

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points	STAFF ANALYSIS [INTERNAL USE ONLY]
Category 1: Favorable Zoning and Land Use									
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1)								Not Qualified & Not Attainable Don't meet 150% threshold by RHNA income category. Not attainable in this Housing Element Cycle.
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). Multi-unit Dwellings are permitted by-right in the Residential Low Zoning District (Consistent with Residential Low Density General Plan Designation). This exceeds requirements of Gov. Code Section 65852.21 requiring ministerial review for developments of up to two residential units in a single family zone and Gov. Code Section 66411.7 requiring ministerial review for urban lot splits.	E	Zoning Code	Title 14 Land Use and Development Code 14.09.060.020 Land Use Regulations	3	Category 2	1	4	Qualified Demonstrated how we meet this in column B.
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1). The City's RHNA is 2,595 units. The Housing Element identifies the total capacity of units for the adequate sites inventory accommodating more than 125 percent of the RHNA by total and income category. The adequate sites inventory also meets Enhancement Category 1 by addressing multiple planning objectives, such as efficient land use and housing affordable to Lower-Income Households. Extremely Low Income RHNA: 338 units Extremely Low Income Adequate Site Capacity: 454 units Accommodation Percentage: 134% Very Low Income RHNA: 339 units Very Low Income Adequate Site Capacity: 531 units Accommodation Percentage: 156% Low Income RHNA: 404 units Low Income Adequate Site Capacity: 622 units Accommodation Percentage: 153% Moderate Income RHNA: 409 units Low Income Adequate Site Capacity: 516 units Accommodation Percentage: 126% Above Moderate Income RHNA: 1,105 units Low Income Adequate Site Capacity: 5,742 units Accommodation Percentage: 519%	E	Housing Element	https://www.cityofvacaville.gov/home/showpublisheddocument/22796/638371478093130000	2	Category 1	2	4	Qualified Demonstrated how we meet this in column B.
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.). Zoning Code Section 14.09.210.080 allows discretionary approval of density bonuses, concessions, and incentives in addition to the minimum required in state law where the applicant meets certain findings listed in this section. This also meets Enhancement Category 6 by resulting in a net gain of housing capacity while concurrently mitigating development impacts from Environmentally Sensitive or Hazardous Areas, as one of the required findings for approval is the bonus would not result in a significant effect on the environment.	E	Zoning Code	Title 14 Land Use and Development Code 14.09.210.080 Additional Bonuses	2	Enhancement Category 6	1	3	Qualified Demonstrated how we meet this in column B.
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).								Not Qualified & Attainable The City only permits 1 ADU or JADU per single family zoned lot. It must exceed this to exceed the minimum state law requirements. This can be attained but would require an Ordinance Amendment to increase the number of ADUs allowed.

1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).								Not Qualified & Attainable The City has minimum parking requirements that don't meet these criteria. This can be attained but would require an Ordinance Amendment to eliminate minimum parking for residential, adopt parking ratios less than current code requirements, or adopting maximum parking requirements.
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.								Not Qualified & Attainable There are no incentives that are designed for affordable housing in higher resource areas in the TCAC/HCD Opportunity Map. This can be attained by doing so while demonstrating consideration of potential EJ issues.
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones. Single-Unit Dwellings, Multi-Unit Dwellings, and other residential uses are permitted by-right in the Mixed Use zone. Supportive Housing is permitted by-right and other residential uses are permitted with a Conditional Use Permit in other Commercial Districts. Supportive Housing is also a permitted use by-right and Multi-Unit Dwelling is permitted with a Conditional Use Permit in the Business Park district. This also meets Enhancement Category 2 by allowing additional residential uses that could be developed in non-residential zones, which may result in the infill development of underutilized non-residential lots and efficient use of land.	E	Zoning Code	Title 14 Land Use and Development Code 14.09.070.020 Land Use Regulations	1	Enhancement Category 2	1	2	Qualified Demonstrated how we meet this in column B.
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above. Zoning Code Section 14.09.210.030.G provides incentives for commercial development applicants who enter agreements for partnered housing to contribute to affordable housing. These incentives promote greater development intensity and may include, but are not limited to: - Up to a 20% increase in maximum allowable intensity in the General Plan - Up to a 20% increase in maximum allowable floor area ratio - Up to a 20% increase in maximum height requirements - Up to a 20% reduction in minimum parking requirements - Use of a limited-use elevator - An exception to a zoning ordinance or other land use regulation This also meets Enhancement Category 2 by promoting efficient use of land by increasing development allowances which would allow greater development intensity.	E	Zoning Code	Title 14 Land Use and Development Code Zoning Code 14.09.210.030. Density Bonus Eligibility, Calculations, and Incentives	1	Enhancement Category 2	1	2	Qualified Demonstrated how we meet this in column B.
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.								Not Qualified & Attainable The City does not have a Workforce Housing Opportunity Zone or a Housing Sustainability District. This can be attained but would require an Ordinance Amendment.
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01). On October 10, 2023, the City Council authorized a Request for Proposals to solicit an Inclusionary Housing Consultant to prepare a market analysis, conduct community engagement, and prepare a draft Inclusionary Housing ordinance. Staff have continued to work on this initiative throughout 2023 and 2024. This meets Enhancement Category 7 by initiating the process of establishing an inclusionary housing policy to increase housing choices and affordability.	P	Planning Commission Staff Report	https://vacaville.granicus.com/Viewer.php?view_id=5&event_id=1130&meta_id=111130	1	Category 7	1	2	Qualified Demonstrated how we meet this in column B.

1L	<p>Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.</p> <p>On July 25, 2023, City Council Approved Ordinance No. 1984, which amended the Vacaville Municipal Code to change the previous residential density of the Residential High (RH) zoning district of 20.1 to 24 dwelling units per acre. The amendment increased the residential density to be between 20.1 to 30 dwelling units per acre.</p>	E	Ordinance	Ordinance No. 1984 - Exhibit D (page 22)	1			1	<p>Qualified</p> <p>Demonstrated how we meet this in column B.</p>
Category 2: Acceleration of Housing Production Timeframes									
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.								<p>Not Qualified & Attainable</p> <p>The City does not have ministerial approval processes for multiple housing types. Is attainable with an ordinance amendment.</p>
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.								<p>Not Qualified & Attainable</p> <p>The City does not have ministerial approval processes for CEQA analysis and certification of general plans, community plans, etc. Is attainable with an ordinance amendment.</p>
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).								
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.								
2E	<p>Absence or elimination of public hearings for projects consistent with zoning and the general plan.</p> <p>Zoning Code Section 14.09.290.020 outlines the Minor Design Review process, which does not require a public hearing process for residential uses for multifamily projects or single-family attached units up to 10 units. The Design Review Findings in 14.09.290.050 indicate that these projects must be consistent with the goals, objectives, and policies of the General Plan, Zoning Ordinance, and the Land Use and Development Code.</p>	E	Zoning Code	Title 14 Land Use and Development Code 14.09.290.020 (Design Review) Applicability	2			2	<p>Qualified</p> <p>Demonstrated how we meet this in column B.</p>
2F	<p>Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.</p> <p>Zoning Code Section 14.05.030.030 provides an exemption from allocation requirements for the recordation of final maps and issuance of building permits. The exemption applies to publicly subsidized or below market rate projects where all units within the project are affordable to very-low and/or low income households. This exemption would allow projects to be accepted, processed, and recorded at any time.</p>	E	Zoning Code	Title 14 Land Use and Development Code 14.05.030.030 Exceptions to the Limitations on the Recordation of Final Maps and Issuance of Building Permits	1			1	<p>Qualified</p> <p>Demonstrated how we meet this in column B.</p>
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.								
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.								
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.								

2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing. Zoning Code Section 14.05.030.030 provides an exemption from allocation requirements for the issuance of building permits. The exemption applies to Accessory Dwelling Units. This exemption would allow projects to be accepted, processed, and recorded at any time. This provision also meets Enhancement Category 2 by promoting infill development that would increase housing supply.	E	Zoning Code	Title 14 Land Use and Development Code 14.05.030.030 Exceptions to the Limitations on the Recordation of Final Maps and Issuance of Building Permits	1	Category 2	1	2	Qualified Demonstrated how we meet this in column B.
2K	Establishment of a standardized application form for all entitlement applications. The City has standardized forms for all entitlement applications including a Master Planning Application for all projects.	E	Webpage	https://www.cityofvacaville.gov/government/community-development/planning-and-development/forms-and-fees-planning-division/planning-forms	1			1	Qualified Demonstrated how we meet this in column B.
2L	Documented practice of publicly posting status updates on project permit approvals on the internet. Project information is publicly available on the City of Vacaville's eTRAKit webpage. Project entitlements and building permit statuses are listed and updated consistently.	E	Webpage	https://permits.cityofvacaville.com/eTRAKIT3/Search/project.aspx	1			1	Qualified Demonstrated how we meet this in column B.
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.								
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.								

Category 3: Reduction of Construction and Development Costs

3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).								
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.								
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).								
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.								
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.								

3F	<p>Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.</p> <p>On November 7, 2023, the Community Development Department presented a study session on amending the City's development review process to consider amendments to the Vacaville Municipal Code requiring implementation of Universal Design options with all new home construction.</p>	P	Staff Memo	https://vacaville.granicus.com/MetaViewer.php?view_id=2&clip_id=1922&meta_id=108441	1			1	<p>Qualified</p> <p>Demonstrated how we meet this in column B. This item may be questionable. More progress in the process of proposing a universal design ordinance may be desired.</p>
3G	<p>Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.</p>								<p>Not Qualified & Attainable</p> <p>The City does not have pre-approved plans for missing middle housing in low-density, single family residential areas. This can be attained.</p>
3H	<p>Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.</p>								<p>Not Qualified & Attainable</p>
3I	<p>Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.</p> <p>Municipal Code Section 11.01.110 provides a 25% reduction to the Traffic Impact Fee for any multifamily housing development, market rate, affordable, or senior restricted that meets the following criteria:</p> <ul style="list-style-type: none"> - Located within the Allison-Utalis Priority Development Area (Allison PDA) - Located within 1/2-mile walking distance of any property attached to the Vacaville Transportation Center - Has a minimum net density of 20.1 dwelling units per acre <p>This also meets Enhancement Category 1 by incorporating a multi-faceted strategy promoting multiple planning objectives. These include incentivizing the efficient use of land with greater density, development located in designated growth areas, access to transportation, affordable housing, and increasing the City's housing supply.</p>	E	Municipal Code	Municipal Code Section 11.01.110 Fee Adjustment or Waiver	1	Enhancement Category 1	2	3	<p>Qualified</p> <p>Demonstrated how we meet this in column B.</p>
	<p>Municipal Code Section 11.01.070 allows fee credits that would reduce the required payment amount of development impact fees. Expired fee credits may be revived by the Community Development Director meeting criteria outlined in 11.01.070.D.4., which includes facilitating an economic development project consistent with the City's economic development strategy, provision of affordable housing, removal of blight, or other General Plan goals.</p>	E	Municipal Code	Municipal Code Section 11.01.070 Fee Adjustment or Waiver	1				1
Category 4: Providing Financial Subsidies									
4A	<p>Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.</p> <p>On January 23, 2024 City Council adopted Resolution No. 2024-009 which provided \$240,500 in Permanent Local Housing Allocation Funds for the development of affordable homeownership housing on city-owned property.</p>	E	Resolution	https://vacaville.granicus.com/MetaViewer.php?view_id=2&clip_id=1934&meta_id=110273	2			2	<p>Qualified</p> <p>Demonstrated how we meet this in column B.</p>
4B	<p>Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.</p>								<p>Not Qualified & Attainable</p>
4C	<p>Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.</p>								<p>Not Qualified & Attainable</p>

4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.								
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.								
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.								
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.								
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.								
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.								
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).								
4K	Providing operating subsidies for permanent Supportive Housing.								
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.								
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.								

TOTAL 22

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Threshold Requirement	Yes/No	Need	Notes
The applicant is a Jurisdiction.	Yes		
The applicant has adopted a Compliant Housing Element.	Yes		
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	Yes		
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezoning program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	Yes	Verify	<p>Government Code sections 65583(c)(1) - Identify actions to make sites available during the planning period with appropriate zoning and development standards with services that accommodate the city's RHNA that could not be accommodated on sites identified in the inventory. [CONFIRM THIS]</p> <p>65584.09, subdivision (a) - If the city did not identify or make available adequate sites for RHNA then they must zone or rezone adequate sites within 1st year of the new HE planning period to accommodate unaccommodated RHNA from the prior period. [CONFIRM]</p> <p>California Coastal Commission Certification - [NOT REQUIRED. NOT A COASTAL COMMUNITY WITHIN COASTAL ZONE]</p>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	In Progress	Verify	<p>65585, subdivision (j) - The Department must notify the city and may notify Attorney General if the department finds the Housing Element or an amendment does not comply with this article or violated: (see full list)</p> <p>Gov. Code, § 65995</p> <p>Gov. Code, § 65913.1</p> <p>Gov. Code, § 65920</p> <p>Public Resources Code 21080.1</p> <p>Public Resources Code 21080.2</p> <p>Public Resources Code 21151.5(a)</p>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	In Progress	Submit 1-page Summary to HCD demonstrating best practices in Vacaville for treatment of unhoused individuals camping on Public Property consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update)	United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update)
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	In Progress	Adopt Formal Resolution for Prohousing Designation Program. Must present to City Council and have it adopted. Prepare accompanying staff report & presentation.	

<p>The applicant has demonstrated that they engaged in a diligent public participation process that included</p> <ol style="list-style-type: none"> 1) outreach through a variety of methods and languages; 2) specific efforts to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers and special needs service providers; 3) availability of the draft document to the public, including notification to interested parties and all segments of the community for 30 days and subsequent versions for 7 days; 4) public hearings and informative meetings; and 5) consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies, as appropriate. The applicant has submitted documentation of comments received during this process. 	<p>In Progress</p>	<p>Public Participation Report for this Program</p> <ol style="list-style-type: none"> 1. Send by various methods and in various languages 2. Send to all segments of community (developers, service provides, residents of all incomes) 3. Public draft document to the public, including notification, for 30 days and subsequent versions for 7 days 4. Public hearings and informative meetings 5. Include any comments in the application. 	
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