasible.
 - a. The NZC retains and augments the Hillside Development Standards to protect and enhance Vallejo's hillsides.
 - b. The NZC retains the Resource Conservation (RCN) zoning district and protects and enhances the wetlands, sensitive natural communities, and important wildlife habitat by minimizing the development intensity allowed in RCN areas.
 - 2. Action NBE-1.1E: Protect the remaining woodlands and native tree resources and require replacement plantings where native trees must be removed.
 - a. The NZC supports this action by establishing requirements for tree replacement if protected trees are removed.
 - 3. Action NBE-1.1F: Require a biological assessment for new development proposed on sites that are determined to have some potential to contain sensitive biological and wetland resources. The assessment should be conducted by a qualified professional to determine the presence or absence of any sensitive resources, should evaluate potential adverse effects, and should define measures for protecting the resources in compliance with State and federal laws. Detailed surveys are not necessary in locations where past and existing development have eliminated natural habitat and the potential for presence of sensitive biological resources.

- a. The NZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA) and includes the CEQA process procedures. Conducting biological assessments for new development will be required as deemed appropriate based a project-specific environmental review checklist.
- 4. Action NBE-1.1G: Avoid potential impacts on jurisdictional wetlands and other waters as part of new development to the maximum extent feasible. This should include streams and associated riparian habitat and coastal salt marsh habitat along the Vallejo shoreline. Where complete avoidance is not possible, require that appropriate authorizations be secured from State and federal jurisdictional agencies and that adequate replacement mitigation be provided to ensure there is no net loss in habitat acreage or values.
 - a. Avoidance of potential impacts on jurisdictional wetlands and other waters, as well as compliance with State and federal requirements will be determined based on the project-specific environmental analysis.
- ii. **Policy NBE-1.2: Sensitive Resources.** Ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, and wetlands are avoided and mitigated to the greatest extent feasible as development takes place.
 - a. The NZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA) and includes the CEQA process procedures. Conducting biological assessments for new development will be required as deemed appropriate based a project-specific environmental review checklist and mitigations will be imposed as needed.
- 2. Action NBE-1.2D: Continue to require environmental review of development applications pursuant to CEQA to assess the potential impacts on native species and habitat diversity. Require adequate mitigation measures for ensuring the protection of sensitive resources and achieving “no net loss” of sensitive habitat acreage, values, and functions and encourage early consultation with all trustee agencies and agencies with review authority pursuant to CEQA for projects in areas supporting special-status species, sensitive natural communities, or wetland that may be adversely affected by new development.
 - a. The NZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA). Conducting assessments on the potential impact for new development will be required as deemed appropriate based a project-specific environmental review.
- iii. **Policy NBE-1.5: Scenic Vistas.** Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.
 - a. The NZC supports this policy by establishing the Regional Commercial (RC) zoning district, which is mapped along the freeway. Development and Design standards for this zoning district improve the overall appearance of the freeway corridor.

2. Action NBE-1.5B: Update City regulations for development within view of freeways in Vallejo.
 - a. The NZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped along the freeway and includes development and design standards that improve the overall appearance of the freeway corridor.
3. Action NBE-1.5C: Continue to administer the residential view district regulations intended to preserve panoramic views of the surrounding natural and human-made environment from residential neighborhoods located on hills.
 - a. The NZC retains the Residential View District and includes the district on the updated Zoning Map.
- iv. **Policy NBE-2.5:** Regional Retail and Entertainment. Support a thriving mix of regional retail and entertainment uses near Interstate 80.
 - a. The NZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped along the freeway that permits a mix of retail entertainment uses.
2. Action NBE-2.5A: Work with property owners in the Northgate Area to retain and attract businesses that cater both to residents and regional shoppers, including through circulation and wayfinding improvements.
 - a. The NZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped in the Northgate Area and permits a mix of uses for local and regional shoppers.
- v. **Policy NBE-3.1:** Action NBE-3.1B: Continue the use of residential density bonuses to incentivize or fund the construction of public benefits, such as plazas, open space, and public art.
 - a. The NZC adds a density bonus incentive that includes providing public plazas, parks and public art as public benefits.
- vi. **Policy NBE-3.4:** Local Art Scene. Promote arts and culture, and integrate public art and performances spaces into public and private development.
 - a. The NZC supports this policy by adding a density bonus incentive that includes providing public plazas, parks and public art as public benefits.
- vii. **Policy NBE-3.12:** Sonoma-Broadway District. Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and Soltrans properties.
 - a. The NZC supports this policy by adding a new Transit Oriented Development Chapter that identifies the nearby Sereno Transit Facility as a transit center where a mix of uses are permitted and development incentives are included to encourage mixed use development in the area.
2. Action NBE-3.12A: Explore opportunities for transit-oriented development (i.e., Urban Village) near the Sereno Transit Center in collaboration with Soltrans and adjacent property owners.
 - a. See response to Policy NBE-3.12 above.

- viii. **Policy NBE-5.3:** Health and Safety Codes. Enforce development regulations and building code requirements to protect residents, businesses, and employees from flooding, liquefaction, earthquakes, fires, and other hazards.
 - a. The NZC retains the requirement that projects must comply with CEQA. CEQA compliance may require an assessment of environmental impacts of a proposed development project on residents, businesses, and employees.
- ix. **Policy NBE-5.11:** Risk Reduction. Reduce the risk of hazardous materials accidents, spills, and vapor releases, and minimize the effects of such incidents if they occur.
 - a. The NZC adds a new Hazardous Materials Handling and Storage Chapter for facilities involved in the handling or storage of hazardous materials and that includes measures to reduce the risks of accidents, spills and other related incidents.
- 2. Action NBE-5.11E: Continue to require that all facilities where hazardous materials are used, handled, or stored are designed and constructed to minimize the possibility of environmental contamination and off-site impacts.
 - a. See response to Policy NBE-5.11 above.
- 3. Action NBE-5.11F: Collaborate with county, State, and federal agencies to ensure that facilities where hazardous materials are used, handled, or stored are regularly inspected and that applicable regulations are enforced.
 - a. The NZC adds a new Hazardous Materials Handling and Storage Chapter for facilities involved in the handling or storage of hazardous materials and requires compliance with all applicable federal and state regulations.
- x. **Policy NBE-5.14:** Vibration Control. Ensure that vibration does not affect quality of life in the community.
 - a. The NZC retains the requirement that no use shall be operated that produces vibrations that impact adjacent uses.
- xi. **Policy NBE-5.15:** Noise Compatibility Standards. Apply the General Plan noise and land use compatibility standards to all new residential, commercial, and mixed-use development and redevelopment.
 - a. The NZC includes the General Plan noise and land use compatibility standards for all new development.
- 2. Action NBE-5.15A: For new single-family residential projects, use a standard of 60 Ldn for exterior noise in private use areas, and require appropriate impact mitigation.
 - a. The NZC retains the requirement that a new single-unit project that includes residential use has a noise limit of 65 Ldn for exterior noise in private areas.

3. Action NBE-5.15B: For new multi-family residential projects, use a standard of 65 Ldn in outdoor areas, excluding balconies, and require appropriate impact mitigation.
 - a. The NZC adds a new requirement that new multiple-unit projects have a noise limit of 65 Ldn in outdoor areas.
4. Action NBE-5.15C: For new mixed-use projects that include a residential component, use a standard of 65 Ldn in outdoor areas, excluding balconies, and require the design to minimize commercial noise intrusion into residential areas, including by separating residential areas from noise-generating sources such as mechanical equipment, entertainment facilities, gathering places, loading bays, parking lots, driveways, and trash enclosures to the extent reasonably feasible.
 - a. The NZC adds a new requirement that requires mixed-use projects that include a residential component has a noise limit of 65 Ldn.
5. Action NBE-5.15F: Require acoustical studies with appropriate mitigation measures for projects that are likely to be exposed to noise levels that exceed the 'normally acceptable' standard and for any other projects that are likely to generate noise in excess of these standards.
 - a. The NZC adds a new requirement that the Director may require an acoustic study to assess noise levels for a project.

c. Economy, Training and Education

- i. Policy EET-1.13: Data and Information Systems. Invest in data and mapping capabilities to realize sustainable economic development and evaluate potential environmental impacts.
 - a. Creating and implementing a new GIS Mapping tool to be used by the whole City and the Public.
- ii. Policy EET-2.3: Customer Service. Maintain a customer-and-business friendly environment in Vallejo.
 - a. Continue to have an accessible customer service environment during the pandemic with limited City Hall hours and providing meetings via zoom. In addition, a new permitting software is being implemented to help streamline planning and building permits.

2. Public Works Department

a. Community and People

- i. **Policy CP-1.15:** Water Quality. Maintain and improve water quality in a way that provides public and environmental health benefits.
 1. Proposed City project to build trash enclosures at City Hall and the Ferry Building to keep public and waterways safe from trash (PW9409).

b. Nature and Built Environment

- i. **Policy NBE-1.7:** Green Infrastructure. Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens,

constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.

1. Proposed City project to complete a citywide tree inventory and develop an Urban Forest Management Plan to establish a citywide commitment to a healthy, growing urban forest in the City of Vallejo (Project ID PW9428).

c. Economy, Education and Training

- i. **Policy EET-1.9:** Municipal Services. Provide robust, high-quality municipal services and build revenue to achieve a self-sustaining model of funding.

1. Proposed project includes performing work on facilities owned by the City (Project ID: PWC111)

d. Mobility, Transportation and Connectivity

- i. **Policy MTC-1.5:** Regional Trail Network. Continue to participate in efforts to complete the regional trail networks through Vallejo.

1. Proposed Class 1 Vallejo Bluff Trail, would close gap in three major regional trails (San Francisco Bay Trail, The Bay Area Ridge Trail and California Delta Trail) (Project ID CE001)

- ii. **Policy MTC-2.1:** Safety First. Prioritize pedestrian, bicycle, and automobile safety over traffic flow, and **Policy MTC- 2.4:** Citywide Mobility. Maintain a transportation network that provides for all ages and abilities and for all areas of the community, **Policy MTC-2.6:** Pavement Condition. Improve street pavement condition in Vallejo, prioritizing neighborhood corridors and arterials, **Policy MTC-2.7:** Complete Street. Increase accessibility for and use of streets by pedestrians, bicyclist and transit riders.

1. Proposed project to review which roadways in the City are good candidates for reducing number of lanes, reduce the number of travel lanes on Redwood Street, Sacramento Street, and reconstruction projects will consist of pavement rehabilitation, removal and replacement of non-compliant ADA curb ramps, sidewalks, curb and gutter (Project ID PW9731, PW9729, PW9703).
2. Additional funding allocated to street repair by the City Council on February 8, 2023.

3. Water Division

a. Community and People

- i. **Policy CP-1.13:** Clean Water. Provide a safe, adequate water supply City Wide.

1. Proposals to replace and upgrade of the sedimentation and flocculation facilities at the Fleming Hill Water Treatment, replace water meters and meter reading technology, annual transfer to Finance Department to support new Enterprise Resource Planning Project, annual replacement of pipes, and rehab and/or replace the Gordon Valley Water Main (Project ID: WT7104, WT7105, WT7106, WT7107, WT7108, WT7109, WT7110, WT7111).

4. Police Department

- i. **Policy CP-3.1:** High Quality Education. Foster high quality schools that enhance civic pride.
 1. Grow youth opportunities by increased hourly for police cadets for competitiveness in local market and added significant updates to the cadet program in preparation for the police academy and participate in the Youth Intern program at the City during the summer and winter.

5. HOUSING ELEMENT ANNUAL PROGRESS REPORT

California Government Code Section 65400 requires cities and counties to adopt a General Plan for development within their boundaries that includes, among other things, a Housing Element. The Housing Element is a comprehensive statement of the jurisdiction's housing needs and proposed actions to meet those needs at all income levels.

The City Council adopted the current Fifth Cycle Housing Element for the 2015-2023 period on May 26, 2015, and HCD subsequently certified compliance of the Housing Element with State requirements. The Housing Element demonstrates how the City is addressing regional housing needs based on an allocation (RHNA). While the Housing Element must address specific statutory requirements, it is also intended to reflect local community values and priorities via community input.

Following is a summary of key information of the HCD Annual Progress Report:

1. Table A documents the number of housing units for which entitlement applications were submitted in 2022. The City received 77 housing applications in the last calendar year. The total number of proposed dwelling units in these applications was 126, and 124 new dwelling units were approved.
2. Table A2 documents the number of units receiving land use entitlements, building permits and certificates of occupancy. The City entitled 122 units, 47 of which are deed restricted for very low-income residents. It also issued building permits for 224 units, 75 which are deed restricted for very low income residents. And the City 23 certificates of occupancy. These dwelling units were a mix of single and multifamily units.
3. Table B documents the City's progress toward meeting its RHNA goals. It reflects that while the City has made good progress in the last year, it still needs 208 very low, 178 low, 211 moderate and 253 above moderate dwelling units. While much of this unmet need is beyond the ability of the City to create, staff continues to look for ways to incentivize housing throughout the City.
4. Table C documents sites identified or rezoned to accommodate shortfall housing need. There were no such sites in 2022.
5. Table D describes the progress of the various programs and activities identified in the Housing Element. These are mostly executed by the City's Planning Division and the Vallejo Housing Authority. As indicated in the Table, a substantial number of these programs were completed by the new Zoning Code, adopted in 2021. Many others are ongoing or in progress.
6. Table E documents projects receiving a commercial development bonus pursuant to

Government Code Section 65915.7. There were no such projects in 2022.

7. Table F documents Units documents Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c) There were no such projects in 2022.
8. Table F2 documents Above Moderate-Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2. There were no such projects in 2022.
9. Table G documents Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of. There were no such sites that were identified on this table.
10. Table H documents Locally Owned Surplus Lands. This table lists 17 properties.
11. Table I documents Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9). There are no such applications listed on this table.
12. Table J documents 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. There are no such projects listed on this table.

6. GENERAL PLAN AMENDMENTS

There were no General Plan Amendments for the reporting year of 2022.

7. LOCAL GOVERNMENT PLANNING SUPPORT GRANTS

There were no LEAP grants awarded to the City of Vallejo in 2022.

ATTACHMENTS

HCD – Housing Element Annual Report for 2022

Jurisdiction	Vallejo	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi 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.	Notes*
Summary Row: Start Data Entry Below								47	0	0	0	0	0	79	126	124	0					
	53173050	37 Winslow Avenue		ZC22-0001	ADU	R	1/4/2022							1	1	1		No	No	N/A	Approved	
	51123050	7 View Street		ZC22-0002	ADU	R	1/4/2022							1	1	1		No	No	N/A	Approved	
	69131210	931 Edward Circle		ZC22-0003	ADU	R	1/6/2022							1	1	1		No	No	N/A	Approved	
	71012100	505 Miller Avenue		ZC22-005	ADU	R	1/24/2022							1	1	1		No	No	N/A	Approved	
	53072220	319 San Marino Avenue		ZC22-0007	ADU	R	2/1/2022							1	1	1		No	No	N/A	Approved	
	81812120	3226 Ocean Breeze Court		ZC22-0009	ADU	R	2/8/2022							1	1	1		No	No	N/A	Approved	
	56171020	715 CAROLINA STREET		ZC22-0011	ADU	R	2/16/2022							1	1	1		No	No	N/A	Approved	
	74053220	N/A		ZC22-0008	ADU	R	12/23/2022							1	1	1		No	No	N/A	Approved	
	59191240	326 Wallace Avenue		ZC22-0013	ADU	R	2/18/2022							1	1	1		No	No	N/A	Approved	*this project is a JADU
	59191240	326 Wallace Avenue		ZC22-0014	ADU	R	2/18/2022							1	1	1		No	No	N/A	Approved	*this project is an ADU
	56135110	746 Florida Street		ZC22-0016	ADU	R	3/3/2022							1	1	1		No	No	N/A	Approved	
	56073090	544 Alabama Street		ZC22-0017	ADU	R	3/9/2022							1	1	1		No	No	N/A	Approved	
	69123160	828 Humboldt		ZC22-0018	ADU	R	3/14/2022							1	1	1		No	No	N/A	Approved	
	57092010	1801 Alabama Street		ZC22-0022	ADU	R	3/15/2022							1	1	1		No	No	N/A	Approved	*this project is an ADU
	57092010	1801 Alabama Street		ZC22-0023	ADU	R	3/15/2022							1	1	1		No	No	N/A	Approved	*this project is a JADU
	53082020	2017 Tuolumne Street		ZC22-0019	ADU	R	3/16/2022							1	1	1		No	No	N/A	Approved	
	53052210	131 El Poco Place		ZC22-0020	ADU	R	3/17/2022							1	1	0		No	No	N/A	Withdrawn	*JADU application withdrawn
	53052210	131 El Poco Place		ZC22-0021	ADU	R	3/17/2022							1	1	1		No	No	N/A	Approved	*Attached ADU
	71131480	748 Laurel Street		ZC22-0024	ADU	R	3/29/2022							1	1	1		No	No	N/A	Approved	
	72281020	167 Molina Street		ZC22-0026	ADU	R	4/1/2022							1	1	1		No	No	N/A	Approved	
	61173140	840 Grant Street		ZC22-0027	ADU	R	4/6/2022							1	1	1		No	No	N/A	Approved	
	53171040	2445 Alameda Street		ZC22-0029	ADU	R	4/14/2022							1	1	1		No	No	N/A	Approved	
	57155130	2014 Florida Street		ZC22-0031	ADU	R	4/20/2022							1	1	1		No	No	N/A	Approved	
	69176050	1173 Oakwood Avenue		ZC22-0030	ADU	R	4/26/2022							1	1	1		No	No	N/A	Approved	
	55053060	18 Buena Vista Avenue		ZC22-0032	ADU	R	4/26/2022							1	1	1		No	No	N/A	Approved	
	52452070	190 Riverview Drive		ZC22-0037	ADU	R	5/2/2022							1	1	1		No	No	N/A	Approved	
	54052290	417 Valle Vista Avenue		ZC22-0038	ADU	R	5/3/2022							1	1	1		No	No	N/A	Approved	
	54081170	14 Fairview Avenue		ZC22-0039	ADU	R	5/3/2022							1	1	1		No	No	N/A	Approved	
	72152140	16 Bergwall Way		ZC22-0040	ADU	R	5/4/2022							1	1	1		No	NO	N/A	Approved	
	56166150	526 Virginia		ZC22-0043	ADU	R	6/1/2022							1	1	1		No	No	N/A	Approved	
	68071080	229 Falcon Drive		ZC22-0041	ADU	R	5/20/2022							1	1	1		No	No	N/A	Approved	
	68112160	855 Stanford		ZC22-0042	ADU	R	5/31/2022							1	1	1		No	No	N/A	Approved	
	56166150	526 Virginia		ZC22-0043	ADU	R	6/1/2022							1	1	1		No	No	N/A	Approved	
	56211040	917 Virginia Street		ZC22-0046	ADU	R	6/23/2022							1	1	1		No	No	N/A	Approved	
	55126210	314 Capitol Street		ZC22-0047	ADU	R	6/29/2022							1	1	1		No	NO	N/A	Approved	
	69163100	1128 Maple Avenue		ZC22-0048	ADU	R	6/29/2022							1	1	1		No	No	N/A	Approved	
	81010100	900 Admiral Callaghan Lane		ZC22-0049	ADU	R	6/30/2022							1	1	1		No	No	N/A	Approved	
	74051320	953 Benicia Road		ZC22-0050	ADU	R	6/30/2022							1	1	1		No	No	N/A	Approved	
	56236030	717 Maine Street		ZC22-0052	ADU	R	7/1/2022							1	1	1		No	No	N/A	Approved	
	51232250	1806 Sacramento Street		ZC232-0055	ADU	R	7/13/2022							1	1	1		No	No	N/A	Approved	
	74041010	392 Idora Avenue		ZC22-0056	ADU	R	7/13/2022							1	1	1		No	No	N/A	Approved	
	81010420	1190 Admiral Callaghan		ZC22-0058	ADU	R	7/18/2022							1	1	1		No	No	N/A	Approved	
	56211040	917 Virginia Street		ZC22-0059	ADU	R	7/28/2022							1	1	0		No	No	N/A	Withdrawn	
	56243050	1027 York Street		ZC22-0066	ADU	R	7/27/2022							1	1	1		No	No	N/A	Approved	
	81583220	1001 Legend Circle		ZC22-0067	ADU	R	8/4/2022							1	1	1		No	No	N/A	Approved	
	68314030	160 Pamela Street		ZC22-0068	ADU	R	8/4/2022							1	1	1		No	No	N/A	Approved	
	71151060	709 Oakwood Avenue		ZC22-0072	ADU	R	8/11/2022							1	1	1		No	No	N/A	Approved	

	52062650	116 B.W. Williams Drive		ZC22-0074	ADU	R	8/18/2022							1	1	1		No	No	N/A	Approved	
	54194170	1263 Tuolumne Street		ZC22-0075	ADU	R	8/22/2022							1	1	1		No	No	N/A	Approved	
	82010200	N/A		ZC22-0076	ADU	R	8/25/2022							1	1	1		No	NO	N/A	Approved	
	68217040	1401 Griffin Drive		ZC22-0077	ADU	R	8/26/2022							1	1	1		No	No	N/A	Approved	
	68511010	288 Carousel Drive		ZC22-0081	ADU	R	8/31/2022							1	1	1		No	No	N/A	Approved	
	57155130	2014 Florida Street		ZC22-0083	ADU	R	9/1/2022							1	1	1		No	No	N/A	Approved	
	71082060	133 Granville Avenue		ZC22-0086	ADU	R	9/15/2022							1	1	1		No	No	N/A	Approved	
	59054050	1416 Farrell Street		ZC22-0088	ADU	R	9/15/2022							1	1	1		No	No	N/A	Approved	
	82222070	108 Deans Court		ZC22-0090	ADU	R	9/20/2022							1	1	1		No	No	N/A	Approved	
	79291140	771 Topsail Drive		ZC22-0093	ADU	R	9/28/2022							1	1	1		No	No	N/A	Approved	
	54063220	40 Greenfield Avenue		ZC22-0094	ADU	R	9/30/2022							1	1	1		No	No	N/A	Approved	*ADU
	54063220	40 Greenfield Avenue		ZC22-0095	ADU	R	9/30/2022							1	1	1		No	No	N/A	Approved	*JADU
	67232830	165 Teri Court		ZC22-0098	ADU	R	10/12/2022							1	1	0		No	No	N/A	Withdrawn	
	59066010	2003 Georgia Street		ZC22-0099	ADU	R	10/12/2022							1	1	1		No	No	N/A	Approved	
	56011130	1712 Sacramento Street		ZC22-0102	ADU	R	10/27/2022							1	1	1		No	No	N/A	Approved	
	56212120	940 York Street		ZC22-0101	ADU	R	11/2/2022							1	1	1		No	No	N/A	Approved	
	56074090	2417 Sonoma		ZC22-0104	ADU	R	11/16/2022							1	1	1		No	No	N/A	Approved	
	82174120	10 Brunswick		ZC22-0105	ADU	R	11/21/2022							1	1	1		No	No	N/A	Approved	
	57092050	1827 Alabama Street		ZC22-0106	ADU	R	11/28/2022							1	1	1		No	No	N/A	Approved	
	71083040	2941 Webb Street		ZC22-0109	ADU	R	12/12/2022							1	1	1		No	No	N/A	Approved	
	61074030	611 Sheridan		ZC22-0110	ADU	R	12/14/2022							1	1	1		No	No	N/A	Approved	*ADU
	61074030	611 Sheridan		ZC22-0111	ADU	R	12/14/2022							1	1	1		No	No	N/A	Approved	*JADU
	81351060	363 Springbrook Drive		ZC22-0113	ADU	R	12/16/2022							1	1	1		No	No	N/A	Approved	
	67182020	765 Tobin Drive		ZC22-0114	ADU	R	12/19/2022							1	1	1		No	No	N/A	Approved	
	79513080	232 Bermuda Lane		ZC22-0115	ADU	R	12/19/2022							1	1	1		No	No	N/A	Approved	
	51221150	1911 El Dorado Street		ZC22-0117	ADU	R	12/20/2022							1	1	1		No	No	N/A	Approved	
	51234370	N/A		DVR22-0001	SFD	R	1/3/2022							1	1	1		No	No	N/A	Approved	
	74053220	N/A		DVR22-0009	SFD	R	2/1/2022							1	1	1		No	No	N/A	Approved	Associated with ZC22-0008*
	55126210	314 Capitol Street		DVR22-0010	SFD	R	3/7/2022							1	1	1		No	No	N/A	Approved	Associated with ZC22-0047*
	67140150	N/A		DVR22-0022	5+	R	6/10/2022	47						1	48	48		Yes-Approved	Yes	YES	Approved	
	81181210	N/A		DVR22-0022	SFD	R	12/20/2022							1	1	1		No	No	N/A	Approved	
	57191270	304 Mayo Avenue		DVR22-0035	2 to 4	R	9/12/2022							1	1	2		No	No	N/A	Approved	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Vallejo
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023

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		2									3	4
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	283	-	-	-	-	-	-	-	-	75	-		
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	75	208
Low	Deed Restricted	178	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	178
Moderate	Deed Restricted	211	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	211
Above Moderate		690	-	-	-	-	-	-	-	-	-	-	-	
Total RHNA		1,362												
Total Units			-	-	47	44	55	64	41	37	224	-	512	850
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		142		-	-	-	-	-	-	-	-	-	-	142

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Vallejo		
Reporting Year	2022	(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
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program A1.1.1:Housing Element Annual Review	Prepare an annual analysis of the City's progress in implementing the Housing Element, for submittal to City Council and HCD. Expand Inventory of available sites to accommodate unmet need, as necessary	Annual	2016 annual review analysis submitted 2017annual review analysis submitted 2018annual review analysis submitted 2019annual review analysis submitted 2020annual review analysis submitted 2021annual review analysis submitted
Program A1.1.2: Vacant Land Inventory and RHNA Monitoring	Maintain a vacant land inventory for residential, commercial, and industrially zoned parcels, and update inventory (site information) as projects are approved through the Planning Division. Annually review inventory to ensure enough land to meet the City's RHNA allocation through the 5th cycle planning period.	Ongoing and Annual	Vacant inventory list will be updated annually
Program A 1.1.3:Mixed-Use Development	Encourage and facilitate residential development in mixed-use zones, particulary units affordable to extremely low, low- and very low- income households. With General Plan Update, Sonoma Blvd. Specific Plan, and Zoning Code update, consider providing more flexibility for mixed-use development with residential units on the ground floor of certain commercial areas (except for storefronts abutting the public sidewalk) or under certain conditions. Facilitate the construction of residences in mixed-use developments and high density by: 1) discouraging the development of exclusively commercial projects in areas designated for mixed use; 2) providing marketing materials on the City's website that delineate site opportunities for mixed-use and provide technival assistance for developers; 3) providing developers a predictable path to entitlement of mixed-use projects; 4) encouraging lot consolidation for mixed-use developments; and 5) establishing a protocol to monitor development interest and progress toward mixed-use development	General Plan, Specific Plan adopted in 2017: Zoning Code Updated in 2021	General Plan 2040 and Sonoma Blvd. Specific Plan was August 2017. With the adoption of the new zoning code, the following zone districts were established, all mixed-use or full residential projects: Neighborhood Mixed Use, Waterfront Mixed Use, Neighborhood Commercial, Waterfront Commercial, Central Corridor, Regional Commercial. Staff has created an entitlement flow chart that provides developers a predictable path to entitlement of projects.
Program A 1.1.4: High Density	As part of the General Plan update and Zoning Code update, increase density of high density residential from 27 to 30 units per acre.	Completed. Zoning Code updated 2021	With the adoption of the zoning code, the General Land Use Designations were amended from a minimum of 30 units to a maximum of 50 units per acre to allow the increase of residential.
Program A 2.1.1: Underutilized Commercial Land Conversion Program	With General Plan and Zoning Code update, expand opportunities for residential and mixed-use development. With Zoning Code update, offer regulatory incentives, such as expedited permit processing, for projects that contain an affordable housing component. Promote the availability of both underutilized sites and regulatory incentives through the City's website, during pre-application meetings, and during other relevant community outreach workshops/meetings. Monitor the supply of underutilized sites and evaluate whether the incentives are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. Make changes to this program to ensure that infill development remains a realistic and viable development strategy	Study site inventory 2015; General Plan 2017; Zoning Code update 2021; Other ongoing	The new zoning code created the following zoning districts to allow opportunities for residential and mixed use development: Neighborhood Mixed Use, Downtown Mixed Use, Waterfront Mixed Use, Neighborhood Commercial, Waterfront Commercial, Central Corridor, Regional Commercial. Phase II of the Zoning Code update will include regulatory incentives which is ongoing.
Program A 3.1.1: Removal of Governmental Constraints	With Zoning Code update, review local regulations to remove or mitigate constraints on the productions of housing, where possible, including: a) remove regulations requiring a major conditional use permit for multi-family housing; b) allow licensed group home and other residential facilities with 6 or fewer residents by right in residential areas accordance with State law; c) encourage housing suitable for extremely low-income households	Zoning Code adopted	Since adoption of the new zoning code, new multi-family projects do not require a major use permit. Depending on the proposed number of units, a development review and design review entitlements are required. 2-10 units permitted subject to Director Decision. 11-49 units permitted subject to Director decision with Design Review board recommendation. 50 or more units requires Design Review board recommendation and Planning Commission decision. If project complies with State Government Code SSection 65589.4 project is exempt from Design Review board and Planning Commission review.
Program A 3.1.2: Density Bonus Amendment	With Zoning Code update, incentivize the development of affordable housing, including increased density allowances and reduced parking standards in compliance with State law.	Completed. Zoning Code updated 2021	Chapter 16.214 - AFFORDABLE HOUSING INCENTIVES outlines local and state regulations regarding density bonuses.

Program A4.1.1: Housing Marketing and Promotion	Facilitate the development of housing that is affordable to households with a widerange of incomes, particularly in the downtown area, by updating land use policies and regulations and marketing and branding the City as an investment opportunity for moderate and above moderate income households.	Completed. Zoning Code updated 2021	New Zoning Code removed a number of challenges to the construction of all types of housing. As a result, Vallejo is seeing an increase in proposed housing projects of all kinds, since 2021. See summary for data.
Program B 1.1.1: Section 8 Rental Subsidy Program (Tenant-Based)	Utilize available HUD vouchers for extremely low-, very low-, and low-income households, making extremely low-income households a priority (VHA). Promote and continue the Family Self-Sufficiency Program, owner outreach efforts, property manager meetings, regular presentations to the Solano Board of Realtors, and participation in the Napa/Solano Advisory Chapter of the California Apartment Association. (VHA) Continue to contract with affordable housing.com, formerly, gosection8.com), an online landlord listing service to attract new landlords. (VHA)	Ongoing and Annual	Ongoing
Program B 2.1.1: Below-market rate financing program (New construction)	Explore the feasibility of adopting a Housing Impact Fee that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations.	Staff continues to explore the feasibilty of this fee	Established a housing strategy in 2020 to create a framework to establish policies that will create housing for an array of different income levels. Exploraiton/feasibility of HIA under consideration.
Program B 2.1.2: Housing Impact fee	Explore the feasibility of adopting a Housing Impact Fee that would assist in meeting Vallejo's "fair share" of Regional Housing Needs Allocations.	Staff continues to explore the feasibilty of this fee	Established a housing strategy in 2020 to create a framework to establish policies that will create housing for an array of different income levels. Exploraiton/feasibility of HIA under consideration.
Program B2.1.3: Commercial Linkage fee	Explore the feasibility of a Commerical Linkage Fee that would provide an additional source of funding for affordable housing (i.e. jobs/housing nexus study)	Conducted in 2017	In Progress.
Program B.2.1.4: Low-Moderate Income Housing Funds	Support very low- and extremely low-income housing development with RDA Successor Agency funds. Seek new funding sources for the development of affordable housing.	Ongoing	Staff continues to see funding for the development of affordable housing.
Program B.2.1.5: Explore additional funding opportunities	Seek additional funding for extremely low income rental housing from State and Federal resources, such as funding from the National Housing Trust Funds when funding becomes available, and CDBG, and HOME programs.	Ongoing; Apply as funidng become available	Staff continues to see funding for the development of affordable housing.
Program C.1.1.1: Conversion Monitoring and Response Program	If City receives notice by owners of Planned Conversion of units to market rate, contact qualified and interested nonprofit organizations to begin developing plans to preserve, acquire, or replace the affordable units and notify tenants of affected proeprties of their rights, potential date of conversion, and options. Consider additional outreach such as hosting workshops and distributing updated information on the web. Contact owners at least two years prior to expiration date to determine best approach to keep the units affordable. Investigate the status of Ascension Arms to ascertain the risk of conversion to market rate, and take immediate action to prevent conversion.	Ongoing	Ongoing. Ascension Arms renewed affordability period with HUD for all units through March 1, 2027.
Program C.1.1.2: Below-Market Rate Financing Program (Preservation)	Utilize available tax-exempt bond financing, CDBG, HOME funds, and Housing Authority reserves to assist housing operators to acquire and preserve as affordable units at risk of <u>converting to market rates</u> .	Ongoing	Ongoing.
Program C 2.1.1: Condominium Convevrsion Ordinance	With Zoning Code update, review the current condominium conversion regulations to consider their effectiveness to mitigate potential displacement of affordable units and to address complexes with approved condominium maps that are yet to be <u>converted</u>	Ongoing	Ongoing
Program D 1.1.1: First Time Homebuyer Program	Continue the City's First Time Homebuyer Program, with an intention to provide homeownership opportunities to 5 or more potential homeowners for households at or below 120 percent of the area median income. Consider establishing a program to give priority criteria to homes located in older neighborhoods to increase ownership investment in those areas.	Inactive	Staff will consider incorporating program into next Housing Element.
Program D.1.1.2: Sweat-Equity Program for Homeownership	Consider implementing a program to provide financial subsidies to prospectives homeowners in exchange for investing sweat equity in rehabilitating an existing home that is in need of significant repair. Consider targeting the program to foreclosed or blighted dwellings and working with a nonprofit organization such as Habitat for Humanity, which specializes in sweat-equity programs	2017. In 2019 identify an affordable work force project for teachers working in local schools.	Ongoing.
Program D.1.1.3: Section 8 Homebuyer Assistance Progm	Continue to administer the Section 8 Homeownership Program for eight (8) households	Ongoing	Ongoing
Program D1.1.4: Family Self-Sufficiency Program	Continue to promote and administer the Family Self-Sufficiency Program to Section 8 Recipients to help in the <u>purchase of a home</u> .	Ongoing	Ongoing

Program D.1.1.5: Mobile Home Permitting	With the Zoning Code update, clarify that a single mobile home or a manufactured house on a permanent foundation will be processed and permitted the same as conventional single family homes in all zoning districts.	Completed. Zoning Code updated 2021	Chapter 16.325 - MANUFACTURED HOUSING implemented this program.
Program E1.1.1: Section 8 Rental Subsidy Program (Tenant Based, Special Needs)	Meet with service providers on an annual basis to discuss opportunities to expand supportive housing, affordable housing that provides on-site services to people who may need to support live independently, for special needs populations, e.g., formerly homeless individuals and families, people with HIV/AIDs or physical disabilities, and young people aging out of foster care.	Ongoing and Annual	Staff continues to work with applicants on the waiting list for the program.
Program E 1.1.2: Senior Housing Needs	Identify the existing and future housing needs of senior citizens and identify annual funding opportunities. Apply for funding to complete a senior needs survey annually and/ or as Notice of Funding Available (NOFAS) are released. Meet with affordable housing/senior housing developers, senior stakeholder groups, and other senior housing advocates such as the Legal Services of Northern California on an annual basis to discuss available sites and senior needs in the community. With Zoning Code Update, provide incentives to developers to provide housing, care choices, and age in place options for seniors of all income levels.	Both completed and ongoing	New Zoning Code implemented many new incentives, including permitting senior housing in all residential zones outright, decreasing parking requirements for senior housing projects and clarifying that senior housing with appropriate affordable incentives qualify for density bonus regulations. Staff continues to look for funding sources to support all types of below market rate housing types, including senior housing.
Program E 1.1.3: Homeless Needs	To identify the number of homeless persons, complete a Point in Time count to augment the HUD Continuum of Care Report 2013. Partner with agencies and other community organizations to pursue funding from available sources for homeless services. Annually apply for grants where appropriate or encourage/partner with local and regional nonprofit organizations that wish to apply for such grants	Ongoing	Conduct Point In Time (PIT) January 2022
Program E 1.1.4: Community Action Partnership of Solano County	Continue to be an active member on the Community Action Partnership of Solano County Board (CAP Solano) a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.	Ongoing	Staff continues to work with Solano County Action Partnership.
Program E 1.1.5: Reasonable Accommodations	As part of the Zoning Code Update, and as required by both the Federal Fair Housing Act and the California Fair Employment and Housing Act, establish a procedure for allowing reasonable accommodation requests made by persons with disabilities for exceptions or modifications and other special considerations during the Planning and Building permit review process.	Completed. Zoning Code updated 2021	Chapter 16.608 - EXCEPTIONS implemented the program and allows for reasonable accommodation requests by persons with disabilities.
Program E.1.1.6: Universal Design	Inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums, and townhomes, including on the Planning Division's website, at the Planning Division's information counter, and at the Building Division's permit counters	Ongoing	Staff continues to meet with development team and encourage universal design features.
Program E.1.1.7: Support for Persons with Developmental Disabilities	Explore successful models implemented in other Bay Area cities that encouraged the creation of housing for persons with developmental disabilities. Seek outside funding sources for housing construction and rehabilitation specifically targeted for housing for persons with disabilities	Ongoing	Ongoing
Program F.1.1.1:Housing Discrimination Monitoring and Referral Program	Publicize fair housing requirements and the availability of assistance (VHA). For Section 8 participants, accept and investigate complaints of housing discrimination and works with Fair Housing Advocates of Northern California regarding the incidence of housing discrimination complaints on other cases (VHA)	Ongoing	Ongoing. Added a second legal aid provider to the local Resource Guide to expand the availability of this service. Developing a new framework to mediate just cause evictions.
Program F.1.1.2: Analysis of Impediments	Coordinate efforts to further fair housing and equal opportunity through an update and revision of the local Analysis of Impediments to Fair Housing document (AI), as required by the U.S. Department of Housing and Urban Development (HUD). (VHA)	Ongoing	Ongoing
Program G.1.1.1: Housing Rehabilitation Program	Provide funds to assist very low-, low- and moderate-income households to undertake repairs to their homes to bring them into a good state of repair and maintain them as viable units in the local housing stock. (VHA)	Ongoing	Ongoing. Working on one Housing Rehabilitation Project.
Program G.1.1.2: Neighborhood Amenities	Evaluate proposals for higher density residential development to determine what, if any, project-serving retail or services could be incorporated into the project or concurrently developed adjacent to the project which would offer residents the ability to meet their everyday needs easily and efficiently.	Ongoing	Ongoing

Program G.2.1.1: Code Enforcement Program	Continue to aggressively enforce existing codes through its Code Enforcement Program, utilizing all available authorities to compel property owners to correct code violations.	Ongoing	Ongoing
Program G.3.1.1: Capital Improvement Program	When updating capital improvement projects, collaborate with Vallejo Flood and Wastewater District to allocate resources to rehabilitate and/or replace infrastructure in older neighborhoods whose infrastructure is approaching obsolescence. (VPW).	CIP Update Annually	Meet quarterly; CIP update accordingly
Program G.4.1.1: Rental Property Inspection Program	Present a resolution of intention to the City Council regarding a rental property inspection program.	Modified	After conducting a cost study, this program for market rate units was determined to be financially infeasible. An alternate inspection model is being explored with the Housing Authority, Fire Department and Building Division, recommend 2023.
Program G 4.1.2: Crime Prevention Program (Crime Free-Multi-Housing Program)	Continue the crime-free rental housing program to target and help rehabilitate existing and new multi-family complexes. Work with the Police Department to evaluate multi-family complexes and provide rehabilitation and surveillance recommendations to address crime and safety and to promote the implementation of Crime Prevention through Environmental Design (CPTED) Strategies.	Modified	Program suspended in 2020, and transitioning from the Crime Free Mutli-Housing Program (CFMHP) to the Vallejo Community Public Safety Program (VCPS) that will lead public safety information meetings, share crime data, crime prevention practices and other public safety information with local neighbors within each specified district.
Program G.5.1.1 Mills Act Program	Promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information located on the City's website.	Ongoing	Planning and Development Services brought forward three Mills Act projects in 2022.
Program H.1.1.1: Neighborhood Park Access Program	Encourage the development of public neighborhood or pocket parks for new subdivisions. As part of the zoning Code update and other means, require that developers proposing to build parks and park facilities will 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.	Completed. Zoning Code updated 2021	Zoning Code adopted in 2021 requires common and private open space for all multi-family projects.
Program H.1.1.2: Neighborhood Services	Evaluate, and if appropriate, encourage the development of services, such as child-care centers, within or adjacent to neighborhoods that will allow residents to minimize vehicle trips and access services close to home. Incorporate neighborhood serving uses into the Zoning Code update.	Completed. Zoning Code updated 2021	Zoning Code Adopted in 2021 permits child care and early education facilities within the rural residential zoning district a minor use permit in Residential, Low Medium and High density.
Program H.2.1.2: Downtown Vallejo Specific Plan and Sonoma Blvd Specific Plan	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 to implement residential development as part of the Specific Plan goals.	Completed. Zoning Code updated 2021	Zoning Code now permits a minimum of 30 units to a maximum of 90 units per acre in the Downtown Mixed Use zoning district permits . The Central Corridor Zoning District permits a minimum of 16 units to 50 units per acre.
Program H.2.1.3: Live/Work Ordinance	Continue to permit live/work unit applications with an administrative review process to facilitate the development of live/work units.	Completed. Zoning Code updated 2021	Zoning now permits Live/work units with Zoning Compliance review in many mixed use zoning an commercial districts and allows them with minor use permits in several other residential and light industrial districts.
Program H.2.1.34: Transit Oriented Development (TOD)	Implement the goals of Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Sonoma Boulevard Specific Plan to implement transit-oriented development. Rezone underutilized areas near transit stops or along major transit corridors as mixed-use and offer regulatory incentives, such as relaxed development standards, building setbacks, height, FARs, and parking to encourage transit-oriented development.	Zoning Code adopted in 2021.	Zoning Code was adopted in 2021. The new zoning code will implement the goals of the Mare Island Specific Plan, Waterfront Planned Development Master Plan, and Sonoma Boulevard Specific Plan to implement transit-oriented development.
Program H.3.1.1: Design Review	With the Zoning Code Update, establish design review criteriato use in determining whether proposed infill projects are compatible with the existing neighborhoods in which they are proposed.	Zoning Code adopted in 2021.	The new zoning code requires staff level design review for new residential projects of two units or more and Design Review Board review for 10 or more units. All local regulation is subject to state laws requiring objective design standards.
Program H.3.1.2. Design Guidelines for Housing Quality	Establish residential design guidelines, to ensure residential development projects are consistent with the goals of this Housing Element, produce better housing and neighborhoods and improve the quality of life for existing and future Vallejo residents.	Completed to an extent and ongoing, depending on District. Zoning Code updated 2021	The new zoning code implements objective design standards in many of the new zoning districts. However staff is still working to create objective design standards for housing projects throughout the city.
Program I.1.1.1: Energy Conservation Partnership Program	Continue and establish partnerships with local utility providers and other organizations to promote participation in available energy efficiency 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). (VBD)	Ongoing	Staff continues to implement these programs whenever appropriate.

Program I.1.2.2: Green Building Code	Enforce the Green Building Code (Cal Green to facilitate the implementation of green building features in new housing units, including possible developing a brochure which would provide developers with a range of green building design features to choose from that will satisfy the requirements of the ordinance. (VBD).	Ongoing	Ongoing
Program I.1.1.3: Incentives for Green Building	Provide incentives, such as project expediting and a study of fee reductions, to encourage the implementation of features that exceed Cal-Green Standards. (VBD,VPD)	Ongoing	Ongoing

Jurisdiction	Vallejo	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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 to receive the password that will 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:
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Vallejo
Reporting Period	2022 (Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Solano County jurisdictions, please format the APN's as follows:9999-999-999

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						
0055-044-200	415-419 Farragut Ave.	Vacant		Surplus Land	0.41	
0055-170-220	South of Georgia Street and West of Sacramento	Other		Surplus Land	11.9	
0056-062-200	Tennessee and Broadway	Vacant		Surplus Land	0.32	
0056-103-130	1200 Marin Street at Ohio, Fenced	Other		Surplus Land	0.29	
0056-184-090	1155 Capitol	Other		Surplus Land	0.15	
0058-090-260	South Waterfront - Mare Island Way By Former Brinkman's	Vacant		Surplus Land	0.15	
0058-090-270	South Waterfront - Mare Island Way near boat launch	Vacant		Surplus Land	0.56	
0058-090-290	South Waterfront - Mare Island Way near boat launch	Vacant		Surplus Land	0.24	
0058-090-300	South Waterfront - Mare Island Way near boat launch	Vacant		Surplus Land	0.17	
0058-090-310	South Waterfront - Mare Island Way near boat launch	Vacant		Surplus Land	0.39	
0058-090-320	South Waterfront - Off Curtola Pkwy at Maine Street	Vacant		Surplus Land	0.09	
0058-090-330	South Waterfront - Curtola and Sonoma Blvd (Big Bay Storage)	Vacant		Surplus Land	13.17	
0058-090-340	South Waterfront - Sonoma Boulevard and Solano Avenue	Vacant		Surplus Land	8.7	
0058-100-300	Between Solano Avenue and Ryder Street by Water Treatment Facility	Vacant		Surplus Land	0.23	
0058-100-320	Between Solano Avenue and Ryder Street by Water Treatment Facility	Vacant		Surplus Land	0.07	
0066-020-130	Mare Island Re-use Area 1A	Vacant		Surplus Land	27.88	
0075-150-250	Pueblo and Palou Street	Vacant		Surplus Land	1.51	

Jurisdiction	Vallejo	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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)

Jurisdiction	Vallejo	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	75
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		149
Total Units		224

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	5	0	1
2 to 4	4	0	0
5+	48	207	0
ADU	64	17	22
MH	0	0	0
Total	121	224	23

Housing Applications Summary	
Total Housing Applications Submitted:	79
Number of Proposed Units in All Applications Received:	126
Total Housing Units Approved:	124
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	1
Total Developments Approved with Streamlining	1
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits
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Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Vallejo	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ - Total award amount is auto-populated based on amounts entered in rows 15-26.				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	47
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		75
Total Units		122

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	75
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0

Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		149
Total Units		224

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		23
Total Units		23