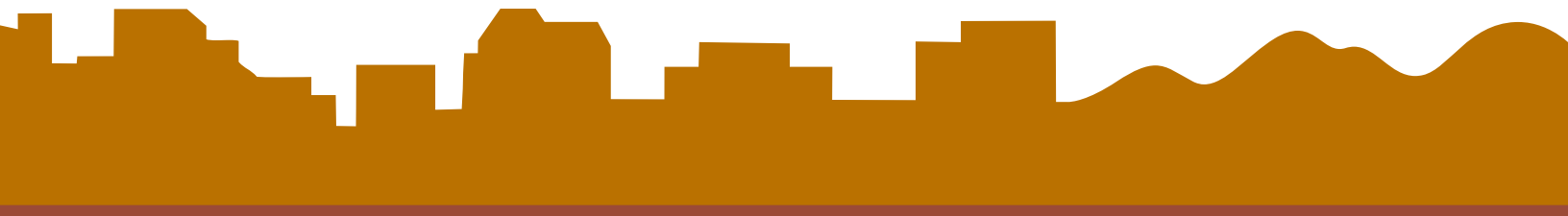




Housing | County of Solano Housing Element Update

2023-2031 HOUSING ELEMENT

HCD Submittal 3 | **October 2023**





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CHAPTER

9 HOUSING ELEMENT

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CHAPTER 1. INTRODUCTION

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of general plans. In California, it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Solano County and each of the seven cities in Solano County, with the help of the Solano Transportation Authority (STA), formed the Solano County Regional Early Action Planning (REAP) Housing Element Collaborative to provide a regional approach to the Housing Element. This approach provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Solano County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional housing needs assessment and regional assessment of fair housing to supplement local analyses of constraints, sites, and fair housing issues. The following jurisdictions are participating in the effort: Solano County, Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the RHNA. The County recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions the County will implement and/or facilitate to solve our identified housing issues.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

According to state law, the Housing Element is one of eight elements that must be included in a California General Plan, along with any number of optional elements that a jurisdiction may wish to include. The County organized the 2008 General Plan by chapters that combine some of the required elements with non-required elements. The following chapters include mandated elements: Chapter 2 – Land Use, Chapter 4 – Resources, Chapter 5 – Public Health and Safety, Chapter 7 – Transportation and Circulation, and Chapter 9 – Housing Element. In addition to the mandated elements, the County's General Plan includes the following chapters that contain optional element content: Chapter 3 – Agriculture, Chapter 6 – Economic Development, Chapter 8 – Public Facilities and Services, and Chapter 10 – Park and Recreation Element. The Housing Element covers an eight-year time frame and replaces the Housing Element adopted in May 2015 that covered the period from 2015 to 2023. This element covers a period extending from 2023 to 2031.

Housing Element Organization

In addition to identifying the Housing Element as one of the required General Plan elements, state law also includes specific guidance as to the contents and preparation of Housing Elements and Housing Element updates. As mandated by state law, the Housing Element was prepared in consideration of an extensive Housing Needs Assessment that evaluates local and regional conditions and needs regarding housing demand, supply, and affordability. Further, based on the Needs Assessment, Housing Element law requires that the County establish a set of goals, objectives, and policies with regard to housing in the local community and specify a series of programs and activities that the County will implement to work toward achieving its goals.

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the unincorporated area of Solano County, with a focus on meeting the housing needs of all economic segments of the community, including low- and moderate-income households, which may have trouble affording market-rate housing and populations with special housing needs that may not necessarily be met through conventional housing products. This Housing Element update is intended to address the County's housing needs for the planning period of January 31, 2023, through January 31, 2031. This planning period was established for Solano County and other Bay Area jurisdictions by state law. This Housing Element will remain in effect until such time as the County adopts an updated Housing Element.

Solano County prepared its Housing Element as part of a regional effort with the Solano County REAP Collaborative and is therefore organized slightly different than the last Housing Element. Sections of the Housing Element were prepared on a regional level and others were focused solely on Solano County. The following sections describe the organization of the sections of the Housing Element.

The **Solano County Housing Element** is organized into the following sections:

Chapter 1 – Introduction: This section provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, General Plan consistency, summary of the Regional Housing Need, and the public participation process.

Chapter 2 – Goals, Objectives, Policies, and Programs: This section sets forth the County's goals, objectives, policies, and programs that are designed to address the housing needs in Solano County. Based on the findings of all the previous sections, the Goals, Policies, and Actions section identifies actions the County will take to meet local housing goals, quantified objectives, and address the housing needs in the unincorporated area.

Appendix A – Review of Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Appendix B – Housing Constraints: This section analyzes potential governmental and nongovernmental constraints to housing development in the unincorporated county. This includes the County's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability.

Appendix C – Housing Resources and Opportunities: This section describes the County's housing resources as well as the County's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs in the county.

Appendix D – Public Outreach and Engagement: Describes the opportunities the County provided for public participation during the preparation of the updated Housing Element.

Appendix E – Regional Housing Needs Assessment: This focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Appendix F – Regional and Local Assessment of Fair Housing: Includes a regional and local Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

General Plan Consistency

The Housing Element has been reviewed for consistency with the County's other General Plan elements. The Solano County General Plan has been periodically amended since the last comprehensive update was adopted in 2008. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The County will continue to review and revise the Housing Element, as necessary for consistency, during future updates.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2022, the County is currently working to review and update the existing Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

Regional Housing Need

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For the Bay Area, including Solano County, HCD provides the regional need to the Association of Bay Area Governments (ABAG), which then distributes the RHNA to the cities and counties within the ABAG region. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano

Housing Element

County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021.

The County of Solano's share of the regional housing need was determined by a methodology prepared by Solano County as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the County must plan to accommodate 315 housing units between January 31, 2023 and January 31, 2031. **Table 9-1** shows the County's RHNA by income category. Of the 315 total units, the County must plan to accommodate 80 units for very low-income households, 50 units for low-income households, 56 units for moderate-income households, and 129 units for above moderate-income households.

Table 9-1. Regional Housing Need, 2023–2031

Income Category	Allocation
Very Low*	80
Low	50
Moderate	56
Above Moderate	129
Total	315

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

*It is assumed that 50% of the very low-income category is allocated to the extremely low-income category.

Summary of Housing Needs and Conditions

Housing Needs Assessment

As part of the Housing Element, the County prepared a detailed Housing Needs Assessment (Appendix E) analyzing Unincorporated County's demographics. The Housing Needs Assessment identified a number of trends that informed the goals, policies and programs of the updated Housing Element, including:

- The total population in Unincorporated Solano County decreased by 4.0 percent between 2000 and 2021, for an average annual decrease of 0.2 percent. The Unincorporated Area was the only jurisdiction in Solano County to experience a decrease during this time period.
- The median age could not be calculated for the Unincorporated Area. However, the distribution of residents by age groups is most comparable to the distribution in Benicia, where the median age is 46.1 years.
- Unincorporated Solano County has the highest percentage of married couple households (59.5 percent) in the county, and as compared to the county overall with a percentage of 51.2 percent.
- In contrast to the higher percentage of married couple households, the Unincorporated Area had the second largest proportion of households without children at 74.4 percent, behind only Rio Vista (94.1 percent).
- The Unincorporated Area exceeded the County average for homeownership, at 68.3 percent and 61.5 percent of residents, respectively.

- Seniors headed households made up nearly one third (32.7 percent) of the households in Unincorporated Solano County, while seniors comprise approximately 21.5 percent of the total population.
- Approximately 86.4 percent of senior headed households were owner-occupied, and 13.6 percent were renter-occupied. Of the total senior households, 31.0 percent were overpaying (paying more than 30 percent of their income on housing) for housing.
- Unincorporated Solano County had a slightly higher than average proportion of the population with a disability (12.7 percent) compared to the county as a whole (12.3 percent), though according to the California Department of Developmental Services, the third largest number of persons with a developmental disability in Solano County reside in the Unincorporated Area (439 persons) in the county, behind Vallejo (1,110 persons) and Vacaville (819 persons).
- Large households (households with 5 or more persons) in Unincorporated Solano County made up 11.8 percent of the population, while housing units with 3 or more bedrooms made up 65.9 percent of the housing stock, showing that the housing stock is sufficient to meet the need of large households.
- Of the 2,513 farmworkers in the county, 1,453 workers (58 percent) work 150 days or more each year and 42 percent work less than 150 days per year. From 2016 to 2020, the migrant worker student population in Unincorporated Solano County was zero, showing a lower need for farmworker housing in the Unincorporated Area.
- Lower-income households (households making 80 percent or less than the median income, or a maximum of \$99,300 in 2021) made up 31.5 percent of the households in Unincorporated Solano County. Of those, 53.0 percent owner households and 47.0 percent were renter households. Of the 31.5 percent of lower-income households, 56.4 were extremely low-income households (households earning 30 percent or less of the median income, or \$29,150 in 2021).
- Extremely low-income residents made up 8.4 percent of the total households in Rio Vista. Of those, 41.4 percent were renter households, and 58.6 percent were owner-occupied households.
- According to the 2022 Point-in-Time count, 11 persons were experiencing homelessness in Unincorporated Solano County, all of whom were considered sheltered. This is the smallest homeless population in the county.
- The County's housing stock is primarily single-family housing (90.3 percent), with only 2.9 percent made up of multifamily units.
- Approximately 14.7 percent of all households were overpaying for housing (paying more than 30 percent of their income towards housing) and 4.9 percent were severely overpaying (paying more than 50 percent of their income towards housing).
- Approximately 7.9 percent of households in Unincorporated Solano County are female-headed, compared to 14.2 percent countywide.

As shown, in many respects, demographic characteristics in the Unincorporated County reflect the county as a whole, with most characteristics falling in the middle range when compared to cities in the county. However, the decline in population since 2000 is a unique trend that may reflect households moving to incorporated cities where services and resources are more readily accessible. Further, the relatively high vacancy rate (8.9 percent) in Unincorporated Solano County and lower rates in cities likely reflect these trends as well. To improve access to opportunities and services in the unincorporated area, the County has included Program D.6 to

meet with school districts, transit agencies, and other agencies to address gaps and promote existing resources.

Extremely low-income households, while only 8.4 percent of total households in Unincorporated Solano County, comprise 11.5 percent of renter households and 7.0 percent of owner households. This indicates a greater need for rental housing to support extremely low-income households. Further, 80.5 percent of all extremely low-income households are overpaying for housing, a higher rate than very low-income households (70.4 percent) and low-income households (50.1 percent). From 2010 to 2017 there was a significant decrease in ELI households, decreasing by five percent, from 13.6 in 2010 to 8.4 percent in 2017 years. As stated, 14.7 percent of households in the Unincorporated County are overpaying. Given the significantly higher rates of overpayment among extremely low-, very low-, and low-income households, there is a great need for financial support and affordable units to meet the needs of these populations. In response to these needs, the County has included Programs C.4 and D.2 to incentivize and support construction of affordable units, Program D.1 to support construction and rehabilitation of farmworker housing which often targets these income populations, and Program D.4 to encourage, facilitate, and incentivize construction of housing for extremely low-income households.

As stated, it is estimated that approximately 11 residents in Unincorporated Solano County were homeless in 2022, which was an increase from the 2013 PIT count when no individuals were identified. These 11 residents accounted for approximately 4.2 percent of the sheltered homeless population in Solano County at the time, and 0.9 percent of the total homeless population. While this population is relatively small, several services are available to homeless residents locally and in the region, including those provided by Resource Connect Solano, and 211 Solano, among others. A comprehensive list and description of resources is included in Appendix F and the County has included Program D.3 to cooperate with incorporated cities in the county and other agencies in the development of programs aimed at providing homeless shelters and related services.

Given the small size of the farmworker population in Unincorporated Solano County, the housing needs for this group can likely be met through programs identified to serve extremely low-, very low-, and low-income households, as well as other special needs groups. Looking at recent trends, the 2017 Ag Census, the number of farmworkers in Solano County have been on a steady decline since 2002, with a slight increase in 2012 for seasonal workers. However, to account for farmworkers who may not report their place of residence or may live in incorporated areas but work in unincorporated areas, the County has included Program D.1 to seek funding to expand the Dixon Migrant Center and support construction of additional farmworker housing, as needed.

Looking closer at special needs groups within the unincorporated county, seniors saw a significant increase from 2010 increasing from 16 percent to 21.6 percent in 2019. However, large households, persons with disabilities, and female headed households all saw anywhere from a 2 percent to a 5 percent decrease. While the need may not be as high as it was in previous years, the need is still there. The county has included several programs under Goal D to address the needs of special needs groups.

The primary industries in 2019 in Unincorporated Solano County are health and educational services (28.7 percent of jobs), manufacturing, wholesale, and transportation (17.7 percent of jobs), and financial and professional services (14.9 percent of jobs), which is consistent with data from 2011. This shows a consistent trend within the employment industry for over ten years. While unemployment in the county as a whole increased from 3.8 percent in 2019 to 5.4 percent in 2021, this is likely due, at least in part, to the COVID-19 pandemic that resulted in high unemployment rates nationwide.

The unit composition of Unincorporated Solano County's housing stock has remained relatively consistent since 2010, with the predominant housing type being single-family detached units comprising 87.0 percent of the housing stock in 2010 and 86.6 percent in 2020. In contrast to this decrease, between 2010 and 2020, the percentage of mobile homes has increased from 5.9 percent of the housing stock to 6.4 percent. The number of single-family attached and multifamily units did not change between 2010 and 2020. As stated previously, homeowners account for 68.3 percent of households in Unincorporated Solano County. Of these households, only 0.3 percent live in multifamily units and 6.5 percent live in mobile homes, compared to 14.9 percent and 4.2 percent of renters, respectively. When compared to the housing stock, it appears that mobile homeowners, and possibly renters, have experienced a slight increase in housing options in the county while owners and tenants of single-family units still compete for the same housing stock in 2020 as in 2010. This is consistent with prior data regarding tenure which shows owner occupied units made up 68 percent of the housing stock in 2010, and renter occupied housing units made up 32 percent.

Further, approximately 75.8 percent of owners live in units with three or more bedrooms compared to 44.6 percent of renters, suggesting more ownership opportunities for large families, despite there being a higher rate of large households that are renters (21.3 percent of renters) than homeowners (7.1 percent of homeowners). While overcrowding rates are low in the unincorporated area, with only 5.4 percent of households experiencing overcrowding and 1.5 percent experiencing severe overcrowding, overpayment rates are higher. Overcrowding has slightly increased since 2010, where overcrowded households accounted for just two percent and severely overcrowded households accounted for one percent, as compared to 2019 where overcrowded households represented 5.4 percent of all households with 1.5 percent being severely overcrowded. This trend could show that there is an increased need for affordable housing with larger units. Program D.2 where the county will provide incentives to builders who provide larger rental housing with multiple bedrooms affordable to lower- and moderate-income households.

Approximately 16.8 percent of renters are overpaying, compared to 13.8 percent of owners. When considering overpayment rates, unit type by tenure, and recent development trends, renters appear to have a disproportionate housing need for adequately sized and priced housing opportunities in the county. When comparing 2019 overpayment rates to 2010 rates from the 5th cycle Housing Element, overpayment for both owners and renters has increased quite significantly. Owner occupied households increased from 7 percent of households overpaying to 13.8 percent overpaying, while renter occupied households increased from 9 percent overpaying to 16.8 percent overpaying. This shows a need for affordable housing. In response to this need, the County has included Programs B.1 to help facilitate the development of multifamily housing, and B.2 and B.3 to encourage construction of ADUs as a potential future affordable housing opportunity, Program C.1 to support affordable development in a range of sizes, and Program C.4 improve access to Section 8 housing opportunities for renter.

Public Participation

Public Workshops

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element" (Government Code Section 65583). The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

Housing Element

The Housing Element update was prepared with a goal of incorporating broad-based community input, particularly in the areas of housing needs and updating housing policies. To this end, Solano County completed public outreach at both the local level and as part of the regional Solano County Collaborative effort to encourage community involvement. These efforts included:

- Local Stakeholder Consultations
- Regional Stakeholder Consultations
- Community Workshops
- Online Community Survey
- Board of Supervisor Study Sessions
- Planning Commission and Board of Supervisor Meetings

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in **Appendix D, Regional and Local Housing Element Public Outreach**.

For all public meetings, the County offers translation and reasonable accommodation services by request. Information on how to request this service is available on the County's website and is included on meeting agendas.

Local Stakeholder Consultations

To solicit feedback from all segments of the community, the County conducted consultations with service providers and other stakeholders who represent different socioeconomic groups. Many of the stakeholders that serve the unincorporated areas also serve incorporated jurisdictions within Solano County and are therefore discussed in **Appendix D**. However, in January and February 2022, staff consulted with two local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs for the county. Representatives from the following stakeholders were interviewed:

- Solano County Housing Authority (SCHA), January 19, 2022
- Travis Air Force Base, February 28, 2022
- Yoche Dehe Wintun Nation, Cultural Resources Department, June 7, 2022

SCHA and Travis Air Force Base representatives emphasized the shortage of rental housing in the unincorporated area as a barrier to housing, particularly for lower- and moderate-income households. They identified the high cost of housing, and the limited funding available for assistance, as constraints for many households to secure housing in the unincorporated area. SCHA also noted that the shortage of transportation impacts for those seeking housing, who are unable to get to potential units to view them. According to the Housing Authority, there are over 2,000 applicants on the Housing Choice Voucher list, but only 368 vouchers are allocated to Housing Authority. While SCHA offers a homeownership assistance program, that includes a regularly updated list of available accessible units, there are still limited opportunities, particularly for lower- and moderate-income households. They expressed that identifying more project-based voucher opportunities may help to alleviate some of the pressure.

The county also participated in a consultation with the Yoche Dehe Wintun Nation (YDWN) Cultural Resources Department. The discussion included an overview of the Housing Element and Safety Element update process. There was clarification provided that the Housing Element and

Safety Element do not propose any specific development or land use changes. The YDWN discussed the importance of communication early in any development process to ensure that historic findings are treated respectfully and if possible, action is taken prior to discoveries. The county has included specific policies to engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

The County has identified several programs in **Chapter 2, Goals, Objectives, Policies, and Programs** to address concerns raised by stakeholders during this consultations process, as well as during regional consultations.

Study Sessions

On March 8, 2022, the County held a virtual study session for the Board of Supervisors to introduce the 2023-2031 Housing Element update and to review new state laws. The public was invited to attend and participate in the study session. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the County's RHNA, reviewed new state laws, and solicited feedback from the Board of Supervisors and community members on these strategies and other housing needs in the unincorporated area. No comments or questions were received.

Board of Supervisors Meeting

On December 13, 2022, county staff presented the Public Review Draft Housing Element to the Board of Supervisors. This was an opportunity for the Board and the public to provide feedback and comment on the draft during the 30-day mandatory review period (per AB 215). Questions regarding cost of construction were brought up and staff directed the board to where this was located in the Housing Element.

Responses to Input Received

All comments received as a result of the County's efforts to encourage public participation in development of the 2023-2031 Housing Element have been taken into consideration, and, where appropriate, Revisions have been made to the sites inventory, fair housing assessment and to the programs, additional analysis, programs, and policies have been incorporated into the Housing Element. The County will continue to consider public comment and incorporated edits where applicable.

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from November 15, 2022 to December 16, 2022. The County provided an additional 10 business days to consider and incorporate public comments into the draft revision before submitting to HCD on January 6, 2023. The draft was made available on the County's website and was noticed to residents through the same methods as the Planning Commission and Board of Supervisors meetings. Additional direct noticing was sent to local housing advocate group, service providers, and other stakeholder organizations and interested parties, that represent all income groups and special needs groups.

Review of Previous Element.

Government Code Section 65588(a)(2) "Review and Revision" requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community's housing goals and objectives. For a complete list of the status of all programs in the Housing Element, see **Appendix A, Review of Previous Housing Element**.

CHAPTER 2. GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This portion of the Housing Element establishes the County's policy direction for housing within its jurisdiction. This chapter first states the County's housing goal and then describes a series of objectives, policies, and programs that are intended to focus the County's efforts to achieve that goal.

Goal

It is the County's goal to promote and ensure adequate housing in a satisfying environment for all residents of Solano County.

To achieve the intent of this statement, it is necessary to establish short-term objectives and policies that will overcome the major obstacles that prevent realization of the goal. In addition to listing a set of policies that can serve as a general framework for County planning and decision making on a range of issues (e.g., land use, public services, capital improvements), the Housing Element also includes a set of programs that call for the County to undertake or promote specific actions that will help to achieve Housing Element objectives.

The objectives, policies, and programs that follow are organized under one of nine subject areas, as follows:

- A. Housing Conservation and Rehabilitation
- B. Opportunities for Housing Production
- C. Affordable Housing Assistance
- D. Special Housing Needs and Equal Housing Opportunity
- E. Governmental and Nongovernmental Housing Constraints
- F. Housing Location, Density, and Timing
- G. Public Facilities and Services
- H. Environmental Quality
- I. Energy Conservation

For each subject area, there is a discussion of related housing issues followed by an outline of the policies and programs that the County intends to implement to address the identified housing issues. At the heart of each issue area are the following core program themes:

Financial Assistance. Providing financial assistance is one of the County's mechanisms to help increase the supply of affordable housing in the current planning period. In exchange for contributing public financial assistance to affordable housing projects, the County will also seek agreements to keep assisted units permanently affordable, so that the units remain a part of the County's affordable housing stock for the long term. Furthermore, an injection of locally controlled public funds is often the catalyst that allows an affordable housing project to leverage additional public and private funds that are necessary to expand the local affordable housing stock.

Program Partnerships. Due to its limited resources, the County will seek to implement housing assistance programs through actively developing and participating in program partnerships with other local public and private organizations. The County's existing partnership with an outside agency/organization to operate the County's Community Development Block Grant (CDBG) and HOME housing rehabilitation programs and its participation in the Solano County Continuum of Care are all examples of program partnerships that allow the County to use its available resources in the most efficient manner possible. The County also has a partnership with the City of Vacaville Housing Authority to manage the County's Department of Housing and Urban Development (HUD) Section 8 program.

Housing Assistance Outreach. Although housing assistance resources are almost always in short supply relative to the need, it is important that the County make efforts to publicize the available assistance programs to those individuals and households who are most likely to need help. Effective outreach can help to ensure that limited resources can get to those who need them most. Housing assistance outreach is another example of an activity that should be implemented through program partnerships.

These three core program themes can be found throughout the nine subject areas. This provides opportunities for the County to streamline its implementation activities by consolidating related activities under a single program. For example, a Financial Assistance program includes components for rehabilitation projects and for new affordable housing production. In addition to the core program themes that deal with general implementation needs, there are programs and activities that deal with specific regulatory requirements, such as specific local housing needs that have been identified in **Appendix E, Regional Housing Needs Assessment**.

A. Housing Conservation and Rehabilitation

Objective A. Conserve existing affordable housing units and rehabilitate the existing housing stock of unincorporated Solano County.

Policies

A.1 The County shall work to conserve its existing affordable housing stock and reduce substandard housing through ongoing housing rehabilitation programs targeted to assist extremely low-, very low-, low-, and moderate-income households.

A.2 The County shall seek to coordinate its housing conservation and rehabilitation plans and programs with those of other public and private agencies.

Programs

A.1 Financial Assistance and Outreach – Rehabilitation. To assist private property owners in rehabilitating the housing stock, the County will pursue CDBG funds and other funding sources annually as available, and as public demand necessitates, including funding from the federal HUD, the HCD, remaining local redevelopment set-aside funding, and other governmental or private sources. As the County applies for and receives funding to provide rehabilitation loans, they will notify the public of available housing rehabilitation programs in coordination with city housing authorities and other public and private agencies. The County will advertise the programs on the County's website, add social media posts to the County's account, and make printed informational materials available in County buildings. The County will also distribute information in multiple languages on the available programs in areas with an older housing stock where the need for rehabilitation may be greater, such as in the unincorporated islands within Vallejo.

Responsibility:	Resource Management, County Housing Authority, city housing authorities adjoining project areas.
Target Date:	The County will apply for funds annually, and as Notice of Funding Availability (NOFAs) are released, or as community demand requires. Post information on the County's website and in County buildings on existing programs by January 2024, updating at least annually, as needed.
Funding Source:	CDBG, HOME, Rehabilitation Loan Pool.
Quantified Objective:	Facilitate place-based revitalization and reduce displacement risk due to housing condition by seeking funding to assist 20 lower-income households complete repairs to their home, prioritizing marketing of these programs in communities with older housing stock or low resource areas. <u>The County will focus efforts in the eastern and southern portions of the unincorporated county.</u>

A.2 Code Enforcement. The County will continue to use Code Enforcement and Building and Safety staff to conduct code enforcement on a complaint-driven basis to address safety and code compliance issues. To ensure the County has an accurate percentage of the homes in need of rehabilitation and replacement, the County will analyze the data from the recent Homeacres survey to determine where to focus rehabilitation efforts. Based on findings of the focused evaluation, the County will identify measures to encourage housing preservation, conservation,

Housing Element

and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:

- Expedite permit review for home repairs on housing units identified during the conditions survey.
- Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program (see A1).

Targeted efforts to improve housing and environmental conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for these residents by improving living conditions and enabling them to remain in their home and community.

Responsibility: Resource Management

Target Date: Make informational materials available by December 2023 to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received. Evaluate the Homeacres Survey by August 2023 and determine next steps by January 2024. Seek funding to develop a housing rehabilitation program and to offer relocation assistance on an annual basis, and establish these programs within six months of receiving funding.

Funding Source: General Fund

Quantified Objective: Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units by providing informational materials to owners in violation of County codes on available assistance programs, ~~and~~ annually promote available assistance programs in areas of concentrated lower-income households and target efforts in the eastern and southern portions of the unincorporated county.

B. Opportunities for Housing Production

Objective B. The County will continue to have sufficient land to accommodate Solano County's projected housing needs.

Policies

B.1 The County shall seek to achieve coordination of housing goals, objectives, policies, and programs between the County and the cities in the county. The County shall maintain an inventory of sites adequate to satisfy its remaining unmet need for housing production through the remainder of the Housing Element planning period. Should the County satisfy all of its housing need allocations through production in the unincorporated area or by transferring responsibility to cities, the County shall maintain information regarding vacant land in the unincorporated area, such as English Hills and Homeacres, that is available and appropriate to accommodate additional housing development.

B.2 The unincorporated county's principal housing role shall be to accommodate future residential development that constitutes an accessory use to agriculture (farm residence and farm labor quarters) and a moderate amount of rural residential development.

B.3 Housing units in the unincorporated county shall consist primarily of single-family homes. These include conventional stick-built homes as well as manufactured dwellings certified under the National Mobile Home Construction and Safety Standard Act that meet minimum County architectural and development standards.

B.4 Manufactured homes may be used in the unincorporated county as permanent structures for secondary living units, farm labor, and caretaker housing.

B.5 The County shall actively encourage and facilitate the development of secondary dwelling units as a means to expand the overall supply of housing, especially as a means of providing relatively affordable housing, e.g., for people employed in the agricultural areas, or for the elderly or disabled, who may need to receive assistance from a relative or caregiver residing on the same property.

B.6 The County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households (Government Code Section 95589.7).

B.7 Rural residential development within the unincorporated county shall be accommodated on 2.5- to 10-acre building sites zoned Rural Residential.

B.8 Rural residential development in areas without public water systems shall occur on building sites of 5 acres or larger.

B.9 Rural residential development in areas with public water systems shall occur on building sites of 2.5 acres or larger.

B.10 The County shall phase future residential development giving first priority to those undeveloped areas zoned and designated for residential use and where residential development has already been established; second priority to undeveloped areas designated but not zoned for rural residential use and where rural residential development has already been established; and third priority to those undeveloped areas designated for rural residential use but thus far undeveloped.

B.11 The County shall seek to achieve coordination between the County and the cities to ensure the proper location and timing of future residential development.

Programs

B.1 Promoting Multifamily Housing Choices and Affordability Work with Incorporated Municipalities.

Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines and other urban services. County staff will work with incorporated municipal staff to increase the supply of affordable housing in a range of sizes within their spheres of influence, in areas designated as Urban Residential, as infrastructure and services are limited in unincorporated areas outside of spheres of influence. To encourage the development of these sites, the County will work with the adjacent cities to ensure that their rezoning of these sites can accommodate housing for up to 25 units per acre and the County will support the annexation process of these sites into the cities when the cities are ready to annex. The County will continue to streamline annexation applications to assist with the development of

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housing. The County will also continue to coordinate with cities regarding sites in the sphere of influence as part of a countywide collaborative effort to align County zoning with planned city pre-zoning to encourage higher-density, multifamily development. The County will also engage with cities during any General Plan and Zoning updates or other planning efforts, to encourage any areas in the sphere of influence to be pre-zoned for higher-density, multifamily development and streamlined annexation.

Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites.

The County will identify opportunities to facilitate affordable, higher-density residential and mixed-use development in commercial corridors by preparing information for developers about development regulations under AB 2011 and proactively reaching out to developers with this information at least twice during the planning period.

Additionally, the County will develop a brochure online and in print to inform residents about their development rights under SB 9 and will provide this information within property tax bills to homeowners in single-family zoned areas at least twice during the planning period.

The municipalities and County will jointly pursue state or federal funds to subsidize housing in these areas. By working with these municipalities and the Solano County Housing Authority, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program. Additionally, the County will continue to facilitate the development of multifamily housing and affordability within cities' boundaries by providing ARPA funding as it is available. The County will also continue to provide home rehabilitation funding to enable current residents to stay in their current homes and will evaluate the feasibility of both a JADU incentive program and permitting JADUs beyond the requirements of State law to encourage increased density in built-out areas. The County will maintain the availability of existing housing by continuing its existing home rehabilitation program and, as part of its JADU evaluation, will evaluate the possibility of using home rehabilitation funding to fund the addition of JADUs into existing units.

Responsibility: Resource Management

Target Date: Solano County will set up an annual meeting to discuss potential projects with the Housing Authority and incorporated cities beginning in 2023/2024. Streamline annexation on an ongoing/as-needed basis and provide ARPA and home rehabilitation program funding as available. Evaluate a JADU incentive program, permitting JADUs beyond the requirements of State law, and using rehabilitation funding to fund the addition of JADUs within one year of adoption and implement within six months whichever is determined to be feasible. At least twice during the planning period, conduct proactive outreach to homeowners in single-family-zoned areas about SB 9 and to developers about development opportunities under AB 2011.

Funding Source: General Fund

Quantified Objective: 130 lower-income units, of a variety of types, including multifamily, JADU, and rehabilitation, within cities and spheres of influence to promote construction of new housing opportunities in proximity to services, transit, and other amenities.

B.2 Promote Development of Accessory Dwelling Units. The County shall promote accessory dwelling units (ADUs) as an affordable housing option and an economic mobility opportunity in Solano County through the following actions:

- Continue to implement streamlined permitting processes for ADUs.
- Continue to make information available at the public counter about ADU options and standards.
- Provide guidance and educational materials for building ADUs on the County's website and present the permitting procedures and construction resources at least two public meetings, as well as educate the community on ADUs and to increase housing access and affordability. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of ADUs, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.
- The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and upon assessment will adjust or expand the focus of its education and outreach efforts, and incentives, which may include the addition of pre-approved plans through the 2023–2031 planning period. The County will evaluate ADU approvals and affordability every other year, beginning in 2024, and identify additional site capacity for other affordable housing opportunities, if needed, by 2026. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsibility: Resource Management

Target Date: Make ADU materials available by June 2023; evaluate effectiveness of ADU approvals and affordability every other year, beginning in 2024 ;-and enhance education, outreach and incentives as needed, within six months of evaluation. and identify additional site capacity, if needed, by twice during the planning period, in 2026 and 2029.

Funding Source: County General Fund

Quantified Objective: 152-126 lower-income ADUs, 76-63 moderate-income ADUs, and 25-21 above moderate-income ADUs; promote construction of lower-income units in high-resource areas and where it is not suitable for multifamily development due to infrastructure constraints.

B.3 Accessory Dwelling Unit Incentive Program. The County is in the process of creating an accessory dwelling unit incentive program and the County Board of Supervisors has earmarked \$2 million dollars toward implementation. The program will offer homeowners financial assistance to help offset the cost of constructing the ADU in exchange for placing a deed restriction (50 percent of the AMI or lower) on the unit for the duration of the loan. The allocated loan amount would be contingent on the accessory dwelling unit size.

Responsibility: Resource Management

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- Target Date:** Start program grants by June 2023, provide program information on the County's website by June 2023. Market availability of this program to homeowners through at least annual notices in community newsletters or newspapers, emphasizing marketing in areas of concentrated affluence and eastern and southern portions of the unincorporated county, and through printed materials in county buildings.
- Funding Source:** County General Fund
- Quantified Objective:** 30 ADUs for very low -income households with at least 10 of these in areas of concentrated affluence to promote housing mobility for very low-income households and combat income segregation

B.4 Use of Sites from Previous Cycles. The County will continue to allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).

- Responsibility:** Resource Management
- Target Date:** Upon adoption of the Housing Element.
- Funding Source:** County General Fund

B.5 Facilitate Multifamily Housing. The County will continue to facilitate multifamily development within the incorporated cities by coordinating to prezone parcels before initiating the LAFCO process and provide funding as available. The County will annually reach out to cities with parcels in the SOI to discuss funding availability.

The County will also prepare a community plan that will serve as a basis to rezone several sites along the Benicia Road corridor within the Homeacres community. This plan will be to promote commercial uses along the commercial corridor as well as higher dense housing.

- Responsibility:** Resource Management
- Target Date:** Prepare the community plan that will serve as a basis for rezoning by December 2024, complete rezoning as determined by the plan by June 2025. ~~Prepare plan by December 2024, determine next steps by June 2025.~~ Reach out to cities with parcels in the SOI to discuss funding availability on an annual basis and apply for funding as opportunities become available.

Funding Source: County General Fund

Quantified Objective: 50 units affordable to lower income households in areas of concentrated affluence, and eastern and southern portions of the unincorporated county, to promote housing mobility for very low-income households and combat income segregation.

B.6. Innovative Housing Options. To provide for a variety of housing types the county will continue to permit duplexes, triplexes, townhomes and will research innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This would include further reduction in regulatory barriers for tiny houses, microhomes, housing cooperatives, and

other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.

The County will use this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities.

Responsibility: Resource Management

Target Date: Complete research of innovative and alternative housing options to help further affordable housing production by December 2024, amend the zoning ordinance by October 2025.

Funding Source: County General Fund

Quantified Objective: 50 units affordable to lower income households in areas of higher income, and eastern and southern portions of the unincorporated county, to promote housing mobility for very low-income households, combat income segregation and address overpayment.

C. Affordable Housing Assistance

Objective C. Provide housing to meet the needs of all economic segments of the community, including extremely low-, very low-, low-, moderate-, and above moderate-income households. While the County will address its full housing need allocation for the RHNA projection period through the sites inventory analysis, it is recognized that the County does not directly participate in production of most new housing units and that the ultimate number of new housing units is highly dependent on factors beyond the County's control.

Policies

C.1 The County shall make every effort to reduce the cost of housing to lower- and moderate-income groups through local, state, and federal housing assistance programs.

C.2 The County shall support the construction of new subsidized housing units in those areas that are best equipped to provide the necessary services and facilities to support such development, such as the Homeacres area.

C.3 Manufactured, modular, and innovative housing designs that make use of new technologies and materials that bring about cost and energy efficiency shall be encouraged by the County.

C.4 The County shall work and coordinate with public and nonprofit housing groups to maintain the County's existing supply of assisted housing.

C.5 The County shall work and coordinate with public and nonprofit agencies and the private sector in seeking solutions to providing affordable housing.

C.6 Consistent with state laws, the County shall provide regulatory concessions for qualifying affordable housing developments.

Programs

C.1 Financial Assistance - Affordable Housing Production. The County will use available local funding sources for affordable housing, primarily involving application for CDBG funds from the state and HOME funds and seeking to expand the County's Section 8 voucher program. The County will apply for funding based on the level of public demand. To leverage local subsidy sources, the County and County Housing Authority will seek funding for extremely low-, very low-, and low-income housing assistance through state and federal housing programs in the development of local housing assistance programs.

The County is increasing, and will continue to increase, its competitiveness for these grants through such actions as preparing and adopting a Housing Element that meets state laws, identifying County resources to be used as matching funds for federal and state programs, and coordinating with local service providers regarding state grant opportunities.

Responsibility:	Resource Management
Target Date:	Apply for funding on an annual basis, or as public demand necessitates. Organizations will be contacted annually regarding available funding. Board of Supervisors will receive an update at least once a year as part of the annual reporting process (Government Code Section 65400).
Funding Source:	General Fund, HOME funds, CDBG funds, Technical Assistance Grants
Quantified Objective:	Identify funding to assist in the development of 30 lower-income units, encouraging projects using this funding to be located near services, such as within the spheres of influence of incorporated cities, <u>and in areas with concentrations of overpayment, and eastern and southern portions of the unincorporated county.</u>

C.2 Regulatory Incentives for Affordable Housing. The County will amend the Zoning Code to comply with changes in California's density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in County buildings and on the County's website.

Responsibility:	Resource Management
Target Date:	Update density bonus ordinance by December 2024.
Funding Source:	General Fund
Quantified Objective:	10 lower-income units to facilitate housing mobility opportunities, particularly as part of income-integrated developments <u>and in areas with high rates of overpayment and eastern and southern portions of the unincorporated county.</u>

C.3 Preservation of Existing Assisted Housing Units. Though there are not currently any affordable units at -risk of converting to market- rate, the County shall maintain and develop an affordable housing database, if needed, as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the County shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the County's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsibility: Resource Management

Target Date: The County does not currently have any units at-risk but will continue to annually monitor units at risk of converting; coordinate noticing as required by California law.

Funding Source: General Fund, state and federal grants

Quantified Objective: Preserve lower-income units as funding expires to reduce displacement risk.

C.4 Program Partnerships – Affordable Housing. The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production and notifying the public of available affordable housing programs.

The County will continue to work with the City of Vacaville Housing Authority to administer the Section 8 program. The County will also work with the City of Vacaville Housing Authority to provide assistance, by request, for lower-income families that use housing choice vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas, by request. To increase the availability of rental opportunities for low-income residents, the County will meet with the Housing Authority to identify strategies to incentivize landlords to market their units to voucher holders, promoting the incentives, particularly in high resource areas.

The County will also work with the Housing Authority to apply for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee and will promote the availability of down payment assistance from the Golden State Finance Authority. To reduce displacement risk of prospective homebuyers being priced out of the community, the County will promote the availability of these programs in areas with concentrations of renters, particularly low-income renters, by providing informational materials at public buildings and locations and will maintain information on the programs on the County's website.

Responsibility: Resource Management, County Administrator, and City of Vacaville Housing Authority

Target Date: Develop informational materials to distribute by May 2024, update at least annually. Meet with Housing Authority staff by December 2023 to identify opportunities to apply for funding annually, or as available.

Funding Source: General Fund, Golden State Finance Authority, California Debt Limit Allocation Committee

Quantified Objective: Connect 15 eligible residence with assistance programs to reduce displacement risk and assist in housing mobility for eligible households. Target the eastern and southern portions of the unincorporated county.

D. Special Housing Needs and Equal Housing Opportunity

Objective D. Provide housing to meet the special needs of the elderly, disabled (including developmentally disabled), large family, single female-headed, homeless, military, and farmworkers.

Policies

D.1 The County shall support and comply with Federal Civil Rights law on discrimination in housing on the basis of race, color, ancestry, national origin, citizenship status, immigration status, primary language, age, religion, mental or physical disability, sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income, and military or veteran status.

D.2 The County shall give priority in providing housing assistance to those groups with demonstrated special needs, including elderly, disabled (including developmentally disabled), large family households, single female-headed households, extremely low-income households, and farmworkers.

D.3 The County shall continue to coordinate and monitor emergency shelters through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency.

D.4 The County shall support emergency housing programs through existing public and private service agencies. The County shall coordinate and support the provision of both emergency shelter and transitional housing to respond to the housing needs of the existing homeless population and those most at risk of becoming homeless.

D.5 The County shall promote the development of emergency shelters and homeless housing in locations near the homeless population and where essential services are readily available to the homeless community.

Programs

D.1 Farmworkers Housing – Housing Needs and Production. The County will seek to coordinate programs and funding from state and federal programs through the Dixon Housing Authority. To assist the needs of farmworkers, who are typically extremely low-income households, the county will complete the following:

- he County will Coordinate with service providers, nonprofit organizations, employers, developers, Dixon and Yolo Housing Authorities, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Farmworker development opportunities will be identified at least twice during the planning period. Seek partnerships, and work to identify funding for solutions such as financing through USDA. meet with the Dixon and Yolo County Housing Authorities At least every other year, beginning in 2024, to explore provide opportunities for expanding the Dixon Migrant Center as demand necessitates.
- The County, Coordinate with – through the County Housing Authority, will to provide assistance to the farming community and housing developers in obtaining loans and

grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under U.S. Department of Agriculture (USDA) Rural Development and HCD programs and other funding sources that may become available.

- Work with HCD to apply for Joe Serna Jr. Farmworker Housing Grant Program.
- Coordinate with service providers, nonprofit organizations, employers, developers, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Seek partnerships, and work to identify funding for solutions such as financing through USDA.
- Monitor the migrant student population in the schools in the unincorporated county and take additional actions to serve the farmworker population if an increase in population occurs.
- Provide regulatory incentives for construction of farmworker housing and include a requirement to prioritize a portion of new units for farmworkers.
- Annually reach out to affordable housing developers to gather interest and input on the need for farmworker housing and provide information on available funding.
- Conduct a farmworker housing needs survey. Coordinate a farmworker housing needs survey working with Solano County jurisdictions to identify the needs of farmworkers. After completion of the survey, the County will prepare an action plan.
- The County will develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing by December 2024.
- The County will also contact agricultural stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2024. The County will then assist nonprofit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary. In addition, the County will
- formulate and provide development incentives, as funding permits, by December 2024 for the provision of farmworker housing and expedite the permitting process for all farmworker housing projects to the extent feasible.

Responsibility: Resource Management and HCD.

Target Date: Ongoing; develop an informational brochure explaining options, permitting process, and possible funding sources for the development of farmworker housing by December 2024. The County will reach out to stakeholders at least every other year to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed, at least annually, as part of regular meetings with the Ag Advisory Committee and the Farm Bureau. Assist with grant applications as NOFAs are released. Conduct a farmworker survey by December 2025 and prepare an action plan by June 2026. Identify potential development opportunities for farmworker housing at least twice during the planning period.

Funding Source: General Fund, USDA Rural Development, and state CDBG and HOME funds

Quantified Objective: Encourage the development of 4020 farmworker housing units near agricultural uses, to increase housing opportunities near employment.

D.2 Addressing Special Housing Needs. The County will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs, and supportive services programs.

- Provide incentives to builders to provide housing and care choices for seniors and persons with disabilities of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Provide incentives to builders to provide larger rental housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes.
- Promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments.
- Apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.
- Pursue grants, such as HOME matching grants, CDBG, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special-needs housing of all types.
- Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.

Responsibility:	Resource Management, Health and Social Services, Housing Authority, Continuum of Care, and Solano Safety Net Consortium – Community Action Agency.
Target Date:	Identify funding opportunities annually, or as funding becomes available.
Funding Source:	General Fund, HUD, FESG, EHAP, CDBG, United Way, Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups.
Quantified Objective:	Incentivize, support, and encourage the construction of 25 accessible units near services in high resources areas, and eastern and southern portions of the unincorporated county, to facilitate mobility opportunities.

D.3 Addressing Homelessness. The County will cooperate with incorporated cities within the county and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the County will determine what efforts to take, such as providing education on the financial assistance and programs available.

Through the collaborative efforts of the Continuum of Care, the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/motel vouchers, armories, public spaces, emergency shelters for natural disasters, special need shelters such as battered women's shelters, sober housing, etc.). The County will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The County will also explore the feasibility of using its use available CDBG funding to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.

Responsibility:	Solano County Health and Human Services (H&SS) and CAPSolano JPA
Target Date:	Meet with cities annually to discuss homeless issues and identify actions to address homelessness. Attend and participate in meetings to implement homelessness strategies.
Funding Source:	General Fund, Continuum of Care
Quantified Objective:	Assist with program development and funding identification that will assist at least 10 homeless persons.

D.4 Extremely Low-Income Housing. The County will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including:

- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the County's identified housing needs.
- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Reach out to developers at least every other year annually to identify barriers to constructing housing for extremely low-income households, opportunities to address those barriers, and opportunities for development of extremely low-income housing.

Responsibility:	Resource Management
Target Date:	Ongoing, as projects are processed by Resource Management. By December 2024, outreach to organizations that support extremely low-income residents to understand funding needs, and review and

prioritize local funding at least twice in the planning period, and support expediting applications as they are submitted. Reach out to developers annually starting April 2024.

Funding Source: General Fund

Quantified Objective: Assist 10 extremely low-income households to reduce displacement risk, encourage 10 units for extremely low-income households in high opportunity areas near services, employment opportunities, and other resources. Target the eastern and southern portions of the unincorporated county.

D.5 Fair Housing Program. Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such factors. To comply with Assembly Bill (AB) 686, the County has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH):

- Implement the following actions:
 - Actions to support place-based revitalization: A.1, A.2, H.1, I.1
 - Actions to encourage new affordable housing opportunities: B.1, B.2, C.1, C.2, D.1, D.2
 - Actions to facilitate housing mobility opportunities: B.2, C.4, D.2, E.1
 - Actions to reduce displacement risk: A.1, A.2, C.4, D.3, E.1, I.1
- Continue to provide fair housing services in the unincorporated area through the Solano County and City of Vacaville housing authorities. In coordination with the City of Vacaville Housing Authority, the County will continue to assist the public in matters concerning fair housing issues and referrals to appropriate investigative and enforcement agencies. Should the number of complaints increase, or the Housing Authority does not have capacity to provide fair housing services, the County will seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC). Provide fair housing support and assistance to at least 20 households annually, or as needed.
- Promote equal housing opportunities through the distribution and posting of fair housing information in coordination with other agencies at public building and facilities and other locations throughout the entire county by December 2024. Through the Housing Counseling Program, the County will continue to promote fair housing education through fair housing workshops, landlord training, and tenant credit repair workshops and tenants' rights clinics at various locations throughout the county, with each being offered at least every other year.

- By December 2025, provide information on the County's website about affordable homeownership and rental options in the county and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Ensure all public outreach materials and information on program availability and funding announcements are accessible for all persons, including translation and dictation as needed, by June 2023. Information on translation services, and information on program availability and funding announcements will be made available on the County's website in English, Spanish, Asian and Pacific Islander languages, and any other dominant languages, as needed, by June 2023.

- Annually work with schools and transit agencies to ensure all students have equitable access to educational opportunities, therefore removing any barriers to residing in more rural unincorporated areas.

Responsibility: Resource Management, Solano County Housing Authority, Vacaville Housing Authority.

Target Date: Refer to each bulleted action for specific timeframes.

Funding Source: General Fund, grant funding

D.6 Improve Low-Resource Areas Access to Opportunities. The County shall take the following actions to improve access to opportunity for residents of in low-resource areas, with a priority on nonagricultural areas with low populations densities to encourage residential uses near services and resources:

- Meet with school district representatives and transit agencies by July 2025 to ensure busing meets the needs of the student population residing in the unincorporated county. The County will also address the following with the school district:
 - Developing a program to assist school districts in training classroom aides through the Health and Social Services Department programs such as CalWorks; and
 - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.
- Promote CalWorks in rural areas of the unincorporated County on an annual basis to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand the effectiveness of employee training programs for lower-income residents and special-needs groups, particularly in rural areas, and will implement strategies within six months of establishing strategies, which These strategies may include:
 - Continue to support small business establishment so interested residents in rural areas can secure home occupation permits; and
 - Providing at least annual events where Solano County Health and Social Services staff go to communities of need to connect residents with resources and training.
- Work with Solano Mobility and incorporated cities to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the County's website,

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social media, and in public buildings by January 2025, updated at least annually thereafter as needed, to help connect seniors and other residents to services throughout the county.

- Continue to annually incorporate public input into the County's 5-Year Capital Improvement Plan to prioritize areas of need and prevent concentrated investment in any one area of the unincorporated county, with the intent of reducing investment-driven displacement risk.

Responsibility: Resource Management, Solano County Health and Social Services

Target Date: Refer to each bulleted action for specific timeframes.

Funding Source: General Fund, grant funding

Quantitative Objective: Reduce investment-driven displacement risk for 50 lower-income households by incorporating public input into the County's 5-Year Capital Improvement Plan.

E. Governmental and Nongovernmental Housing Constraints

Objective E. Where consistent with Solano County's local "smart growth" philosophy to direct most development to the cities, minimize constraints to the production of housing within the unincorporated areas of the county where limited residential development is appropriate.

Policies

E.1 Periodically review the County's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

E.2 Monitor State and federal housing-related legislation, and update County plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

E.3 Clustering of development meeting overall density standards shall be applied in the unincorporated area to protect farmable units in agricultural areas.

E.4 The County shall provide for residential development in an orderly manner within the time frame of the General Plan and the goals and objectives of the County capital improvement program.

E.5 The County shall ensure that policies and programs of the Solano County Housing Element are consistent with other elements of the County's General Plan.

Programs

E.1 Reasonable Accommodation. Pursuant to Government Code Section 65583(c)(3), the County will encourage universal design in all multifamily development by making a brochure on universal design, resources for design, and compliance with County requirements available at County buildings by December 2024 and distributing the brochure to developers and to community organizations serving individuals with disabilities.

The County will also review the current reasonable accommodation procedure to ensure the required findings, specifically the findings stating "Whether the requested accommodation would

reduce barriers and increase visitability on the site, in light of physical attributes of the property and its structures", to ensure consistency with State and Federal requirements and that they are not potential barriers to housing for persons with disabilities. The County will continue to provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the HCD. This information will be available through postings and pamphlets at the County and on the County's website.

Responsibility:	Resource Management
Target Date:	Review and revise the existing reasonable accommodations ordinance by November 2023; create brochures on universal design and the reasonable accommodations ordinance by July 2024 and update biannually, or as needed.
Funding Source:	General Fund
Quantified Objective:	The County will encourage the development or modification of at least 25 accessible units, aiming for at least four in areas with a higher concentration of special-needs groups and two in high-opportunity areas.

E.2 Streamline Processing. The County will continue to implement the expedited permit assistance program for residential projects, which includes pre-application meetings and streamlining the approval process of affordable residential units. The County will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Responsibility:	Resource Management
Target Date:	Develop an SB 35 streamlining approval process by January 2024 and implement as applications are received. Provide pre-applications by request.
Funding Source:	General Fund
Quantified Objective:	The County continue to help to streamline the permit processing procedure, aiming to encourage the development of at least 30 affordable units.

E.3 Zoning Ordinance Amendments. Amend the County's Zoning Ordinance to address the following development standards and barriers to special-needs housing:

- **Accessory Dwelling Units:** Amend the Zoning Code as necessary to be consistent with the latest state legislation related to ADUs, ~~ensuring that ADUs are permitted in all zones that permit single family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU,~~ in accordance with California Government Code Section 65852.2.
- **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner

as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5, ~~and 17021.6, and 17021.8~~).

- **Transitional and Supportive Housing:** Define and permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65651 (AB 2162)).
- **Definition of Family:** Review and amend the definition of "family," in the Solano County Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
- **Emergency Shelters:** Permit Emergency Shelters in the Residential-Traditional Community Multifamily (R-TC-MF) by-right without discretionary review and allow sufficient parking to accommodate all staff working in emergency shelters, in compliance with Government Code Section 65583(a)(4)(A)(ii). Expand the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The County will also review existing capacity in the R-TC-MF zone on an ongoing basis and ensure that sufficient capacity for development exists to allow for potential emergency shelter development in proximity to necessary services and resources.
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing, by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662 (AB 101)).
- **Residential Care Facilities.** Allow residential care facilities for seven or more persons subject to those restrictions that apply to residential care facilities for six or fewer persons, in compliance with the state definition of "family."
- **Parking Standards. General Parking Standards.** The County will review and revise all parking standards and modify standards for multifamily and mixed-use buildings to mitigate possible constraints on development.

Responsibility: Resource Management

Target Date: Complete Zoning Ordinance Amendments by December 2024; annually review Zoning Code and revise as needed. Complete ADU amendments, as necessary to comply with State Law by June 2024.

Funding Source: General Fund

F. Public Facilities and Services

Objective G. Provide for residential development that is generally self-sufficient regarding water supply and sewage disposal, requiring only minimal public facilities and services essential for health, safety, and welfare.

Policies

F.1 Rural residential development should be designed and located in a manner that minimizes the need for increased County services.

F.2 Domestic water for rural development shall be provided principally through on-site individual wells. When individual well systems in an area of the unincorporated county become marginal or inadequate for serving domestic uses, public water service may be permitted in conformance with the General Plan. In such cases, public water service shall be provided and managed through a public agency. If lands proposed for water service are not within the boundaries of an existing public water agency, the Board of Supervisors shall, as a condition of development, designate a public agency to provide and manage the water service. Water facilities shall be designed to provide water service only to the developed areas and those designated for potential development. Such facilities shall be designed to prevent any growth-inducing impacts on adjoining designated agricultural and open space lands.

F.3 The County shall continue to work with the local school districts in implementing mechanisms and procedures for mitigating impacts on school facilities resulting from future County development.

F.4 Urban density single-family development and multifamily development in the unincorporated county shall be in those areas with infrastructure and services best suited to provide the level of services necessary to support such urban development, such as Homeacres.

F.5 Clustering of development meeting overall density standards shall be applied in the unincorporated area when necessary to preserve open space and environmental quality, to provide for the efficient delivery of services and utilities, and to mitigate potential health and safety hazards.

Programs

F.1 Capital Improvements. Annually review and update the Capital Improvement Plan (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied.

Responsibility: Resource Management, Capital Projects Management Division

Target Date: Annually review and update the CIP, apply annually for funding for infrastructure projects, as needed.

Funding Source: Redevelopment set-aside funds, grant funding, General Fund

G. Environmental Quality

Objective H. Enhance and preserve the environmental quality of residential areas.

Policies

G.1 The County shall support programs that seek to reduce community blight.

G.2 The County shall seek to preserve the rural character, flavor, and identity of its residential communities.

G.3 The County shall encourage the design and construction of residential dwellings that minimize the adverse visual, social, and environmental impacts upon the residents of the dwellings and the surrounding community.

Housing Element

G.4 The County shall ensure consistency between residential designated areas in the General Plan and residential zoning districts.

Programs

G.1 Blight Removal. The County will continue to utilize HOME funds to upgrade dilapidated housing for qualified homeowners, thus helping to eliminate future potential blight concerns.

Responsibility: Resource Management

Target Date: Apply for HOME or CDBG funds annually.

Funding Source: General Fund

Quantified Objective: Facilitate place-based revitalization through providing assistance for upgrades to at least 10 blighted homes. The County will target promotion of this program in low-resource areas and areas with a relatively low median income.

G.2 Architectural Review. The County will amend the Zoning Code within one year of Housing Element adoption to establish ministerial design review standards for development in the A-SV-20, A-T-C, and A-T-C-NC zone districts for all residential projects that meet the eligibility criteria provided by Government Code Section 65913.4, ~~and transitional and supportive housing, and low barrier navigation centers as defined by Government Code Section 65660.~~

Responsibility: Resource Management

Target Date: Adopt objective design standards within one year of Housing Element adoption, implement as projects are processed through the Resource Management Department.

Funding Source: General Fund

H. Energy Conservation

Objective I. Promote energy conservation in new and existing residential units.

Policies

H.1 The County shall encourage the use of siting, construction, and landscaping of structures to minimize energy consumption in housing.

H.2 The County shall encourage improvements in the energy efficiency of existing residential structures through the installation of cost-effective conservation measures.

H.3 The County shall promote reduction of energy use and cost through energy conservation assistance programs for low-income households.

Programs

H.1 Energy Conservation Outreach and Assistance. The County will continue to promote energy efficiency in existing and new residential development:

- Continue to have representation on the Green Building Committee, made up of building officials, the Building Standards Commission, the California Energy Commission, and the CA Building Officials Association. As part of the committee, conduct at least quarterly public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program.
- Provide information on the County's website and through printed materials County buildings on the following programs:
 - Pacific Gas and Electric Company's (PG&E's) Energy Savings Assistance Program for low-income households who want to make their homes energy efficient.
 - PG&E's California Alternate Rates for Energy (CARE) program which offers monthly discounts on electric and natural gas bills for lower-income households and individuals enrolled in certain public assistance programs such as Medicaid.
 - PG&E's Family Electric Rate Assistance (FERA) program which offers monthly discounts on electric bills for lower-income households with three or more persons.
 - PG&E's Relief for Energy Assistance through Community Help (REACH) program, which provides energy credits for low-income households.
 - California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents.
 - Rising Sun Opportunity Center, which provides energy and water efficiency services at no-cost while through employment and training of local youth.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.

Responsibility: Resource Management.

Target Date: Quarterly public outreach efforts. Make information easily available on the County's website by June 2023 and print materials and make available at public facilities by August 2023.

Funding Source: General Fund.

Quantified Objective: Assist five low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs and facilitate place-based revitalization through home improvements. Target the eastern and southern portions of the unincorporated county.

H.2 Standards and Guidelines for Energy Efficiency and Conservation. *(Continued, previously Program I.2)* The County will ensure that all new residential construction meets or exceeds the state Title 24 standards for energy efficiency. The County will continue to implement provisions of the California Solar Rights Act of 1978 and the state Solar Shade Control Act through the County's subdivision ordinance to ensure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County will provide staff assistance, as needed, with site planning, landscaping, and vegetation plantings for new residential units.

Housing Element

Responsibility: Resource Management
Target Date: Ongoing as projects are processed
Funding Source: General Fund

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period based on optimal implementation of each program. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table 9-2**.

Table 9-2. Summary of Quantified Objectives

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	40	40	50	56	129
New Construction					
Program B.1	40	40	50		
Program B.2		76	76	76	25
Program C.1	5	10	15		
Program C.2		5	5		
Program C.4	5	5	5		
Program D.1	5	5	10		
Program D.2	5	10	10		
Program D.4	10				
Program E.2		10	20		
Rehabilitation					
Program A.1	5	5	10		
Program A.2		2	2	5	
Program G.1		5	5		
Conservation					
Program H.1		2	3		
<u>Program A.2</u>		<u>2</u>	<u>3</u>	<u>5</u>	
<u>Program C.4</u>	<u>5</u>	<u>5</u>	<u>5</u>		
Program D.6	10	20	20		

Source: Solano County, August 2022

Notes:

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.
2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

HOUSING ELEMENT APPENDICES

Appendix

A REVIEW OF PREVIOUS HOUSING ELEMENT

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REVIEW OF PREVIOUS HOUSING ELEMENT

Per California Government Code Section 65588, "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583."

Progress Toward Meeting Quantifiable Objectives

The 2015–2022 RHNA prepared by ABAG determined that zoning to accommodate 103 additional housing units needed to be in place in the unincorporated area during the prior planning period to meet regional housing needs. ABAG disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. **Table A-1** compares the 5th Cycle RHNA to the building permits issued from 2015–2022. The County issued permits for a total of 269 units, exceeding the RHNA allocation for low-, moderate-, and above moderate-income housing. Among these, approximately 38.3 percent of the building permits issued (103 units) were for homes affordable to lower-income households.

Table A-1 RHNA Compared to Permits Issued, 2015-2022

Income Category	2015 – 2022 RHNA	2015 – 2021* Building Permits Issued	Percentage of RHNA Accomplished
Very Low	26	5	19.2%
Low	15	98	653.3%
Moderate	19	41	215.8%
Above Moderate	43	125	290.7%
Total	103	269	261.2%

Source: ABAG Regional Housing Needs Allocation (RHNA) Plan, December 2021, Solano County, June 2022

*Note: Complete 2022 permit data was not available when the Housing Element was drafted.

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table A-2**) the County worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of the accomplishments are highlighted below:

- The County awarded 45 veterans' vouchers (VASH) and 50 mainstream vouchers. The Housing Authority was also approved as a Move to Work agency, providing greater flexibility with administration of the program.

Appendix A: Review of Previous Housing Element

- The County worked with the City of Vacaville to administer the Section 8 Housing Choice Voucher Program and aid over 251 households.
- The County makes permit information for farmworker housing available at the public counter and allows farmworker housing on almost all agricultural property.
- The County provided \$87,000 in funding annually to Community Action Partnership (CAP) Solano Joint Powers Authority (JPA).
- In 2020, the County awarded \$605,000 to the County's Coordinated Entry System to assist individuals experiencing homelessness and victims of domestic violence.
- During the planning period, the County provided a combined \$310,000 in emergency funding to Mission Solano homeless shelter, which became Shelter Solano.
- The County provided \$700,000 in loan forgiveness.
- The County provided \$1 million to two projects that assist individuals experiencing homelessness and adults with mental health issues.
- The County provided \$3.5 million in financial support to three projects that will include 26 supportive units.
- Through the Neighborhood Stabilization Program (NSP), the County provided rehabilitation assistance to six households.

Cumulatively, these efforts reduced displacement risk for lower-income households and special needs groups by increasing the supply and stability of the housing supply. The County also facilitated increased housing mobility through permitting procedures for farmworker housing, and reduced displacement through the NSP funded rehabilitation assistance. The County has modified the programs included in the 5th Cycle Housing Element to more effectively address special housing needs through more specific timelines and strategies.

Evaluation of Past Accomplishments

Table A-2 summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in **Section 2, Goals, Objectives, Policies, and Programs**.

Table A-2 Evaluation of Housing Element Implementation

Program	Implementation Status	Action
<p>A.1 Financial Assistance and Outreach – Rehabilitation. To assist private property owners in rehabilitating the housing stock, the County will consider applying for Community Development Block Grant funds and other funding sources as available including funding from the federal Department of Housing and Urban Development, the California Department of Housing and Community Development, remaining local redevelopment set-aside funding, and other governmental or private sources. As the County applies for and receives funding to provide rehabilitation loans, they will notify the public of available housing rehabilitation programs in coordination with city housing authorities and other public and private agencies</p>	<p>Due to local wildfires and COVID-19, the County was unable to operate the rehab program and apply for CDBG or HOME funds. The County continues to look for opportunities to use funds from the Homeacres program and work with nonprofit organizations to develop more housing.</p>	<p>Continue; incorporate the rehabilitation part of Program A.2. New Program A.1.</p>
<p>A.2 Program Partnerships – Rehabilitation and Preservation. The County will seek to maintain its existing supply of assisted housing through the development of programs in coordination with other public and private nonprofit housing agencies. The County will seek to expand rehabilitation opportunities by coordinating and working with financial institutions and nonprofit agencies to expand the supply of funding available and by recycling program income from existing programs into future rehabilitation programs.</p> <p>The County currently contains no deed-restricted affordable units and therefore there are no “at-risk” units at this time. Should the County have any affordable units prior to the end of the planning period, the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary, in the future.</p>	<p>The County does not have any units at risk of converting to market rate. Due to local wildfires and COVID-19, the County was unable to operate the rehab program and apply for CDBG or HOME funds.</p>	<p>Modify. New Programs A.1 and C.3.</p>

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
<p>B.1. Countywide Housing Production and Coordination. The County will coordinate its planning and program efforts with the cities to ensure that adequate quantities of various housing types are provided to meet the County's total projected housing needs. The County inventoried its available sites for housing development and identified sites by zoning category that are available to meet its housing need allocation for the Housing Element planning period. The inventory is summarized in Appendix A and includes sites for housing by income category.</p> <p>In addition to meeting the RHNA, the County has additional sites to accommodate a variety of housing types. The County General Plan identifies an Urban Residential designation which allows for up to 25 units per acre but does not have a corresponding zoning district that allows for the same density. This is because the County believes while some development has been allowed to occur where limited urban services were provided by cities and special districts, current General Plan policies maintain that "what is urban should be municipal," meaning that development requiring urban services should occur within an incorporated city.</p> <p>To encourage the development of these sites the County will work with the adjacent cities to ensure that their rezoning of these sites can accommodate housing for up to 25 units per acre and the County will facilitate the annexation process of these sites into the cities when the cities are ready to annex. Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites. The County has negotiated successful RHNA transfers in the past and will continue to work with the neighboring cities to facilitate compact development to address climate change and energy conservation and maximize land resources to preserve agricultural and open space resources.</p>	<p>The County continues to coordinate programs to ensure there are a variety of housing types to meet the county's RHNA. The County approved a total of 142 units over the 2015- 2020 timeframe with an annual breakdown as follows:</p> <p>2015: Approved 11 units affordable to the low-income category, 7 units affordable to moderate incomes, and 14 units affordable to above moderate incomes.</p> <p>2016: Approved 3 very low-income units, 8 low-income unit, 5 moderate income units and 16 above moderate units.</p> <p>2017: Approved 6 low-income units, 5 moderate income units, and 9 above moderate-income units.</p> <p>2018: Approved 1 very low-income unit, 17 low-income units, 3 moderate-income units, and 13 above moderate units.</p> <p>2019: Approved 1 very low-income unit, 18 low-income units, 5 moderate-income units, and 6 above moderate units.</p> <p>2020: Approved 10 low-income units, 5 moderate-income units, and 11 above moderate units.</p> <p>Since the RHNA is based on lands in the sphere of influence being credited to the city, no transfers of RHNA were necessary during RHNA cycle.</p>	<p>Modify. New Program B.1.</p>

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
B.2 Secondary Dwelling Unit Program. To maximize the potential for housing development on its existing residentially zoned land, the County will continue to implement streamlined permitting processes for these types of units. The County will continue to make information available at the public counter about secondary dwelling unit options and standards.	The County made information available at the public counter and the County's website relating to second unit permitting. In addition, the County updated the ordinance to reflect recent statutory requirements of accessory dwelling units (ADUs) through 2021. The County approved a total of 73 ADUs over the 2018-2021 timeframe. Of the 73 approved for permits, 13 were completed.	Modify. New Program B.2.
C.1 Financial Assistance - Affordable Housing Production. The County will utilize available local funding sources for affordable housing, primarily involving application for CDBG funds from the state and HOME funds and seeking to expand the County's Section 8 voucher program. The County will apply for funding based on the level of public demand. Because of the competitive nature of the CDBG, HOME, and the Section 8 programs, it is not possible to estimate the amount of funding that could be obtained from these sources through the remainder of the Housing Element planning period. To leverage local subsidy sources, the County and County Housing Authority will seek funding for extremely low-, very low-, and low-income housing assistance through state and federal housing programs in the development of local housing assistance programs.	<p>The County continues to support affordable housing sponsors by providing funds to subsidize the production of affordable housing. Annually, from 2016-2021, 368 vouchers were provided to assist extremely low-, very low-, and low-income households.</p> <p>To assist special-needs housing groups such as veterans, the County was awarded 45 veterans' vouchers (VASH) and 50 Mainstream Vouchers. The Housing Authority was also approved as a Move to Work agency, providing greater flexibility with administration of the program.</p> <p>In 2021, the County provided 19 tenant protection vouchers and 3 Mainstream CARES vouchers to assist non-elderly person with a disability that has been impacted by COVID-19.</p>	Continue. New Program C.1.
C.2 Regulatory Incentives for Affordable Housing. The County will continue to work with developers to comply with Sections 65915 and 65917 (density bonuses) of the California Government Code and AB 1866 (secondary dwelling units). The County will also amend the Zoning Code to adopt a density bonus ordinance in compliance with Government Code Sections 65915 and 65917.	As of 2020, no developers had requested a density bonus and the County has not adopted a density bonus ordinance.	Continue. New Program C.2.

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
to Encourage and Facilitate Alternative Housing. To create opportunities for the private marketplace to produce additional affordable housing for extremely low-, very low-, low-, and moderate-income households, including farmworkers and the elderly, the County will continue to implement building and zoning codes to accommodate manufactured dwelling units and secondary dwelling units in all residential zoning districts by right. Based on trends in the last five years the County is projecting the market will construct approximately 41 additional secondary dwelling units and 14 manufactured homes during the RHNA projection cycle.	<p>The County continues to create opportunities to produce additional affordable housing for extremely low-, very low-, low-, and moderate-income households through accommodating secondary dwelling units.</p> <p>The County approved a total of 73 ADUs from 2018-2021, that are affordable to low-income households and occupied by renters. The County's ADU Ordinance was updated to reflect state ADU requirements through 2020.</p>	Continue. New Program E.3.
C.4 Preservation of Existing Assisted Housing Units. Currently, there are no lower income assisted units in the Unincorporated area of Solano County. Should other publicly assisted affordable housing units be produced during the Housing Element planning period and become at risk of conversion to market rate within 10 years of the beginning of the next planning period (2025), the County will monitor its status, identify any units at risk of conversion to market rate, and work proactively to preserve them. The County would work with interested affordable housing developers and make preservation activities a priority use of available federal, state, and local financing sources in cases where it is more cost-effective to preserve affordable units than to build replacement affordable units	During the 5th cycle planning period, there were no low-income assisted units at risk of conversion to market rate in the unincorporated area of Solano County.	Continue. New Program C.3.
<p>C.5 Program Partnerships – Affordable Housing. The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production.</p> <p>The County will continue to work with the City of Vacaville Housing Authority to administer the Section 8 program. The</p>	During the 5th cycle planning period, the County continued to work with the City of Vacaville to manage the Section 8 Housing Choice Voucher Program aiding over 251 households.	Continue. Modify combine with C.6 and promote use/acceptance of vouchers in high resource areas. Include

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Program	Implementation Status	Action
County may also apply for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee, with the program administered by the City of Fairfield for first-time homebuyers.		quantified objectives. New Program C.4.
C.6 Housing Assistance Outreach – Affordable Housing. The County will notify the public of available affordable housing programs in coordination with city housing authorities and other public and private agencies	To ensure affordable housing information is available, the County continues to work with the City of Vacaville to promote the Section 8 Housing Choice Voucher.	Modify; combine with Program C.5. New Program C.4.
D.1 Farmworker Housing – Production. The County will seek to coordinate programs and funding from state and federal programs through the Dixon Housing Authority. The County will work with the Dixon Housing Authority to explore opportunities for expanding the Dixon Migrant Center as demand necessitates. The County, through the County Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and Community Development (HCD) programs and other funding sources that may become available. The County will develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing. The County will also contact agricultural stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2016. The County will then assist nonprofit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary. In addition, the County will formulate and provide development incentives as funding permits for the provision of farmworker housing and expedite the permitting process for all farmworker housing projects to the extent feasible.	Within the 5th planning period, the Migrant Center became operated by the Yolo Housing Authority. To encourage farmworker housing, the County continued to make farmworker housing permitting information relating to zoning requirements available at the public counter. Zoning continues to be very flexible and permits farmworker housing on all agriculturally zoned property. As of 2020, 1 mobile home unit was approved as a farm labor unit. Due to low demand for farmworker housing, a loan program to assist developers to build farmworker housing has not been developed.	Continue. New Program D.1

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
Farmworker housing, permitted by HCD, is an allowed use without the necessity of obtaining a use permit from the County. HCD will continue site inspections of migrant farm labor camps to ensure proper maintenance.		
<p>D.2 Addressing Special Housing Needs. The County has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include modification of development standards. The County will seek funding for special groups with specific demonstrated needs through federal, state, and local housing assistance programs through the Solano County Housing Authority. Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.</p> <p>Through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency (SSNC-CAA), the County will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. The SSNC-CAA receives funding from CDBG, HUD, FESG, EHAP, United Way, and other sources. Funds are used to provide housing assistance (in the form of rental assistance), hotel vouchers, tenant rights assistance, credit clean-up, budget sessions, job developing, etc. These services are in place to keep housing clients in their homes.</p> <p>Through the collaborative efforts of the Continuum of Care, the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency</p>	<p>In 2018, to assist special-needs populations, the County provided the following funds for special-needs populations:</p> <p>\$87,000 to the Community partnership (CAP) budget</p> <p>\$40,000 in emergency funding to Mission Solano homeless shelter plus an additional \$270,000 when Mission Solano became Shelter Solano</p> <p>Financial relief of \$700,000 in the form of loan forgiveness</p> <p>\$1 million to two projects that assisted homelessness and adults with mental health issues</p> <p>\$689,000 in CA Emergency Solutions and Housing Program funding</p> <p>\$3.5 million to three projects that will include 26 supportive housing units</p> <p>In 2019, Community partnership (CAP) budget awarded \$87,000 to the CAP Solano budget. The Solano County Board of Supervisors Joint Exercise of Powers (JPA) awarded \$605,000 to County's Coordinated Entry System (CES), which assisted victims of domestic violence. JPA also awarded \$215,000 to support homeless families, employment supportive services, and case management for individuals experiencing homelessness.</p> <p>To further assist special-needs groups, JPA awarded the County \$856,000 to assist 79</p>	Continue. New Program D.2.

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
<p>housing for the homeless (rotating church space, hotel/motel vouchers, armories, public spaces, emergency shelters for natural disasters, special need shelters such as battered women's shelters, sober housing, etc.). The County will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The County will also explore the feasibility of using its CDBG to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all of its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.</p>	<p>homeless individuals and 5-7 households by providing shelter beds and supportive services. The funds were also used to rehouse and provide homeless prevention services to 123 individuals/households.</p> <p>As part of a prevention approach to homelessness, JPA awarded the County \$4.9 million to fund a layered project assisting homeless individuals and households with extremely low incomes. The additional funds were to expand shelter capacity and outreach/drop-in centers for homeless youth. The youth received housing support services to reunite them with their families or locate appropriate alternative permanent housing.</p>	
<p>D.3 Housing Assistance Outreach – Special Housing Needs. Consistent with state law, the County has identified sites that can accommodate development of new farmworker housing, new emergency shelters, and new transitional housing. In addition to the primary residence on parcels under Agricultural zoning, the County provides for a “secondary dwelling unit” as an allowed use by right for either farmworker or non-farmworker housing. For additional housing above the two units allowed by right, the County’s agricultural zoning districts also includes provisions for temporary manufactured dwelling units for agricultural employee housing through the use permit process. The zoning code has been amended to allow farmworker housing permitted by the California Department of Housing and Community development by right without a use permit.</p> <p>In addition, the County will notify the public of available special housing needs and emergency shelter assistance programs and equal housing opportunity programs in coordination with the Continuum of Care /SSNC-CAA, city housing authorities, and other public and private agencies.</p>	<p>In 2020, the County provided \$4 million in CARES Act funding for emergency rental assistance due to the COVID-19 pandemic to assist economically vulnerable renters.</p> <p>The County continued to provide \$87,000 to the CAP Solano budget. Joint Powers Authority (JPA) awarded \$494,803 in Community Services Block Grant (CSBG) CARES Act Funding Volunteers of America to provide long-term rapid rehousing and case management. JPA also awarded \$370,006 in California Emergency Solutions and Housing (CESH) funding that assisted households/ individuals. Additional funds were provided to the Solano County probation department, nonprofit organizations, and cities within Solano County to provide housing relocation and stabilization as well as homeless services. The following amounts were distributed:</p>	<p>Modify, combine with New Fair Housing Program and New Program D.3.</p>

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
<p>The County will develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing.</p> <p>Through the Solano County Housing Authority contract with the City of Vacaville Housing Authority, the County will continue to provide fair housing services in the unincorporated area. In coordination with the City of Vacaville Housing Authority, the County will continue to assist the public in matters concerning fair housing issues and referrals to appropriate investigative and enforcement agencies. The County will promote equal housing opportunities through the distribution and posting of fair housing information in coordination with other agencies at public building and facilities and other locations throughout the entire county. Through the Housing Counseling Program, the County will continue to promote fair housing education through fair housing workshops, landlord training and tenant credit repair workshops and tenants' rights clinics at various locations throughout the county.</p> <p>To comply with the Health and Safety Code Section 17021.6 (a section of the state Employee Housing Act), the County will amend its zoning code, as needed, to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted</p>	<ul style="list-style-type: none"> • \$126,379 to Community Action North Bay that assisted individuals /households • \$243,627 to the Solano County Probation Department that assisted individuals 18 to 25 and under the supervision of probation and individuals aged 24 and older under the supervision of probation and reentering the community into homelessness • \$313,142 for homelessness prevention and rapid rehousing assistance <p>The Community Services Block Grant (CSBG) funds granted a total of \$205,339 to assist homeless shelters. The funds were distributed to the following organizations:</p> <p>Caminar: \$55,000 Mission Samoa: \$55,000 Catholic Charities: \$55,000 CANB: \$40,339</p> <p>To ensure special-needs populations were assisted, the Housing First Solano Continuum of Care (CoC) awarded \$1,486,257 in CoC funding for permanent housing as follows:</p> <p>\$35,337 to CAMINAR \$74,448 to Lutheran Social Services STOP Plus Expansion \$64,972 to Shelter, Inc. Aspire \$178,302 to Lutheran Social Services Plus \$48,824 to Caminar Laurel Gardens; \$124,409 to Caminar Sereno Village Consolidation \$123,636 to CAN-B Housing Express Expansion \$40,261 to CAN-B Fairfield VETS Program</p>	

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
	\$107,946 to Edge Community Church "Restoration Project" 2018; \$85,350 to Solano Dream Center "Solano Dream Center"	
E.1 Reasonable Accommodation for Persons with Disabilities. The County provides an administrative process for reasonable accommodations on a case-by-case basis per Policy E.1 above. In addition, any building permit applications involving employers require that the site, facility, and all buildings comply with accessibility standards. The Building Division is mandated to enforce the most restrictive of either Americans with Disabilities Act or the California accessibility standards. In addition, the County will make information available about the reasonable accommodation procedure at the public counter in the Resource Management Department	The County continued to provide information about reasonable accommodations and accessibility standards at its public counter and online in the County's zoning code.	Modify to expand efforts. New Program E.1.
E.2 Parking Requirements. The County has revised its parking standards to allow the Zoning Administrator to adjust parking requirements based on site-specific constraints and conditions. The County will consider revising its parking standards to include a sliding scale based on bedroom type (i.e., studio and one-bedroom). The County will continue to annually review its parking requirements to ensure they do not constrain the development of affordable housing.	During the 5th cycle planning period, the parking requirements did not pose a constraint to development; there is ample on-site parking available. Zoning information was made available at the public counter.	Delete. Completed.
G.1 Capital Improvements. As funding resources allow, the County shall continue ongoing implementation of capital improvements including drainage, waterline, and roadway improvements in the Homeacres community.	The funding for capital improvements in Homeacres will continue to be funded by the General fund or other funding sources.	Continue. New Program F.1.
H.1 Blight Removal. The County will continue to utilize HOME funds to upgrade dilapidated housing for qualified homeowners, thus helping to eliminate future potential blight concerns	From 2016-2018, funds from the Neighborhood Stabilization Program (NSP) were available for qualified applicants for housing rehabilitation. There were 6 households assisted through a funding pool of \$1.6 million. The funds were used	Continue. New Program G.1.

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
	to assist moderate- and below-moderate incomes in the communities of Fairfield and Unincorporated Solano County targeted neighborhoods. From 2019-2020, funding for NSP was unavailable.	
H.2 Architectural Review. The County will continue to implement architectural review to ensure future development within rural communities is harmonious with existing development.	During the 5th cycle planning period, architectural review was applied to development projects as stipulated in the County Code. The architectural review process is a discretionary process that occurs concurrently with the building permit review.	Continue. New Program G.2.
I.1 Energy Conservation Outreach. The County will continue to have representation on the Green Building Committee, made up of building officials, the Building Standards Commission, the California Energy Commission, and the CA Building Officials Association. The committee will be doing public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program	The County participates in the Green Building Committee, Building Standards Commission, and California Building Officials Association. The County has continued to provide outreach on the Green Building program and GHG-reduction measures.	Modify. New Program H.1
I.2 Standards and Guidelines for Energy Efficiency and Conservation. The County will ensure that all new residential construction meets or exceeds the state Title 24 standards for energy efficiency. The County will continue to implement provisions of the California Solar Rights Act of 1978 and the state Solar Shade Control Act through the County's subdivision ordinance to ensure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County will provide staff assistance, as needed, with site planning, landscaping, and vegetation plantings for new residential units.	The County continues to maximize energy efficiency by meeting the provisions of Title 24 standards (2019 California Building Code), the Solar Rights Act of 1978, and Solar Shade Control Act.	Continue. New Program H.2.

Appendix A: Review of Previous Housing Element

Program	Implementation Status	Action
<p>I.3 Energy Conservation Assistance Programs.</p> <p>The County will continue to partner with Pacific Gas and Electric (PG&E) on the Energy Watch program. The County is also cooperating with local cities on the Rising Sun program which will provide residents with no-cost energy and water conservation services. The County may also consider partnering with PG&E on other energy-saving programs such as the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA). The County will also work with PG&E to encourage existing residents to participate in energy-efficiency retrofit programs.</p>	<p>The County participates in Pacific Gas and Electric (PG&E) on the Energy Watch program providing no-cost energy-efficiency information and services to small- and medium-sized businesses of Solano County who are PG&E customers. In cooperation with the Rising Sun, the County has helped provide water conservation services to residents.</p>	<p>Continue.</p>

B HOUSING CONSTRAINTS

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HOUSING CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental and (2) nongovernmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Nongovernmental constraints consist of land availability, the environment, land cost, construction costs, and availability of financing.

Nongovernmental Constraints

The major factors within the private market system that contribute to the direct sale price or rental cost of new housing include land costs, site improvement costs, construction costs, financing costs, and sales costs.

Land Costs

Typically, the cost to purchase land suitable for residential development contributes as much as half of the housing development cost. These costs are then passed along to future occupants of the completed structure, which is why it is important to analyze the effect land costs have on providing housing that is affordable. The cost of land in the unincorporated area of the County was estimated using the listed prices of land on Loopnet for the County as a whole. Loopnet is a commercial real estate listing service that advertises a wide array of property types for sale.

In the Allendale community of the county (north of Vacaville) in June 2022, Loopnet listed a 55-acre property suitable for 10 single-family lots. The parcel was listed for \$1,850,000 or \$1.30 per square foot. Assuming that the property is developed with 10 single-family homes (1 unit/5.4 acre), the land would add \$185,000, to the cost of each home. Loopnet also lists a 0.84-acre parcel in Vacaville designated High-Density Residential, which allows densities between 20.1 and 24 units per acre. If maximum density was approved, the site could potentially accommodate 20 units. The parcel is listed for \$745,000, meaning the cost of land would add \$37,250 to the final cost of each unit. According to local developers and real estate agents, the cost of land closer to Benicia and Vallejo tends to be much higher for a smaller piece of property. Loopnet provides a listing for a vacant 0.43-acre single-family parcel in Benicia for \$750,000, which is \$1.37 per square foot and significantly higher than land in the Vacaville and Dixon area. The Benicia parcel is suitable for two single-family homes, which means that the cost of land adds \$750,000 to the final cost of the home.

Construction Costs

Construction costs are those incurred in actually constructing a dwelling unit. As with land development costs, construction costs vary. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and the difficulty of building on the site. Construction costs for a single-family home are approximately \$164 per square foot in Solano County. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction, and including a two-car garage and forced air heating/cooling. Estimated total construction costs for such a home are \$328,002.

Appendix B: Housing Constraints

These construction costs include labor, materials, and equipment but do not include costs of buying land.¹

Costs for multifamily construction are approximately \$162 per square foot. This is based on costs calculated for a two-story building in Solano County with 20 units and an average unit size of 800 square feet each. The calculation is for a wood or light steel frame structure, including forced air heating and cooling and constructed of good quality materials. The estimated total construction costs for each unit are \$124,949 and total construction costs for the building are \$2,593,864. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.²

Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Solano County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table B-1** illustrates interest rates as of May 2022. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

¹ 2022 National Building Cost Manual and 2022 for zip codes 945-33,91,90,34,89,85,93,71,35,12,92, and 956-87,88,20,18,94,90,25,96 zip code modifiers, Craftsman Book Company.

² 2022 National Building Cost Manual and 2022 945-33,91,90,34,89,85,93,71,35,12,92, and 956-87,20,18,94,90,25,96 zip code modifiers Craftsman Book Company.

Table B-1. Loan Interest Rates, 2022

Term	Interest	APR
Jumbo Loans¹		
30-year fixed	4.500%	4.614%
15-year fixed	4.375%	4.536%
Conforming and Government Loans¹		
30-year fixed	5.125%	5.304%
15-year fixed	4.375%	4.675%

Source: www.wellsfargo.com, April 2022.

Notes: 1. Conforming loan is for no more than \$647,200. A jumbo loan is greater than \$647,200.

Environmental Constraints

Flooding

According to the County's 2022 Safety Element Draft of the General Plan, a large portion of developed and undeveloped county lands are subject to flooding as a result of heavy seasonal rainfall, dam inundation, and canal or levee failure. A majority of these county flood-prone lands are specifically subject to inundation as a result of heavy rainfall and resulting stream overflows.

Heavy seasonal rainfall, occurring between November and May, often results in stream overflows. A number of streams in the county have long histories of seasonal flooding, often resulting in significant damage. Flooding is more severe when antecedent rainfall has resulted in saturated ground conditions and often results in flooding to a number of streams. Specifically, flood risk is intensified in the lower stream reaches by the probability of coincident high tides and strong offshore winds during heavy rainfall. Urbanization is further aggravating the potential for stormwater flood damage in the county by reducing floodplain area available to absorb stormwater in low-lying areas and preventing natural absorption of stormwater in the higher land, upstream watersheds. Thus, unchecked urbanization can lead to increased rates and volumes of stormwater runoff in the county. Because of the varying conditions of watersheds in the county, each one should be individually addressed using a coordinated set of County policies that control watershed runoff and stream overflow to reduce flooding.

Agricultural land has long been used for valuable de facto flood protection. Farmers have historically allowed stormwater detention on their properties during storm events and have expressed a desire that the County recognize the positive contributions of farmland as a flood prevention and reduction measure.

Seismic Hazards

According to the 2022 draft of the Safety Element, earthquake risk is very high in Solano County, due to the presence of several active faults in the region. The county is crossed by a number of active faults, where past movement in the earth's surface has caused rock fractures. Fault traces occur when these fractures become visible on the surface. Fault zones are the areas surrounding active faults, where future movement is likely to occur. It is in these zones where most earthquakes originate.

Non-seismic geologic hazards also exist within the county. Geologic hazards, such as landslides and erosion, depend on the geologic composition of the area. Landslides and rock falls may occur in sloped areas, especially areas with steep slopes, and usually in areas of loose and

Appendix B: Housing Constraints

fragmented soil. Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. There are predictable relationships between local geology and landslides, rockfalls, and debris flows. Slope stability is dependent on many factors and interrelationships, including rock type, pore water pressure, slope steepness, and natural or human-made undercutting.

Infrastructure Availability

A scarcity of community water and sewer facilities in the unincorporated area is a constraint on the production of any significant quantities of new housing, especially housing constructed at densities that could be affordable to lower- and moderate-income households.

Sewer

Sewer service within unincorporated Solano County is provided through a number of different sources. The City of Vacaville serves the unincorporated community of Elmira, which is adjacent to the service area for the Vacaville sewer system. The Suisun-Fairfield Sewer District provides sewer service to the unincorporated community of Cordelia and parts of Suisun Valley from Rockville Road south to the Fairfield city limits. In 2020, Local Agency Formation Commission (LAFCO) commissioners unanimously approved an application that would allow the Fairfield-Suisun Sewer District to provide wastewater service to the Middle Green Valley Specific Plan area. The Vallejo Sanitation and Flood Control District provides sewer service to the Vallejo unincorporated islands. The City of Dixon provides service to a few parcels directly outside of Dixon. A few of the larger developments in the unincorporated county have small treatment systems. The Twin Creeks Condominium Project in Green Valley and the recreational vehicle parks within the county have small treatment systems that serve multiple ownerships and users.

However, the majority of developments in the unincorporated county are not served by municipal sewer or small-scale treatment systems, and instead operate stand-alone septic tanks. Water treatment using a septic system depends on gravity to move sewage effluent through the soil, where the effluent is treated by the biological activity in the soil. Some properties also employ either an aerobic treatment unit or a sand filter, or both, to assist in treatment. A permit is required in Solano County to install, repair, or modify a septic system. Under this permitting system, records are kept for all septic tanks in the county. Problems with septic systems have been reported when heavy rains saturate the soil and the systems' leaching mechanisms do not operate at full capacity, potentially releasing raw sewage. Untreated sewage on the ground can lead to increased human exposure, adverse health effects, and groundwater pollution.

For units that will connect to public sewer systems, these providers have sufficient capacity to provide wastewater services to meet the County's RHNA.

Water

Solano County has a number of water providers, districts, and sources. Solano County Water Agency (SCWA) delivers untreated water from the Solano Project (a project that includes Monticello Dam and Lake Berryessa) and the North Bay Aqueduct (a State Water Project facility). The Solano County Water Agency provides water for municipal, industrial, and agricultural uses in Fairfield, Suisun City, Vacaville, Vallejo, Benicia, the Solano Irrigation District and Maine Prairie Water District service areas, University of California (U.C.) Davis, and the California State Prison in Solano County. Other water sources in the unincorporated county are the Rural North Vacaville Water District, the City of Vallejo, Suisun-Solano Water Authority, and private and community wells. The following describes the capacity of each water provider in Solano County.

Solano County Water Agency (SCWA): SCWA has expressed concerns about water shortages during drought years because the State Water Project supply is not reliable during such years.

Long drought can cause draw down of Lake Berryessa storage levels and lowering of groundwater levels. Additionally, new requirements currently limit Solano Irrigation District's ability to provide additional water service connections with on-site treatment systems until new water quality standards are met. City and LAFCO servicing policies today limit the extension of sewer and water service beyond current city boundaries. This limits the County's ability to provide additional water and sewer service to the unincorporated area.

Suisun-Solano Water Authority (SSWA): The SSWA is a joint-powers authority with Suisun City and the Solano Irrigation District. It provides domestic water to users in Suisun City and the Tolenas unincorporated community. Suisun City handles billing and service requests and the district delivers the water.

Rural North Vacaville Water District (RNVWD): In March 2022, RNVWD released a draft Municipal Service Review that identified current capacity and usage compared to future demand. RNVWD has capacity 533 connections, all of which are either in use or have been allocated. Any additional service connections beyond the system's existing capacity will require expansion of the existing system, including pump and storage capacity, water pressure and flow rate, and distribution pipe size and configuration. However, most housing units within this area are served by well water, which is available for future development as well.

Drinking water treatment services in Solano County are provided by seven water treatment facilities: Vacaville's Diatomaceous Earth Plant (DE Plant), Vacaville and Fairfield's North Bay Regional Water Treatment Plant (NBR Plant), Fairfield's Waterman Treatment Plant, the SSWA's Cement-Hill Water Treatment Plant, Vallejo's Green Valley and Fleming Hill Treatment Plants, and Benicia's water treatment plant. Rio Vista and Dixon are served by groundwater well systems. Vacaville is served via a combination of groundwater wells and water treatment facilities (DE Plant and NBR Plant). Travis Air Force Base receives treated water from the City of Vallejo.

However, although water is an issue in the county, there is sufficient capacity to meet the County's 2023-2031 regional housing need of 315 units. To comply with SB 1087, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households (Policy B.6).

Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas of the county where residential uses are permitted. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are:

- Electricity: Pacific Gas & Electric Company (PG&E)
- Telephone: Verizon, T-Mobile, AT&T
- Internet: Verizon, Valley Internet, Solano Wireless Internet, Comcast

Governmental Constraints

While local governments have little influence on market factors such as interest rates, their policies and regulations can affect the type, amount, and affordability of residential development. Since governmental actions can constrain development and affordability of housing, state law requires that the Housing Element “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)).

Governmental constraints include local land use controls, on- and off-site development standards, building and housing codes, permit processing times, permit processing fees, residential development fees, and delays in permit processing that can cause increases in financing cost.

Land Use Controls

The County's land use controls offer limited options for new construction of low- and moderate-income housing. The County's land use policies are firmly based on the goal of urban development occurring in urban areas, principally within the seven cities in the county. The County regulates land use through General Plan land use designations, which are implemented through zoning districts. This section identifies the General Plan land use designations, their associated zoning districts, and the development standards that accompany each zoning district.

Consistent with transparency requirements, (Government Code Section 65940.1 subdivision (a)(1)(A) and (a)(1)(BB)), the County's development standards and fees are available on the County's website.

General Plan Land Uses Designations

The County has four residential land use categories that provide for a wide range of densities. The purpose is to ensure that residential land is developed to a density suitable to its location and physical characteristics.

The County adopted its General Plan in 2008. The General Plan contains nine land use designations that allow residential uses and are currently on the zoning map. **Table B-2** identifies and describes the current land use designations.

Table B-2. Solano County General Plan Residential Land Use Descriptions

Zoning Code District	General Plan Land Use Designation	Maximum Density in General Plan	Land Use Description
RR-2.5, RR-5, RR-10	Rural Residential	1 dwelling unit (du)/2.5 acres to 1 du/10 acres depending on zone	This designation is applied to areas appropriate for rural, low-density, single-family homes, where agriculture is not the sole land use and commercial agricultural production capability is low, where self-sufficiency and privacy are desirable and only minimal essential public services and facilities are available.
TC-R-1AC, TC-R-20, TC-R-15, TC-R-10, TC-R-6,	Traditional Community Residential	1-4 du/acre	This designation recognizes current residential and mixed-use communities in the unincorporated areas surrounded by Vallejo and outside agricultural or municipal service areas where previous development has occurred at

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Zoning Code District	General Plan Land Use Designation	Maximum Density in General Plan	Land Use Description
TC-R-5, TC-R-4			higher densities or intensities than currently allowed under County policy.
TC-R	Traditional Community Residential Vallejo Unincorporated & Collinsville Areas	1-10 du/acre	
TC-MU, TC-MF	Traditional Community Mixed Use	1-4 du/acre	This designation is intended for certain medium-density residential and retail commercial and business areas that are appropriate for residential and commercial uses, and that can be served by community services.
TC-M	Traditional Community Mixed Use Vallejo Unincorporated Area	1-10 du/ac	
UR	Urban Residential	2-25 du/ac	This designation provides for urban densities of residential development within municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development at urban densities. (Note: Exceptions are the unincorporated Vallejo and Vacaville areas with urban services.)
A-20, A-40, A-60, A-80, A-160, A-SV-20	Agriculture	Determined by agricultural location as described in Agriculture Element. Starting at 1 du/20 acres up to 1 du/160 acres	This designation is intended for 20-, 40-, 80-, and 160-acre minimums. A-40 and A-80 zoning has been applied to agriculture areas with high-quality soils that has been brought into intensive agriculture production through irrigation. These properties are generally retained in parcel sizes of 40 to 80 acres and are identified as prime farmland by the California Department of Conservation based on soil type. Agricultural land with lower-quality soils is used for dry land farming range land and is generally retained in parcel sizes of 20 and 160 acres. A-SV-20 is specifically zoned for Suisun Valley agriculture.
M-L, M-G	Industrial	1 du on parcels larger than 20 acres	This designation provides an environment conducive to the development and protection of modern, large-scale administrative facilities, research institutions, warehousing, and specialized or light manufacturing organizations, all of a non-

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Zoning Code District	General Plan Land Use Designation	Maximum Density in General Plan	Land Use Description
			nuisance type, in accordance with the concept of an industrial park.
C-R, C-R-L	Commercial	None	This designation is intended to provide appropriate commercial recreation uses that support recreational activities and resource-based recreational uses in the county in a manner compatible with surrounding land uses. The C-R zoning district is consistent with the commercial recreation designations of the General Plan outside the Suisun Marsh management area.
W	Watershed	1 du/160 acres	This designation aims to create watershed and conservation district areas of Solano County. To protect these areas from the constant threat of wildfire, subsidence, and landslide, leading to the destruction and financial loss to private and public property; prevent increased threats of these hazards through overdevelopment of these areas; and to protect the general welfare of the county as a whole, there is hereby created a zone classification within which the establishment, perpetuation, and protection of watershed and conservation district shall be encouraged.
M	Marsh Preservation	1 du/250 acres	This designation helps preserve and enhance the quality and diversity of marsh habitats, within which marsh-oriented uses shall be encouraged to the exclusion of such other uses of land as may be in conflict with the long-term preservation and protection of marsh areas. The provisions of this section shall be strictly interpreted to provide maximum protection to marsh areas.

Source: Solano County Zoning Code 2014

Zoning Regulations

The provisions of the Solano County Zoning Ordinance implement the policies and standards set forth in the General Plan. The Zoning Ordinance establishes the types of allowed residential uses as well as residential development standards for each zoning district. Development standards are intended to protect the safety and welfare of the County's residents and preserve community character.

Most of the land in the unincorporated area is designated for agriculture. Where land is designated for residential use in the unincorporated area, the County's Zoning Ordinance contains several provisions appropriate for development standards. While residential units are allowed in other zoning districts, the principal zoning districts that allow for residential development are Agricultural, Rural Residential, Residential-Traditional Community, and Residential-Traditional Community Mixed Use. It should be noted that although the above listed are single-family zones, additional units are allowed per state law (e.g., accessory dwelling unit [ADU], junior accessory dwelling unit [JADU], and SB 9). Additional zones that allow residential uses include commercial

recreation, manufacturing limited, and manufacturing general. The watershed (W) and Marsh Protection (MP) zones also allow residential dwellings on large parcels of land over 160 and 250 acres, respectively. **Table B-3** provides a summary of the residential development standards as set forth in the County's Zoning Regulations. The residential development standards are created to ensure that the overall health, safety, and welfare of the community are protected while ensuring that the vision, goals, and policies of the General Plan are achieved.

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Table B-3.
Residential Development Standards

Zoning	R-TC-5	R-TC-6	R-TC-D4	R-TC-D-6	R-TC-MF	R-TC-MU	R-TC-10	R-TC-15	R-TC-20	R-TC-1AC	R-R 2½	R-R 5	R-R 10	A-20 thru A-160	A-SV	C-R and C-R-L
Minimum Lot Area	5,000 square feet (s.f.)	6,000 s.f.	4,000 s.f.	6,000 s.f	5,000 s.f.	4,000 s.f.	10,000 s.f.	15,000 s.f.	20,000 s.f.	1 acre	2.5 acres	5 acres	10 acres	20 – 160 acres	20 acres	None
Primary Dwelling Size	1,000 square feet minimum															None
Front Setback	0 feet	20 feet	20 feet	20 feet	30 feet	0 feet	20 feet				30 feet¹			30 – 50 feet	30 feet	20 feet
Side Setback	5 feet	10 feet	5 feet	5 feet	10 feet	5 feet	10 feet				10 feet			20 feet		0 feet
Rear Setback	0 feet	15 feet	10 feet	10 feet	15 feet	0 feet	25 feet				25 feet			25 feet	10 feet between structures	10 feet between structures
Between Structures	10 feet															
Maximum Height	35 feet					50 feet	35 feet									
Maximum Density	8.7 dwelling units (du)/acre	7.3 du/acre	10.9 du/acre	7.3 du/acre	4 du/acre	4 du/acre	4.3 du/acre	2.9 du/acre	2.1 du/acre	1 du/acre	1 du/2.5 acres	1 du/5 acres	1 du/10 acres	1 du/20-160 acres	1 du/20 acres	

Source: Solano County Zoning Code 2022

Notes:

The County does not have lot coverage requirements.

Residential uses: A two-car enclosed garage shall accompany each primary dwelling, and the siding and roofing materials shall match the dwelling.

Mobile home park: One and one-half spaces per mobile home space, plus one additional space per four mobile home spaces.

Boarding houses and rooming houses: One space per each guest.

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Parking Requirements

In California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The County's Zoning Code establishes residential parking standards, as summarized in **Table B-4**. The local ordinance allows the Zoning Administrator or Planning Commission to establish parking requirements for any use found to have unique needs or not listed in the Zoning Ordinance. The County has included **Program E.3** to amend the Zoning Ordinance to ensure that parking standards for emergency shelters are sufficient to accommodate all staff, provided they do not require more parking than other residential or commercial uses within each zone that permits emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii).

To ensure residential parking standards are not deemed a constraint to the development, improvement, and maintenance of housing, the County has included **Program E.3**. The County will review and revise all parking standards and modify standards for multifamily and mixed-use buildings to mitigate possible constraints on development. To assist with the development of housing affordable to lower-income households, the County allows for parking reductions for affordable projects through the California Density Bonus Law statute, Government Code Section 65915.

Table B-4. Residential Parking Requirements

Type of Residential Development	Required Parking
Primary single-family dwelling unit	2 spaces
Secondary dwelling or ADU	1 space (each)
Multifamily or mixed-use building	1 enclosed + 1 unenclosed per dwelling unit
Boarding houses and rooming houses	1 space per guest
Agricultural homestay	1 space per guest room + standard required spaces for primary residence and any secondary dwellings
Mobile home park	1.5 spaces per mobile home space + 1 visitor space per 4 mobile home spaces

Source: Solano County Zoning Ordinance, 2022

Cumulative Impacts of Development Standards

State law requires the County to consider the impacts of development standards on the cost of housing, and further to consider the cumulative impacts of development standards on the cost and supply of housing. The primary development standard affecting housing cost is the lot size standard; however, the County's standard has a 4,000 to 6,000-square-foot minimum for single-family neighborhoods and is not considered a constraint. Additionally, the passage of SB 9 has lessened this constraint by allowing lot splits and duplexes by right. Similarly, the primary standard affecting housing cost for multifamily units is typically the maximum allowable density. However, the County currently allows development at densities up to 25 units per acre which is sufficient for market rate and affordable housing development.

While the County does have a General Plan Designation that allows for 25 units per acre, the County relies on the multifamily development standards of bordering jurisdictions since the parcels

Appendix B: Housing Constraints

will be annexed prior to development. Each City has development standards that allow for maximum densities to be achieved when looking at height, setbacks, lots size requirements. Additionally, the County does allow development up to 35 feet should a multifamily development be proposed in the unincorporated area.

The County's lack of infrastructure and services limit the County's ability to provide for densities higher than 10 units per acre. However, units such as ADUs, mobile and manufactured homes, and duplexes are affordable housing options in the unincorporated county. Additionally, the Urban Residential County's General Plan Land Use allows for 25 units per acre which is consistent with surrounding cities and therefore multifamily is still an available housing type, once the site is annexed into the city limits.

Typical Densities for Development

Solano County encompasses 906 square miles of land with a population of 449,964 residents. Of the 449,964 residents, 18,531 live within unincorporated areas. The majority of Solano County residents live in one of the seven incorporated cities: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. Solano County is bisected by Interstate 80, with southern portions also accessible via State Route 12 and Interstate 680, and northern portions accessible by Interstate 505.

Most of the county's growth has been in single-family areas with residential lots generally varying in size from approximately 10,890 to 108,900 square feet in the low-density to medium-density residential and mixed-use zones. Multifamily densities typically vary in size from 1,742 to 10,890 square feet per unit depending on the land use designation. The County has not received any requests to develop at densities lower than what was identified in the sites inventory. If a proposed project is consistent with the General Plan and zoning, it follows standard review procedures. In General Plan designations where minimum densities have been established, a map amendment would be required to develop below the minimum.

Review of Local Ordinances

Measure A

Measure A was a voter initiative that was passed by the voters in 1984 and was reintroduced by a citizens committee in 1994 as the Orderly Growth Initiative. In 1994, the Orderly Growth Initiative was adopted by the Board of Supervisors and codified into the General Plan. The 2008 General Plan extended the Orderly Growth Initiative to 2028 through the passage of Measure T, approved by voters in November 2008. The General Plan restricts the conversion of land³ designated as Agriculture or Open Space in the County's land use plan to higher-density residential uses. The General Plan allows up to 50 acres of agriculturally zoned land to be converted for residentially zoned uses if the following criteria are met:

- a. The land is immediately adjacent to comparably developed areas that have available services with sufficient capacity to provide services to the proposed converted site.
- b. The annexation of the site is not appropriate or possible.
- c. All residential units constructed at the site will be affordable to very low-income and low-income households per the Housing Element.

³ Agricultural lands include Intensive Agriculture and Extensive Agriculture land use designations. Open Space lands include Park and Recreation, Watershed, and Marsh land use designations.

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- d. There is no existing residentially designated land available for low- and very low-income housing.
- e. The redesignations of land and the construction of very low- and low-income housing are required to comply with state law requirements for provisions of such housing.

Agricultural lands can also be redesignated to rural residential uses at densities of one unit per 2.5 or 5 acres if the following criteria are met:

- a. The higher density will not constitute or encourage piecemeal development.
- b. The land is not defined as prime agricultural land.
- c. The land is not suitable for agricultural use due to poor soil, drainage, or terrain.
- d. The conversion will not interfere with nearby agricultural uses.

While the General Plan does allow for the conversion of agricultural land, no land has been converted in the past 20 years. Any conversion of agriculturally zoned land to higher-density residential requires a ballot process with a countywide election. In summary, while the Orderly Growth Initiative intends to limit sprawl and prevent the conversion of open space and agricultural land, the initiative also inhibits the ability to build housing at urban densities in the unincorporated area. Although Measure T is a constraint to development of housing, the County has an excess amount of vacant land zoned R-TC and RR that is suitable for the development of housing.

Provisions for a Variety of Housing

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential ADUs, mobile homes, duplexes, transitional housing, supportive housing, second units, single-room occupancy units, and emergency shelters. **Table B-5** shows the housing types that are permitted by Zoning District.

Table B-5.
Housing Types Permitted by Zoning District

	R-TC-6	R-TC-5	R-TC-D4	R-TC-D6	R-TC-MF	R-TC-MU	R-TC-10	R-TC-15	R-TC-20	R-TC-1AC	R-R 2.5	R-R 5	R-R 10	A-20 to A-160	A-SV-20	C-R	C-R-L	C-S	M-L	M-G 1/2	W	MP
Single-Family Dwelling	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--	A	A	A	A
Primary Dwelling (no more than 3 persons per unit)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	A
Manufactured Homes	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--	A	A	A	A
Multiple-Family Dwelling ¹	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Duplex	---	--	A	--	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Dwelling Group	--	--	--	--	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Accessory Dwelling Unit ²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--
Guest House	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Rooming and Boarding House	--	--	--	--	A	--	--	--	--	--	A	A	A	--	--	--	--	--	--	--	--	--
Nursing Home, Rest Home	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	--			P	--	--	--	--	--	--	--	--	--
Community Care Facility ³	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	--	--	--	--	--	--	--	--	--
Residential Care Facility (6 or fewer persons)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--	A	A	A	A
Agricultural Employee Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
HCD Agricultural Employee Housing ⁴	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Single-Room Occupancy	--	--	--	--	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Transitional Housing ⁵	A	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--
Supportive Housing ⁵	A	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--
Emergency Shelter	--	--	--	--	--	--	--	--	U	--	--	--	--	--	--	--	--	A	--	--	--	--
Primary Residence	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A ⁶	A ⁶	--	--

Source: Solano County Zoning Code 2022

A - Allowed use; MUP- Minor Use Permit; UP- Use permit required; -- Prohibited

1. The County relies on zoning in incorporated jurisdictions to provide additional multifamily housing opportunities on land currently within the jurisdiction of the County designated Urban Residential.
2. Due to health and safety concerns related to accessibility, environmental disasters, limited water availability, and no sewer availability, ADUs are not permitted in the C-R, C-R-L, M-L, M-G 1/2, W, and MP zones.
3. Residential care facilities are considered a community care facility in the Solano County Code. Therefore, the County has included **Program E.3** to define residential care facilities as a separate use, allow by-right in all zones that permit single-family residences, and remove separation requirements.
4. The County has included Program **E.3** to amend the Zoning Ordinance to allow employee housing in compliance with State law.
5. To comply with Government Code Section 65583(a)(5)), the County has included **Program E.3** and amended the Zoning Code to define both transitional and supportive housing and allow both transitional and supportive housing types as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.
6. On parcels of 20 acres or more.

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Transitional and Supportive Housing

Transitional housing is defined in Government Code Section 65582(h) as buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Government Code Section 65582(f) as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target population is defined in Government Code Section 65582(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 [commencing with Section 4500] of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Pursuant to Government Code Section 65583(a)(5)), transitional and supportive housing types must be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the Zoning Code. Currently, transitional and supportive housing types fall under the community care facility definition and are therefore permitted by right in all residential zones with six or fewer people. To comply with Government Code Section 65583(a)(5)), the County has included **Program E.3** to amend the Zoning Code to definition of transitional housing to remove restrictions on the number of units, and to allow both transitional and supportive housing types as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure. Additionally, the Zoning Code will be amended to allow transitional and supportive housing in all zones where supportive housing is a permitted use in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

Emergency Shelters

Government Code Section 65583(a)(54)) requires the County to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses that are compatible with residential uses or light industrial zones in transition), regardless of its demonstrated need. The goal of Government Code Section 65583(a)(54)) is to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the County demonstrate site capacity in the zones identified to be appropriate for the development of emergency shelters.

The County allows emergency shelters by-right, without discretionary review, in the Commercial Service (C-S) zone district, however there are no parcels available for the development of a shelter. To address the potential need for an emergency shelter and to comply with Government Code Section 65583 (e)(AB 2339), the County has included Program E.3 to permit emergency shelters by-right without discretionary review in the Residential-Traditional Community Multifamily zone district (R-TC-MF). There is one 387-acre and two vacant parcels in the R-TC-MF in the Homeacres community that are 2.24 acres and .38 acres vacant parcel within this zone that are suitable for a year-round construction of one or more emergency shelters. An emergency shelter could be constructed as an individual use on a portion of this site, or as part of a larger commercial

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development. The two R-TC-MF zoned parcels are located within Homeacres community, an unincorporated island surrounded by the City of Vallejo. These parcels are surrounded by All land in the Commercial Service district is adjacent to incorporated communities or existing unincorporated communities and is therefore in close proximity to other services and amenities, such as grocery stores, as well as major transportation corridors.

Government Code Section 65583(a)(5)) establishes that, within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The County has adopted the following standards:

- Have an emergency preparedness plan for each facility.
- Provide adequate access for emergency service vehicles.
- Have fire extinguishers centrally located throughout the facility. Fire extinguishers shall have regularly scheduled servicing and maintenance.
- Provide a minimum of three (3) feet of shelter-to-shelter separation.
- Provide a minimum of five (5) feet separation between any property line and a shelter unit.
- Provide a facility supervisor to monitor compliance with facility rules and regulations, and to notify emergency services in the event of an emergency.
- If pets are allowed, provide a pet management plan that includes a method to manage pet health, secure pets away from other people, store food to prevent rodent attraction, and manage the pet waste to ensure public health protection.
- Be graded so as not to induce excessive storm water runoff or on-site ponding in habitable areas.
- Provide for, or provide access to, either on-site or off-site: sanitary facilities, including toilet, handwashing, solid waste containers, and medically necessary medical waste containers, heating and cooling facilities, shower facilities, storage facilities for personal items, source of potable drinking water, an area with usable natural shade or a shade structure.
- Have a minimum of fifty (50) square feet for each occupant.
- Have an exit that leads directly to the outdoors/evacuation route.
- Have a means for natural light and natural ventilation.
- Be weatherproof and have a heat/cold barrier of some kind on or in walls and ceiling.
- Have a smoke detector.
- Storage of personal belongings within each unit may be permitted; however, personal items shall be limited to daily use items and shall not create a fire-life-safety hazard.
- Storage containers for personal belongings shall be closeable and waterproof.

To meet the needs of the homeless population in Solano County, the County assisted in the development of Beck Mental Health Facility, a Mental Health Diversion and Adult Board and Care

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Facility to house adult residents experiencing mental health challenges who are either on jail diversion, homeless, or at risk of becoming homeless. Approximately half of the cost of the project is covered by Public Facility fees collected by the County and grant funds from the State of California Homeless Housing Assistance and Prevention. The facility is expected to be completed by October 2022.

The Community Action Partnership Solano, Joint Powers Authority, identified 375 emergency shelter beds, 121 transitional housing beds, and 431 permanent housing beds, with a total of 927 beds in Solano County in 2021. Due to the COVID-19 pandemic, the 2020 and 2021 Point-In-Time (PIT) Count were postponed. The Sheltered Homeless PIT Count is conducted annually in Solano County and is a requirement to receive homeless assistance funding from the U.S. Department of Housing and Urban Development (HUD). Solano County conducted its sheltered count on January 25, 2021. The JPA conducted the Sheltered PIT count by sending demographic questionnaires to all emergency shelter and transitional housing providers prior to the night of the count. The total number of individuals experiencing sheltered homelessness for 2021 was 397, a significant increase from 230 sheltered people in 2020.

The County's contribution toward assisting with the development of the Beck Mental Health Facility as well as current zoning regulations that permit emergency shelters as community care facilities mitigate potential constraints toward the development of emergency shelters.

Through the collaborative efforts of the Continuum of Care, the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/motel vouchers, armories, public spaces, emergency shelters for natural disasters, special-need shelters such as battered women's shelters, sober housing, etc.). The County will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The County will also explore the feasibility of using its Community Development Block Grant (CDBG) funds to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all of its residential zoning districts.

The County and volunteers also operate a telephone help-line, First Call for Help, and a shelter bed hotline. Additionally, the County has a limited number of vouchers, redeemable at local motels, for temporary shelter. Resources for homeless persons in Solano County include:

Mission Solano Rescue Mission

Mission Solano Rescue Mission is focused on developing long-term residential treatment for homeless men, women, and children struggling with addiction. The nationally recognized Nomadic Sheltering Program provides emergency shelter nights to those in need, while continuing to offer the Community Outreach Center and Social Industries distributing food, clothing, and ongoing community services.

Community Resources Services (Rosewood House)

Community Resources Services offers case management for homeless clients, assisting them with basic needs, job searches, school reentry, and housing information. Services are also provided for incarcerated clients in the county jails. The services provided prepare jail clients for a successful return to the community, where they can rejoin families, find work, and participate meaningfully in the community.

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Rosewood House provides clean and sober transitional housing for women. The goals include assisting participants with obtaining permanent housing, achieving greater self-determination, and increasing their skills and education. Women completing their stay at Rosewood House will be better prepared to obtain permanent housing and participate within the community.

Community Action North Bay

Community Action North Bay (CAN-B) provides basic needs, such as food, clothing, and shelter and provides supportive services such as rental assistance, job training, life skills classes, homeless assistance and prevention, case management, and referrals to other community-based organizations, churches, and/or government agencies that can help clients with additional needs.

Heather House

Heather House, in Fairfield, provides temporary shelter, food, and case management to the homeless. The shelter has 24 beds and 3 transitional apartments for children, families, and single women. Clients receive assistance in job searches and in locating permanent housing, as well as life skills training, which includes budgeting, parenting, and nutrition.

Caminar Solano (Laurel Creek House)

Caminar Solano opened Laurel Creek House in 1999, offering residential treatment in 12 beds. Not all of the persons served by Laurel Creek House would be homeless, but the facility does provide a service to residents who may have temporary shelter needs.

Beck Mental Health Facility

The Beck Mental Health Facility is expected to be completed in October 2022 and will be on the Department of Health and Social Services campus on Beck Avenue in Fairfield. The facilities will serve as temporary housing so the residents can transition out to other care facilities and open up beds for others clients in need of the space. The first phase, with augmented care, requires that the clients have had some kind of contact with the criminal justice system to be eligible for the services. However, nearly all clients have had some contact with law enforcement.

Fair Haven Commons Fairfield and Sacramento Street Apartments: No Place Like Home Units

The Fair Haven Commons will be completed in late Spring 2023 and is a project in partnership with Solano Behavioral Health and MidPen Housing. This housing development will provide 72 affordable apartment homes for families and individuals; where 44 of those units are permanent supportive housing for those who are homeless and have mental health needs, funded by Solano County's allocation from the HCD No Place Like Home Program.

Sacramento Street Apartments is a 75-unit development that will provide 23 permanent supportive housing units for those who are homeless and have mental health needs, funded by Solano County's allocation from the HCD No Place Like Home Program in the greater Vallejo area. The County is working with Eden Housing, the developer, as well as the City of Vallejo, CAP Solano JPA, and others. The loan was closed on October 2021 and construction has begun with an estimated completion date of late 2023.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by-right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

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- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth;
- Allowing pets;
- Ability to store possessions; or
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Program E.3 has been included to amend the Zoning Ordinance to comply with State law.

Community Care Facilities

Community care facilities are defined in the Solano County Code as “Any facility, place or building, including any family home, group home, social rehabilitation facility or similar facility but excepting any such facility owned and operated by the County, which is maintained and operated to provide residential care, day care, or home-finding agency services for children, adults, or children and adults, including, but not limited to, the physically impaired or handicapped, mentally impaired, incompetent persons, and abused or neglected children. A community care facility may provide incidental medical services.”

Group homes of six persons or fewer have the same parking requirements as conventional single-family units. However, currently, the County considers a residential care facility which serves six or fewer persons a residential use of property rather than a community care facility and the residents and operators as a family. A small family day care home or a large family day care home, as defined in state law, or a day care facility that serves six or fewer persons, exclusive of the licensee, members of the licensee's family, and persons employed as facility staff, shall be considered a residential use of property rather than a community care facility.

Through the conditional use permit process, the County is able to ensure that a proposed location is best suited for larger group homes of seven persons or greater and that no residential neighborhood is overly impacted with community care facilities. The requirements for a conditional use permit for community care facilities do not act as a constraint on provision of larger group housing for persons with disabilities. The County has not had to deny permission to any proposed community care facility because they could not locate a suitable site that complied with the requirements stated previously. However, the County will continue to review the provisions for community care facilities, including facilities for persons with disabilities, as part of the County Zoning Code update. Further, in compliance with the State definition of family, **Program E.3** will allow residential care facilities for seven or more persons subject to those restrictions that apply to residential care facilities for six or fewer persons.~~consider removing use permit requirements for residential care facilities for seven or more persons.~~

Use permit applications are evaluated against a standard to ensure that there is not an over concentration of such facilities in any one area of the county. A community care facility proposed on a parcel may not be less than 400 feet from another parcel containing a community care facility. The average parcel within the Rural Residential (RR) zoning district is between 163 feet (RR-2.5) and 223 feet (RR-5) in width where 80 percent of the available sites are located. In the large Traditional Community Residential (R-TC) zoning districts, the average site width varies from 80 to 120 feet where another 14 percent of the available sites are located. Given the average parcel widths, this requirement does not unduly restrict the siting of these facilities. However, in compliance with treating residential care facilities the same as other residential uses in the same zone, the County has included **Program E.3** to remove separation requirements for residential care facilities under the community care facility definition.

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The Zoning Code currently defines a family as “One or more persons, related or unrelated, living together as a single, nonprofit housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants or domestic help.” The County has included **Program E.3** to amend the definition of family to reflect state law.

Persons with Disabilities

As part of a governmental constraints analysis, Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

- **Reasonable Accommodations:** The County's Municipal Code includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, development, and use of housing for people with disabilities to ensure reasonable accommodations (Chapter 28.108). The Director of Resource Management, as the granting authority, shall review the application and grant or deny the waiver based on consideration of the following factors:
 - Whether the specific housing, which is the subject of the request, will be used by an individual with a disability protected under fair housing laws.
 - Whether the requested accommodation is necessary to make specific housing available to an individual with a disability protected under fair housing laws.
 - Whether there are alternative reasonable accommodations that may provide an equivalent level of benefit.
 - Whether the requested accommodation would impose an undue financial or administrative burden on the County.
 - Whether the requested accommodation would require a fundamental alteration in the nature of the County's land use and zoning program.
 - Whether the requested accommodation would reduce barriers and increase visitability on the site, in light of physical attributes of the property and its structures.

The County has included **Program E.1** to review the current reasonable accommodation procedure to ensure the required findings are not potential barriers to housing for persons with disabilities.

- **Separation Requirements:** The County's Zoning Ordinance does not impose any separation requirements between group homes or residential care facilities.
- **Site Planning Requirements:** Site planning requirements are no different for these uses than other residential uses in the same zone.
- **Definition of “Family”:** The County defines family as “One or more persons, related or unrelated, living together as a single, nonprofit housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, or sorority house. A family shall be deemed to include necessary servants or domestic help.” Therefore, the County has included **Program E.3** to amend the Zoning Ordinance to redefine family in compliance with State law.

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Housing for Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. California Government Code Section 65583(a)(1) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units.

The County defines SRO units as "a building, portion of a building, or group of buildings containing six or more guest rooms or efficiency units, intended or designed to be used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests. A single room occupancy hotel may include accessory uses, such as a commercial kitchen or common dining facilities for residents." The County permits SROs by right in the R-TC-MF zone. The County will continue to support the development of SROs or other types of housing affordable to extremely low-income households and will prioritize and leverage federal and state funding for the development of these units.

Farmworker Housing

California Government Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Currently, the County has two types of employee housing: agricultural employee housing and HCD agricultural employee housing. HCD agricultural employee housing is defined as "employee housing consisting of no more than 12 beds in a group quarter, or 12 units or spaces designed for use by a single family or household, for which the owner of such housing has qualified or intends to qualify for a permit to operate pursuant to the state Employee Housing Act" and refers to housing as it is regulated by the State. This type of agricultural housing is permitted in all agricultural zones by-right provided all necessary permits have been obtained by the State. In contrast, agricultural employee housing without the necessary State permits is allowed with an Administrative Permit. The County has included **Program E.3** to amend the Zoning Ordinance to allow all employee housing in compliance with State law.

Accessory Dwelling Units

ADUs provide opportunities for affordable units. Government Code Section 65852.2 requires that ADUs be permitted ministerially in any residential zone or nonresidential zone that permits residential uses, with limits only allowable based on adequacy of water and sewer service and impacts on traffic flow and public safety. In Solano County, second units and ADUs both require independent living facilities for occupants, including living, sleeping, eating, cooking, and sanitation. ADUs and second units are currently permitted by right in all residential zones, but due to health and safety concerns related to accessibility, environmental disasters, limited water availability, and no sewer availability, ADUs are not permitted in the C-R, C-R-L, M-L, M-G 1/2. The County has included **Program E.3** to review and amend the Zoning Ordinance to allow ADUs in compliance with State law.

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Manufactured Housing and Mobile Homes

California Government Code Section 65852.3(a) requires that local jurisdictions “allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings.”⁴ Subsequently, manufactured dwellings, certified by this 1974 act, and the lots on which they are situated, cannot be subject to development standards, like lot setback requirements, parking standards or minimum lot size requirements, different from those required for regular residential development. However, additional standards may be set for architectural features such as roof overhangs and siding or roofing materials.

Currently, manufactured housing is treated the same as any other single-family home and therefore permitted by right in all residential zones.

Development Permit Procedures

Senate Bill 330

The Solano County permitting process is consistent with SB 330, the Housing Crisis Act of 2019. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

Senate Bill 35

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The County has included **Program E.2** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

Permit Processing

The permit approval process can have an effect on housing costs. Lengthy processing of development applications can add to construction costs. Expediting review of developments that will offer lower- and moderate-income housing could be an incentive. The Planning Services Division complies with the Permit Streamlining Act, which sets deadlines for plan review. In the case of subdivision applications, the Planning Services Division has 30 days after the application is submitted to determine whether the application is complete.

In the case of parcel map subdivision (a subdivision resulting in four or fewer parcels), once the application is complete, the Department of Resource Management will normally take between 60 and 90 days to process the Tentative Parcel Map, allowing time for review by all pertinent agencies. Tentative Parcel Maps are subject to a public hearing by the Zoning Administrator prior to approval. Once a Tentative Parcel Map is approved, the applicant generally has two years to finalize this action through recordation of a Parcel Map, which is processed through the Department of Resource Management, Public Works Division (unless a Parcel Map waiver is approved, in which case the Tentative Parcel Map is finalized through recordation of a Certificate of Compliance).

⁴ California Government Code Section 65854.3(a). Accessed August 22, 2022. https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65852.3

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A Final Map subdivision (a subdivision of five parcels or more) is processed generally in the same way as a Parcel Map subdivision, except that a Tentative Map is subject to review by the Solano County Planning Commission as the “advisory agency” and is subject to approval by the Board of Supervisors. Once a Tentative Map is approved, the applicant generally has two years to finalize this action through recordation of a Final Map, which is also processed through the Public Works Division. Based on experience, the Department of Resource Management estimates the average Final Map subdivision application will take anywhere between six and eight weeks longer than the Parcel Map subdivision process, but this varies on a case-by-case basis.

A Parcel Map is typically either Categorically Exempt or requires a Negative Declaration, and Final Map subdivisions usually require a Negative Declaration of environmental impact before they can be approved, although in some cases, both Parcel Map and a Final Map subdivision may be required to obtain an environmental impact report.

After the applicant completes the subdivision process, the applicant can submit a building permit application to the Department of Resource Management’s Building and Safety Division. The applicant must submit four sets of plans; review by the Building and Safety Division normally takes up to two weeks or 10 business days. The plans also must be submitted to the fire district, Environmental Health Services Division, and Planning Services Division for approval. Overall, the Building and Safety Division estimates a complete building permit application takes approximately one month to process before a building permit is issued, unless more information or corrections are required from the applicant.

In total, approval for construction of a single-family housing unit in an area zoned for single-family housing development would only require issuance of a building permit which typically takes approximately 60 days (often less), including secondary review (which includes any county division changes resulting from the building permit review), from start to finish, assuming no special conditions.

In some cases, properties must be rezoned to a residential zoning district consistent with the General Plan prior to subdivision. The County will process rezoning applications concurrently with subdivision applications, and rezoning applications can generally be processed within the same time period as subdivisions. Rezoning applications are subject to environmental review. The environmental documents prepared for the rezoning applications also incorporate the subdivision into the same environmental document.

Multifamily projects are allowed uses in the R-TC-MF and R-TC-MU zoning districts and are only subject to a building permit, which typically takes take approximately 60 days (often less) from start to finish, including secondary review (which includes any county division changes resulting from the building permit review, which are processed in the same manner and time frame as building permits for single-family housing units. There are no other permits or reviews that are required that would act as a constraint to the provision of multifamily housing. Multifamily projects take approximately 60 days (often less) from start to finish, including secondary review.

Table B-6 shows typical time frames for permit processing.

Table B-6. Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	30 days for plan check	Building Services Division

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Conditional Use Permit	2–6 months	Zoning Administrator or Planning Commission
Zone Change	6 months	Board of Supervisors
General Plan Amendment	6 months	Board of Supervisors
Tentative Parcel Maps	3–6 months	Zoning Administrator
Tentative Final Maps	3–6 months	Board of Supervisors
Initial Environmental Study	1–3 months	Same body as Permit
Environmental Impact Report	6–12 months	Same body as Permit

Source: Solano County, 2022.

Design Review

Design review is only required for new construction of commercial uses in the ~~Residential development~~ design review is required for any new construction in the County's Agriculture (A-SV-20, A-T-C, and A-T-C-NC) districts of Solano County. Design review is not required for residential projects. The purpose of design review is to promote a quality rural character in new development for Suisun Valley, a unique agricultural area within Solano County, and to unify the design and construction of individual neighborhood agricultural tourist centers into the existing agriculturally focused context. The requirements for design review include:

Preliminary Plan Review: Applicants should contact the Resource Management Department to schedule a preliminary application meeting to clarify the County approval process for their particular project and discuss the Design Guidelines as adopted by resolution of the Board of Supervisors.

Final Design Review: Based on the type of permitting required for the project, design review permits will be issued according to the provisions of either (a) or (b):

Discretionary Permits: When a project requires a discretionary permit, including any rezoning, use permit, sign permit or variance, Design Review will be approved by the hearing authority as a part of the discretionary permit. The hearing authority shall consider recommendations from staff in its decision. The adopted Design Guidelines and any other established standards shall provide the basis for final approvals.

Nondiscretionary Permits: When a project requires a nondiscretionary permit, such as an administrative permit or building permit, then the Director of Resource Management, or his or her designee, shall take action administratively on the design review within 10 days of filing of the nondiscretionary permit. The director shall consider recommendations from staff along with the adopted Design Guidelines and any other established standards shall provide the basis for final approvals.

Design Guidelines: The Suisun Valley Design Guidelines (Chapter 4 of the Suisun Valley Strategic Plan) shall serve as the guidelines for the design review of all new construction in the A-SV-20, A-T-C, and A-T-C-NC districts.

Action by the Hearing Authority: The hearing authority shall take action to approve, conditionally approve, or deny the design review within 10 days of the filing of a complete application for design review. If the hearing authority denies a Design Review Permit, then the hearing authority shall provide the applicant with written descriptions of any development proposal design features in a form that constitutes recommended modifications to the project to clearly provide the

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~~applicant an understanding of the desired changes that would obtain an approval from the hearing authority.~~

Findings: ~~The hearing authority shall make the following findings prior to taking action to approve or conditionally approve design review. The hearing authority finds that:~~

~~The project conforms with the Suisun Valley Design Guidelines.~~

~~The project will maintain and enhance Suisun Valley's agricultural character.~~

~~The project will maintain, enhance, or restore natural features.~~

~~The project will preserve the indigenous landscape and rural character.~~

~~The project will enhance quality of life and economic vitality.~~

~~The project will enhance the community brand and destination marketing the Valley.~~

~~The project will ensure the highest quality new construction.~~

~~The project will minimize site disturbance.~~

~~The project will preserve views of natural and cultural features.~~

~~The project will ensure compatibility of new projects with natural and rural landscapes.~~

Approval: ~~Design Review approval shall remain valid for a period of one year, after which the approval shall lapse and become null and void. The issuance of a building permit shall constitute an extension of the Design Review approval, which shall remain valid during the time period the building permit is considered active.~~

~~The design review process ensures that new residential development preserves basic aesthetic principles and does not affect entitlements by allowing additional conditions to be placed on the project. The design review process adds proportionately insignificant costs to residential development and therefore is not a constraint to affordable housing.~~

Annexation Process

Annexation is the main process for multifamily development on land within each city's SOI. There are two main steps where the County participates in the process.

Pre-filing Meeting

LAFCO requires a mandatory pre-filing meeting of all applicants to fully understand the application and ensure all parties are on board with the annexation. It is the responsibility of the applicant to set up the pre-filing meeting by contacting the LAFCO Office and requesting an appointment. Completing the LAFCO application (described below) prior to the pre-filing meeting assists staff with understanding the proposed action. At this point in the process LAFCO requests that all agencies involved (city and county) participate to resolve any concerns prior to filing a formal application.

Application Submittal to LAFCO

Once the formal application is submitted to LAFCO, there is a 20-day public comment period. At this time the county has the opportunity to review and can provide a comment letter if anything

was of concern. Typically, the County takes about one week to review annexation applications and applications are reviewed for consistency in growth patterns and location of the annexation (is located within a City's SOI). After the County provides comments, if any, the annexation continues through the LAFCO process, which typically takes between 6 to 12 months.

Encouraging Multifamily and Infill Development in Cities and Sphere of Influence (SOI) Areas

While the County cannot control individual cities' decisions in rezoning, the County regularly provides comment during cities' General Plan and Zoning update processes to encourage higher density and infill development, and to facilitate future annexation. The County will continue to do so as part of **Program B.1**. The County has also provided American Rescue Plan (ARPA) funding to support the development of multifamily housing within city limits in order to encourage density and preserve agricultural areas within the unincorporated county. As part of **Program B.1**, the County will continue to do this as funds are available. Past projects assisted by ARPA funds include:

- **City of Fairfield**

- \$215,000 for Habitat for Humanity, 3 units

- \$600,000 for Parkside Flats, 168 units

- \$4,500,000 for Tabor Commons, 67 units (pending approval of tax credit application)

- **City of Vallejo**

- \$3,000,000 Broadway St, 47 units of permanent supportive housing

The County has also worked with the City of Vallejo to develop County-owned land located within Vallejo as a multifamily development through the Surplus Lands Act. This project is currently called Solano 360, and does not yet have an approved subdivision map as of September 2023. The project is a 149-acre site which is planned for a mix of uses, including housing.

Within unincorporated areas, the County continues to encourage infill and multifamily development by zoning land in SOI areas to permit duplex and multifamily housing development. Through **Program B.1** the County will also evaluate the feasibility of a program to incentivize the development of JADUs within city spheres of influence, and will continue to provide home rehabilitation programs to enable residents to continue to live in their current homes.

Building Codes

Solano County currently uses the 2019 California Building Code, which includes accessibility requirements for commercial and public buildings. The County has had very few, if any, requests to retrofit existing commercial buildings in the unincorporated area, but such retrofits would need to comply with the Americans with Disabilities Act. In general, the County does not receive many, if any, requests for permits to retrofit homes for disabled access or to create group homes for the disabled. This is likely due to the fact that many services that would be desirable for disabled people do not exist in the more rural unincorporated areas (e.g., public transit, commercial centers, community centers) and these services are more conveniently available within the incorporated areas of the county.

The County's building regulations make provisions for the retrofit of homes and the construction of new homes for disabled persons. Any application for retrofit of homes or the construction of new homes for disabled persons would be processed the same as any building permit with no

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additional requirements. The County's building regulations do not act as a constraint on the provision of housing for persons with disabilities.

Furthermore, retrofitting homes for disabled access in the county would not normally violate setback regulations, as existing lots are sufficiently sized and setback requirements are sufficiently shallow to accommodate wheelchair ramps in most cases. In those unique cases where, due to lot size and building placement in relation to setbacks, it is necessary to build a wheelchair ramp within the required setback area, wheelchair ramps would likely be low enough so as not to require that the wheelchair ramp comply with setback regulations. Such applicants would need a building permit for the improvements, just as other property owners would require a building permit for most building improvements. If a wheelchair ramp could not meet setback requirements, provisions in the Zoning Code provide for unenclosed porches or stairways to extend into setback areas. These provisions have been interpreted to include structures for disabled access. However, the County has an existing reasonable accommodation procedure to enable residents to request encroachment into the required setback areas for approved accommodations. With the proposed amendment to the Zoning Code, the County's site development standards will not act as a constraint on the provisions of housing for persons with disabilities.

Code Enforcement

Code enforcement in Solano County is conducted primarily on a complaint basis. The County seeks voluntary compliance whenever possible. Legal action is only taken when all voluntary options have been exhausted. Typically, upon receipt of a complaint, an inspection is made with the property owner or tenant and a violation notice describing any violations, necessary corrective actions, and time frame for correcting the violations is issued. The property is reinspected and if violations have not been corrected, a second notice is issued. If after the third notice the violations have not been corrected, the complaint is referred to County Counsel or the District Attorney for legal action.

Site Improvements

The zoning district regulations set forth the basic site improvement requirements, which are summarized in **Table B-3**. These regulations are standard requirements.

Table B-7 summarizes the County Road Improvement Standards. No road improvements are required for subdivision of properties under the A-20, A-40, A-80, and A-160 zoning districts. Properties zoned R-R 10 and R-R 5 are required to meet private road standards if parcels do not front on a county public road, and road dedication may be required for subdivision. Subdivisions of properties zoned R-R 2.5 or greater density are subject to the public road improvement standards, and properties zoned R-TC-20 or greater density require concrete curbs, gutters, and sidewalks.

These improvement standards for subdivisions are equal to or less than those required in surrounding counties and cities and are not considered a constraint to residential development and the cost of housing.

Table B-7. Summary of Road Improvement Standards¹

Average Daily Traffic	Traveled Way (feet)	Paved Shoulder (feet)	Graded Shoulder (feet)	Total (feet)	Surface ²	Right-of-Way (feet)
Public Roads						
250 or less	20	-	4	28	AC	60
251–750	24	-	4	32	AC	60
751–4,000	24	2	4	36	AC	70
4,001–10,000	24	4	4	40	AC	80
More than 10,000	48	8	4	72	AC	100
Private Roads ³						
1 parcel	(no requirements)			50		
2–10 parcels	20	-	4	28	CS	50-60
11 or more parcels	(same as public road requirements)					
Emergency Access Roads						
-N/A	12	-	-	12	AB	30

Source: Solano County, 2022

Notes:

1. All figures are minimums. Roadway widths shall be increased to accommodate on-street parking and/or designated bicycle routes, where warranted. Roads in areas planned or zoned for commercial or industrial uses shall have a width of traveled way and right-of-way 4 feet greater than the minimums shown in the table above. The Director of Transportation may, where warranted, impose additional or more stringent standards beyond those shown here.
2. For surface type, AC indicates asphalt concrete pavement, CS indicates double chip seal, and AB indicates compacted Class 2 aggregate base.
3. Residential streets in areas zoned for RR 1/2 or greater density shall have concrete curbs, gutters, and sidewalks. Concrete curbs, gutters, and sidewalks shall also be installed where a significant number of other properties in the neighborhood have existing curbs, gutters, and/or sidewalks, in commercial and industrial areas where warranted, and in other areas where required by the Director of Transportation. Roadway widths in areas with curbs, gutters, and sidewalks shall be increased to accommodate on-street parking, where warranted.

Fees

Development and capital improvement fees in Solano County are generally collected at the time of building permit approval, rather than for planning applications. **Table B-8** shows the 2022/2023 County's planning fees and **Table B-9** shows total County fees for certain residential building types in unincorporated areas of Solano County. The single-family dwelling, triplex, and 850-square-foot secondary dwelling unit represent fees in the area of the Unincorporated County closest to Vallejo. This is the only area of the unincorporated county that could see multifamily development. However, larger ADUs and secondary dwelling units are allowed in other zones and areas of the unincorporated county up to a maximum of 2,000 square feet depending on the zoning district. Therefore, fee estimates for an 1,800-square-foot secondary dwelling unit have also been included in **Table B-9**. Fire impact fees are administered in three fire districts. Cordelia Fire District charges \$1.94 per square foot and Vacaville Fire District charges a flat fee of \$425 for each single-family unit. Suisun Fire District charges \$849 for a single-family dwelling, \$704 for each multifamily unit, or \$0.40-0.87 per square foot for every other dwelling type. Each fire district is also likely to charge a fee to review sprinkler systems, which are now required in single-family dwellings. Recording fees

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for manufactured homes are currently \$75 per unit. School district impact fees also vary by school district throughout Solano County, ranging from \$4.08 per dwelling square foot in Benicia to \$4.08 per square foot in Vacaville, applying to both single-family and multifamily dwellings. The average of \$2.24 per square foot has been used in the fees in **Table B-9** and in the fee estimates in **Table B-10**.

Table B-8. Planning Fees, 2022

Service	Fee
Architectural Review	\$1,203
General Plan Amendment	\$7,588
Development Agreement (New)	\$14,744
Development Agreement (Revision)	\$2,905
Specific Plan Review	\$5,681
Administrative Permit	\$1,233
Lot Line Adjustment	\$3,422
Variance Permit	\$1,944
Waiver of Architectural Standard	\$471
Zone Text Amendment	\$5,182
Zoning Clearance	\$251
Policy Plan Overlay	\$5,747
Environmental Review	
Initial Study	\$1,356
Negative Declaration Total ¹	\$6,978
Mitigated Negative Declaration Total ²	\$9,299
Environmental Impact Report	
CA Dept. of Fish and Wildlife	\$3,539.25
Initial EIR (NOP, RFP, select consultant)	\$8,501
Preparation	Prepaid contract amount + 20%
Mitigation Monitoring Plan	\$2,321
Minor Subdivision	
Tentative Map	\$7,116
Approved Tentative Map Revision	\$2,156
Parcel Map Wavier ³	\$956
Extension of Parcel Map Filing	\$1,202
Major Subdivision	
Tentative Map ⁴	\$10,101
Revised Tentative Map Review	\$4,939
Approved Tentative Map Revision	\$4,834
Extension of Filing Dare for Final Map	\$3,258

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Service	Fee
Use Permits	
Minor Use Permit (New)	\$3,372
(Renewal)	\$940
(Revision)	\$2,133
(Amendment)	\$2,091
(Agricultural)	\$2,341
Use Permit (New)	\$7,992
(Renewal)	\$1,756
(Revision)	\$4,308
(Amendment)	\$4,162
(Agricultural)	\$5,754

Source: Solano County, 2022

1. CA Dept. of Fish and Wildlife fee (\$2,548), included in total cost
2. Mitigation Monitoring Plan (\$2,321) included in total cost
3. Also requires Certificate of Compliance
4. + \$393 for each parcel after 4

* Please note, there are no additional Board of Supervisor fees on top of the Planning Commissions fees.

Table B-9. Total County Fees for Certain Building Types, 2022

	1,500 sf Single-Family Dwelling	660 sf Triplex Unit	850 sf Secondary Dwelling Unit	2,000 sf Secondary Dwelling Unit
Estimated Valuation	\$400,000	\$220,000	\$117,161	\$286,981
County Fees				
<u>Plan Check Fees</u>				
Building	\$1,737.94	\$1,082.74	\$711.46	\$1,326.62
Planning	\$533.00	\$533.00	\$533.00	\$533.00
County Fire	\$336	\$336	\$336	\$336
Grading Engineer	\$111.30	\$111.30	\$111.30	\$111.30
Addressing	\$221.00	\$221.00	\$221.00	\$221.00
Archive Fee	\$10.00	\$10.00	\$10.00	\$10.00
<u>Permit Fee</u>				
Building	\$2,673.75	\$1,665.75	\$1,094.55	\$2,040.95
Electrical, Mechanical, Plumbing	\$802.11	\$499.72	\$328.38	\$612.27
County Capital Improvement	\$9,263.00	\$6,662.00	\$4,536.00	\$4,536.00
Estimated Inspections	\$1,944.00	\$1,944.00	\$1,944.00	\$1,944.00
Strong Motion Indicator	\$52.00	\$28.60	\$15.23	\$37.31
State Administration Fee	\$16.00	\$9.00	\$5.00	\$12.00
<u>Other Possible County fees (not always applicable)</u>				
Encroachment Permit	\$434.00	\$145.00	\$434.00	\$434.00
Road Impact fees	n/a	n/a	n/a	n/a
Grading	---	---	---	---
Total County Fees	\$18,134.10	\$13,248.11	\$10,279.92	\$12,154.45
Other Non-County Fees				
School District	\$3,360.00	\$1,478.40	\$1,904.00	\$4,480.00
Fire Sprinkler Review	\$614	\$614	\$614	\$614

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	1,500 sf Single-Family Dwelling	660 sf Triplex Unit	850 sf Secondary Dwelling Unit	2,000 sf Secondary Dwelling Unit
Fire Fee	\$1,102.92	\$687.12	\$451.50	\$841.89
Total All Fees	\$23,211.02	\$16,027.63	\$13,249.42	\$18,090.34

Source: Solano County 2022

Based on the fees in **Table B-9**, the average per-unit fee cost is approximately \$23,211 for a single-family home, \$16,028 for a multifamily triplex unit, \$13,249 for an 850-square-foot secondary dwelling unit, and \$18,090 for a 2,000-square-foot secondary dwelling unit (see **Table B-9**). Based on the estimated cost of the project, the fees are estimated to make up 5.8 percent of the total cost for a single-family home, 7.3 percent for a multifamily unit, 11.3 percent for an 850-square-foot secondary dwelling unit, and 6.3 percent for a 2,000-square-foot secondary dwelling unit.

Overall Housing Development Costs

Based on the factors discussed previously, and including land costs, impact fees, hard costs, soft costs, and developer profit, it is estimated that the cost to produce a single-family detached home of approximately 2,500 square feet as part of a 10-unit subdivision is at least \$536,213. For multifamily units developed at 20 dwelling units per acre, the estimated production cost is \$62,784 per unit (**Table B-10**).

Table B-10. Cost for Typical Residential Developments in the Unincorporated County

Development Cost for a Typical Unit (per unit)	Single-Family ¹	Multifamily ²
Estimated Fees	\$23,211.44	\$13,249
Land Cost	\$185,000	\$37,250
Construction Costs	\$328,002	\$124,949
Total Estimated Development Costs	\$536,213.44	\$62,784
Estimated Proportion of Fees to Total Development Cost	4.3%	1.4%

Source: Solano County, 2022; Loopnet, 2022; Craftsman Book Company, 2022

1. Single-family based on 2,000 sq. ft. dwelling as part of a 10-unit subdivision in the unincorporated county.
2. Multifamily based on a 800 sq. ft. unit in a 20-unit complex in the unincorporated county.

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HOUSING RESOURCES AND OPPORTUNITIES

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing during the planning period and nonvacant (i.e., underutilized) sites with potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in unincorporated Solano County. The analysis includes an evaluation of land availability, the County's ability to satisfy its share of the RHNA, the financial resources available to support housing activities, and the administrative resources to assist in implementing the County's housing programs.

Regional Housing Needs Allocation

The RHNA is the State-required process to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps:

1. Regional Determination: HCD gives each region a Regional Determination of housing need, which includes a total number of units split into four income categories. Solano County is in the region covered by ABAG, and HCD gave ABAG a Regional Determination of 441,176 units for the 6th Cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the ABAG region must collectively plan to accommodate.

2. RHNA Methodology: Councils of governments, including ABAG, are responsible for developing an RHNA Methodology for allocating the Regional Determination to each city and county in their region. This methodology must specifically state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano County's methodology and unit allocations were approved by HCD in 2021.

3. Housing Element Updates: Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's housing element for compliance with state law.

The County of Solano's share of the regional housing need was determined by a methodology prepared by the Solano County subregion as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the County must plan to accommodate 315 housing units between June 30, 2022, and December 15, 2030. **Table C-1** shows the County's RHNA by income category. Of the 315 total units, the County must plan to accommodate 80 units for very low-income households, 50 units for low-income households, 56 units for moderate-income households, and 129 units for above moderate-income households.

Table C-1. Regional Housing Need for Solano County, 2023-2031

Income Category	Units	Percentage
Very Low* (31%-50% of the Area Median Income)	80	25.4%
Low (51%-80% of the Area Median Income)	50	15.9%
Moderate (81%-120% of the Area Median Income)	56	17.8%
Above Moderate (More than 120% of the Area Median Income)	129	40.9%
Total	315	100.0%

Source: ABAG, 2021

*It is assumed that 50 percent of the very low-income category is allocated to the extremely low-income category.

The unincorporated area's housing share represents approximately 2.8 percent of the total housing units allocated to Solano County for the period. For comparison, Vacaville's housing allocation represents approximately 23.6 percent of the County's total allocation and Vallejo's housing allocation represents 26.4 percent of the County's total allocation.

Sites Identified in the Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. While the County does not have any sites that meet the requirements of Government Code Section 65583.2(c), the County has included Housing Element **Program B.4**, which commits the County to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Availability of Land

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element "... identify adequate sites ... to facilitate and encourage the development of a variety of housing types for all income levels..." (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the County's capacity to potentially meet its RHNA, an adequate sites inventory was prepared. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities to facilitate and encourage the development of a variety of housing types for households of all income levels. There are two land use categories in the County that are zoned for residential development: Residential Traditional Community Districts (R-TC) and the Rural Residential District (R-R). Each of these districts allows the construction of single-family homes, which are likely to be the residential use type available for moderate- and above moderate-income households. In addition, the R-TC-MF, R-TC-D, and R-TC-MU zones allow multi-family, duplex, and mixed-use development, respectively. These types of housing units are considered appropriate for moderate-income households. Agricultural districts in Solano County also allow low-density residential uses and

Appendix C: Housing Resources and Opportunities

farmhouses to serve the agricultural property; however, vacant land in these zones has not been included in the inventory.

Analyzing the relationship of suitable sites to zoning is a means for determining a realistic number of dwelling units that could be constructed on those sites in the current planning period.

Realistic Capacity

In general, the realistic residential development potential of vacant sites has been assumed to be 70 percent of the maximum permitted density of the applicable zone or land use designation. To determine the realistic development potential on vacant and nonvacant sites, the County reviewed the density of past and pending residential development in both the unincorporated and incorporated areas. After excluding units built with a density bonus, affordable projects were approved in Dixon and Vacaville, at over 100 percent of maximum allowed density. See **Table C-2** for project examples.

Table C-2. Realistic Capacity, Project Examples

Project Name/ Affordability	Location	Acres	Project Status	General Plan/ Zoning	Total Units	Max Allowable Density	Realistic Capacity*
Heritage Commons Senior Apartments Phase 1 (100% affordable)	Dixon	5.07	Complete	MDR/ RM-4-PD	60	22	94%
Heritage Commons Senior Apartments Phase 2 (100% affordable)					54		
Heritage Commons Senior Apartments Phase 3 (100% affordable)		1.13			44		183%
Homestead (100% affordable)	Dixon	10.7	Approved	MDR/PMR	180	10	168%
Pony Express Senior Apartments	Vacaville	1.82	Under Construction	GC/CG	60	Min. 14 (no max)	428%
Allison Apartments	Vacaville	3.65	Approved	CO/CO	135	Min. 29 (no max)	465%
Oak Grove Senior Apartments	Vacaville	2.12	Approved	CN/CN	60	Min. 17 (no max)	352%

Sources: City of Dixon, 2022; City of Vacaville, 2022

Sites Inventory

The County prepared an inventory of vacant sites available to accommodate a portion of the County's moderate- and above moderate-income RHNA. **Table C-3** provides the characteristics of each site, including, Zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figure C-1** maps the location of each available site.

Table C-3. Vacant Sites

APN	GP Designation	Zoning	Acres	Max. Allowable Density (du/ac)	Realistic Capacity	Affordability	Site Constraints
0153030100	Rural Residential	RR-5	18.81	0.2	2	Above Moderate	Vacant/None
0123140170	Rural Residential	RR-5	10.06	0.2	1	Above Moderate	Vacant/None
0123060420	Rural Residential	RR-5	10.02	0.2	1	Above Moderate	Vacant/None
0123060430	Rural Residential	RR-5	13.88	0.2	1	Above Moderate	Vacant/None
0123030580	Rural Residential	RR-5	9.80	0.2	1	Above Moderate	Vacant/None
0106250060	Rural Residential	RR-5	11.77	0.2	1	Above Moderate	Vacant/None
0106023010	Rural Residential	RR-5	14.18	0.2	1	Above Moderate	Vacant/None
0104150600	Rural Residential	RR-5	13.03	0.2	1	Above Moderate	Vacant/None
0104120490	Rural Residential	RR-5	9.89	0.2	1	Above Moderate	Vacant/None
0104120480	Rural Residential	RR-5	9.84	0.2	1	Above Moderate	Vacant/None
0104120470	Rural Residential	RR-5	10.17	0.2	1	Above Moderate	Vacant/None
0103020270	Rural Residential	RR-5	7.32	0.2	1	Above Moderate	Vacant/None
0147080050	Rural Residential	RR-2.5	12.45	0.4	3	Above Moderate	Vacant/None
0134250140	Rural Residential	RR-2.5	4.87	0.4	1	Above Moderate	Vacant/None
0134250070	Rural Residential	RR-2.5	4.83	0.4	1	Above Moderate	Vacant/None
0123130110	Rural Residential	RR-2.5	5.10	0.4	1	Above Moderate	Vacant/None
0133150070	Rural Residential	RR-2.5	4.67	0.4	1	Above Moderate	Vacant/None
0133150230	Rural Residential	RR-2.5	5.20	0.4	1	Above Moderate	Vacant/None
0133160050	Rural Residential	RR-2.5	10.04	0.4	2	Above Moderate	Vacant/None
0123450020	Rural Residential	RR-2.5	5.80	0.4	1	Above Moderate	Vacant/None
0123070160	Rural Residential	RR-2.5	6.00	0.4	1	Above Moderate	Vacant/None
0123030360	Rural Residential	RR-2.5	4.44	0.4	1	Above Moderate	Vacant/None
0123030330	Rural Residential	RR-2.5	4.45	0.4	1	Above Moderate	Vacant/None
0105200190	Rural Residential	RR-2.5	12.34	0.4	3	Above Moderate	Vacant/None
0105240130	Rural Residential	RR-2.5	5.66	0.4	1	Above Moderate	Vacant/None
0105240150	Rural Residential	RR-2.5	4.08	0.4	1	Above Moderate	Vacant/None
0106220310	Rural Residential	RR-2.5	4.91	0.4	1	Above Moderate	Vacant/None

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APN	GP Designation	Zoning	Acres	Max. Allowable Density (du/ac)	Realistic Capacity	Affordability	Site Constraints
0105140170	Rural Residential	RR-2.5	4.90	0.4	1	Above Moderate	Vacant/None
0109160060	Rural Residential	RR-2.5	4.94	0.4	1	Above Moderate	Vacant/None
0109160020	Rural Residential	RR-2.5	9.58	0.4	2	Above Moderate	Vacant/None
0105110600	Rural Residential	RR-2.5	28.93	0.4	8	Above Moderate	Vacant/None
0106150440	Rural Residential	RR-2.5	4.91	0.4	1	Above Moderate	Vacant/None
0106130180	Rural Residential	RR-2.5	4.86	0.4	1	Above Moderate	Vacant/None
0106140160	Rural Residential	RR-2.5	3.64	0.4	1	Above Moderate	Vacant/None
0105080510	Rural Residential	RR-2.5	5.04	0.4	1	Above Moderate	Vacant/None
0106110060	Rural Residential	RR-2.5	4.72	0.4	1	Above Moderate	Vacant/None
0105080460	Rural Residential	RR-2.5	39.44	0.4	11	Above Moderate	Vacant/None
0109070170	Rural Residential	RR-2.5	4.20	0.4	1	Above Moderate	Vacant/None
0106120140	Rural Residential	RR-2.5	4.16	0.4	1	Above Moderate	Vacant/None
0105080470	Rural Residential	RR-2.5	40.41	0.4	11	Above Moderate	Vacant/None
0106110010	Rural Residential	RR-2.5	9.10	0.4	2	Above Moderate	Vacant/None
0106090180	Rural Residential	RR-2.5	3.61	0.4	1	Above Moderate	Vacant/None
0106070320	Rural Residential	RR-2.5	7.91	0.4	2	Above Moderate	Vacant/None
0105050540	Rural Residential	RR-2.5	5.04	0.4	1	Above Moderate	Vacant/None
0106051080	Rural Residential	RR-2.5	4.82	0.4	1	Above Moderate	Vacant/None
0106051050	Rural Residential	RR-2.5	5.11	0.4	1	Above Moderate	Vacant/None
0105020670	Rural Residential	RR-2.5	10.18	0.4	2	Above Moderate	Vacant/None
0105020110	Rural Residential	RR-2.5	15.34	0.4	4	Above Moderate	Vacant/None
0105030130	Rural Residential	RR-2.5	5.95	0.4	1	Above Moderate	Vacant/None
0105030120	Rural Residential	RR-2.5	5.82	0.4	1	Above Moderate	Vacant/None
0105010460	Rural Residential	RR-2.5	6.07	0.4	1	Above Moderate	Vacant/None
0106051140	Rural Residential	RR-2.5	4.80	0.4	1	Above Moderate	Vacant/None
0105030550	Rural Residential	RR-2.5	5.66	0.4	1	Above Moderate	Vacant/None
0105030060	Rural Residential	RR-2.5	5.92	0.4	1	Above Moderate	Vacant/None
0105030530	Rural Residential	RR-2.5	5.21	0.4	1	Above Moderate	Vacant/None
0103040040	Rural Residential	RR-2.5	8.35	0.4	2	Above Moderate	Vacant/None
0105110690	Rural Residential	RR-2.5	13.31	0.4	3	Above Moderate	Vacant/None
0147121010	Traditional Community-Residential	RTC-1AC	1.64	1	1	Above Moderate	Vacant/None
0153210140	Traditional Community-Residential	RTC-1AC	1.45	1	1	Above Moderate	Vacant/None
0147132100	Traditional Community-Residential	RTC-1AC	1.89	1	1	Above Moderate	Vacant/None

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APN	GP Designation	Zoning	Acres	Max. Allowable Density (du/ac)	Realistic Capacity	Affordability	Site Constraints
0142092030	Traditional Community-Residential	RTC-1AC	2.47	1	1	Above Moderate	Vacant/None
0074133120	Traditional Community-Residential	RTC-20	0.74	2.1	1	Above Moderate	Vacant/None
0074072140	Traditional Community-Residential	RTC-20	1.21	2.1	1	Above Moderate	Vacant/None
0074072030	Traditional Community-Residential	RTC-20	1.86	2.1	2	Above Moderate	Vacant/None
0071270010	Traditional Community-Residential	RTC-20	1.05	2.1	1	Above Moderate	Vacant/None
0074060620	Traditional Community-Residential	RTC-20	1.28	2.1	1	Above Moderate	Vacant/None
0071260290	Traditional Community-Residential	RTC-20	1.01	2.1	1	Above Moderate	Vacant/None
0071260310	Traditional Community-Residential	RTC-20	1.77	2.1	2	Above Moderate	Vacant/None
0071260280	Traditional Community-Residential	RTC-20	1.38	2.1	2	Above Moderate	Vacant/None
0044022040	Traditional Community-Residential	RTC-20	1.35	2.1	1	Above Moderate	Vacant/None
0044050290	Traditional Community-Residential	RR-2.5	1.55	2.5	2	Above Moderate	Vacant/None
0044060260	Traditional Community-Residential	RTC-15	0.54	2.9	1	Above Moderate	Vacant/None
0044060120	Traditional Community-Residential	RTC-15	0.79	2.9	1	Above Moderate	Vacant/None
0044060110	Traditional Community-Residential	RTC-15	0.54	2.9	1	Above Moderate	Vacant/None
0044060080	Traditional Community-Residential	RTC-15	0.55	2.9	1	Above Moderate	Vacant/None
0044060070	Traditional Community-Residential	RTC-15	1.14	2.9	2	Above Moderate	Vacant/None
0044060060	Traditional Community-Residential	RTC-15	1.86	2.9	3	Above Moderate	Vacant/None
0074080220	Traditional Community - Mixed Use	RTC-MF	0.58	10	4	Above Moderate	Vacant/None
0074080210	Traditional Community - Mixed Use	RTC-MF	0.62	10	4	Above Moderate	Vacant/None
0071270200	Traditional Community - Mixed Use	RTC-MF	0.37	10	2	Above Moderate	Vacant/None
0044071330	Traditional Community - Mixed Use	RTC-MU	1.81	4	5	Above Moderate	Vacant/None
0075091090	Traditional Community-Residential	RTC-10	0.34	4.3	1	Above Moderate	Vacant/None
0074251320	Traditional Community-Residential	RTC-10	0.48	4.3	1	Above Moderate	Vacant/None
0074242020	Traditional Community-Residential	RTC-10	0.34	4.3	1	Above Moderate	Vacant/None
0075091150	Traditional Community-Residential	RTC-D6	0.32	7.3	1	Moderate	Vacant/None
0075091350	Traditional Community-Residential	RTC-D6	0.27	7.3	1	Moderate	Vacant/None
0074170130	Traditional Community-Residential	RTC-6	0.21	7.3	1	Moderate	Vacant/None
0074160530	Traditional Community-Residential	RTC-6	0.41	7.3	2	Moderate	Vacant/None
0074150210	Traditional Community-Residential	RTC-6	0.29	7.3	1	Moderate	Vacant/None
0074150160	Traditional Community-Residential	RTC-6	0.29	7.3	1	Moderate	Vacant/None
0074160500	Traditional Community-Residential	RTC-6	0.40	7.3	2	Moderate	Vacant/None
0074160080	Traditional Community-Residential	RTC-6	0.47	7.3	2	Moderate	Vacant/None
0074160780	Traditional Community-Residential	RTC-6	0.37	7.3	1	Moderate	Vacant/None

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APN	GP Designation	Zoning	Acres	Max. Allowable Density (du/ac)	Realistic Capacity	Affordability	Site Constraints
0074160710	Traditional Community-Residential	RTC-6	0.22	7.3	1	Moderate	Vacant/None
0074160030	Traditional Community-Residential	RTC-6	0.49	7.3	2	Moderate	Vacant/None
0074140420	Traditional Community-Residential	RTC-6	0.80	7.3	4	Moderate	Vacant/None
0074060640	Traditional Community-Residential	RTC-6	0.21	7.3	1	Moderate	Vacant/None
0074071020	Traditional Community-Residential	RTC-6	0.26	7.3	1	Moderate	Vacant/None
0071250320	Traditional Community-Residential	RTC-6	0.34	7.3	1	Moderate	Vacant/None
0059127110	Traditional Community-Residential	RTC-D4	0.14	10.9	1	Moderate	Vacant/None
0059127140	Traditional Community-Residential	RTC-D4	0.16	10.9	1	Moderate	Vacant/None
0059122110	Traditional Community-Residential	RTC-D4	0.17	10.9	1	Moderate	Vacant/None
0059121130	Traditional Community-Residential	RTC-D4	0.18	10.9	1	Moderate	Vacant/None
Moderate-Income Capacity					26		
Above Moderate-Income Capacity					145		
Total Capacity					171		

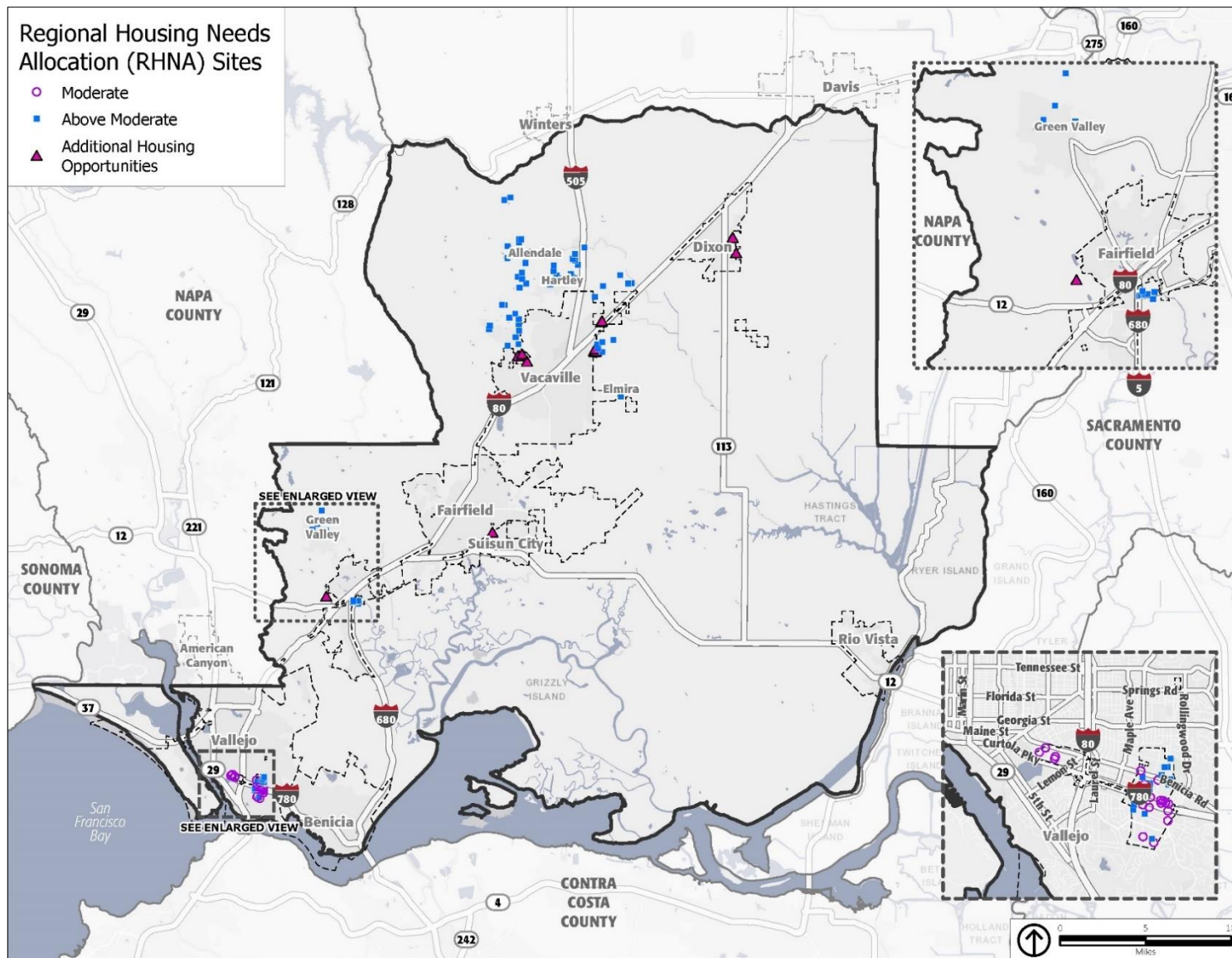
Source: Solano County, September 2022

Sites within the inventory have access to water and wastewater (including on-site well and septic) and are not constrained by environmental factors, or the size or shape of the parcel.

Refer to Appendix B – Constraints, Infrastructure Availability for water and wastewater capacity.

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Figure C- 1. Sites Inventory



Source: Solano County, 2022

Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for ADUs based on: the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law that: reduce the time to review and approve ADU applications, require ADUs that meet requirements to be allowed by right, eliminate discretionary review for most ADUs, and remove other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th cycle housing element planning period.

The County issued ~~119~~ 145 building permits for ADUs during the previous planning period, with a notable increase since 2018. The annual average was ~~141~~ 17.5 ADUs.

2016 – 8 ADUs received building permits

2017 – 6 ADUs received building permits

2018 – 17 ADUs received building permits

2019 – 18 ADUs received building permits

2020 – 10 ADUs received building permits

2021 – 28 ADUs received building permits

2022 – 26 ADUs received building permits

With additional funding to support ADU construction and marketing of resources, the County anticipates that ADU production will increase by at least one and a half times which projects that 253-210 ADUs will be built in the county by 2031. To promote ADUs, the County has included **Program B.2** to provide guidance and educational materials to property owners on permitting and constructing ADUs, implement streamlining procedures for ADUs, and provide information to homeowners' associations on the benefits of ADUs. The County is also in the process of developing an ADU incentive program that will include incentives for deed-restriction of ADUs for a minimum of 15-years at 80 percent of area median income (**Program B.3**), among other incentives and resources for assistance. The County anticipates this program will further increase ADU construction trends. Parcels within the County, including size, shape and environmental factors do not constrain the development of ADUs and the County believes that the 210 units is achievable over the eight-year planning period.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. Affordability of ADUs projected to be built in the county during the planning period were based on the ABAG analysis. Of the ~~253~~ 210 ADUs projected to be built, it is estimated that ~~152~~ 126 will be for income households (extremely low-, very low-, and low-), ~~76~~ 63 for moderate-income households, and ~~25~~ 21 for above moderate-income households.

Manufactured Home Potential

According to Homes Direct, a provider of new manufactured and modular homes in the western states, including Solano County, new manufactured housing in December 2021, the most recent available data, ranged from \$76,900 for a single and 170,600 for a double, and \$145,200 on average. There would be an additional cost of preparing the land. Most manufactured housing developed in the county serves cost-constrained families and individuals and households seeking small units, providing an affordable alternative to traditional stick-built development.

Table E-28 in the Housing Needs Assessment shows that a four-person, acutely low-income household can afford a maximum sales price of \$74,050, an extremely low-income household can afford a maximum sales price of \$144,870, a very low-income household can afford a maximum sales price of \$241,285, and a low-income household can afford a maximum sales price of \$385,658, indicating that manufactured housing is affordable to extremely low- to low-income households.

Non-governmental constraints that may influence the affordability of a new manufactured home include land costs, transportation costs, and foundation costs, as well ability to secure financing and resale affordability. While the average price per acre in the unincorporated county can vary depending on location, most areas have low land costs and do not add a significant barrier to putting an affordable manufactured housing unit on the land. In most communities in the unincorporated county, it is unlikely that land cost is a barrier to development of mobile homes and mobile home parks. Executive Homes, a manufactured home company based out of Chico and serving northern California counties estimated the costs for a new manufactured home to be approximately \$203,000 to \$208,000 (**Table C-4**). While Solano County is part of the Bay Area region, many factors, including median incomes, industry, and economy reflect those found in northern areas of the state. Therefore, the County estimated these costs to reflect those for a new manufactured home in the county.

Table C-4. Estimated Manufactured Home Costs

Item	Cost
New Home	\$154,000
Installation	Included
Foundation and Skirting	\$8,700
Steps	\$5,000
A/C	\$4,800
Awning	\$2,000
Transportation	Included
Fees and Permits	\$13,500
Driveways	\$5,000 - \$10,000
Fence and Gates	\$5,000
Landscape	\$5,000
Total	\$203,000 - \$208,000

Source: Executive Homes, 2022

As discussed in Appendix B, the only vacant parcel listed for sale in the unincorporated county was approximately \$1.30 per square foot. Typical residential lot sizes in Solano County range between two and five acres, which could add between \$113,256 and \$283,140 to development costs. The minimum lot area for a single family home in Solano County is 4,000 square in the R-TC-6 and R-TC-MU zone districts (Table B-3). In these zones, purchasing a 4,000 square foot parcel for a new manufactured home would cost approximately \$5,200; however, the County conservatively estimates land cost for a parcel this size would be \$10,000 to account for the reduced per square foot cost that may reflect the large parcel analyzed in Appendix B for land cost. Assuming \$10,000 in land costs for a parcel for manufactured home, and If mobile homes are developed on two to five acre lots, development costs would be between approximately \$213,000-\$316,256 to \$218,000-\$491,140 total.

In 2022, the median total origination charge for an originated primary mortgage for a mobile or manufactured home in Solano County was \$5,292. When added to the typical cost of a mobile or manufactured home, including land, it would increase the total cost of the home to between \$321,458 and \$491,432. The median interest rate during this time period was 7.05 percent, with a mode of 5.5 percent and a maximum interest rate of 10.75 percent. The most commonly originated loan product was a loan of 25 years, though some loans were typical 30-year mortgages or had terms as short as 5 years. The median mobile or manufactured home loan covered 85 percent of the value of the home, with some loans covering as much as 104 percent of the home's value. The median loan amount for loans that were originated was \$165,000, with a maximum loan amount of \$1,505,000. The maximum in this period was not typical, as the second-highest was \$715,000. This indicates that financing for mobile homes in the price range indicated is available. The median property value for which a loan was originated was \$205,000, which indicates that mobile homes were available for purchase within the affordable price range indicated. The median applicant income for an originated mobile home loan was \$84,500, with a minimum applicant income of \$45,000. This indicates that low and very-low income applicants may have the ability to access mortgage products to purchase a mobile or manufactured home.

Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. **Table E-28** in the Housing Cost and Affordability section shows that a four-person, extremely low-income household can afford a maximum sales price of \$144,870, a very low-income household can afford a maximum sales price of \$241,285, and a low-income household can afford a maximum sales price of \$385,658, meaning that manufactured housing is affordable to very low- and low-income households with a two-acre lot and could be affordable to very low income households if smaller lots are available. These affordable costs include interest rates and financing costs for a 30-year mortgage at 4.88-percent interest and a 5-percent down payment. 30-year mortgage.

When comparing the price, including land costs, financing costs, and installation of a new mobile home, mobile homes are an affordable option to very low- and low- income households. However, financing can be challenging to secure for mobile and manufactured homes. To address this, the County offers the Mortgage Credit Certificate (MCC) Program to assist lower-income households to purchase a manufactured home to reduce barriers to financing for these households (**Program C.4**). Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development.

Between 2016 and 2021-2022, there was an average of 5-6 mobile/manufactured homes added to the County's housing stock per year (refer to **Table C-5**). Projecting these 5-6 units over the RHNA period (eight years), with the assumption that annual construction will double-increase by one and a half times with the implementation of incentive programs (**Program B.2** and **B.3**) gives the County a projected capacity of 80-74 manufactured/mobile homes. Although these manufactured homes fall within the affordability level of lower income households, the County

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took a conservative approach and relied on ABAG's Regional Accessory Dwelling Unit Affordability Analysis to provide the affordability breakdown. Assuming the ABAG affordability analysis, and adjusting these assumptions based on the above affordability analysis, the County assumes ~~48~~ 4622 homes will be affordable to lower-income households, ~~24~~ 2244 homes will be affordable to moderate-income households, and ~~8~~ 7 will be affordable to above moderate-income households.

Table C-5. Mobile/Manufactured Home Building Permits

Year	Number of Permits
2016	3
2017	0
2018	4
2019	5
2020	5
2021	11
<u>2022</u>	<u>12</u>
Annual Average	<u>56</u>

Source: Solano County, 2016-2022+

Multifamily Housing Opportunities

In addition to meeting the RHNA, the County continues has additional sites to ensure zoning for a variety of housing types consistent with Government Code Section 65583 and 65583.2 by allowing duplexes, triplexes in several zoning districts and has included Program B.6 to reduce regulatory barriers for innovative housing types, such as, tiny houses, microhomes, and housing cooperatives. The County General Plan identifies an Urban Residential designation which allows for up to 25 units per acre but does not have a corresponding zoning district that allows for the same density. This is because the County believes while some development has been allowed to occur where limited urban services were provided by cities and special districts, the lack of infrastructure and services limit the County's ability to provide for higher density projects, however units such as ADUs, mobile and manufactured homes, and duplexes are affordable housing options in the unincorporated county. Current General Plan policies supported by a voter-approved initiative maintain that "what is urban should be municipal," meaning that development requiring urban services should occur within an incorporated city. This position was taken in the belief that cities can provide urban services more efficiently. This policy is at the heart of the General Plan policies, which encourage city-centered growth with residential development provided near employment and commercial centers minimizing urban sprawl, travel distances, energy consumption, and noise and air pollution.

The General Plan Urban Residential designation accounts for approximately 3,243 acres of land within the county, 1,106 of which are vacant. Approximately 82 acres, across 25 parcels, are on sites between 0.5 acres and 10 acres, and are therefore considered to be more feasible for affordable development. Urban Residential land is located adjacent to the cities of Dixon, Fairfield, Suisun City, and Vacaville. The County helps to facilitate multifamily development within the incorporated cities and has a track record of providing funding for multifamily development and working with the cities to prezone parcels before initiating the LAFCO process. Specifically, the County worked with Fairfield Sunset Ave. Apartment which was recently (2022) rezoned/prezoned by the city with a petition to LAFCO for annexation forthcoming. This project will include 130 units. The County has also supported Vacaville's east of Leisure Town Rd expansion

which has provided a mix of low, moderate, and high-density units. The County also provided ARPA funds to Habitat for Humanity, City of Fairfield, and the City of Vallejo to construct city centered residential projects. These projects total 286 units, include 91 units affordable to very low-income households, 141 units affordable to low-income households, and 48 supportive housing units. These examples show that the county's policies and procedures do result in affordable multifamily housing.

The County will continue to encourage the development of these sites, the County and will continue to work with the adjacent cities to encourage that their pre-zoning of these sites (where deemed appropriate) can accommodate housing for up to 25 units per acre and the County will support the annexation process of these sites into the cities when the cities are ready to annex (Program B.1). The County also plans to prepare a community generated plan that will serve as a basis to rezone several sites along the Benicia Road corridor within the Homeacres community. This plan will be to promote commercial uses along the commercial corridor as well as higher dense housing (Program B.5).

Table C-6 identifies the zones in each city that corresponds with densities suitable for affordable development and in line with the Urban Residential designation, and Table C-7 identifies parcels with this designation that are between half an acre and 10 acres or considered suitable for affordable development. Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites. The County has negotiated successful RHNA transfers in the past and will continue to work with the neighboring cities to facilitate compact development to address climate change and energy conservation and maximize land resources to preserve agricultural and open space resources.

Table C-6. Corresponding High Density Zones in Incorporated Cities

City	Zone District	Allowed Density (units per acre)
Fairfield	Residential, High Density (RH)	15-22
	Residential, Very High Density (RVH)	22-32
Dixon	Multiple-Family Residential 3 (RM3)	21.8
	Multiple-Family Residential 4 (RM4)	29
Suisun City	Medium-Density Residential (RM)	10.1-20
	High Density Residential 1 (RH1)	20.1-30
	High Density Residential 2 (RH2)	20.1-45
	Residential Mixed-Use	10-45
Vacaville	Residential Medium High Density (RMH)	14.1-20.0
	Residential High Density (RH)	20.1-24.0

Source: City of Fairfield, 2022; City of Dixon, 2022; City of Suisun City, 2017; City of Vacaville, 2022

The County has had success with this approach. Since 2017, the City of Vacaville has annexed three project sites that were designated as Urban Residential. These included the Roberts Ranch development and annexation of 72 acres in 2017, The Farmstead annexation of 25 acres in 2019, and The Farm at Alamo Creek annexation of 60 acres in 2020. Since the RHNA is based on lands in the sphere of influence being credited to the city, no transfers of RHNA were necessary during the 5th RHNA cycle. However, to support the assumption that areas of the unincorporated county that have been annexed will accommodate a greater portion of the overall RHNA, Fairfield is responsible for a much greater portion of the overall County RHNA in the 5th cycle. In the 4th

Appendix C: Housing Resources and Opportunities

cycle, Fairfield was responsible for 13 percent of the overall Solano County RHNA. In the 5th cycle, Fairfield is responsible for 44 percent of the overall Solano County RHNA.

In addition, the County supports projects in the incorporated cities to support lower-income households. The County recently provided financial support for a lower-income residential development in Vallejo. This development consisted of acquisition and rehabilitation of a multi-unit complex in the City of Vallejo. In addition to commercial/gallery space and a café, 29 affordable live/work units were created. In exchange for a \$1.7 million loan for the construction of the complex, the City agreed to allow the County to take credit for 13 of the 29 affordable dwelling units for purposes of meeting its very low- and extremely low-income RHNA obligation.

Table C-7. Additional Multifamily Housing Opportunities

APN	SOI	GP Designation	Zoning	Acres	Allowable Density	Max Capacity	Realistic Capacity			
							Lower	Moderate	Above Mod.	Total
115010150	Dixon	Urban Residential	A40	8.17	25	204	35	36	71	142
133050280	Vacaville	Urban Residential	RR5	5.00	25	125	22	22	43	87
134250200	Vacaville	Urban Residential	RR2.5	4.83	25	120	21	21	42	84
134250240	Vacaville	Urban Residential	RR2.5	4.83	25	120	21	21	42	84
129080020	Vacaville	Urban Residential	RR2.5	4.76	25	119	21	21	41	83
133050250	Vacaville	Urban Residential	CS	4.68	25	117	20	21	40	81
129020080	Vacaville	Urban Residential	RR2.5	3.50	25	87	15	16	30	61
124070020	Vacaville	Urban Residential	RR2.5	2.73	25	68	12	12	23	47
124070120	Vacaville	Urban Residential	RR2.5	2.56	25	64	11	11	22	44
134250220	Vacaville	Urban Residential	RR2.5	2.50	25	62	11	11	21	43
134250210	Vacaville	Urban Residential	RR2.5	2.33	25	58	10	10	20	40
37160040	Fairfield/Suisun	Urban Residential	RR2.5	1.23	25	30	5	6	10	21
116040070	Dixon	Urban Residential	A40	1.21	25	30	5	6	10	21
148220020	Fairfield	Urban Residential	A40	0.69	25	17	3	3	6	12
Total Capacity							212	217	421	850

Source: Solano County, September 2022

Summary of Capacity to Accommodate the RHNA

Table C-8 compares the County's RHNA to its site inventory capacity. Accounting for the vacant site capacity, projected ADUs, and projected mobile and manufactured homes, the County has a total surplus of ~~189~~ **140** ~~139~~ units. Breaking this down by income category, the County has a surplus of ~~70~~ **40** ~~18~~ units in the lower-income category (i.e., extremely low-, very low-, and low-income), a ~~70~~ **55** ~~77~~-unit surplus in the moderate-income category, and a ~~49~~ **44**-unit surplus in the above moderate-income category.

Table C-8. Land Inventory Summary and Ability to Meet RHNA

Income Group	RHNA Allocation	Vacant Site Capacity	Projected ADUs	Project Mobile Homes	Total Capacity	Surplus
Extremely Low	40	0	152 126	484 422	200 170 148	70 40 18
Very Low	40					
Low	50					
Moderate	56	26	76 63	242 244	126 111	70 55 77
Above Moderate	129	145	25 21	87	178 173	49 44
Total	315	171	253 210	807 473	504 455	189 140 139

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology, Solano County, July 2022

Notes:

1. The extremely low-, very low-, and low-income categories have been combined in this table to make up the lower-income RHNA. This approach is acceptable per HCD guidance.
2. Additional capacity for housing on Urban Residential sites is not counted toward the RHNA.

Environmental Constraints

There are no known environmental constraints on any sites included in the sites inventory, including flooding, fire risk, conservation easements, prime agricultural land, or Williamson Act conditions. Further, environmental constraints will not preclude development of manufactured homes or ADUs on most sites. Residential sites typically range from two to five acres in size in unincorporated area. As such, sites outside of the inventory that may have a constraints such as a wetland or creek on a portion of the parcel, still have sufficient land in other areas of the parcel to accommodate development of a manufactured home or ADU. The County has calculated the potential build out capacity of 3,635 ADUs on all residential parcels. However, the County has only projected construction of 210 ADUs during the planning period to conservatively address environmental constraints that may exist on a portion of residential parcels. Similarly, manufactured homes are permitted as a single-family use on all residential or agricultural parcels that allow stick-built single-family homes. The County has also conservatively projected construction of only 74 mobile or manufactured homes during the planning period.

Some vacant parcels in the county are constrained by flooding, fire risk, or contain prime agricultural land. These parcels have been excluded from the vacant land inventory. The totals above do not include parcels that have environmental constraints.

Financial Resources

Solano County has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. This section describes the key housing funding sources currently available to the county, which include CDBG funds from the state and Section 8 rental assistance. **Table C-9** lists a range of potential financial resources that may be used in Solano County.

Table C-9. Financial Resources

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of HUD to cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Infrastructure Improvements Homeless Assistance Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	Land Acquisition Rehabilitation Relocation of Unit Refinancing of Existing Indebtedness
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies make certificates available.	Homebuyer Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in rental housing for lower-income households. Proceeds from the sale of the credits are typically used to create housing.	New Construction Acquisition Rehabilitation Historic Preservation
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	Support Services Rehabilitation Transitional Housing Supportive Housing

Appendix C: Housing Resources and Opportunities

Program Name	Description	Eligible Activities
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90% of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase Development/Construction Improvement Rehabilitation
State Programs		
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	New Construction Rehabilitation Acquisition Preservation
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	New Construction Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment on conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	New Construction Rehabilitation
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	Homeowner Assistance
Tax-Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition

Appendix C: Housing Resources and Opportunities

Program Name	Description	Eligible Activities
Affordable Housing Sustainable Communities Program (AHSC)	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	New Construction
Local Programs		
Rebuilding Together (Solano County) ¹	RTSC provides necessary home repairs for low-income veterans/ senior / disabled homeowners.	Rehabilitation
Catholic Charities of Yolo and Solano	Catholic Charities of Yolo and Solano helps neighbors transition into safe and affordable homes through assistance with rent and move-in costs and a plan to prevent homelessness and poverty.	Rental assistance
Section 8 Home Ownership Program (Vacaville Housing Authority) ²	The Vacaville Housing Authority (VHA) Homeownership Program assists Section 8 Housing Choice Voucher participants by paying a portion of their mortgage payment. The Mortgage Assistance Payment is paid to the lender for the home that the participant chooses and purchases.	Homebuyer Assistance
Solano Habitat for Humanity	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage.	Homebuyer Assistance
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction

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Program Name	Description	Eligible Activities
Freddie Mac	Home Works - Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	Homebuyer Assistance combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities, including affordable housing.	Acquisition New Construction Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition Rehabilitation New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Opportunities for Energy Conservation

The California Building Standards Commission adopted Green Building Standards in July 2013, as amended for publication in the 2013 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11. These standards were published in July 2013 and adopted as part of the Building Codes for mandatory implementation. No voluntary tiers of the CALGreen have been adopted in Solano County.

The cost of housing includes not only the rent or mortgage payment, but utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden lower-income households and can cause homelessness.

Federal funds for rehabilitation, such as CDBG funds, can provide an important tool to assist homeowners with home upgrades that have the added benefit of assisting with energy conservation. The California Department of Energy's Energy Weatherization Assistance Program and other State funding programs, such as CalHOME, can provide similar assistance to fund rehabilitation projects that will promote energy conservation.

More locally, the Property Assessed Clean Energy (PACE) Program provides low-interest loans that are repaid through annual property tax payments. Enrollment in California PACE is completely voluntary. The loans can be used to finance energy efficiency, renewable energy, and water conservation improvements for residential and commercial property.

Rebuilding Solano also provides minor exterior repair services to low-income veterans, seniors, and disabled homeowners, specifically through home rehabilitation and smoke/carbon monoxide alarm installation, which may provide weatherization and energy conservation benefits.

PG&E provides a variety of energy conservation services for residents. PG&E also participates in several other energy assistance programs for lower-income households that help qualified homeowners and renters conserve energy and control electricity costs. These programs include

Appendix C: Housing Resources and Opportunities

the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

Unincorporated Solano County is also serviced by MCE, formerly Marin Clean Energy, a Community Choice Aggregation (CCA) energy provider. MCE gives all electric customers in the unincorporated area the opportunity to purchase renewable energy. Customers at MCE's Local Sol 100 percent tier help fund local solar projects. MCE also promotes renewable energy and energy efficiency through a solar rebate program for income-qualified single-family homes, rebates for income-qualified purchasers of electric vehicles, energy upgrades for income-qualified single-family homeowners and renters, rebates and technical assistance for water and energy saving for multifamily property owners in partnership with the Bay Area Regional Energy Network (BayREN), and rebates for energy saving measures for income-qualified multifamily property owners and renters through the Low Income Families and Tenants (LIFT) Program.

The CARE Program provides a 20 percent monthly discount on gas and electric bills to income-qualified households, certain nonprofits, facilities housing agricultural employees, homeless shelters, hospices, and other qualified nonprofit group-living facilities.

The REACH Program provides one-time energy assistance of \$300 to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers—particularly the elderly, disabled, sick, working poor, and unemployed—who experience severe hardships and are unable to pay for their necessary energy needs.

Solano County water customers are eligible for a \$100 rebate from the Solano County Water Agency for the purchase and installation of a high-efficiency clothes washer labeled "EnergyStar Most Efficient" from a "qualifying product" list. The program applies to purchases made from July 1, 2022, through June 30, 2023. Also, supported by a Proposition 1 grant from the California Department of Water Resources, the Solano County Water Agency is offering water customers an incentive to replace their lawns with water-efficient landscaping and receive a \$300 credit.

APPENDIX D – PUBLIC OUTREACH AND ENGAGEMENT

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INTRODUCTION

The Solano County Regional Early Action Planning (REAP) Housing Element Collaborative completed public outreach at the local and regional levels as part of the regional Solano County Collaborative effort to encourage community involvement and comply with the requirements of state law. These efforts included:

- Project Website
- Stakeholder Consultations
- Housing Element Introduction Workshops
- Housing Needs Assessment Workshops
- Fair Housing Workshops
- Developer Workshops
- Community Survey

PROJECT WEBSITE

The Solano County Housing Element Collaborative project website, www.Solhousingelements.com, is a clearinghouse for all information related to the project, with information in English, Spanish and Tagalog. Community members can visit the site to access all public materials; learn about the latest project updates and opportunities to get involved; sign up for email updates; and submit comments directly. The website also includes recordings of all past meetings.

The project website also includes direct links to each of the Solano County Collaborative jurisdictions' websites to promote each city's and the county's specific outreach, share updates, and highlight upcoming opportunities for involvement, including individual Housing Element meetings. The project web page launched in March 2022 and is regularly updated to reflect ongoing community input opportunities and advertise draft work products.

STAKEHOLDER CONSULTATIONS

To ensure that each jurisdiction solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From December 2021 through April 2022, staff consulted with 10 stakeholders from eight (8) organizations that provide services in the Solano County region to obtain input on housing needs and programs. All stakeholders provided feedback via one-on-one interviews or with email responses. Representatives from the following organizations were interviewed:

- North Bay Housing Coalition, December 9, 2021
- Community Action Partnership Solano, Joint Powers Authority (JPA), December 14, 2021

- Legal Services of Northern California, December 22, 2021
- Fair Housing Advocates of Northern California, January 6, 2022
- Solano-Napa Habitat for Humanity, January 28, 2022
- Agency on Aging, January 24, 2022
- Urban Habitat, February 16, 2022
- North Bay Regional Center (NBRC) in April 2022

In each consultation, the stakeholders were asked all or some of the following questions, depending on the type of organization interviewed:

- Opportunities and Concerns: What three (3) top opportunities do you see for the future of housing in this jurisdiction? What are your three (3) top concerns for the future of housing in this jurisdiction?
- Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in this jurisdiction? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- Housing Conditions: How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Based on conversations with the Community Action Partnership Solano JPA, there is a need for more permanent supportive housing programs with wrap-around services to support unhoused individuals, populations with mental illness, and the growing number of low-income families. Stakeholders suggested that the Cities and the County leverage the existing momentum in the stakeholder organizations to create a permanent supportive housing program, where the jurisdictions can pool their resources together and equally distribute projects. One stakeholder disclosed that they have funding for assisting jurisdictions with needed affordable housing but finding adequate sites is the barrier. Stakeholders also identified that there are substantial racial disparities in housing among communities of color, recommending that jurisdictions do more through code enforcement, primarily ensuring there is water and heating in low-income housing units, or passing ordinances that protect tenants from living in substandard housing.

Based on a conversation with Fair Housing service providers, there is a need for fair housing education among landlords and tenants, specifically on the topics of enforcement of fair housing laws and rental discrimination practices. Stakeholders encouraged the jurisdictions to contract with fair housing

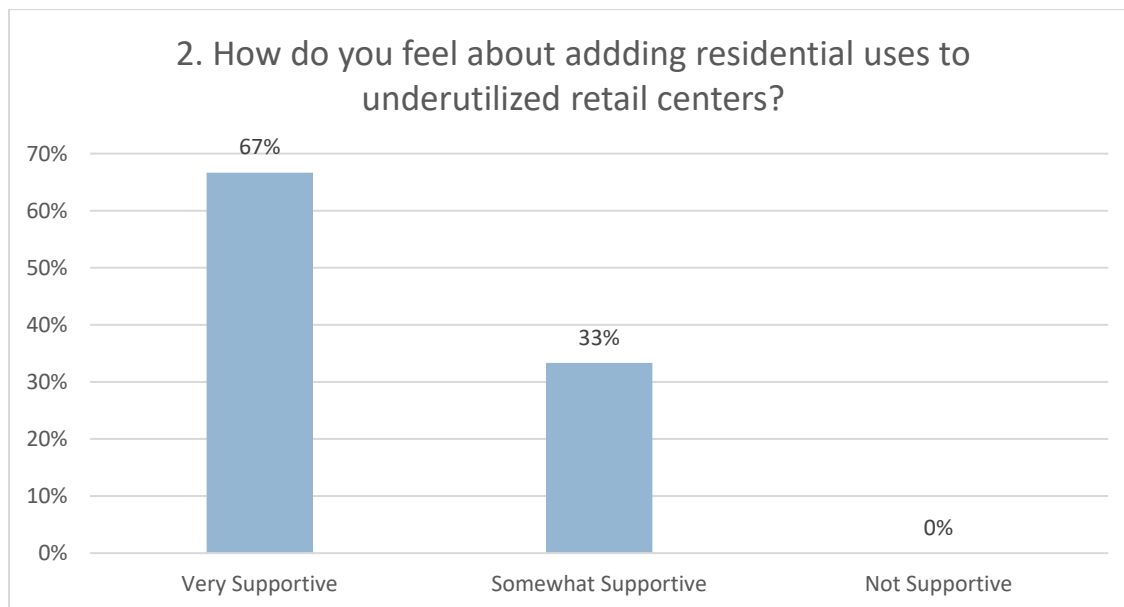
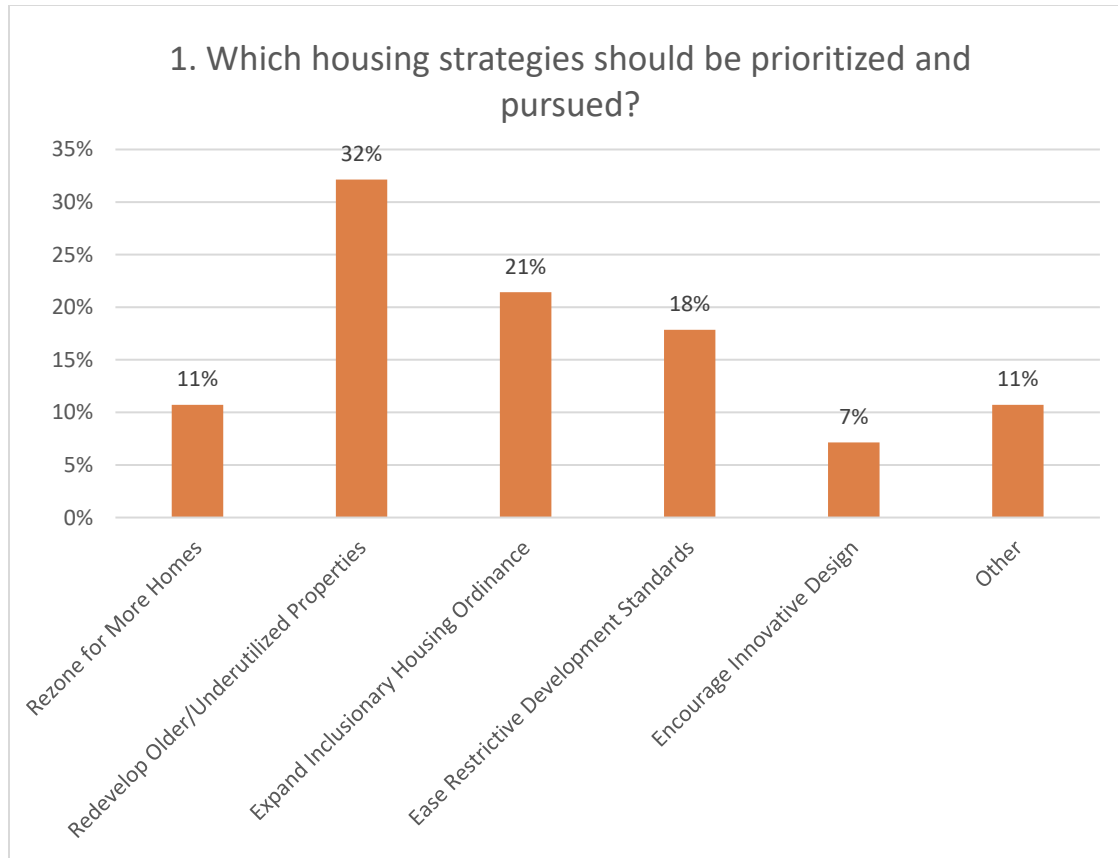
providers to offer services such as housing resources and tenant protections to vulnerable populations such as seniors, low-income seniors, and disabled residents. Stakeholders also identified that single-family housing stock in need of rehabilitation should be acquired, repaired and rented to supplement the affordable housing shortage.

A demand that was stressed among all stakeholders was the need for more affordable housing and homeownership opportunities. Strategies for achieving this include community land trusts and mixed-use housing. Stakeholders voiced that seniors have experienced isolation as result of the COVID-19 pandemic and need socialization. Housing that supports wrap-around services and is located near transit routes was identified as a strategy. Stakeholders also identified the cost of land as a barrier to developing affordable housing.

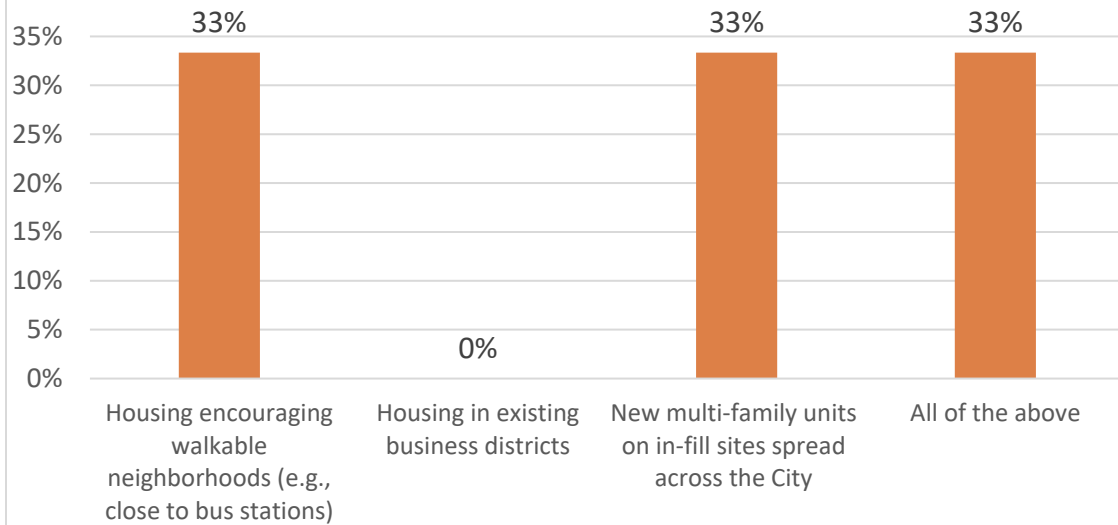
Representatives from the North Bay Regional Center and North Bay Housing Coalition expressed that residents with intellectual disabilities typically require supportive services (case management, grocery delivery, and/or other services) to be successful and may even require that a caretaker live with them. As a result, there is a need for more one- to two-bedroom affordable housing units. The lack of affordable housing in the region makes it hard to find affordable one- and two-bedroom units.

HOUSING ELEMENT INTRODUCTION WORKSHOPS

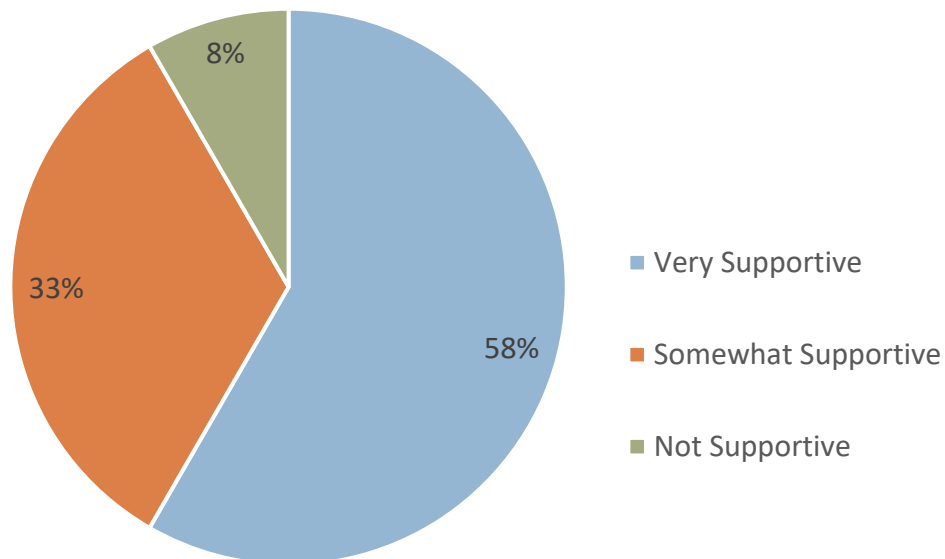
The Solano County Housing Element Collaborative made diligent efforts to encourage public and stakeholder participation in the Housing Element update process at the regional and local scale. The first two workshops introduced the Housing Element requirements and process and were held during the lunch hour on Wednesday, January 26, 2022, and the evening of Thursday, January 27, 2022. There were 13 participants in attendance at the January 26 meeting, and 9 participants in attendance at the January 27 meeting. The Housing Element Introduction workshops were advertised with flyers in English, Spanish, and Tagalog. The workshops were conducted virtually to ensure accessibility for residents throughout the county and in response to the COVID-19 pandemic. The focus of these meetings was to provide high level demographic information and an overview of the Regional Housing Needs Allocation (RHNA) and to solicit input from stakeholders and the public regarding housing needs and opportunities. Polling was conducted as part of each workshop. The combined results are summarized in the following charts.



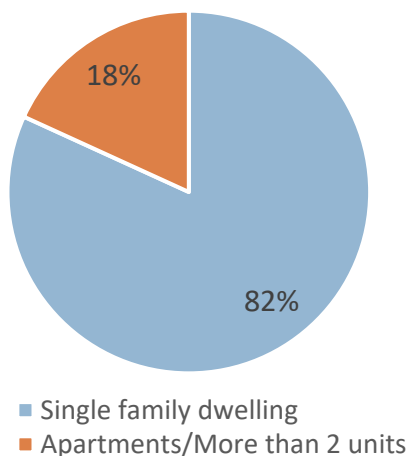
3. What is the most important consideration for location?



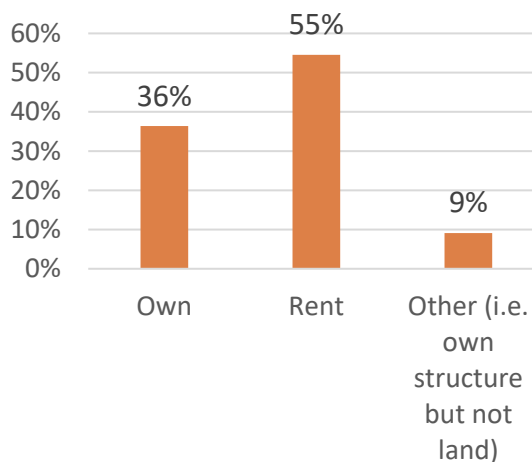
4. How do you feel about replacing underperforming/obsolete businesses (e.g., big box retail stores) with residential uses and/or community serving uses in retail or office centers?



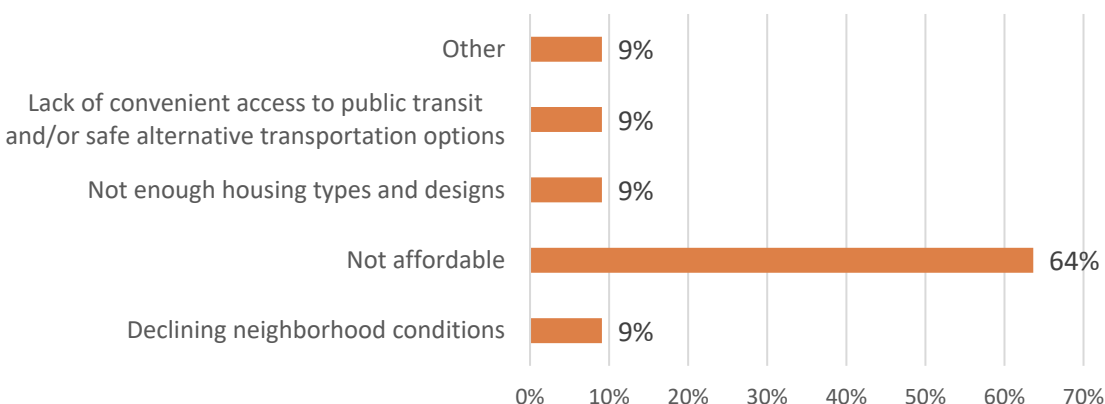
5. What type of housing do you live in?



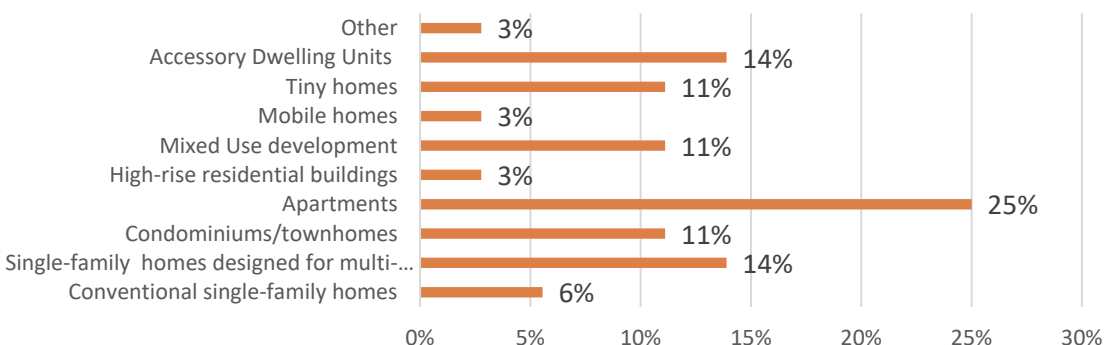
6. Do you own or rent your home?



7. What do you consider the biggest issue related to housing?



8. What type of housing is needed?



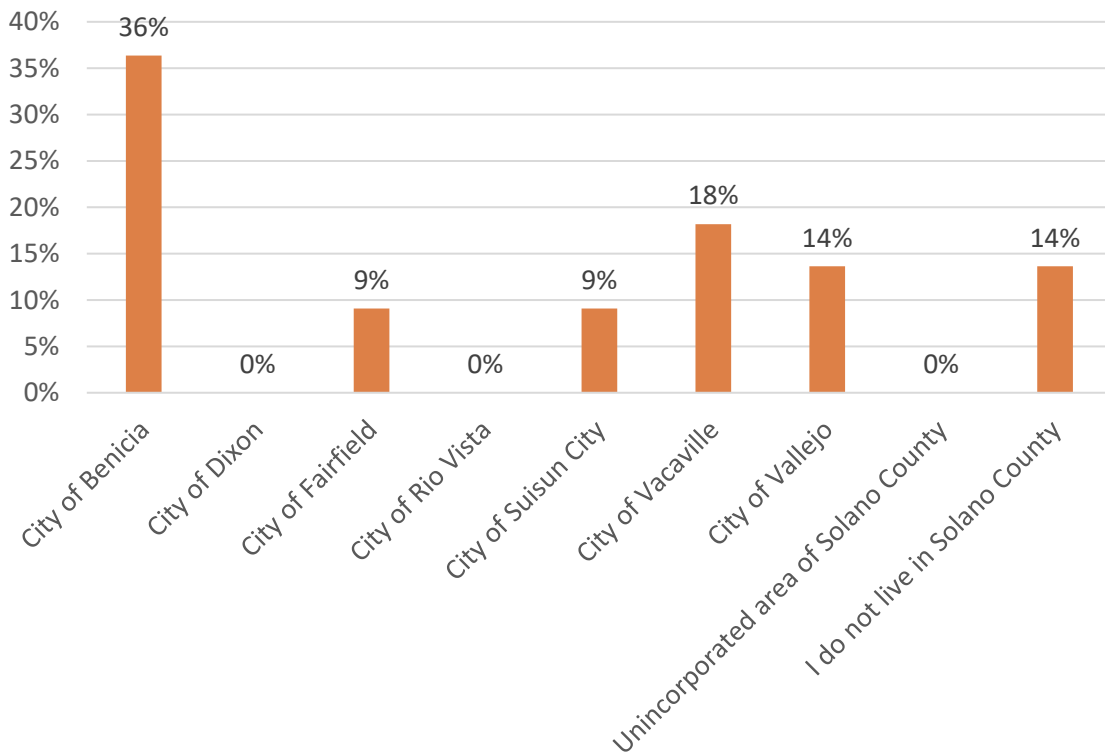
HOUSING NEEDS ASSESSMENT WORKSHOPS

The Solano County Housing Element Collaborative held two virtual workshops to present the findings of the Housing Needs Assessment section of the Housing Element. The two workshops were advertised with flyers in English and Spanish. The workshops were conducted virtually to ensure accessibility for residents throughout the county and in response to the COVID-19 pandemic. The meetings were held on Wednesday, March 30, during the lunch hour and in the evening. Nineteen participants attended the lunch workshop, and eight participants attended the evening meeting. Spanish translation was offered at both meetings. The presentation included statistics and initial findings from the Housing Needs Assessment for individual jurisdictions as well as for Solano County as a whole. Participants identified teachers as a group with housing needs and were interested in identifying strategies for supporting Community Land Trusts, and for helping seniors to age in place. Participants were also interested in learning more about the consequences jurisdictions face if they do not meet their RHNA, and the methodologies used for identifying overcrowded units.

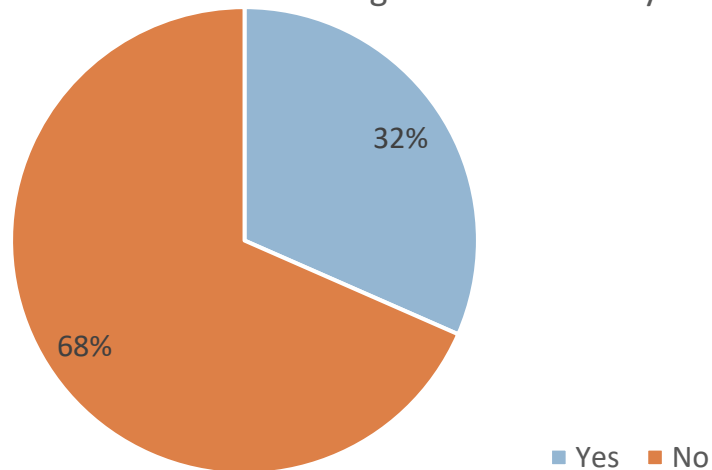
FAIR HOUSING WORKSHOPS

On June 1, 2022, the Solano County Housing Element Collaborative held two virtual Fair Housing Workshops to present an overview of the requirements of the new Affirmatively Furthering Fair Housing (AFFH) Requirement (AB 686) in the Housing Element, and to gather feedback from participants on their experiences with fair housing barriers they may have encountered. One workshop was held over the lunch hour, and one was held in the evening to offer two opportunities for participation. Across both workshops, 86 percent were attendees from the Solano County region. The remaining 14 percent noted that they did not live in Solano County but had some other interest in the Housing Element process. Polling was conducted to gather feedback and input on fair housing concerns in the county. The results are summarized in the following charts.

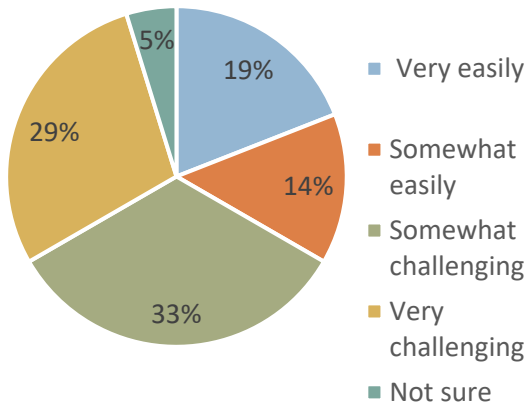
1. Do you live in Solano County? Where?



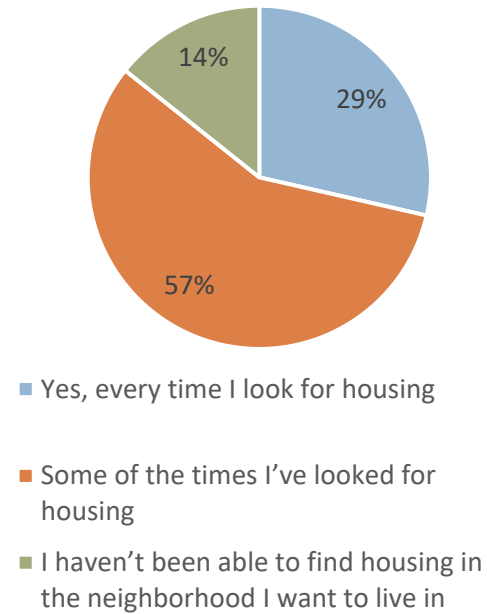
2. Have you, a relative, or a friend ever had to live in an overcrowded unit to afford housing in Solano County?



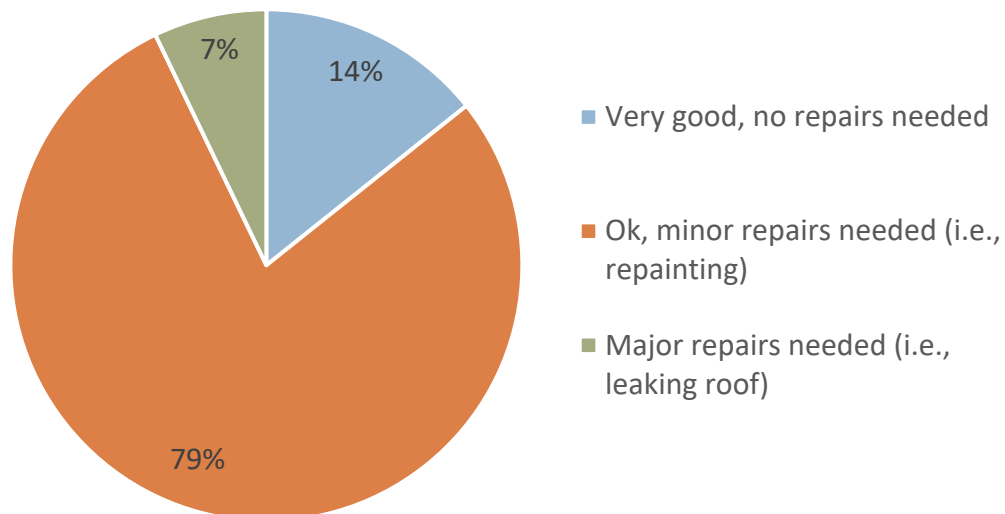
3. Can you easily change your housing situation if needed? (i.e., there are other units available that fit your need based on prize, price, etc.)

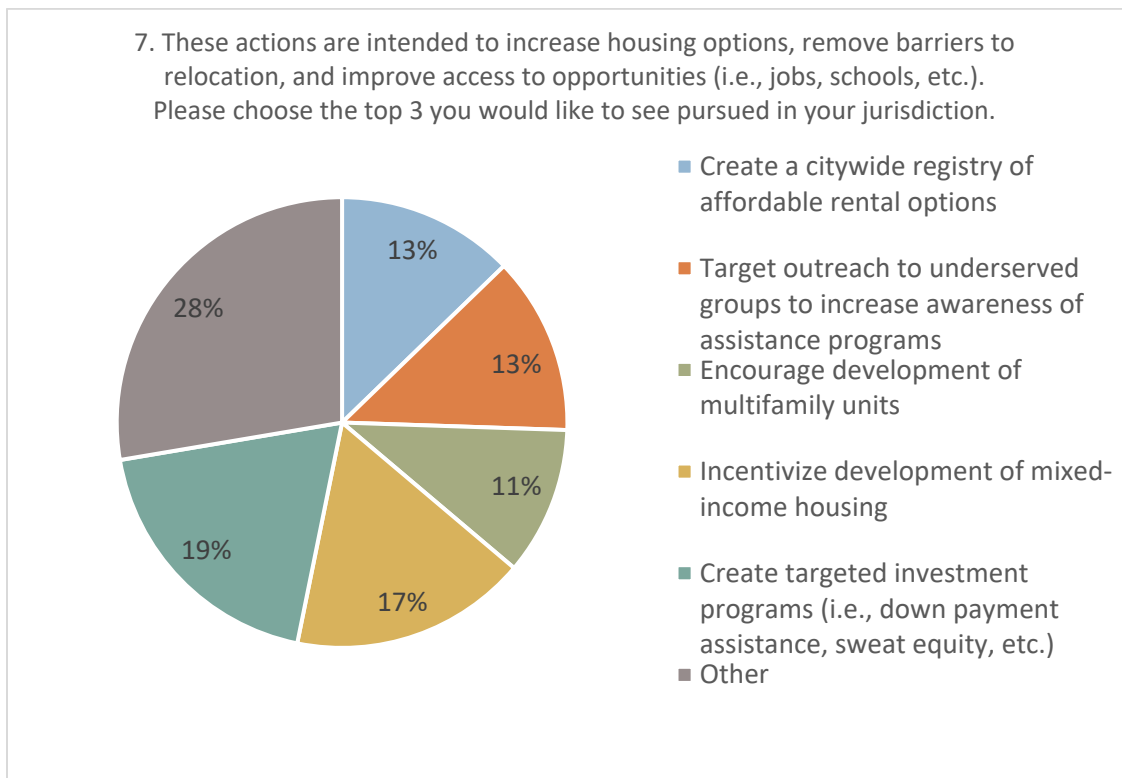
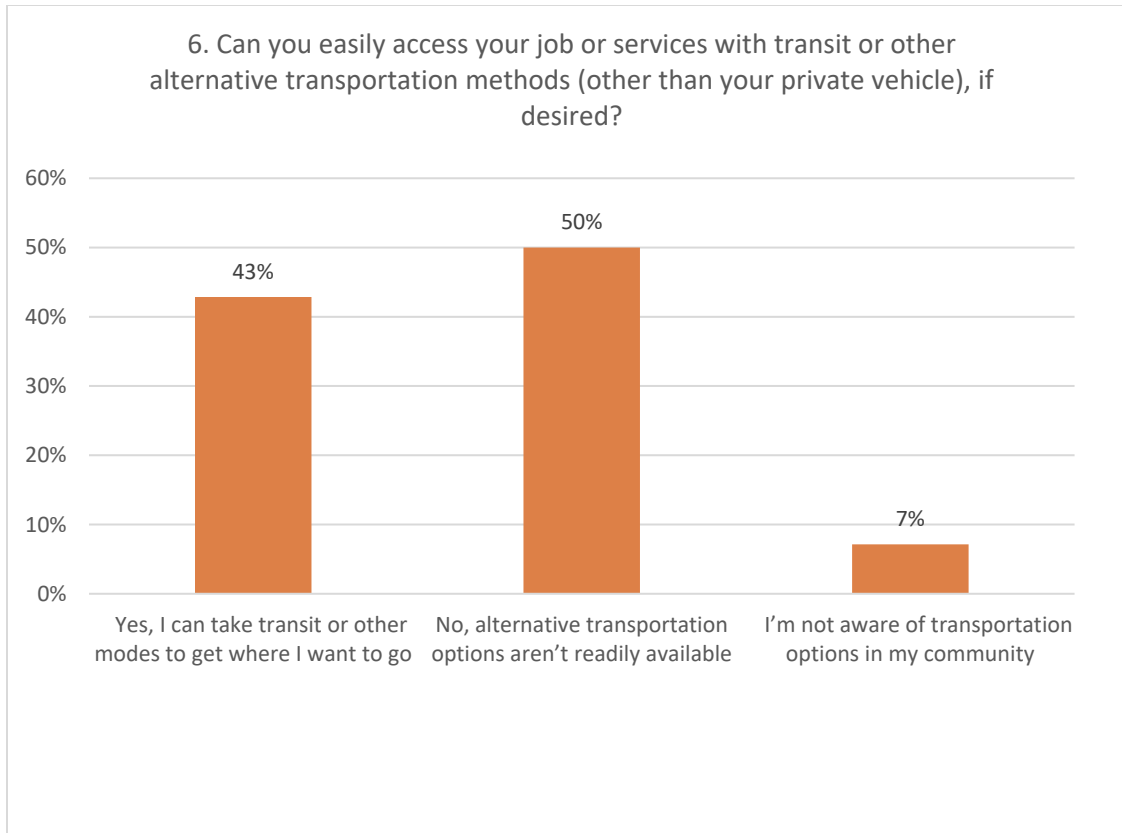


4. Have you been able to find housing in a neighborhood or community of your choice?



5. How would you rate the condition of your home?





HOUSING SURVEY

In March 2022, the Solano County Housing Element Collaborative launched a housing survey to gather information on housing needs and concerns in the county. The survey was available on the Solano County Housing Element Collaborative website from March 17, 2022, to June 16, 2022. A countywide email blast was sent three separate times reminding residents of the survey. In addition, each City and the County announced the survey on their individual websites and through their individual distribution lists. The survey was available in English, Spanish, and Tagalog.

The housing survey yielded 156 survey responses, 1 of which was completed in Spanish (only 1 percent of the responses were in Spanish, even though 16.4 percent of residents countywide speak only Spanish). Among respondents, approximately 65 percent lived in the City of Benicia; 9 percent in the City of Suisun City; and the remaining 18 percent resided in the cities of Dixon, Fairfield, Rio Vista, Vacaville, and Vallejo and the unincorporated county. About 44 percent of respondents worked in Solano County and 55 percent worked outside of the county. Approximately 29 percent of respondents have lived in their homes for more than 20 years, and 78 percent lived in a single-family home. About half of respondents (52 percent) said their homes were not in need of repairs, and 35 percent answered that their homes needed minor repairs (peeling paint, chipped stucco, etc.). Most participants (56 percent) would like to see more small and affordable single-family homes built; 46 percent of respondents said they would like to see more senior housing; and 35 percent would like to see accessory dwelling units.

Participants were asked to select the top three greatest barriers to the availability of adequate housing. The following were the top barriers identified:

- 64 percent cited issues related to high prices in rents
- 35 percent cited sales price
- 21 percent cited lack of adequate infrastructure such as water, sewer, electricity, and internet
- 55 percent of respondents cited roadway improvements
- 44 percent of respondents cited enhancing livability of neighborhoods

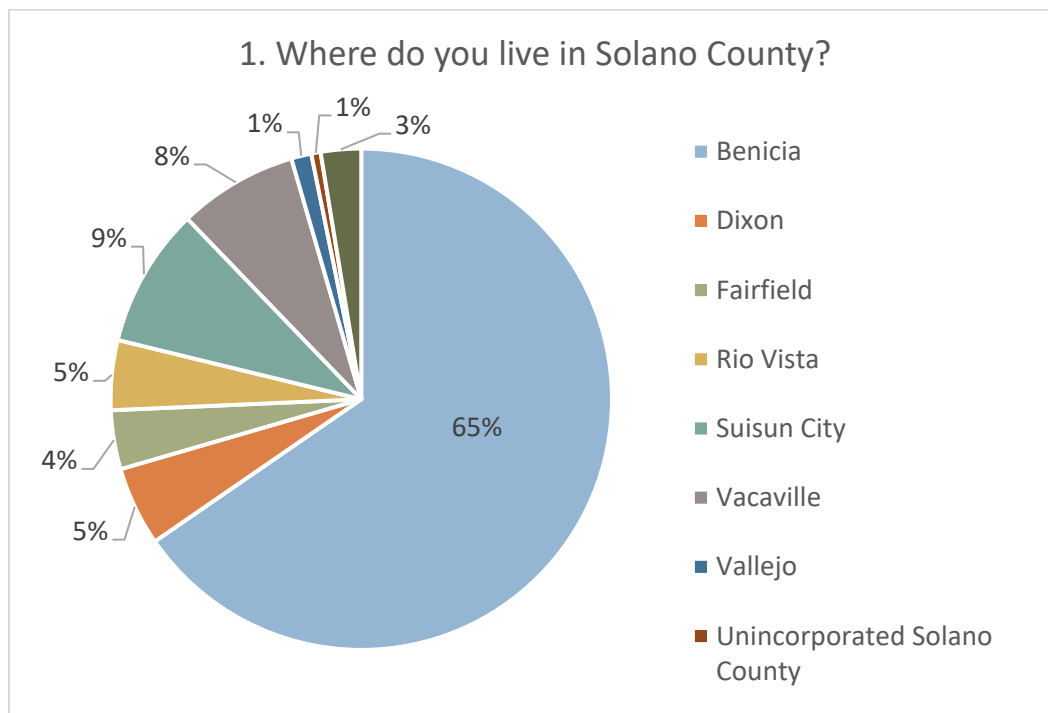
Additionally, participants were asked to prioritize population groups based on who needs more housing and support services in Solano County. The responses were ranked as follows:

- 37 percent selected seniors
- 32 percent cited homeless individuals
- 20 percent selected persons with disabilities

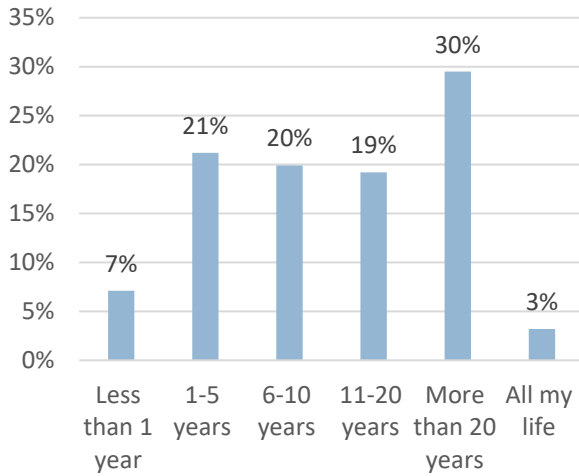
These additional comments were received:

- Cities should explore community land trusts to provide more homeownership opportunities.
- More green spaces, parks and such are needed, to provide the neighborhood with much-needed mental-health benefits of nature. Equity, fair housing, complete neighborhoods, improving connectivity between housing and jobs and services are priorities.
- The diversification of housing being built is important, such as by including duplexes or medium density housing. Improving connectivity between housing and jobs and services are priorities.
- Preservation of green and open space is important.
- There are needs for affordable rentals for young adults and/or students.
- Evacuation needs, building equity for disadvantaged communities and promoting environmental justice are priorities.

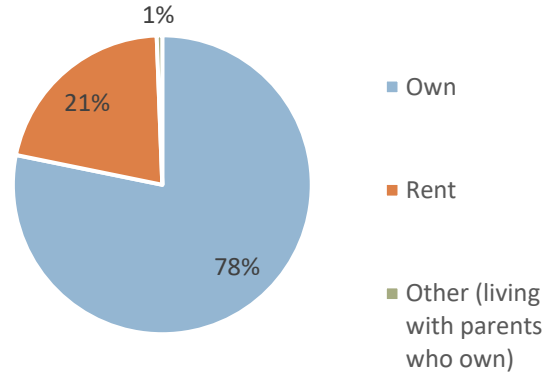
The following charts summarize the 156 responses to the housing survey.



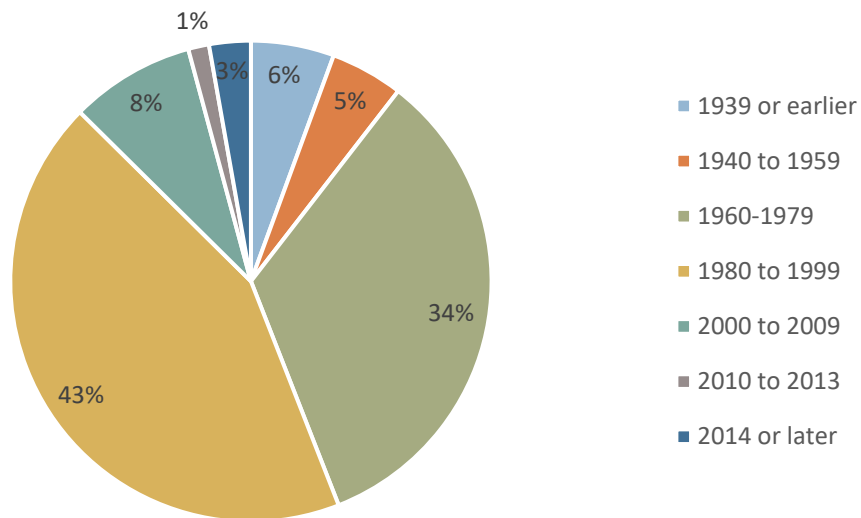
2. How long have you lived in your home?



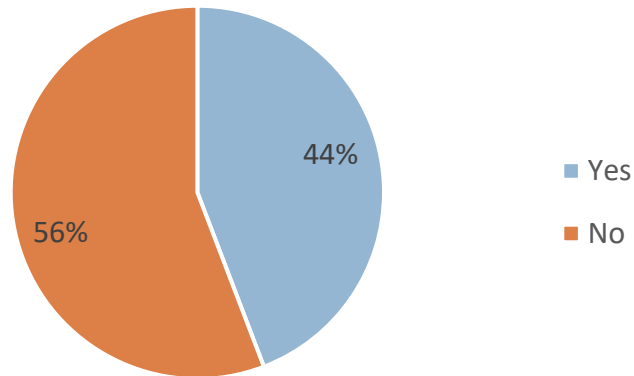
3. Do you currently own or rent your home?



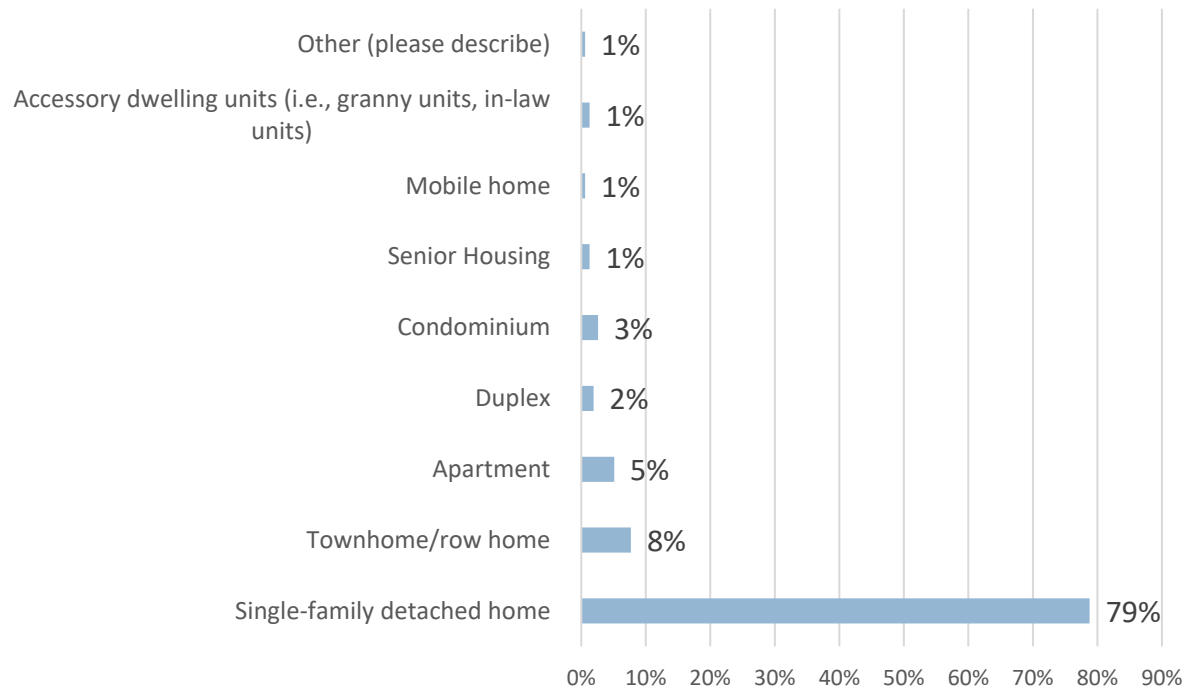
4. What year was your residence constructed?



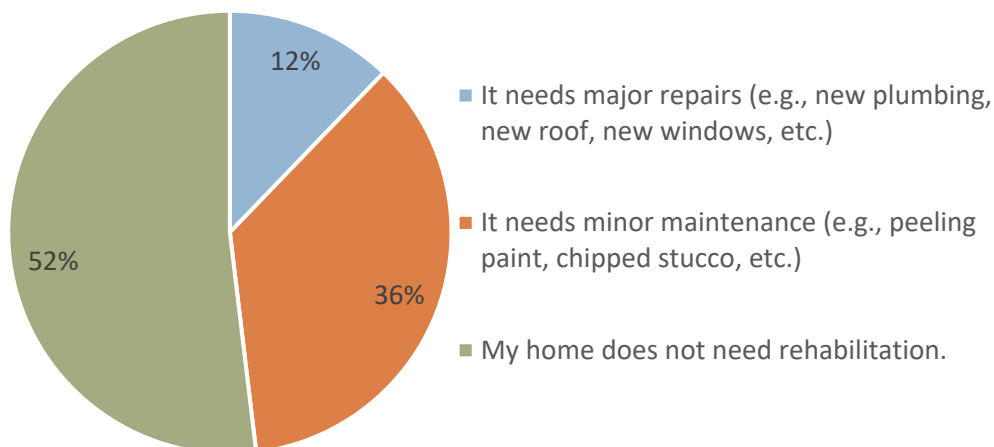
5. Do you work in Solano County?



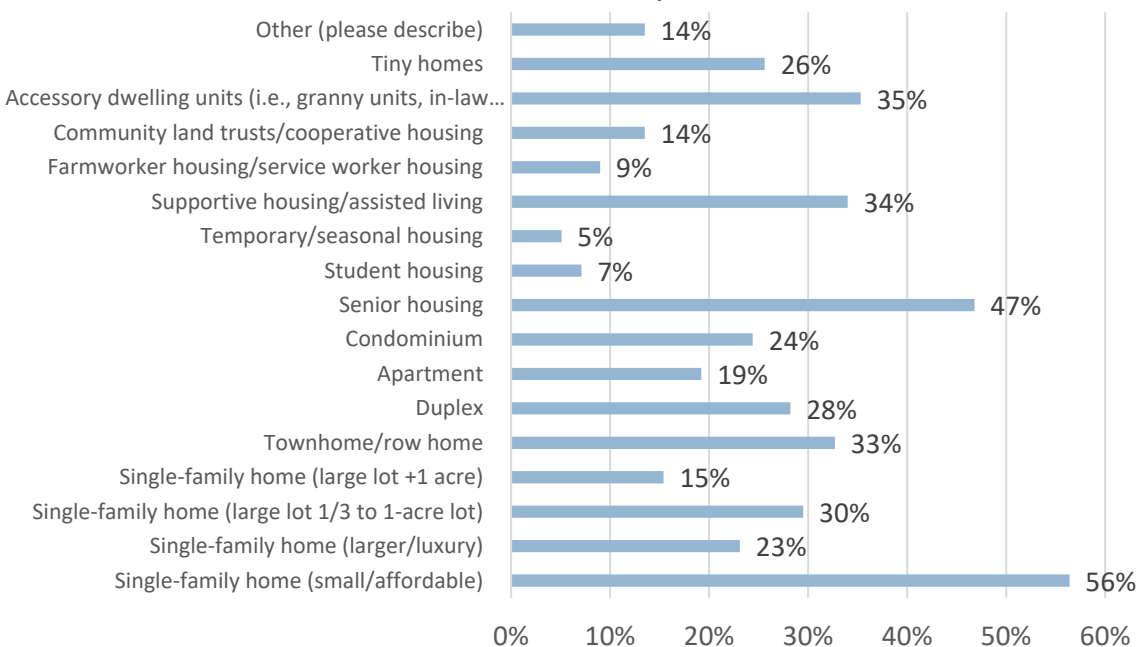
6. What type of housing do you currently live in?



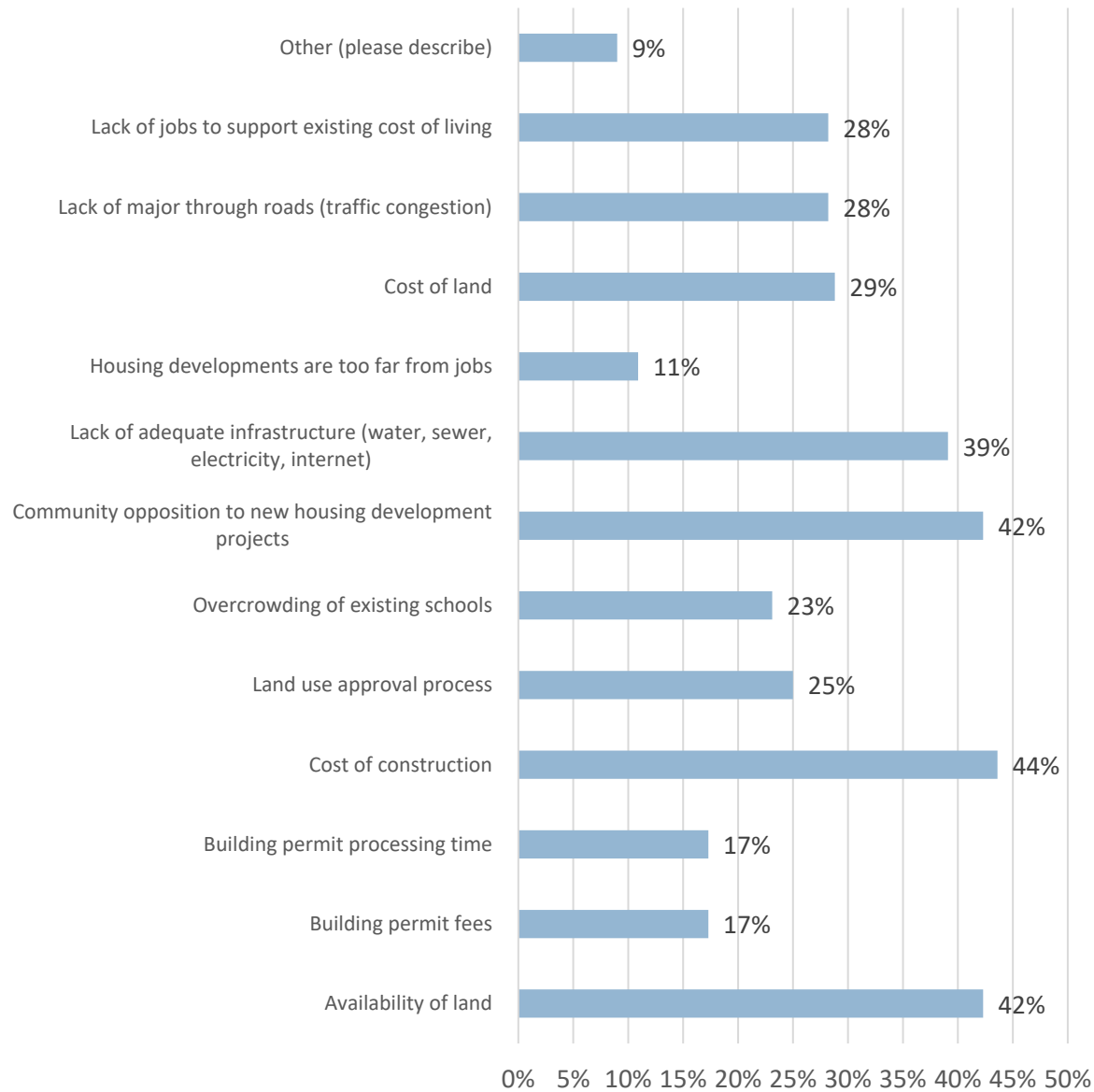
7. How would you rate the physical condition of your home?



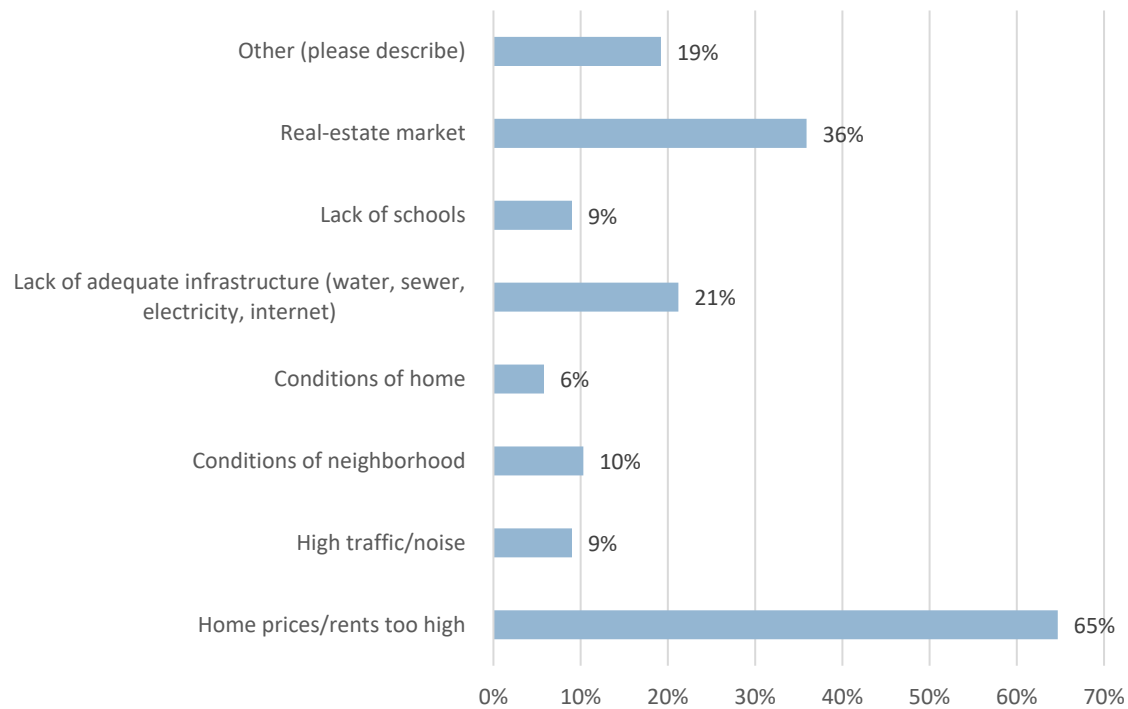
8. What type of housing would you like to see built in your community?



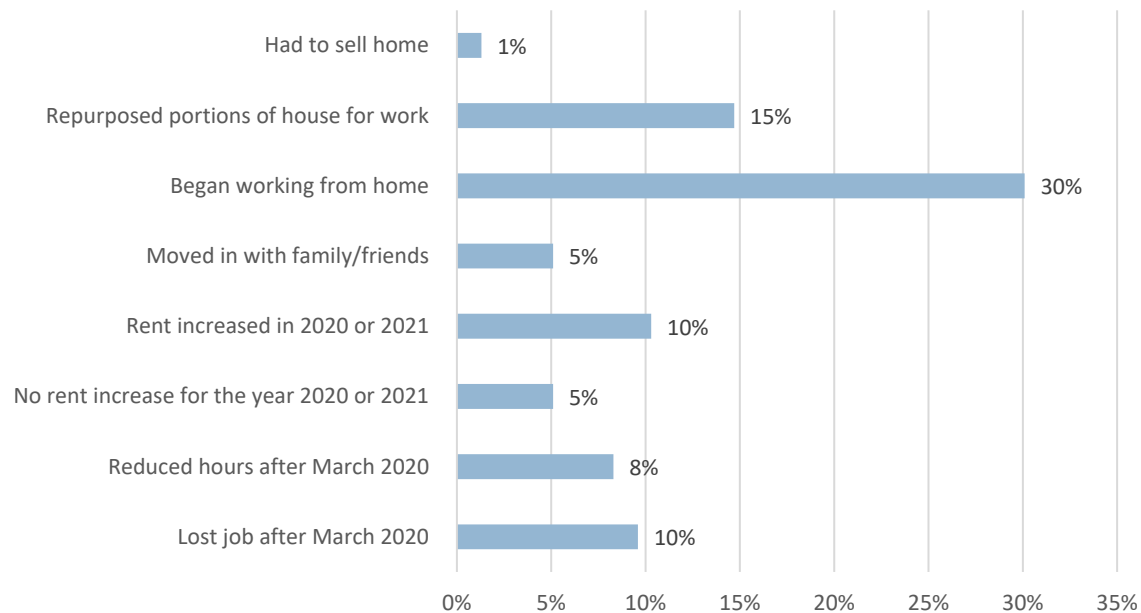
9. What do you think are the greatest barriers to building additional housing in your community?



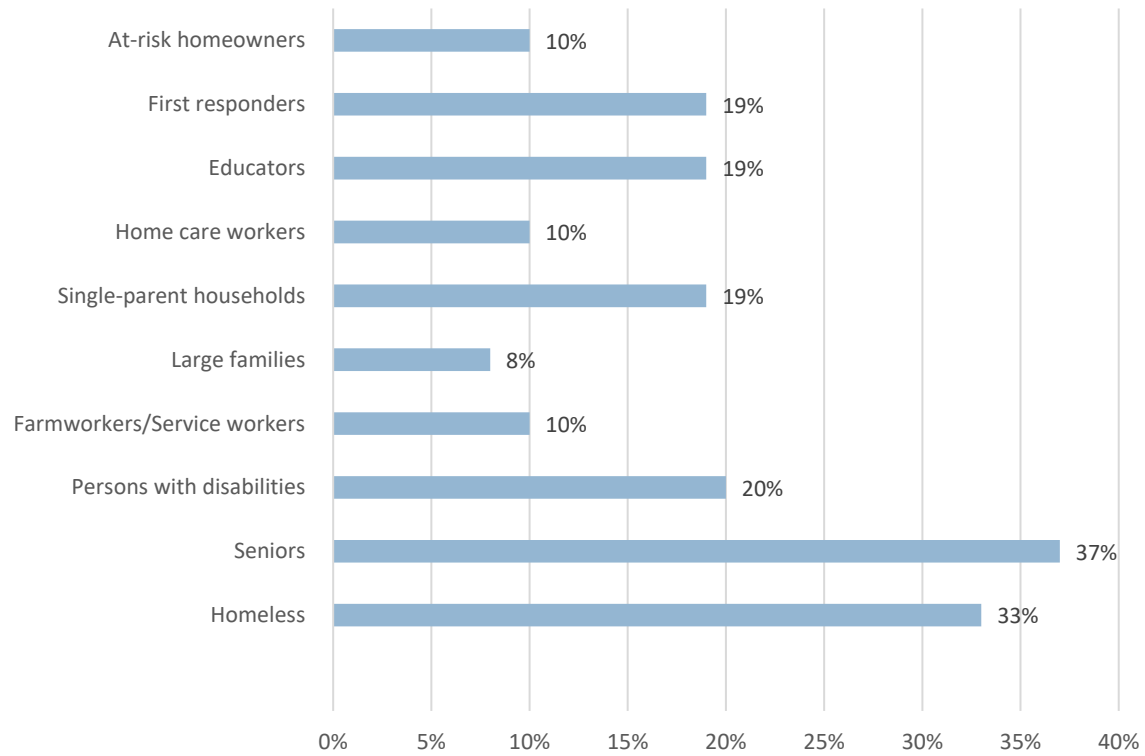
10. What are your greatest barriers to obtaining housing in your community?



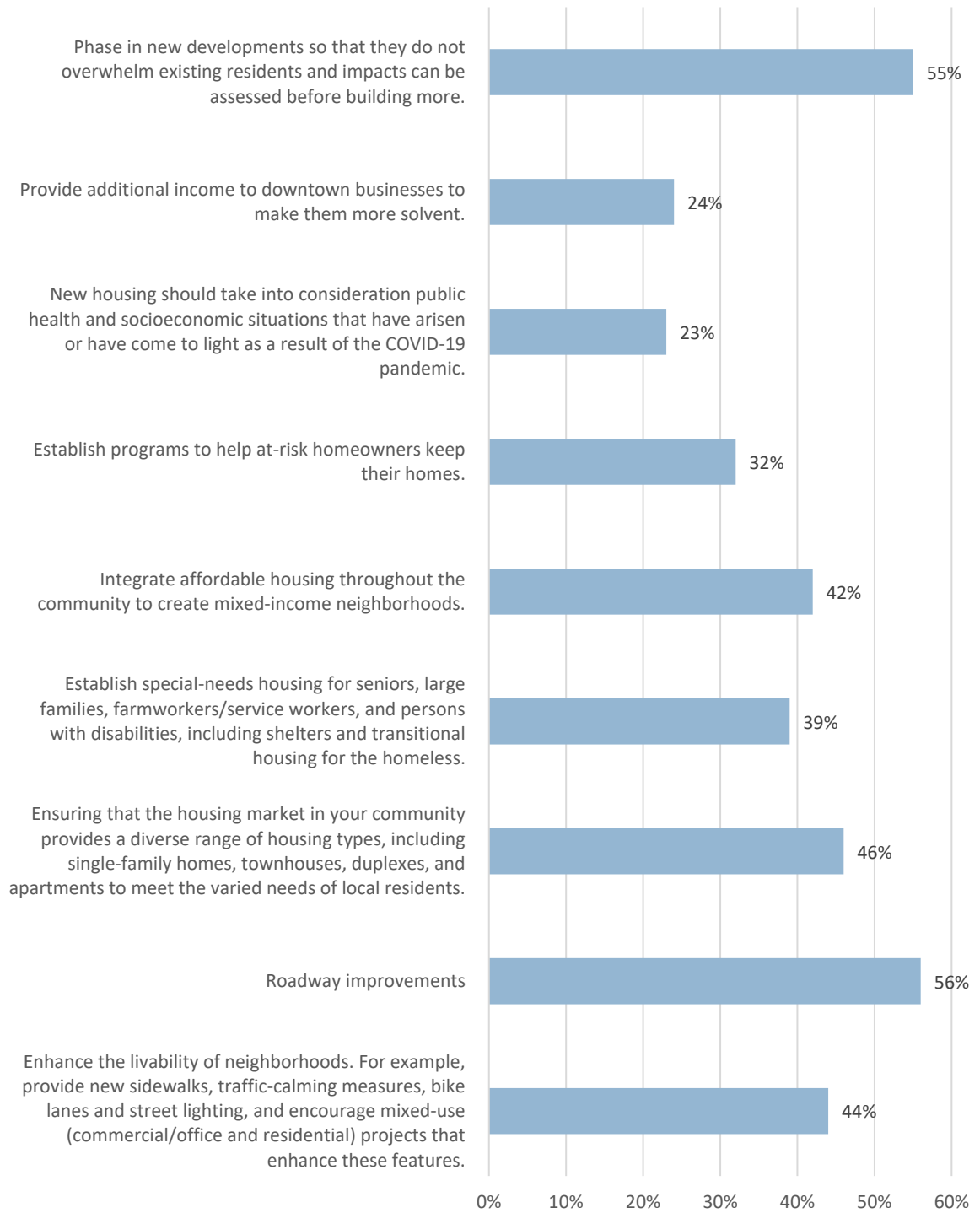
11. Have you experienced a change in your housing/economic situation due to the COVID-19 pandemic?



12. Prioritize the following population groups based on who needs more housing and support services in Solano County.



13. How important is each of the following concerns to you
or to the people you represent in your organization?



APPENDIX E – REGIONAL HOUSING NEEDS ASSESSMENT

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INTRODUCTION

The Housing Needs Assessment is the section of the Housing Element that presents the characteristics of the jurisdiction's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment consists of the following components: (1) Population Characteristics, (2) Household Characteristics, (3) Employment Characteristics, (4) Housing Stock Characteristics, and (5) Special Needs Populations.

REGIONAL EFFORT

As a part of the 2023–2031 Housing Element update, the Cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and Unincorporated Solano County participated in a collaborative effort to complete a regional housing needs assessment. The following document represents data for the Solano County Housing Element Collaborative.

DATA SOURCES

The main source of the information for the Housing Needs Assessment was the pre-approved data package for Solano County provided by the Association of Bay Area Governments (ABAG), which is noted in the sources for the data tables in this assessment. The pre-approved data package uses several data sources, including the 2015-2019 American Community Survey (ACS) and the California Department of Finance (DOF). Other sources of information in this section include the following: the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local and regional economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. It should be noted that when comparing specific information, the timeframe for the ACS (2015- 2019) data and the timeframe for the CHAS data (2015-2017) data slightly differ and therefore the total will slightly vary.

POPULATION CHARACTERISTICS

POPULATION TRENDS

The DOF provides population estimates for each jurisdiction, shown in **Table E-1**. Analyzing population change can help assess where there may be a need for new housing and services. As of 2021, more than half the total countywide population were residing in the three most populated jurisdictions (Fairfield, Vallejo, and Vacaville). Rio Vista had the smallest population and Suisun City, Benicia, Dixon and unincorporated County were in the middle. The countywide average annual growth was 0.7 percent between 2000 and 2021. The city with the greatest average annual population changes from 2000 to 2021 was also the smallest city, Rio Vista, with a 5.6-percent increase. Fairfield and Dixon were second and third, with 1.2 and 0.9 percent average annual growth, respectively.

TABLE E-1 POPULATION GROWTH TRENDS, 2000-2021

Geography	Total Population				2000 - 2021	
	2000	2010	2020	2021	Total Change	Average Annual Growth
Benicia	26,865	26,997	27,175	26,995	0.48%	0.0%
Dixon	16,103	18,351	19,972	19,094	18.57%	0.9%
Fairfield	96,178	105,321	116,981	120,421	25.21%	1.2%
Rio Vista	4,571	7,360	9,987	9,961	117.92%	5.6%
Suisun City	26,118	28,111	29,119	29,266	12.05%	0.6%
Vacaville	88,642	92,428	98,855	101,286	14.26%	0.7%
Vallejo	117,148	115,942	119,063	124,410	6.20%	0.3%
Unincorporated Solano County	19,305	18,834	19,072	18,531	-4.01%	-0.2%
Solano County	394,930	413,344	440,224	449,964	13.94%	0.7%
Bay Area	6,784,348	7,150,739	7,790,537	7,214,162	6.3%	0.3%

Source: ABAG Data Packet, 2021 -- California Department of Finance, E-5 series

AGE CHARACTERISTICS

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Therefore, age characteristics are important in planning for the changing housing needs of residents. **Table E-2** shows a breakdown of each jurisdiction's population by age group and median age.

Typical age groups include young children (ages 0-4), school-age children (ages 5-14), high school and college-age students (ages 15-24), young adults (ages 25-34), middle-aged adults (ages 45-54), older adults (55-64), and seniors (ages 65+). A population with a large percentage of seniors may require unique housing near health care, transit, and other services. College students may need more affordable homes. Young adults and middle-aged adults, which make up the workforce, may need homes near employment or transit centers. Dixon and Fairfield have a large proportion of school-age populations and a lower percentage of the workforce populations and seniors. Suisun City, Vacaville, and Vallejo have a large percentage of college-age populations. While Rio Vista has a significantly higher percentage of seniors (median age of 64), Suisun City and Dixon had the lowest median age at about 34, followed by Benicia at 46.

TABLE E-2 POPULATION BY AGE, 2019

Geography	Age 0-4	Age 5-14	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Median Age
Benicia	4.5%	11.5%	9.8%	9.3%	13.3%	14.5%	17.4%	12.5%	5.1%	2.2%	46.1
Dixon	4.8%	17.3%	15.5%	13.9%	13.0%	12.0%	10.4%	6.7%	4.8%	1.4%	34.0
Fairfield	7.3%	13.9%	13.1%	15.9%	12.9%	12.7%	11.9%	7.2%	3.3%	1.7%	35.3
Rio Vista	1.2%	3.9%	7.2%	4.3%	3.5%	9.8%	21.2%	29.0%	14.4%	5.5%	64.4
Suisun City	6.5%	13.2%	14.7%	16.6%	12.6%	12.3%	12.5%	7.1%	2.8%	1.8%	34.4
Vacaville	5.8%	13.3%	12.3%	15.4%	12.9%	13.5%	12.9%	8.5%	3.7%	1.8%	37.6
Vallejo	6.2%	11.1%	13.0%	15.0%	12.4%	12.5%	14.1%	10.0 %	4.1%	1.7%	39.7
Unincorporated Solano County	5.0%	9.0%	10.6%	10.5%	11.2%	14.7%	17.4%	13.4%	5.9%	2.2%	—

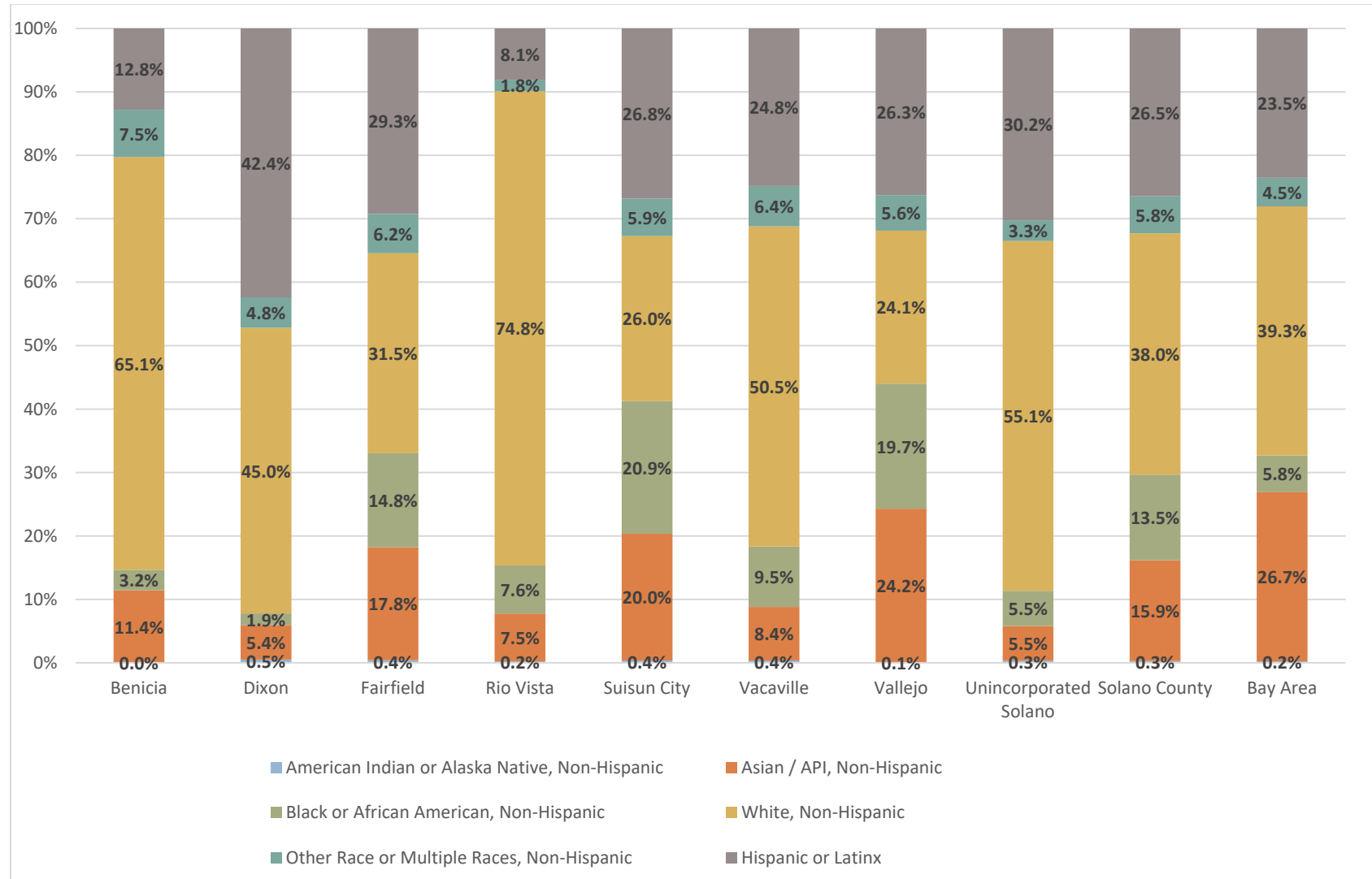
Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

RACE AND ETHNICITY

Figure E-1 shows race and ethnicity of residents in Solano County jurisdictions. Racial and ethnic distribution is important because often these characteristics are tied to income, language barriers, and family size. For example, a particular culture may choose to live in a household with multiple generations (grandchildren, parents, grandparents), requiring larger housing units. As shown in **Figure E-1**, the majority of the population in most jurisdictions – except for the City Suisun City and Vallejo – is White, (non- Hispanic). Countywide, more than half of the population identified as being White non-Hispanic or Latino origin, followed by Hispanic and Asian. The populations of Benicia, Rio Vista, and Unincorporated Solano County were all more than 50 percent White. Vallejo has the lowest percentage of White at 24 percent. The second-largest population group countywide is Hispanic or Latinx, with a high of 42 percent in Dixon, 30 percent in Unincorporated Solano County, and 29 percent in Fairfield. The third-largest population group countywide is Black or African American, with a high of 20 percent in Suisun City and Vallejo. The fourth-largest population group countywide is Asian with a high of 24percent in Vallejo and 20 percent in Suisun City. In comparison, the Bay Area is predominately White, with the remaining population divided between Asian and Hispanic cultures. Overall, Vallejo, Suisun City, and Fairfield were the most racially and ethnically diverse.

As shown in Figure 2-1 the unincorporated County 30 percent of the population is Hispanic. When trying better understand the need for translation services to ensure all residents have the opportunity to participate in the county’s public outreach process, of the total population in the unincorporated county, non-English speaking households made up 6.5 percent of the total, which is a relatively small percentage. With this small percentage, the county feels that the current process of providing translation on request is sufficient. However, the county has included **Program D.5** which states that the county will post information on the website by July 2023 in English, Spanish, Asian and Pacific Islander languages, and any other commonly spoken languages in the unincorporated county to inform residents of available translation services, program availability, and funding announcements.

FIGURE E-1 POPULATION BY RACE AND ETHNICITY, 2015-2019



Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

HOUSEHOLD CHARACTERISTICS

The US Census defines a household as consisting of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. Data on households does not include people living in group homes. The US Census defines group quarters as places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, prisons, and worker dormitories.

The US Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. However, to facilitate fair housing, and remove constraints (for example for housing for people with disabilities) under State Housing Element law, local jurisdictions are required to define “family” in a manner that does not distinguish between related and unrelated persons and does not impose limitations on the number of people that may constitute a family.

The US Census defines a family household as a household maintained by a householder who is in a family (as defined above) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. In US Census data, the number of family households is equal to the number of families. However, the count of family household members differs from the count of family members in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. In US Census data, a nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Families often prefer single-family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.

HOUSEHOLD TYPES AND SIZE

The tables on the following pages describe household types, including households with children under 18 and the race of the householder.

Table E-3 displays household composition as reported by the 2015-2019 ACS. On average, countywide, approximately half of all households are married-couple family households. Of all jurisdictions in Solano County, Dixon (58.3 percent) and Unincorporated Solano County (59.5

percent) had the highest proportion of married-couple households, while Rio Vista (49.8 percent) and Vallejo (43.1 percent) had the smallest proportions of married-couple households. With an average of 22.2 percent of all households countywide, single-person households are the second most common household type with the largest proportions of single-person households in Rio Vista (35.0 percent), Benicia (25.2 percent) and Vallejo (25.1 percent) and the smallest proportions of single-person households in Dixon (14.8 percent) and Fairfield (18.4 percent).

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to daycare or childcare, healthcare, and other supportive services. According to the 2015-2019 ACS, Dixon, Suisun City, and Vallejo had more than 15 percent female-headed households. Male-headed households represented 4.7 to 7.7 percent of households, countywide.

TABLE E-3 HOUSEHOLD TYPE, 2019

Geography	Female-Headed Family Households	Male-Headed Family Households	Married-Couple Family Households	Other Nonfamily Households	Single-person Households	Total Households
Benicia	1,155	532	6,208	555	2,843	11,293
	10.2%	4.7%	55.0%	4.9%	25.2%	100.0%
Dixon	1,017	321	3,536	291	897	6,062
	16.8%	5.3%	58.3%	4.8%	14.8%	100.0%
Fairfield	5,353	2,720	19,949	1,977	6,752	36,751
	14.6%	7.4%	54.3%	5.4%	18.4%	100.0%
Rio Vista	273	39	2,388	417	1,675	4,792
	5.7%	0.8%	49.8%	8.7%	35.0%	100.0%
Suisun City	1,497	714	4,847	412	1,840	9,310
	16.1%	7.7%	52.1%	4.4%	19.8%	100.0%
Vacaville	4,240	1,646	17,539	1,977	7,296	32,698
	13.0%	5.0%	53.6%	6.0%	22.3%	100.0%
Vallejo	7,224	3,129	18,104	3,027	10,564	42,048
	17.2%	7.4%	43.1%	7.2%	25.1%	100.0%
Unincorporated Solano County	546	385	4,115	529	1,336	6,911
	7.9%	5.6%	59.5%	7.7%	19.3%	100.0%
Solano County	21,305	9,486	76,686	9,185	33,203	149,865
	14.2%	6.3%	51.2%	6.1%	22.2%	100.0%
Bay Area	283,770	131,105	1,399,714	242,258	674,587	2,731,434
	10.4%	4.8%	51.2%	8.9%	24.7%	100.0%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table E-4 provides data for the number of households with children. Proportionally, Fairfield and Dixon had the highest number of households with one or more children present. Conversely, Benicia, Rio Vista, Suisun City, Vacaville, Vallejo, and Unincorporated Solano County had the highest proportion of non-child households.

TABLE E-4 HOUSEHOLDS BY CHILDREN PRESENT, 2019

Geography	Households with 1 or More Children Under 18	Households with no Children
Benicia	3,390	7,903
	30.0%	70.0%
Dixon	2,501	3,561
	41.3%	58.74%
Fairfield	14,955	21,796
	40.7%	59.3%
Rio Vista	411	4,381
	8.6%	91.4%
Suisun City	3,651	5,659
	39.2%	60.8%
Vacaville	11,639	21,059
	35.6%	64.4%
Vallejo	13,938	28,110
	33.1%	66.9%
Unincorporated Solano County	1,772	5,139
	25.6%	74.4%
Solano County	52,257	97,608
	34.9%	65.1%
Bay Area	873,704	1,857,730
	32.0%	68.0%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table E-5 represents the householder by race. Note that each race category also includes Hispanic or Latinx ethnicity. As shown in the table, White race represents the highest number of householders across all jurisdictions, followed by Asian in Vallejo and Suisun City, and Black or African American in Vallejo, Suisun City, and Fairfield. The highest percentages of Hispanic or Latinx households exist in Dixon, Fairfield, Suisun City, and Vallejo.

TABLE E-5 HOUSEHOLDER BY RACE, 2019

Geography	White	American Indian or Alaska Native	Asian/API	Black or African American	Other Race or Multiple Races	Hispanic or Latinx	Total
Benicia	17,256	25	993	439	899	1,035	20,647
	83.6%	0.1%	4.8%	2.1%	4.4%	5.0%	100.0%
Dixon	8,220	46	314	87	978	1,903	11,548
	71.2%	0.4%	2.7%	0.8%	8.5%	16.5%	100.0%
Fairfield	34,878	148	5832	6,153	4,508	8,575	60,094
	58.0%	0.2%	9.7%	10.2%	7.5%	14.3%	100.0%
Rio Vista	7484	20	343	462	122	255	8,686
	86.2%	0.2%	3.9%	5.3%	1.4%	2.9%	100.0%
Suisun City	7,326	60	1,842	2,021	1045	2,037	14,331
	51.1%	0.4%	12.9%	14.1%	7.3%	14.2%	100.0%
Vacaville	43,766	238	2,382	2,560	3,521	6,388	58,855
	74.4%	0.4%	4.0%	4.3%	6.0%	10.9%	100.0%
Vallejo	31,234	185	9,102	9,759	5,417	8,123	63,820
	48.9%	0.3%	14.3%	15.3%	8.5%	12.7%	100.0%
Unincorporated Solano	9,761	44	325	409	4,508	1,483	16,530
	59.1%	0.3%	2.0%	2.5%	27.3%	9.0%	100.0%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Note: Each race category also includes Hispanic or Latinx ethnicity.

Household size helps determine the size of housing units needed within a jurisdiction. According to **Table E-6**, for Benicia, Rio Vista, Vacaville, Vallejo, and Unincorporated Solano County, “large” households (containing five or more persons) represented approximately 6.7 to 12.8 percent of all households in 2019. Unincorporated Solano County had a slightly higher number of large households with 11.8 percent of households having five or more persons. When looking at tenure, of the large households in Unincorporated Solano County, 42 percent were owner-occupied households and 58 percent were renter-occupied. Of total households in the unincorporated county, five percent of large households were owners and seven percent were renters. When considering the needs of large households, the County reviewed the current housing stock. The majority of housing stock was made up of units with 3 or more bedrooms (65.9 percent), showing that the housing stock is sufficient to meet the need of large households.

In Dixon, Fairfield, and Suisun City, large households represented between 16 and 23 percent of all households in 2019. In 2019, in Solano County as a whole (cities and unincorporated areas), over half of all households were comprised of one or two people, about a third of all households were comprised of three or four people and 13.1 percent of all households were large households, with five or more people. The majority of households in the Bay Area are made up of two- to four-person households. The total proportion of two- to four-person households in Solano County is similar to that of the Bay Area, even though there is a range of household compositions within individual cities within Solano County. **Table E-6** provides data on the number of persons per household.

TABLE E-6 HOUSEHOLDS BY SIZE, 2019

Geography	1-Person Household	2-Person Household	3-4-Person Household	5-or more Person Household	Total Households
Benicia	2,843	4,274	3,425	751	11,293
	25.2%	37.8%	30.3%	6.7%	100.0%
Dixon	897	1,768	2,001	1,396	6,062
	14.8%	29.2%	33.0%	23.0%	100.0%
Fairfield	6,752	10,927	13,202	5,870	36,751
	18.4%	29.7%	35.9%	16.0%	100.0%
Rio Vista	1,675	2,541	530	46	4,792
	35.0%	53.0%	11.1%	1.0%	100.0%
Suisun City	1,840	2,249	3,722	1,499	9,310
	19.8%	24.2%	40.0%	16.1%	100.0%

Geography	1-Person Household	2-Person Household	3-4-Person Household	5-or more Person Household	Total Households
Vacaville	7,296	10,500	10,973	3,929	32,698
	22.3%	32.1%	33.6%	12.0%	100.0%
Vallejo	10,564	13,112	12,982	5,390	42,048
	25.1%	31.2%	30.9%	12.8%	100.0%
Unincorporated Solano County	1,336	2,919	1,852	804	6,911
	19.3%	42.2%	26.8%	11.6%	100.0%
Solano County	33,203	48,290	48,687	19,685	149,865
	22.2%	32.2%	32.5%	13.1%	100.0%
Bay Area	674,587	871,002	891,588	294,257	2,731,434
	24.7%	31.9%	32.6%	10.8%	100.0%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways and kitchens, and to be severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing, although in households with small children, sharing a bedroom is common. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

According to the 2015-2019 ACS data, and as shown in **Table E-7** and **Figure E-2**, countywide, several cities reported overcrowded conditions that exceeded the county average. Dixon had a significant incidence of overcrowded households (5.7 percent) and a moderate percentage of severely overcrowded households (1.9 percent). Countywide, 6.5 percent of renter-occupied households were overcrowded, in

comparison to 1.9 percent of owner-occupied households. Cities with higher proportions of owner overcrowding were Dixon and Vallejo. Countywide, renter overcrowding is close to triple that of owner-occupied households. As shown in **Table E-7**, Dixon, and Fairfield had the highest incidence of renter overcrowding.

Identifying racial groups experiencing overcrowding can indicate housing needs. As shown in **Table E-8**, of all the cities in Solano County, Dixon, Fairfield, and Vallejo are the most diverse. On average, countywide of all racial groups in Solano County, Other Race or Multiple Races groups reported 10.9 percent of overcrowding conditions and 6 percent of Hispanic/Latinx households reported overcrowding conditions. Of all the cities in Solano County, the most diverse cities had the highest percentages of overcrowding for Black/African American, Other Race or Multiple Races, Hispanic/Latinx groups with the exception of Unincorporated Solano County. According to **Table E-8**, of the total racial groups reporting overcrowding, the groups experiencing the most overcrowding were Other Race or Multiple Races (10.4 percent) and Hispanic/Latinx (17.0 percent).

TABLE E-7 OVERCROWDING BY TENURE, 2015-2019

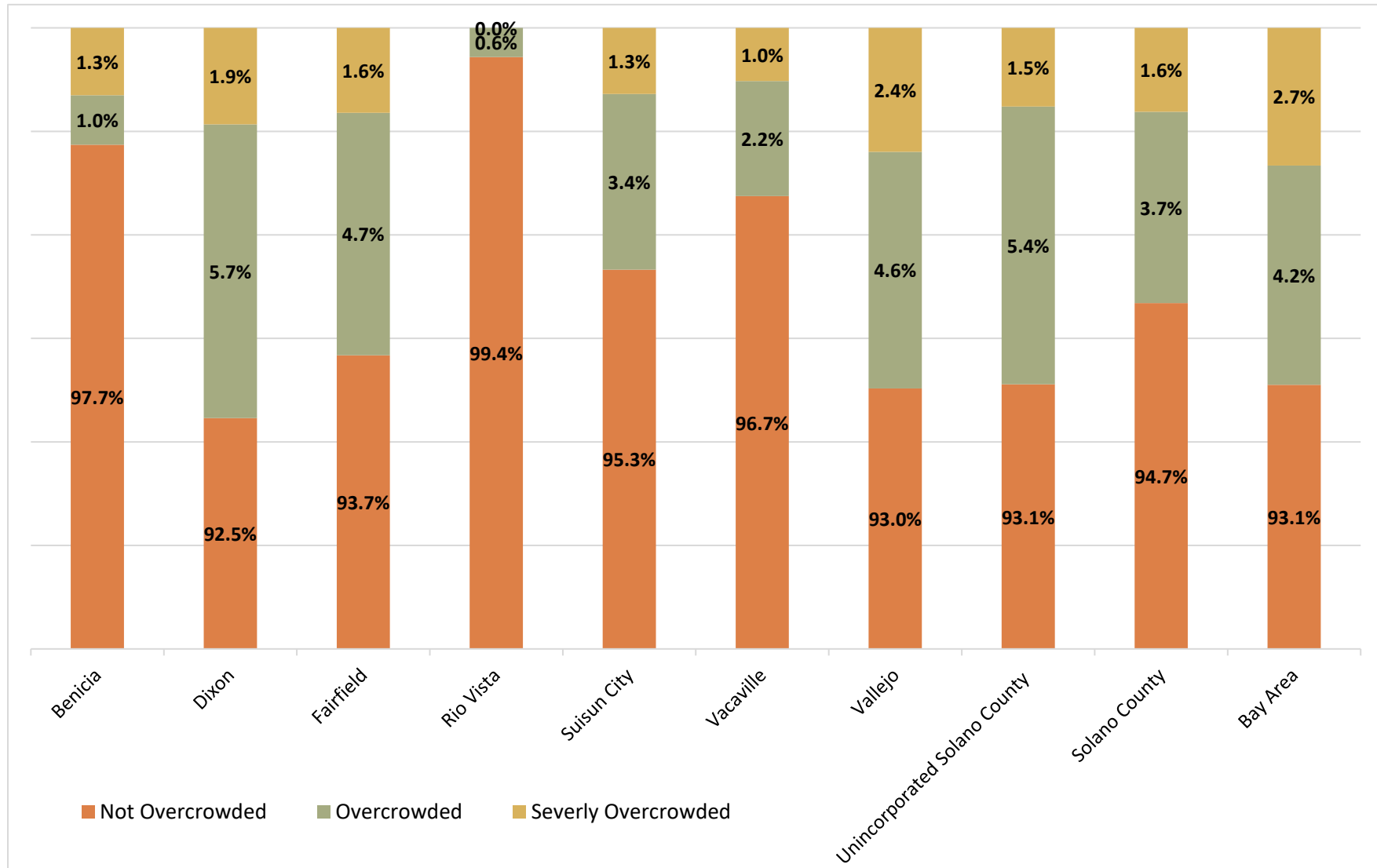
Geography	Owner Occupied Households		Renter Occupied Households		Total Households	
	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded
Benicia	20	58	88	89	108	147
	0.2%	0.7%	2.8%	2.8%	1.0%	1.3%
Dixon	90	14	254	99	344	113
	2.1%	0.3%	13.9%	5.4%	5.7%	1.9%
Fairfield	402	123	1,320	480	1722	603
	1.8%	0.6%	8.8%	3.2%	4.7%	1.6%
Rio Vista	0	0	27	0	27	0
	0.0%	0.0%	3.0%	0	0.6%	0.0%
Suisun City	116	80	200	39	316	119
	2.0%	1.4%	5.7%	1.1%	3.4%	1.3%
Vacaville	378	51	349	285	727	336

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Geography	Owner Occupied Households		Renter Occupied Households		Total Households	
	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded
	1.9%	0.3%	2.8%	2.3%	2.2%	1.0%
Vallejo	710	214	1,213	793	1,923	1,007
	3.0%	0.9%	6.5%	4.2%	4.6%	2.4%
Unincorporated Solano County	--	--	--	--	--	--
	--	--	--	--	--	--
Solano County	1,791	624	3,747	1806	5,538	2,430
	1.9%	0.7%	6.5%	3.1%	3.7%	1.6%

Source: ABAG Data Packet, 2021 – American Community Survey (ACS), 2015-2019

FIGURE E-2 OVERCROWDING SEVERITY, 2019



Source: ABAG Data Packet, 2021 -- American Community Survey (ACS), 2015-2019

TABLE E-8 OVERCROWDING BY RACE, 2019

Geography	American Indian or Alaska Native	Asian / API	Black or African American	Hispanic or Latinx	Other Race or Multiple Races	White	White, Non-Hispanic
	More than 1.0 Occupants per Room						
Benicia	0.0%	0.8%	2.5%	6.7%	7.1%	1.9%	1.8%
Dixon	0.0%	0.0%	26.4%	16.8%	10.5%	7.1%	3.2%
Fairfield	0.0%	5.0%	1.8%	17.0%	10.4%	7.2%	2.7%
Rio Vista	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%
Suisun City	0.0%	2.9%	2.3%	11.0%	6.2%	6.2%	3.1%
Vacaville	9.7%	4.5%	1.8%	8.3%	6.2%	2.8%	1.5%
Vallejo	0.0%	8.0%	5.3%	15.6%	17.6%	4.1%	2.2%
Unincorporated Solano County	22.7%	5.8%	0.0%	24.5%	29.3%	3.5%	2.1%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Note – all categories include both Hispanic and Non-Hispanic populations unless otherwise noted.

INCOME DEFINITIONS AND INCOME LIMITS

The state and federal governments classify household income into several categories based on the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

- Extremely low-income households: Up to 30 percent AMI
- Very low-income households: 31–50 percent of AMI
- Low-income households: 51–80 percent of AMI
- Moderate-income households: 81–120 percent of AMI
- Above moderate-income households: Above 120 percent of AMI

The term “lower income” refers to all households earning 80 percent or less of AMI. It combines the categories of low-, very-low and extremely low-incomes. Income limits for all counties in California are calculated by HCD for Solano County (see **Table E-9**). According to HCD, the AMI for a four-person household in Solano County was \$99,300 in 2021.

TABLE E-9 MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, SOLANO COUNTY, 2021

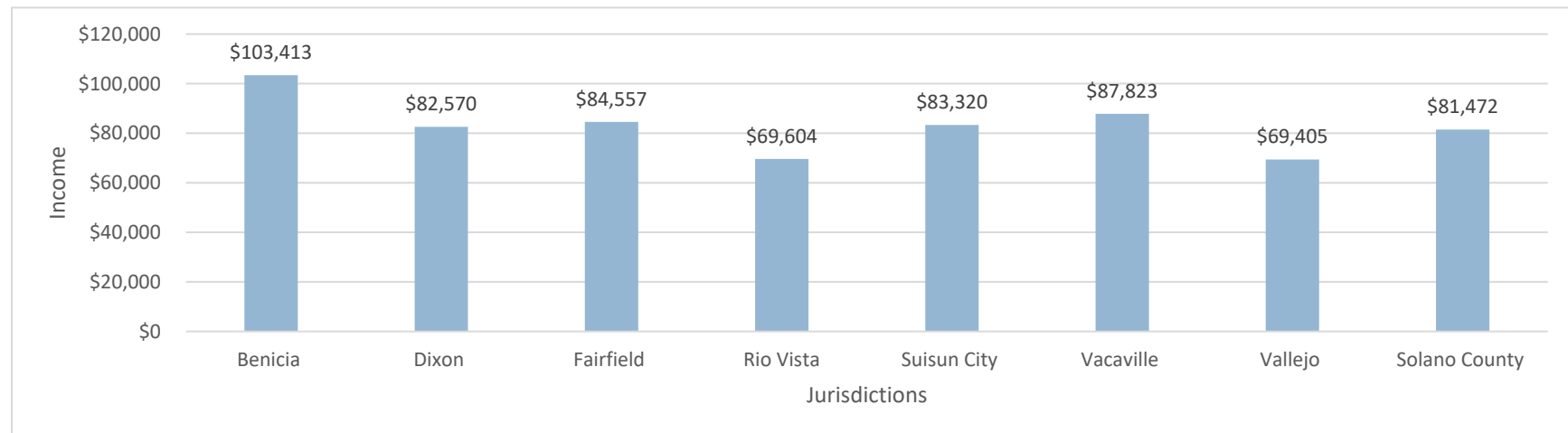
Income Category	Persons Per Household				
	1	2	3	4	5
Extremely Low	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500
Very Low	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450
Low	\$54,350	\$62,100	\$69,850	\$77,600	\$83,850
Median	\$69,500	\$79,450	\$89,350	\$99,300	\$107,250
Moderate	\$83,400	\$95,300	\$107,250	\$119,150	\$128,700

Source: HCD State Income Limits for Solano County, 2021

Figure E-3 shows the median household income for all jurisdictions in Solano County, as reported by the 2015-2019 ACS. This median income includes all households, regardless of household size. The median household income in the United States was \$62,843 in 2019, lower than the Solano County median of \$81,472. Benicia had the highest median household income in 2019 with \$103,413, well above the county median. The city with the lowest median income was Rio Vista with \$69,604, followed by Vallejo at \$69,405. Median Income for the unincorporated county was not available.

Table E-10 describes households by income level. Vallejo has the largest proportion of households with lower incomes (43.9 percent), followed by Rio Vista (41.1 percent), Dixon (38.7 percent), Fairfield (36.1 percent), and Suisun City (36.5 percent). Countywide, an average of 36.8 percent of all households were lower-income households. Lower-income households (80 percent or less of AMI) have a greater risk of being displaced from their community, as compared with households with higher incomes. The cities with the greatest proportions of households with lower incomes were Vallejo (33.1 percent), Rio Vista (41.1 percent), and Suisun City (36.5 percent). In contrast, about 75.3 percent of households in Benicia had incomes that were over 80 percent of AMI

FIGURE E-3 MEDIAN HOUSEHOLD INCOMES IN SOLANO COUNTY



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

TABLE E-10 HOUSEHOLDS BY HOUSEHOLD INCOME, 2017

Geography	Extremely Low- Income 0%-30% of AMI	Very Low - Income 31%-50% of AMI	Low-Income 51%-80% of AMI	Median-Income 81%-100% of AMI	Above Median- Income >100% of AMI	Total Households
Income Level	<\$29,150	<\$48,550	<\$77,600	<\$ 99,300	>\$119,150	
Benicia	968	595	1,200	940	7,490	11,193
	8.6%	5.3%	10.7%	8.4%	66.9%	100.0%
Dixon	629	725	930	510	3,105	5,899
	10.7%	12.3%	15.8%	8.6%	52.6%	100.0%
Fairfield	3,637	3,855	5,425	3,570	19,285	35,772
	10.2%	10.8%	15.2%	10.0%	53.9%	100.0%
Rio Vista	439	535	750	290	2,185	4,199
	10.5%	12.7%	17.9%	6.9%	52.0%	100.0%
Suisun City	848	809	1,719	860	5,009	9,245
	9.2%	8.8%	18.6%	9.3%	54.2%	100.0%
Vacaville	2,994	2,840	4,914	3,224	18,455	32,427
	9.2%	8.8%	15.2%	9.9%	56.9%	100.0%
Vallejo	6,250	5,080	6,949	4,035	19,330	41,644
	15.0%	12.2%	16.7%	9.7%	46.4%	100.0%
Unincorporated Solano County	585	575	1,038	941	3,841	6,980
	8.4%	8.2%	14.9%	13.5%	55.0%	100.0%
Solano County	16,350	15,014	22,925	14,370	78,700	147,359
	11.1%	10.2%	15.6%	9.8%	53.4%	100.0%
Bay Area	396,952	294,189	350,599	245,810	1,413,483	2,701,033
	14.7%	10.9%	13.0%	9.1%	52.3%	100.0%

Source: ABAG Data Packet, 2021 -- CHAS, 2013-2017

Overpayment

State and federal housing law defines overpayment (or cost burdened) as a household paying 30-49 percent of gross income for housing expenses and severe overpayment (or severely cost burdened) as a household paying more than 50 percent of gross income for housing expenses. Housing overpayment and severe overpayment are especially problematic for lower-income households that have limited resources for other living expenses and is an important measure of the affordability of housing within a community. Overpayment and severe overpayment for housing is based on the total cost of shelter compared to a household's income. According to the U.S. Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities). Overpayment and severe overpayment are also most often interrelated with income levels; however, there are some households that choose to overpay to live in neighborhoods with good access to services and resources – particularly schools.

As reported in **Table E-11**, Vallejo had the highest proportion of households overpaying or severely overpaying for housing between 2015 and 2019, with a total of 17,750 households (42.2 percent), followed by Suisun City (3,476 households, 37.3 percent) and Fairfield (13,389 households, 36.4 percent). Overpaying or severely overpaying for housing among homeowners was most common in Vallejo (7,287, 31.2 percent), Suisun City (1,754 households, 30.2 percent) and Rio Vista (1,096 households, 28.2 percent). Overpaying or severely overpaying for housing among renters was most common in Vallejo (10,463 households, 55.9 percent), Fairfield (7,745 households, 51.8 percent) and Vacaville (6,485 households, 52.2 percent).

TABLE E-11 OVERPAYING BY TENURE, 2015-2019

Geography	Overpayment Category	Owner Occupied		Renter Occupied		Totals	
		Number	Percentage	Number	Percentage	Number	Percentage
Benicia	Not Overpaying	5,809	71.7%	1,445	45.3%	7,254	64.2%
	Overpaying	1,490	18.4%	820	25.7%	2,310	20.5%
	Severely Overpaying	775	9.6%	784	24.6%	1,559	13.8%
	Not Computed	29	0.4%	141	4.4%	170	1.5%
	Total	8,103	100.0%	3,190	100.0%	11,293	100.0%
Dixon	Not Overpaying	3,065	72.3%	1,055	57.8%	4,120	68.0%
	Overpaying	884	20.9%	251	13.8%	1,135	18.7%
	Severely Overpaying	274	6.5%	441	24.2%	715	11.8%
	Not Computed	15	0.4%	77	4.2%	92	1.5%
	Total	4,238	100.0%	1,824	100%	6,062	100.0%
Fairfield	Not Overpaying	16,013	73.5%	6,629	44.3%	22,642	61.6%
	Overpaying	3,450	15.8%	4,320	28.9%	7,770	21.1%
	Severely Overpaying	2,194	10.1%	3,425	22.9%	5,619	15.3%
	Not Computed	132	0.6%	588	3.9%	720	2.0%
	Total	21,789	100.0%	14,962	100.0%	36,751	100.0%
Rio Vista	Not Overpaying	2,697	69.4%	393	43.5%	3,090	64.5%
	Overpaying	648	16.7%	123	13.6%	771	16.1%
	Severely Overpaying	448	11.5%	211	23.3%	659	13.8%
	Not Computed	95	2.4%	177	19.6%	272	5.7%
	Total	3,888	100.0%	904	100.0%	4,792	100.0%
Suisun City	Not Overpaying	4,009	69.3%	1,712	48.5%	5,721	61.5%
	Overpaying	1,154	20.0%	908	25.7%	2,062	22.1%
	Severely Overpaying	600	10.4%	814	23.1%	1,414	15.2%
	Not Computed	20	0.3%	93	2.6%	113	1.2%
	Total	5,783	100.0%	3,527	100.0%	9,310	100.0%

Geography	Overpayment Category	Owner Occupied		Renter Occupied		Totals	
		Number	Percentage	Number	Percentage	Number	Percentage
Vacaville	Not Overpaying	14,969	73.8%	5,555	44.8%	20,524	62.8%
	Overpaying	3,411	16.8%	3,774	30.4%	7,185	22.0%
	Severely Overpaying	1,802	8.9%	2,711	21.8%	4,513	13.8%
	Not Computed	104	0.5%	372	3.0%	476	1.5%
	Total	20,286	100%	12,412	100.0%	32,698	100.0%
Vallejo	Not Overpaying	15,910	68.2%	7,568	40.5%	23,478	55.8%
	Overpaying	4,457	19.1%	4,588	24.5%	9,045	21.5%
	Severely Overpaying	2,830	12.1%	5,875	31.4%	8,705	20.7%
	Not Computed	142	0.6%	678	3.6%	820	2.0%
	Total	23,339	100.0%	18,709	100.0%	42,048	100.0%
Unincorporated Solano County	Not Overpaying	3,386	71.7%	1,201	54.9%	4,587	66.4%
	Overpaying	651	13.8%	368	16.8%	1,019	14.7%
	Severely Overpaying	633	13.4%	331	15.1%	964	13.9%
	Not Computed	53	1.1%	288	13.2%	341	4.9%
	Total	4,723	100.0%	2,188	100.0%	6,911	100.0%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Lower-Income Households Overpaying

One of the indicators of housing need when analyzing the relationship between income and costs associated with available housing resources is overpayment. Generally, households that pay more than 30 percent of their income on housing cost are considered to be overpaying for housing or cost burdened, while households that pay 50 percent or more are considered to be severely overpaying or severely cost burdened.

Tables E-12, E-13, and E-14 show that countywide, 35.6 percent of the total households spend more than 30 percent of their income on housing costs with the majority falling into the lower income category, at 24.3 percent of total households. Approximately 15 percent of the County's households are both lower income and severely cost burdened. Extremely low-income households constitute 10 percent of the

County's households, of which, more than half overpay for housing, and almost all are severely cost burdened, at 7.9 percent and 7.1 percent of total households respectively. A distinction must be made, however, that not all lower-income households, even extremely low-income households, are cost burdened.

A comparison of renters and homeowners experiencing overpayment puts risk of displacement into better perspective and assists in the establishment of policies and programs to reduce this risk. Renters make up 39.3 percent of the total county households, with almost one-half of renters (19.4 percent of total county households) reporting overpayment of 30 percent of their income. Approximately 50 percent of renter households (19.9 percent of total households) fall within the lower-income categories (less than 80 percent of Area Median Family Income (HAMFI)). Almost all the lower-income rental households, at 15.4 percent of total county households, report overpayment. Lower-income rental households reporting severe overpayment constitute 9.6 percent of total county households. The most at-risk of displacement population are extremely low-income (ELI) rental households (0-30 percent of MFI). ELI households comprise 6.9 percent of the total county households and represent 17.6 percent of renters. Of total renters approximately 80 percent are cost burdened, making up 5.5 percent of total households. This indicates that almost 13 percent of total renters are the most at risk of displacement from overpayment.

Homeowners throughout the county are also affected by overpayment, particularly lower-income households. Homeowners constitute 60.7 percent of the county's households, of which, 26.8 percent (16.3 percent of total households) are overburdened. Approximately 27 percent of owner-occupied households (14.5 percent of total households) fall within the lower-income categories (less than 80 percent of MFI). Almost 60 percent of the lower-income owner households, at 8.9 percent of total county households, report overpayment. Statistics indicate that 38.2 percent of lower-income owner-occupied households report severe overpayment, constituting 5.5 percent of total county households. Extremely low-income (ELI) owner households (0-30 percent of MFI) comprise 3.1 percent of the total County households, representing just 5.2 percent of owners. Of this group, approximately 75.3 percent are overburdened, embodying 2.4 percent of total households, and 64 percent of ELI owners are severely overburdened. This indicates that 3.3 percent of total homeowners are the most at risk of displacement from overpayment.

Looking at overpayment and income statistics for individual cities, when focusing on the populations most at risk of displacement, a range of differences are evident. In Benicia, owner occupied comprise 71 percent of total households, of which, 23.8 percent report overpayment (16.9 percent). Of the 29 percent rental households, 50 percent are overburdened (14.6 percent of households). Of the overburdened renters, 28.8 percent fall into the ELI category, and 12.4 percent of overburdened owners fall into the ELI category. Over 66 percent of both ELI owners and renters are extremely cost burdened, representing 1.8 and 3.7 percent of the total households respectively.

In comparison, in Vallejo, owner occupied households comprise 54.9 percent of total households, of which, 29.3 percent report overpayment (16.1 percent of households). Of the 45.1-percent of rental households, 53.2 percent are overburdened (24.0 percent of households). Of the overburdened renters, 35.6 percent fall into the ELI category, and 16 percent of overburdened owners fall into the ELI category. Over 32 percent of ELI renters and 14 percent of homeowners are extremely cost burdened, representing 8.5 and 2.6 percent of the total households respectively.

Dixon reports a high percentage of both renter and homeowner households overpaying for housing. Owner households comprise 61.7 percent of total households, of which, 45.6 percent report overpayment (20.1 percent). Of the 20.1 percent rental households, 86.7 percent are overburdened (14.0 percent of households). Of the overburdened renters, 21.8 percent fall into the ELI category, yet only 5.6 percent of overburdened owners fall into the ELI category. Almost all of the ELI renters, at 95.8 percent, and 78.3 percent of ELI homeowners are extremely cost burdened, representing 5.7 and 1.5 percent of the total households respectively.

Regardless of median income in the county and its cities, housing costs remain a challenge for a substantial number of residents. Throughout the county, extremely low-income homeowners, and in particular lower-income renters, experience a cost burden, with a large percentage significantly overpaying for housing. This can be an issue for seniors as well as for working families, single parents, and others who face changing life circumstances. The sudden loss of employment, a health care emergency, or a family crisis can quickly result in a heavy cost burden, with limited affordable options available, putting these populations at risk of displacement, overcrowding, or residing in low-resource areas.

TABLE E-12 LOWER-INCOME HOUSEHOLDS OVERPAYING: BENICIA, DIXON, FAIRFIELD

Total Household Characteristics	Benicia		Dixon		Fairfield	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Total occupied units (households)	11,130	100.0%	6,015	1	36,350	36,350
Total Renter households	3,225	29.0%	1,880	31.3%	15,110	41.6%
Total Owner Households	7,905	71.0%	4,135	68.7%	21,235	58.4%
Total lower income (0-80% of HAMFI) households	2,535	22.8%	2,045	34.0%	11,875	32.7%
Lower income renters (0-80%)	1,320	11.9%	1,090	18.1%	7,150	19.7%
Lower income owners (0-80%)	1,215	10.9%	955	15.9%	4,725	13.0%
Extremely low-income (ELI) renters (0-30%)	620	5.6%	355	5.9%	2,215	6.1%
Extremely low-income (ELI) owners (0-30%)	295	2.7%	115	1.9%	925	2.5%
Lower income households paying more than 50%	1,290	11.6%	780	12.97%	5,120	14.1%
Lower income renter HH severely overpaying	730	6.6%	480	8.0%	3,375	9.3%
Lower income owner HH severely overpaying	550	4.9%	295	4.9%	1,745	4.8%
Extremely Low Income (0-30%)	610	5.5%	430	7.1%	2,140	5.9%
ELI Renter HH severely overpaying	415	3.7%	340	5.7%	1,570	4.3%
ELI Owner HH severely overpaying	195	1.8%	90	1.5%	570	1.6%
Income between 30%-50%	285	2.6%	245	4.1%	1,805	5.0%
Income between 50% -80%	395	3.5%	105	1.7%	1,175	3.2%
Lower income households paying more than 30%	1,855	16.7%	1,415	23.5%	8,580	23.6%
Lower income renter HH overpaying	1,020	9.2%	775	12.9%	5,725	15.7%
Lower income owner HH overpaying	820	7.4%	640	10.6%	2,855	7.9%

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Total Household Characteristics	Benicia		Dixon		Fairfield	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Extremely Low Income (0-30%)	710	6.4%	445	7.4%	2,445	6.7%
ELI Renter HH overpaying	470	4.2%	340	5.7%	1,720	4.7%
ELI Owner HH overpaying	235	2.1%	105	1.7%	725	2.0%
Income between 30%-50%	385	3.5%	470	7.8%	3,040	8.4%
Income between 50% -80%	760	6.8%	500	8.3%	500	1.4%
Total Households Overpaying	3,515	31.6%	2,050	34.1%	12,805	35.2%
Total Renter Households Overpaying	1,630	14.6%	840	14.0%	7,555	20.8%
Total Owner Households Overpaying	1,885	16.9%	1,210	20.1%	5,250	14.4%

Source: 2014-2018 CHAS Data Sets <https://www.buduser.gov/portal/datasets/cp.html>

TABLE E-13 LOWER-INCOME HOUSEHOLDS OVERPAYING: RIO VISTA, SUISUN CITY, VACAVILLE

Total Household Characteristics	Rio Vista		Suisun City		Vacaville	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Total occupied units (households)	4,285	100.0%	9,320	100.0%	32,920	100.0%
Total Renter households	745	17.4%	3,655	39.2%	12,960	39.4%
Total Owner Households	3,545	82.7%	5,660	60.7%	19,960	60.6%
Total lower income (0-80% of HAMFI) households	1570	36.6%	3,130	33.6%	10,630	32.3%
Lower income renters (0-80%)	295	6.9%	1,715	18.4%	6,285	19.1%
Lower income owners (0-80%)	1,275	29.8%	1,415	15.2%	4,345	13.2%
Extremely low-income (ELI) renters (0-30%)	140	3.3%	610	6.5%	1,940	5.9%
Extremely low-income (ELI) owners (0-30%)	390	9.1%	225	2.4%	955	2.9%
Lower income households paying more than 50%	575	13.4%	1,275	13.7%	4,280	13.0%
Lower income renter HH severely overpaying	200	4.7%	775	8.3%	2,590	7.9%
Lower income owner HH severely overpaying	365	8.5%	505	5.4%	1,690	5.1%
Extremely Low Income (0-30%)	310	7.2%	580	6.2%	1,925	5.8%
ELI Renter HH severely overpaying	90	2.1%	440	4.7%	1,325	4.0%
ELI Owner HH severely overpaying	260	6.1%	145	1.6%	600	1.8%
Income between 30%-50%	90	2.1%	380	4.1%	1,270	3.9%
Income between 50% -80%	175	4.1%	315	3.4%	1,085	3.3%
Lower income households paying more than 30%	830	19.4%	2,165	23.2%	7,410	22.5%
Lower income renter HH overpaying	200	4.7%	1,300	13.9%	4,695	14.3%
Lower income owner HH overpaying	620	14.5%	870	9.3%	2,720	8.3%

Solano County Regional Housing Element Collaborative
Appendix E – 2023-2031 Regional Housing Needs Assessment

Total Household Characteristics	Rio Vista		Suisun City		Vacaville	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Extremely Low Income (0-30%)	355	8.3%	615	6.6%	2,135	6.5%
ELI Renter HH overpaying	90	2.1%	465	5.0%	1,445	4.4%
ELI Owner HH overpaying	260	6.1%	155	1.7%	690	2.1%
Income between 30%-50%	140	3.3%	450	4.8%	1,945	5.9%
Income between 50% -80%	335	7.8%	1,100	11.8%	3,330	10.1%
Total Households Overpaying	1,220	28.5%	3,135	33.6%	11,370	34.5%
Total Renter Households Overpaying	245	5.7%	1,595	17.1%	6,195	18.8%
Total Owner Households Overpaying	975	22.8%	1,540	16.5%	5,175	15.7%

Source: 2014-2018 CHAS Data Sets <https://www.huduser.gov/portal/datasets/cp.html>

TABLE E-14 LOWER-INCOME HOUSEHOLDS OVERPAYING: VALLEJO, SOLANO COUNTY

Total Household Characteristics	Vallejo		Solano County	
	Number	Percentage of Total Households	Number	Percentage of Total Households
Total occupied units (households)	41,990	100.0%	149,065	100.0%
Total Renter households	18,930	45.1%	58,645	39.3%
Total Owner Households	23,060	54.9%	90,420	60.7%
Total lower income (0-80% of HAMFI) households	17,360	41.3%	51,215	34.4%
Lower income renters (0-80%)	10,810	25.7%	29,675	19.9%
Lower income owners (0-80%)	6,550	15.6%	21,540	14.5%
Extremely low-income (ELI) renters (0-30%)	4,245	10.1%	10,325	6.9%
Extremely low-income (ELI) owners (0-30%)	1,430	3.4%	4,675	3.1%
Lower income households paying more than 50%	8,365	19.9%	22,495	15.1%
Lower income renter HH severely overpaying	5,770	13.7%	14,260	9.6%
Lower income owner HH severely overpaying	2,595	6.2%	8,235	5.5%
Extremely Low Income (0-30%)	4,215	10.0%	10,580	7.1%
ELI Renter HH severely overpaying	3,265	7.8%	7,585	5.1%
ELI Owner HH severely overpaying	950	2.3%	2,995	2.0%
Income between 30%-50%	2,550	6.1%	6,875	4.6%
Income between 50% -80%	1,600	3.8%	5,040	3.4%
Lower income households paying more than 30%	12,695	30.2%	36,225	24.3%
Lower income renter HH overpaying	8,685	20.7%	23,005	15.4%
Lower income owner HH overpaying	4,005	9.5%	13,220	8.9%

Total Household Characteristics	Vallejo		Solano County	
	Number	Percentage of Total Households	Number	Percentage of Total Households
Extremely Low Income (0-30%)	4,670	11.1%	11,785	7.9%
ELI Renter HH overpaying	3,585	8.5%	8,265	5.5%
ELI Owner HH overpaying	1,085	2.6%	3,520	2.4%
Income between 30%-50%	3,770	9.0%	10,580	7.1%
Income between 50% -80%	4,255	10.1%	13,860	9.3%
Total Households Overpaying	16,835	40.1%	53,120	35.6%
Total Renter Households Overpaying	10,070	24.0%	28,860	19.4%
Total Owner Households Overpaying	6,765	16.1%	24,260	16.3%

Source: 2014-2018 CHAS Data Sets <https://www.buduser.gov/portal/datasets/cp.html>

EMPLOYMENT CHARACTERISTICS

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns and how these patterns influence housing needs.

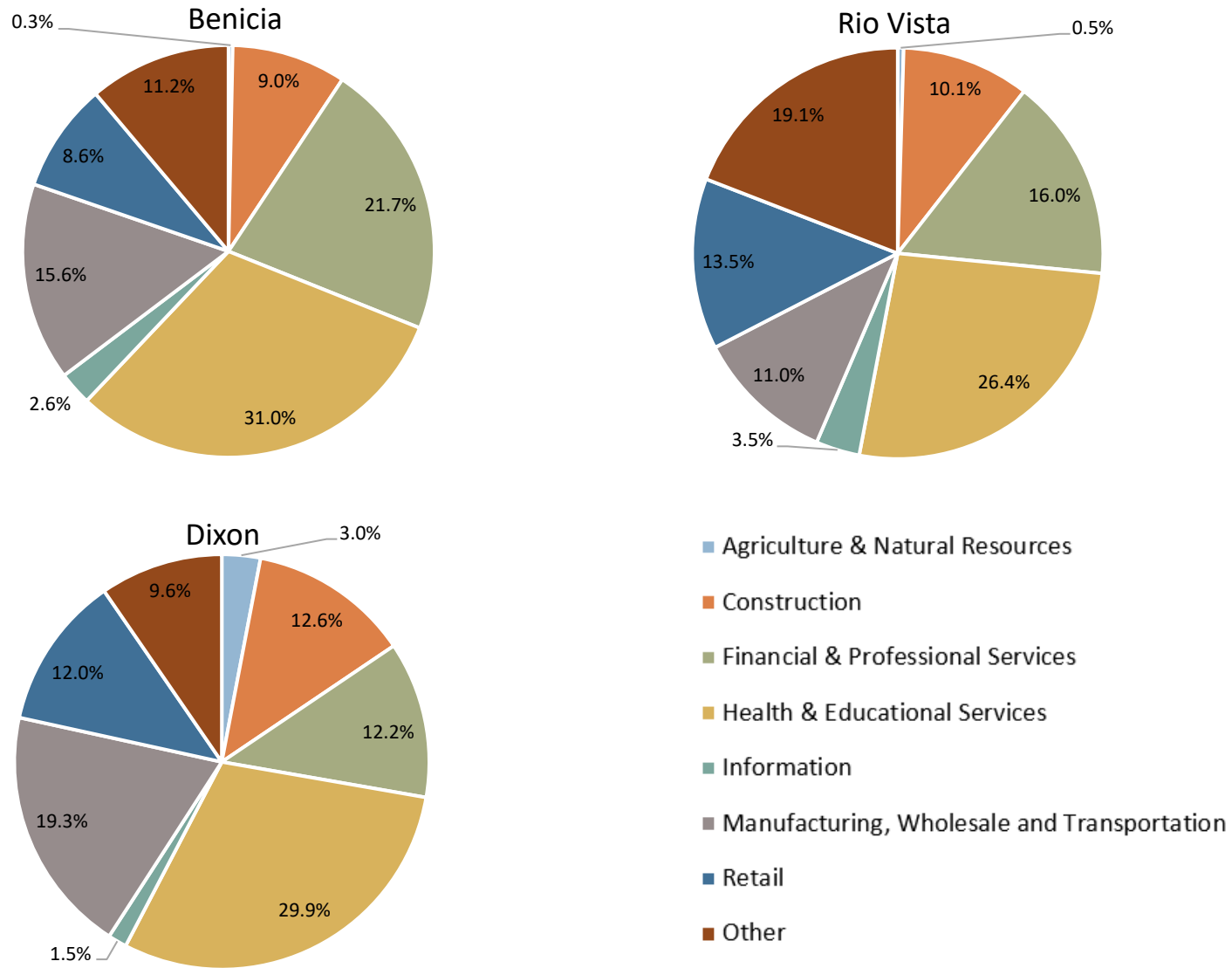
EMPLOYMENT BY INDUSTRY

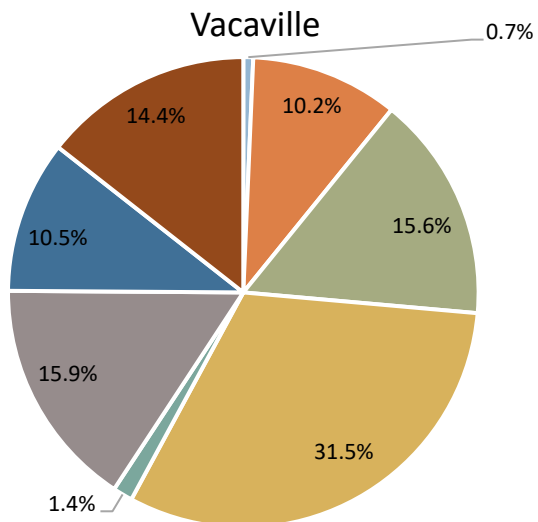
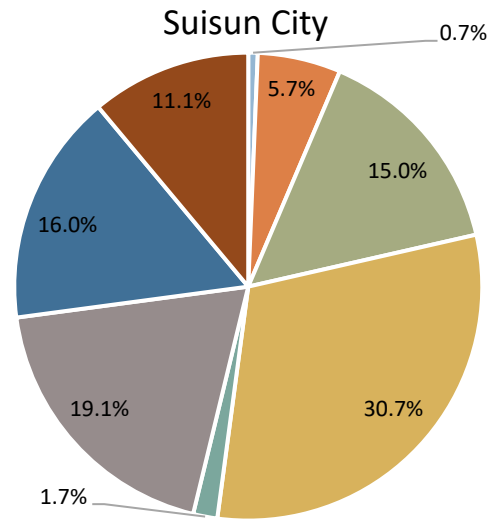
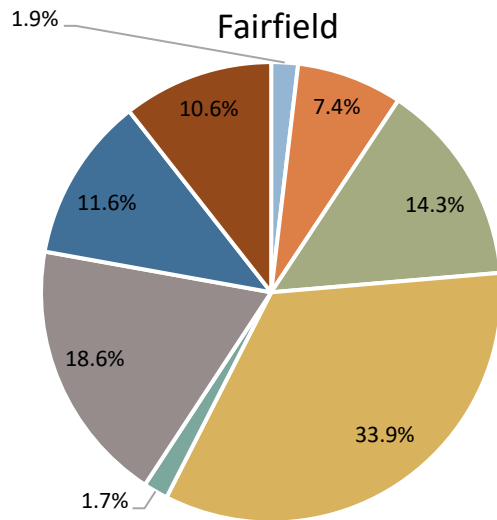
Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs.

Table E-15 and **Figure E-4** shows employment by industry for each jurisdiction. In the following analysis, “residents” refers to those in the civilian, employed population aged 16 and older. Residents of Benicia are most commonly employed in the health and educational services, and financial and professional services sectors (21.7 percent). The health and educational services industry is also the most common sector of employment for residents for all of Solano County.

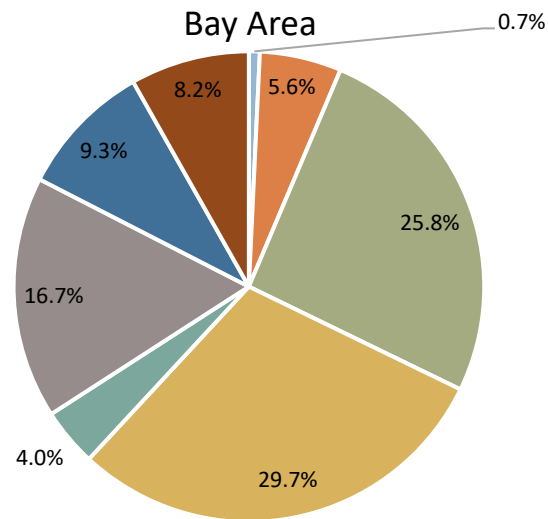
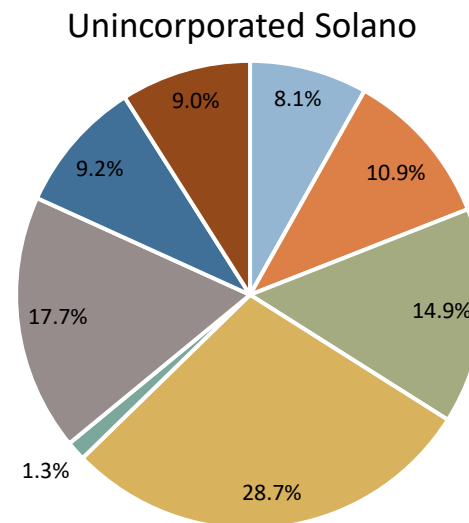
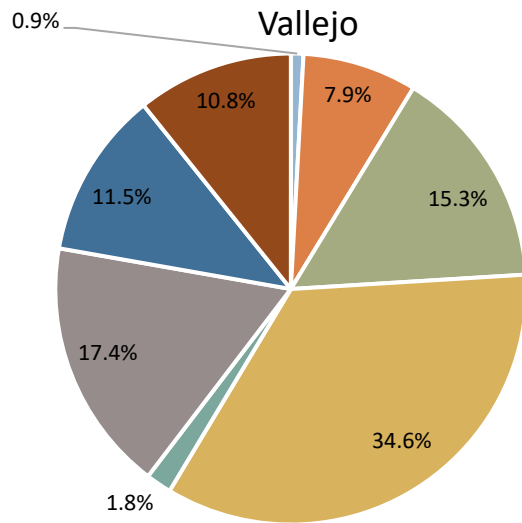
At 19.3 percent, Dixon is the jurisdiction with the largest proportion of its residents employed in the manufacturing, wholesale, and transportation sector, though Suisun City, Fairfield, Vallejo, and Unincorporated Solano County also have significant proportions of residents employed in that sector. Countywide, only two percent of residents are in the agricultural and natural resources sector; however, most of that is in Unincorporated Solano County, making up eight percent of the employment industry.

FIGURE E-4 EMPLOYMENT BY INDUSTRY





- Agriculture & Natural Resources
- Construction
- Financial & Professional Services
- Health & Educational Services
- Information
- Manufacturing, Wholesale and Transportation
- Retail
- Other



- Agriculture & Natural Resources
- Construction
- Financial & Professional Services
- Health & Educational Services
- Information
- Manufacturing, Wholesale and Transportation
- Retail
- Other

TABLE E-15 RESIDENT EMPLOYMENT BY INDUSTRY, 2015-2019

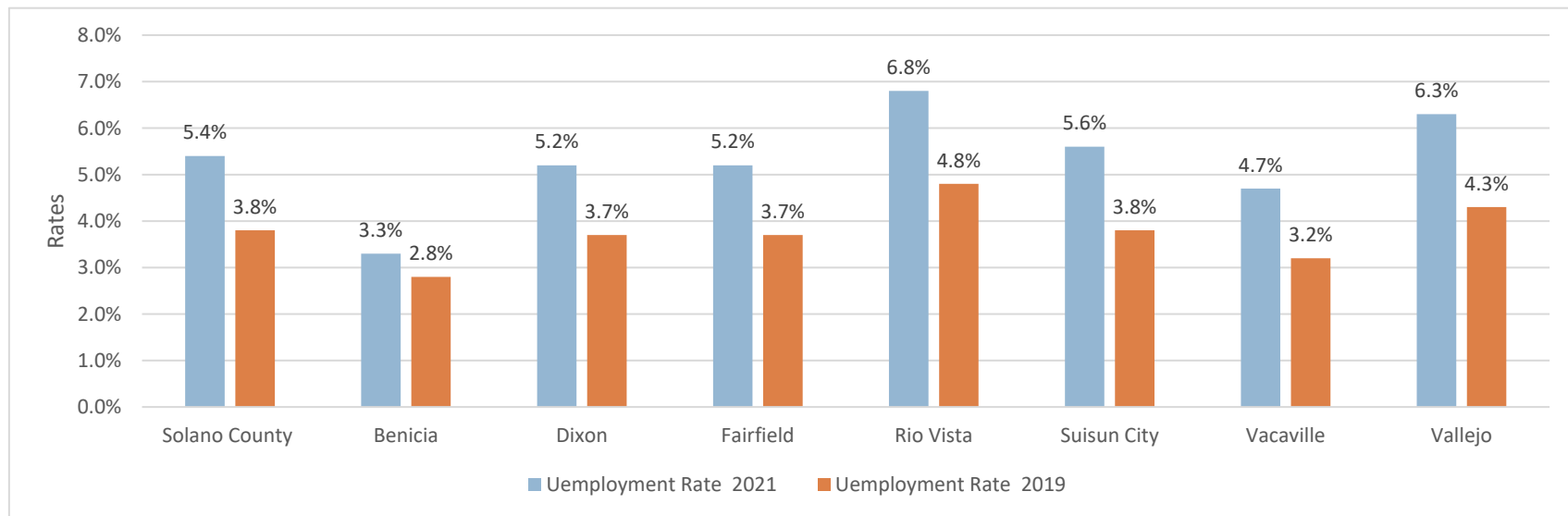
Geography	Agriculture & Natural Resources	Construction	Financial & Professional Services	Health & Educational Services	Information	Manufacturing, Wholesale & Transportation	Retail	Other	Total
Benicia	49	1,322	3,199	4,564	386	2,291	1,260	1,641	14,712
	0.3%	9.0%	21.7%	31.0%	2.6%	15.6%	8.6%	11.2%	100.0%
Dixon	299	1,250	1,214	2981	146	1,922	1,192	956	9,960
	3.0%	12.6%	12.2%	29.9%	1.5%	19.3%	12.0%	9.6%	100.0%
Fairfield	1,021	4,043	7,802	18,424	943	10,113	6,302	5,757	54,405
	1.9%	7.4%	14.3%	33.9%	1.7%	18.6%	11.6%	10.6%	100.0%
Rio Vista	12	260	413	682	89	283	347	493	2,579
	0.5%	10.1%	16.0%	26.4%	3.5%	11.0%	13.5%	19.1%	100.0%
Suisun City	95	833	2,177	4,445	242	2,767	2,324	1,604	14,487
	0.7%	5.7%	15.0%	30.7%	1.7%	19.1%	16.0%	11.1%	100.0%
Vacaville	295	4,430	6,778	13,714	591	6,908	4,565	6,277	43,558
	0.7%	10.2%	15.6%	31.5%	1.4%	15.9%	10.5%	14.4%	100.0%
Vallejo	496	4,530	8,834	19,956	1,016	10,036	6,619	6,205	57,692
	0.9%	7.9%	15.3%	34.6%	1.8%	17.4%	11.5%	10.8%	100.0%
Unincorporated Solano County	780	1,045	1,431	2,754	129	1,700	883	863	9,585
	8.1%	10.9%	14.9%	28.7%	1.3%	17.7%	9.2%	9.0%	100.0%
Solano County	3,047	17,713	31,848	67,520	3,542	36,020	23,492	23,796	206,978
	1.5%	8.6%	15.4%	32.6%	1.7%	17.4%	11.3%	11.5%	100.0%
Bay Area	30,159	226,029	1,039,526	1,195,343	160,226	670,251	373,083	329,480	4,024,097
	0.7%	5.6%	25.8%	29.7%	4.0%	16.7%	9.3%	8.2%	100.0%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

UNEMPLOYMENT

According to the California Employment Development Department (EDD), in 2021 the statewide unemployment rate was 6.9 percent. Unemployment rates are based off of people filing for unemployment benefits. The unemployment rate reflects individuals 16 years or older, not members of the Armed Services, and are not in institutions such as prisons, mental hospitals, or nursing homes. The unemployment rate in Solano County was lower than the statewide rate at 5.4 percent. **Figure E-5** shows unemployment in Solano County by jurisdiction. The city with the highest unemployment rate was Rio Vista (6.8 percent), followed by Vallejo (6.3 percent). Benicia had the lowest unemployment rate (3.3 percent), followed by Vacaville (4.7 percent). Both Fairfield and Dixon had an equal unemployment rate of 5.2 percent with Suisun City at 5.6 percent. In comparison, in 2019 the unemployment rates were lower. The City of Rio Vista had the highest unemployment rate, respectively followed by the City of Vallejo at 4.3 percent. effects of the COVID-19 pandemic are still being reflected to an extent for all the cities within Solano County. The pandemic caused a high unemployment rate in 2020 (9.5 percent) for Solano County and decreased in 2021 to 5.4 percent.

FIGURE E-5 UNEMPLOYMENT RATE (2021)



Source: Monthly Labor Force Data for Cities and Census Designated Places (CDP)– EDD, 2019 and 2021

LABOR FORCE TRENDS

Table E-18 shows employment projections by industry sector in Solano County from 2018 to 2028. According to EDD data, industry employment in Solano County is expected to grow by 15,300 jobs between 2018 and 2028, to an estimated 168,600 by 2028. Total nonfarm employment is projected to gain approximately 14,500 jobs by 2022. This has potential to impact a segment of residents in the county currently employed in that field of work, contributing towards risk of displacement as manual labor jobs decrease. The healthcare and social assistance; professional and business services; trade, transportation, and utilities; state government; and education sectors are expected to account for more than 50 percent of all nonfarm job growth. The largest projected growth sectors are healthcare and social assistance and educational services industries at 19.7 percent each.

TABLE E-16 SOLANO COUNTY JOB GROWTH BY INDUSTRY SECTOR (2018)

Industry Title	Estimated Employment 2018 ^{1, 2}	Projected Employment 2028	Percentage Change 2018-2028
Total Employment	153,300	168,600	10.0%
Mining and Logging	600	500	-16.7%
Construction	11,200	12,000	7.1%
Manufacturing	12,700	13,500	6.3%
Trade, Transportation, and Utilities	27,800	29,500	6.1%
Information	1,100	1,200	9.1%
Financial Activities	5,200	5,500	5.8%
Professional and Business Services	10,100	11,900	17.8%
Educational Services (Private), Healthcare, and Social Assistance	28,400	34,000	19.7%
Leisure and Hospitality	15,600	17,700	13.5%
Other Services (excludes 814-Private Household Workers)	4,500	4,700	4.4%
Government	24,900	26,100	4.8%
Federal Government	3,500	4,100	17.1%

Industry Title	Estimated Employment 2018 ^{1, 2}	Projected Employment 2028	Percentage Change 2018-2028
State and Local Government	21,300	22,000	3.3%
Type of Employment			
Total Farm	1,700	1,600	-5.9%
Total Nonfarm	142,100	156,600	10.2%
Self-Employment ³	9,400	10,200	8.5%
Private Household Workers ⁴	100	200	100.0%

Source: Employment Development Department, 2018

Notes:

- 1. Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2019 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.*
- 2. Industry detail may not add up to totals due to independent rounding and suppression.*
- 3. Self-employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.*
- 4. Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.*

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Solano County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

HOUSING TYPE

According to California’s DOF (see **Table E-17**), the cities with the highest percentage of single-family units were Rio Vista (93.2 percent), Unincorporated Solano County (90.3), Suisun City (85.8 percent), and Dixon (81.4 percent). The cities with the lowest percentage of single-family units were Vallejo (70.2 percent), Benicia (73.4 percent), and Vacaville (74.6 percent). However, all jurisdictions had very high percentages of single-family units, at above 70 percent across the county. On average for all the cities, about 16.9 percent of the housing stock was composed of multifamily units. Unincorporated Solano County had the highest stock of mobile homes (6.8 percent) followed by Rio Vista (3.5 percent). As a whole, Solano County housing stock is 76.1 percent single-family units, 21 percent multifamily units, and 2.9 percent mobile homes. Much of the single-family housing stock is concentrated in Rio Vista and Unincorporated Solano County.

TABLE E-17 HOUSING TYPE, 2021

Geography	Single-Family Homes	Multifamily: Two to Four Units	Multifamily: Five-Plus Units	Mobile Homes	Total
Benicia	8,332	1,176	1,611	238	11,357
	73.4%	10.4%	14.2%	2.1%	100.0%
Dixon	5,458	420	782	48	6,708
	81.4%	6.3%	11.7%	0.7%	100.0%
Fairfield	31,060	2,015	6,403	999	40,477
	76.7%	5.0%	15.8%	2.5%	100.0%
Rio Vista	4,764	25	141	179	5,109
	93.2%	0.5%	2.8%	3.5%	100.0%
Suisun City	8,209	382	788	184	9,563
	85.8%	4.0%	8.2%	1.9%	100.0%

Geography	Single-Family Homes	Multifamily: Two to Four Units	Multifamily: Five-Plus Units	Mobile Homes	Total
Vacaville	26,911	2,259	5,747	1,136	36,053
	74.6%	6.3%	15.9%	3.2%	100.0%
Vallejo	31,470	4,863	7,141	1,358	44,832
	70.2%	10.8%	15.9%	3.0%	100.0%
Unincorporated Solano County	6,566	156	56	494	7,272
	90.3%	2.1%	0.8%	6.8%	100.0%
Solano County	122,770	11,296	22,669	4,636	161,371
	76.1%	7.0%	14.0%	2.9%	100.0%

Source: Department of Finance E-5 City/County Population and Housing Estimates, 2021

HOUSING TENURE

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing turning over at a much lower rate than rental housing. This is not directly related to the type of unit, where most single-family units and certain types of multifamily (duplex-fourplex, condos) may be owner-occupied. However, single-family units, especially older stock and multifamily units (duplex-fourplex and condos) are also often converted to rental stock.

As shown in **Table E-18**, the cities with the highest proportions of owner-occupied households were Rio Vista (81.1. percent), Benicia (71.8 percent), Dixon (69.9 percent), Unincorporated Solano County (68.3 percent), Suisun City (62.1 percent), and Vacaville (62 percent). The cities with the highest proportions of renter-occupied households were Vallejo (44.5 percent) and Fairfield (40.7 percent). Fairfield and Vallejo are split down the middle, respectively.

TABLE E-18 HOUSING TENURE, 2019

Geography	Total Households	Owner Occupied		Renter Occupied	
		Households	Percentage	Households	Percentage
Benicia	11,293	8,103	71.8%	3,190	28.2%
Dixon	6,062	4,238	69.9%	1,824	30.1%
Fairfield	36,751	21,789	59.3%	14,962	40.7%
Rio Vista	4,792	3,888	81.1%	904	18.9%
Suisun City	9,310	5,783	62.1%	3,527	37.9%
Vacaville	32,698	20,286	62.0%	12,412	38.0%
Vallejo	42,048	23,339	55.5%	18,709	44.5%
Unincorporated Solano County	6,911	4,723	68.3%	2,188	31.7%
Solano County	149,865	92,149	61.5%	57,716	38.5%
Bay Area	2,731,434	1,531,955	56.1%	1,199,479	43.9%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

VACANCY RATE

Table E-19 shows housing units and vacancies in Solano County and the cities according to the California DOF. Vacancy rates of 5.0 to 6.0 percent for rental housing and 1.5 to 2.0 percent for ownership housing are generally considered optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability. As **Table E-19** shows, the vacancy rate for all cities within Solano County is 5.3 percent. The cities with the highest vacancy rate are Unincorporated Solano County (8.9 percent), Vallejo (7.3), and Rio Vista (6.6 percent). As shown in **Table E-20** for units that were “other vacant,” about 40.5 percent of housing units in that category were within Unincorporated Solano County and 39.8 percent were in Vallejo. In addition, as shown in **Table E-18**, Rio Vista had the highest owner-occupied households and so their high vacancy rate can be attributed to the vacant units by type, where almost 20 percent of vacant units are for seasonal, recreational, or occasional use. The cities with the lowest vacancy rates were Dixon and Suisun City.

TABLE E-19 VACANCY RATE BY OCCUPANCY STATUS, 2021

Geography	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Benicia	11,035	10,832	203	4.6%
Dixon	6,708	6,505	203	3.0%
Fairfield	40,477	38,829	1,648	4.1%
Rio Vista	5,109	4,773	336	6.6%
Suisun City	9,563	9,231	332	3.5%
Vacaville	36,053	34,521	1,532	4.2%
Vallejo	44,832	41,563	3,269	7.3%
Unincorporated Solano County	7,272	6,623	649	8.9%
Solano County	161,371	152,877	8,494	5.3%

Source: Department of Finance E-5 City/County Population and Housing Estimates, 2021

Table E-20 shows the occupancy status of the housing stock according to the 2015-2019 ACS. Many of the cities within Solano County have vacant units that are classified as “other vacant.” For instance, the cities with the highest “other vacant” units were Vacaville (49.5 percent), Fairfield, 48.9 percent, Suisun City (41.8 percent), Unincorporated Solano County (40.5 percent), and Benicia (39.4 percent). According to the U.S. Census Bureau, “other vacant” units are classified as such when the unit does not fit into any of the year-round vacant categories. Other reasons include no one lives in the unit and the owner does not want to sell, unit is being used for storage, owner is elderly and living in a nursing home or with family members, or the unit is foreclosed, being repaired/renovated, or held for settlement of an estate. The seasonal and recreational use (vacation homes) vacancy rate is usually not indicative of underserved populations, but it does contribute toward unavailability of certain types of housing. Unincorporated Solano County and Benicia have the largest proportions of their vacant units classified as seasonal, recreational, or occasional use (32.6 percent and 19.5 percent respectively). It should be noted that new development that occurred after 2019 is not reflected in this data.

TABLE E-20 VACANT UNITS BY TYPE, 2015-2019

Geography	For Rent	For Sale	For Seasonal, Recreational, or Occasional use	Other vacant ¹	Rented, Not Occupied	Sold, Not Occupied	Total Vacant Units
Benicia	167	9	96	194	17	10	493
	33.9%	1.8%	19.5%	39.4%	3.4%	2.0%	100.0%
Dixon	165	27	0	64	71	0	327
	50.5%	8.3%	0.0%	19.6%	21.7%	0.0%	100.0%
Fairfield	392	155	119	792	35	128	1,621
	24.2%	9.6%	7.3%	48.9%	2.2%	7.9%	100.0%
Rio Vista	33	45	50	28	127	55	338
	9.8%	13.3%	14.8%	8.3%	37.6%	16.3%	100.0%
Suisun City	27	51	48	142	0	72	340
	7.9%	15.0%	14.1%	41.8%	0.0%	21.2%	100.0%
Vacaville	299	103	158	732	95	91	1,478
	20.2%	7.0%	10.7%	49.5%	6.4%	6.2%	100.0%

Geography	For Rent	For Sale	For Seasonal, Recreational, or Occasional use	Other vacant ¹	Rented, Not Occupied	Sold, Not Occupied	Total Vacant Units
Vallejo	924	216	144	992	73	146	2,495
	37.0%	8.7%	5.8%	39.8%	2.9%	5.9%	100.0%
Unincorporated Solano County	66	128	275	341	33	0	843
	7.8%	15.2%	32.6%	40.5%	3.9%	0.0%	100.0%
Solano County	2,073	734	890	3,285	451	502	7,935
	26.1%	9.3%	11.2%	41.4%	5.7%	6.3%	100.0%
Bay Area	41,117	10,057	37,301	61,722	10,647	11,816	172,660
	23.8%	5.8%	21.6%	35.7%	6.2%	6.8%	100.0%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

¹ Common reasons a housing unit is labeled “other vacant” is that no one lives in the unit and the owner does not want to sell, is using the unit for storage, or is elderly and living in a nursing home or with family members. Additional reasons are that the unit is being held for settlement of an estate, is being repaired or renovated, is being foreclosed (foreclosures may appear in any of the vacant or occupied categories).

HOUSING CONDITIONS

Housing conditions are an important indicator of quality of life. Like any physical asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. In addition, tenure may impact the condition of housing, as landlords may not maintain rental units the same as owners would maintain their homes. **Table E-21** displays the age of Solano County’s housing stock starting from before 1939 up until 2014 and later, according to the 2015-2019 ACS. Of the eight jurisdictions, seven had 50 percent of the housing stock older than 30 years, with the unincorporated county (86.8 percent), Vallejo (81.7 percent), and Benicia (79.1 percent) having the highest percentages. When looking at the housing stock that was 50 year or older, Vallejo (44.1 percent), the unincorporated county (42.3 percent), and Rio Vista (26.5 percent) have the highest percentages. This shows in all cases a need for rehabilitation.

TABLE E-21 HOUSING UNITS BY YEAR STRUCTURE WAS BUILT

Geography	Built 1939 or earlier	Built 1940 to 1949	Built 1950 to 1959	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999	Built 2000 to 2009	Built 2010 to 2013	Built 2014 to later	Total	30 years and older (1989)	50 years and older (1969)
Benicia	785	838	250	673	3,211	3,566	1,724	723	16	0	11,786	9,323	2,546
	6.7%	7.1%	2.12%	5.7%	27.2%	30.26%	14.6%	6.13%	0.1%	0	100.0%	79.1%	21.6%
Dixon	274	154	302	305	1,457	769	1,717	1,182	106	123	6,389	3,261	1,035
	4.3%	2.4%	4.7%	4.8%	22.8%	12.0%	26.9%	18.5%	1.7%	1.9%	100.0%	51.0%	16.2%
Fairfield	768	300	2,929	6,301	5,575	8,440	6,369	5,443	1,110	2,632	38,372	24,313	10,298
	1.9%	0.8%	7.3%	15.8%	14.0%	21.2%	16.0%	13.7%	2.8%	6.6%	100.0%	61.0%	25.8%
Rio Vista	311	173	517	357	255	173	853	1,834	320	337	5,130	1,786	1,358
	6.1%	3.4%	10.1%	7.0%	5.0%	3.4%	16.6%	35.8%	6.2%	6.6%	100.0%	34.8%	26.5%
Suisun City	201	25	214	300	2,824	2,676	1,988	1,240	99	83	9,650	6,240	740
	2.1%	0.3%	2.2%	3.1%	29.3%	27.7%	20.6%	12.8%	1.0%	0.9%	100.0%	64.7%	7.7%
Vacaville	478	426	1,838	2,704	8,624	7,262	6,598	4,406	470	2,011	34,176	21,332	5,446
	1.4%	1.2%	5.3%	7.8%	24.8%	20.9%	19.0%	12.7%	1.3%	5.8%	100.0%	61.3%	15.6%
Vallejo	6,334	4,555	4,785	4,248	7,670	9,305	3,920	3,668	674	0	44,543	36,897	19,922
	14.0%	10.1%	10.6%	9.4%	17.0%	20.6%	8.7%	8.1%	1.5%	0.0%	100.0%	81.7%	44.1%
Unincorporated Solano County*	847	47	927	1143	2,113	1005	-42	219	-154	901	7,754	6,082	2,964
	12.1%	0.7%	13.2%	16.3%	30.2%	14.3%	-0.6%	3.1%	-2.2%	12.9%	100.0%	86.8%	42.3%
Solano County	9,998	6,518	11,762	16,031	31,729	33,196	23,127	18,715	2,641	6,087	157,800	109,234	44,309
	6.3%	4.1%	7.4%	10.0%	19.9%	20.8%	14.5%	11.7%	1.7%	3.8%	100.0%	68.4%	27.7%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

*Please note: Unincorporated data was calculated by taking the total county number and subtracting the cities from that data. Therefore, the exact numbers may not represent the exact numbers built by year.

LOCAL KNOWLEDGE ON HOUSING CONDITIONS

Based on conversations with staff, code enforcement, and local police departments, **Table E-22** provides a percentage of the housing stock needing some type of rehabilitation.

TABLE E-22 PERCENTAGE OF HOUSING NEEDING REHABILITATION

Geography	Percentage of Housing Needing Rehabilitation
Benicia	0.13%
Dixon	Data Pending
Fairfield	Data Pending
Rio Vista	N/A – See Program 2.D
Suisun City	Data Pending
Vacaville	<10%
Vallejo	Data Pending
Unincorporated Solano County	10%

Source: Solano County jurisdictions, 2022

HOUSING PRODUCTION

Table E-23 shows the number of housing units by income level that were developed during the previous planning period (2014-2022). Fairfield, followed by Vacaville, had the most production from 2014-2020 with 3,288 building permits issued and 2,386 building permits issued, respectively. The majority of the new housing was market-rate, affordable only to moderate- and above moderate-income households. Of the 197 total units permitted in unincorporated Solano County 42 percent were affordable to lower income households.

TABLE E-23 HOUSING PERMITTING 2015-2020

Income Group	Very Low-Income Units	Low Income Units	Moderate Income Units	Above Moderate-Income Units	Total Units
Benicia	1	3	8	18	30
	3.3%	10.0%	26.7%	60.0%	100.0%
Dixon	0	54	145	350	549
	0.0%	9.8%	26.4%	63.8%	100.0%
Fairfield	94	95	364	2,735	3,288
	2.9%	2.9%	11.1%	83.2%	100.0%
Rio Vista	0	4	155	438	597
	0.0%	0.7%	26.0%	73.4%	100.0%
Suisun City	0	0	0	85	85
	0.0%	0.0%	0.0%	100.0%	100.0%
Vacaville	48	109	565	1,664	2,386
	2.0%	4.6%	23.7%	69.7%	100.0%
Vallejo	0	0	0	251	251
	0.0%	0.0%	0.0%	100.0%	100.0%
Unincorporated Solano County	6	83	32	76	197
	3.0%	42.1%	16.2%	38.6%	100.0%

Source: HCD 5th Cycle Annual Progress Report Permit Summary

HOUSING COST AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs. According to the U.S. Department of Housing and Urban Development (HUD) and HCD, housing is considered “affordable” if the monthly housing cost is no more than 30 percent of a household’s gross income. According to the 2015-2019 ACS, **Table E-24** shows the home values of owner-occupied units in Solano County. As of 2019, home values countywide trended much lower than in the Bay Area as a whole. For example, 35 percent of Bay Area homes were valued at over one million dollars, whereas only 2.1 percent of homes throughout Solano County were valued over one million dollars. Those were largely in Unincorporated Solano County, where 17.9 percent of the homes were valued over one million dollars. In all cities in Solano County, that proportion was much smaller (on average, approximately 1.3 percent). The jurisdictions in Solano County with the largest proportions of homes valued under \$500,000 were Rio Vista (94.3 percent), Suisun City (94.1 percent) and Dixon (84.5 percent).

Sales Prices

TABLE E-24 HOME VALUES OF OWNER-OCCUPIED UNITS, 2015-2019

Geography	Units Valued Less than 250k	Units Valued \$250k-\$500k	Units Valued \$500k-\$750k	Units Valued \$750k-\$1M	Units Valued \$1M-\$1.5M	Units Valued \$1M-\$2M	Units Valued \$2M+
Benicia	7.4%	25.5%	49.8%	13.9%	2.0%	0.9%	0.4%
Dixon	14.9%	69.6%	12.3%	2.4%	0.6%	0.3%	0.0%
Rio Vista	13.0%	81.3%	5.7%	0.0%	0.0%	0.0%	0.0%
Suisun City	8.9%	85.2%	3.8%	0.3%	0.0%	0.0%	1.8%
Vacaville	10.6%	63.7%	22.9%	2.1%	0.4%	0.1%	0.1%
Vallejo	21.2%	59.4%	17.0%	1.3%	0.5%	0.1%	0.4%
Fairfield	14.6%	57.3%	23.5%	3.2%	0.8%	0.1%	0.6%
Unincorporated Solano County	11.9%	20.5%	30.8%	18.9%	12.1%	3.3%	2.5%

Geography	Units Valued Less than 250k	Units Valued \$250k-\$500k	Units Valued \$500k-\$750k	Units Valued \$750k-\$1M	Units Valued \$1M-\$1.5M	Units Valued \$1M-\$2M	Units Valued \$2M+
Solano County	14.2%	57.9%	21.9%	3.9%	1.2%	0.3%	0.5%
Bay Area	6.1%	16.3%	22.5%	20.1%	17.9%	7.9%	9.2%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Table E-25 shows the median sales price for each jurisdiction in Solano County in 2021. According to Zillow and Realtor.com, the majority of jurisdictions in Solano County had relatively consistent median sales price, with the majority ranging from \$552,000 to \$596,000. The jurisdiction with the highest median sales price is Unincorporated Solano County, which is most likely due to the limited data available. The jurisdiction with the second-highest median price is Benicia at \$695,000, followed by Dixon at \$596,500.

TABLE E-25 MEDIAN SALES PRICE, 2021

Geography	Median Sales Price
Benicia	\$695,000
Dixon	\$596,500
Fairfield	\$575,000
Rio Vista	\$480,000
Suisun City	\$552,500
Vacaville	\$585,000
Vallejo	\$560,000
Solano County	\$569,000
Unincorporated Solano County	\$630,000*
Average Countywide Median Sales Price	\$606,823

Source: Zillow.com and Realtor.com, December 2021

¹ Due to the limited number of listings, it is important to note that the high and low listing for unincorporated Solano County was \$449,000 and 1.1 million, respectively.

Rental Prices

Table E-26 shows contract rents and median contract rent for all the jurisdictions within Solano County. Similar to home values described above, as of 2019, rents countywide trended lower than in the Bay Area as a whole. Median contract rent for the Bay Area as a whole was \$1,849, while throughout Solano County it was \$1,421. As described above, as compared with other jurisdictions in Solano County, Unincorporated Solano County had the largest proportion (17.9 percent) of high value homes (over one million dollars). However, that trend did not continue with rentals. Only three percent of homes in Unincorporated County are higher priced rentals (over \$2,500). Higher priced rentals (over \$2,500) are more common in Benicia, (11.5 percent) and Fairfield (6.1 percent). Jurisdictions in Solano County with the greatest proportion of lower priced rentals (less than \$1,500) were Rio Vista (87.9 percent), Dixon (75.4 percent) and Unincorporated Solano County (65.2 percent). Jurisdictions in Solano County with the greatest proportion of mid-priced rentals (between \$1,500 and \$2,500) were Suisun City (58.1 percent), Benicia (50 percent) and Vacaville (46.3 percent).

TABLE E-26 CONTRACT RENTS FOR RENTER-OCCUPIED UNITS, 2015-2019

Geography	Rent less than \$500	Rent \$500-\$1,000	Rent \$1,000-\$1,500	Rent \$1,500-\$2,000	Rent \$2,000-\$2,500	Rent \$2,500-\$3,000	Rent \$3,000 or more	Median Contract Rent
Benicia	4.6%	6.7%	27.1%	32.4%	17.7%	8.4%	3.2%	\$1,679
Dixon	3.1%	15.6%	56.6%	15.7%	8.3%	0.7%	0.0%	\$1,277
Fairfield	3.7%	17.4%	34.0%	23.9%	14.8%	4.8%	1.3%	\$1,427
Rio Vista	0.0%	28.7%	59.1%	9.5%	2.6%	0.0%	0.0%	\$1,172
Suisun City	5.7%	15.6%	19.5%	48.8%	9.2%	1.0%	0.0%	\$1,593
Vacaville	7.3%	14.9%	28.9%	33.4%	12.9%	2.3%	0.4%	\$1,483
Vallejo	5.2%	19.5%	35.1%	28.3%	8.5%	2.9%	0.5%	\$1,348
Unincorporated Solano County	9.7%	24.5%	30.9%	21.6%	10.1%	2.7%	0.4%	\$1,227
Solano County	5.3%	17.2%	32.9%	28.9%	11.6%	3.3%	0.8%	\$1,421
Bay Area	6.1%	10.2%	18.9%	22.8%	17.3%	11.7%	13.0%	\$1,849

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019

Table E-25 shows the rental costs in all the cities within Solano County, based on a survey of listings for available rentals that ranged in size from two to four bedrooms. As shown in **Table E-18**, about 38.5 percent of Solano County households are renters. Although renters tend to live in multifamily units, the overall housing stock for Solano County is 14 percent multifamily and about 76.1 percent single family. Based on the stock, many single-family units may be used for renting. According to Zillow and Realtor.com, the cities with the highest median rent were Dixon and Fairfield, the prices for homes with two, three or four bedrooms ranged between \$1,850 and \$3,800, respectively. The city with the lowest median rent was Rio Vista at \$2,331. The rest of the cities' median rents were between \$2,603 and \$2,982. Median rents shown in **Table E-25** are lower than those shown in **Table E-26**. Although data in **Table E-25** was drawn from a significantly smaller sample size, the differences between the two tables are likely chiefly attributable to the timeframes when the data was collected (2015-2019 vs. 2021).

TABLE E-27 RENTAL RATES, 2021

Geography	Median Rent (includes 2-, 3-, & 4- Bedrooms)	Range of Prices	Number of Listings
Benicia	\$2,613	\$1,795 – \$3,700	13
Dixon	\$2,982	\$1,850 – \$3,549	5
Fairfield	\$2,901	\$1,845 – \$3,800	34
Rio Vista	\$2,331	\$1,795 – \$3,300	10
Suisun City	\$2,825	\$1,925 – \$3,300	6
Vacaville	\$2,729	\$1,825 – \$3,549	25
Vallejo	\$2,603	\$1,600 – \$3,655	47
Unincorporated Solano County*	n/a	n/a	n/a

Source: Zillow and Realtor.com, 2021

*Data for Unincorporated Solano County was not available.

Housing Affordability

Table E-27 provides the affordable rents and maximum purchase price, based on the HCD income limits for a household of four in Solano County. The table also shows median rents and sales prices. As shown in **Table E-28**, the maximum affordable rent is \$373 monthly for an acutely low-income household, \$729 monthly for an extremely low-income household, \$1,214 for a very low-income household, \$1,940 for a low-income household, and \$2,979 for a moderate-income household. The average of the median rents in the cities in Solano County (data on Unincorporated County was unavailable) for two-, three-, and four-bedroom units was \$2,712, and therefore out of the affordability range for all lower income groups. Many lower-income households do not have access to affordable large units to accommodate larger families, thus resulting in overcrowding and subject to overpayment leading to potential displacement. The limited availability of affordable housing indicates a need for programs to assist with housing vouchers and other jurisdictional, state, and federal programs for provision of rental housing at prices affordable to lower incomes.

As of December 2021, the average of the median sales prices in each of the jurisdictions in Solano County for all single-family homes \$606,823 (**Table E-25**). The maximum affordable purchase price for a four-person household is \$74,050 for an acutely low-income household, \$144,870 for an extremely low-income household, \$241,285 for a very low-income household, \$385,658 for a low-income household, and \$592,154 for a moderate-income household. Looking at the maximum affordable purchase price and the median sales prices for all jurisdictions, moderate- and above moderate-income households in Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo could afford existing and newly constructed homes. Unincorporated Solano County moderate income households are within reach of the median sales prices. Lower income households are not within reach of an affordable option. Due to lower-income households' limited income, these households would require assistance through City, County, state, or federal homebuyers' programs. For example, a down payment assistance loan program can help a household that can afford monthly mortgage payments and other housing related costs but due to their limited income, has difficulty saving enough money for a down payment. A Below Market Rate program can offer a household the opportunity to purchase a home at a price significantly lower than market rate, which can set them up with an affordable monthly mortgage payment. Sometimes these programs can be used in conjunction on the same home purchase.

TABLE E-28 HOUSING AFFORDABILITY BY INCOME LEVEL

	Income Level (Based on a 4-Person Household)				
	Acutely Low	Extremely Low	Very Low	Low	Moderate
Annual Income	\$14,900	\$29,150	\$48,550	\$77,600	\$119,150
Monthly Income	\$1,242	\$2,429	\$4,046	\$6,467	\$9,929
Maximum Monthly Gross Rent ¹	\$373	\$729	\$1,214	\$1,940	\$2,979
Median Rent ³	\$2,712				
Maximum Purchase Price ²	\$74,050	\$144,870	\$241,285	\$385,658	\$592,154
Median Sales Price ⁴	\$606,823				

Source: California Department of Housing and Community Development 2021 State Income Limits

Notes:

^{1.} Affordable cost 30 percent of gross household income spent on housing.

^{2.} Affordable housing sales price is based on conventional 30-year loans at 4.88-percent interest and a 5-percent down payment.

^{3.} Average of the median rents in all cities in Solano County (data on Unincorporated Solano County unavailable) (see Table E-27).

^{4.} Average of the median sales prices in each jurisdiction in Solano County (see Table E-25).

SPECIAL-NEEDS POPULATIONS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These “special-needs” groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and farmworkers.

SENIORS

Seniors have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

According to the 2015-2019 ACS, approximately 21.6 percent of the population (2,617 residents) in the unincorporated county were seniors. In comparison, seniors account for approximately 48.9 percent of the population (5,792 persons) in Rio Vista, 19.8 percent (3,474 residents) in Benicia, 15.8 percent (11,063 residents) in Vallejo, 14.0 percent (8,052 residents) in Vacaville, 13.0 percent (1,248 residents) in Dixon, 12.2 percent (2,617 residents) in Fairfield, and 11.7 percent (1,678) in Suisun City.

Senior-headed households made up approximately 55.4 percent (2,655 households) of the households in Rio Vista, 37.9 percent in Unincorporated Solano County, above 30 percent in the rest of the cities (30 to 18 percent), and a small proportion (7.1 percent) in Fairfield, respectively. **Table E-29** shows senior households by income and tenure.

TABLE E-29 SENIOR HOUSEHOLDS BY INCOME AND TENURE

Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All Senior Households
Benicia	Owner Occupied	165	210	310	350	1,915	2,950
	<i>Percentage</i>	<i>5.6%</i>	<i>7.1%</i>	<i>10.5%</i>	<i>11.9%</i>	<i>64.9%</i>	<i>36.4%</i>
	Renter Occupied	145	80	79	60	160	524
	<i>Percentage</i>	<i>27.7%</i>	<i>15.3%</i>	<i>15.1%</i>	<i>11.5%</i>	<i>30.5%</i>	<i>16.4%</i>
Dixon	Owner Occupied	54	150	180	34	675	1,093
	<i>Percentage</i>	<i>4.9%</i>	<i>13.7%</i>	<i>16.5%</i>	<i>3.1%</i>	<i>61.8%</i>	<i>25.8%</i>
	Renter Occupied	0	115	10	10	20	155
	<i>Percentage</i>	<i>0.0%</i>	<i>74.2%</i>	<i>6.5%</i>	<i>6.5%</i>	<i>12.9%</i>	<i>8.5%</i>
Fairfield	Owner Occupied	174	150	335	332	1,280	2,271
	<i>Percentage</i>	<i>7.7%</i>	<i>6.6%</i>	<i>14.8%</i>	<i>14.6%</i>	<i>56.4%</i>	<i>18.4%</i>
	Renter Occupied	61	91	61	42	101	356
	<i>Percentage</i>	<i>17.1%</i>	<i>25.6%</i>	<i>17.1%</i>	<i>11.8%</i>	<i>28.4%</i>	<i>7.1%</i>
Rio Vista	Owner Occupied	180	310	460	165	1,215	2,330
	<i>Percentage</i>	<i>7.7%</i>	<i>13.3%</i>	<i>19.7%</i>	<i>7.1%</i>	<i>52.1%</i>	<i>59.9%</i>
	Renter Occupied	0	65	80	0	180	325
	<i>Percentage</i>	<i>0.0%</i>	<i>20.0%</i>	<i>24.6%</i>	<i>0.0%</i>	<i>55.4%</i>	<i>36.0%</i>
Suisun City	Owner Occupied	59	200	250	170	585	1,264
	<i>Percentage</i>	<i>4.7%</i>	<i>15.8%</i>	<i>19.8%</i>	<i>13.4%</i>	<i>46.3%</i>	<i>21.9%</i>
	Renter Occupied	79	35	115	30	155	414
	<i>Percentage</i>	<i>19.1%</i>	<i>8.5%</i>	<i>27.8%</i>	<i>7.2%</i>	<i>37.4%</i>	<i>11.7%</i>

Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All Senior Households
Vacaville	Owner Occupied	533	690	975	650	3,050	5,898
	<i>Percentage</i>	<i>9.0%</i>	<i>11.7%</i>	<i>16.5%</i>	<i>11.0%</i>	<i>51.7%</i>	<i>29.1%</i>
	Renter Occupied	535	360	455	244	560	2,154
	<i>Percentage</i>	<i>24.8%</i>	<i>16.7%</i>	<i>21.1%</i>	<i>11.3%</i>	<i>26.0%</i>	<i>17.4%</i>
Vallejo	Owner Occupied	835	1045	1495	835	3650	7,860
	<i>Percentage</i>	<i>10.6%</i>	<i>13.3%</i>	<i>19.0%</i>	<i>10.6%</i>	<i>46.4%</i>	<i>33.7%</i>
	Renter Occupied	945	720	725	239	574	3,203
	<i>Percentage</i>	<i>29.5%</i>	<i>22.5%</i>	<i>22.6%</i>	<i>7.5%</i>	<i>17.9%</i>	<i>25.8%</i>
Unincorporated Solano County	Owner Occupied	174	150	335	322	1280	2,261
	<i>Percentage</i>	<i>7.7%</i>	<i>6.6%</i>	<i>14.8%</i>	<i>14.2%</i>	<i>56.6%</i>	<i>47.9%</i>
	Renter Occupied	61	91	61	42	101	356
	<i>Percentage</i>	<i>17.1%</i>	<i>25.6%</i>	<i>17.1%</i>	<i>11.8%</i>	<i>28.4%</i>	<i>16.3%</i>

Source: ABAG Data Packet, 2021 -- CHAS, 2013-2017

Table E-30 shows the overpayment status for the senior-headed households in Solano County (38,850 total households). The Department of Housing and Urban Development (HUD) defines overpayment (cost burdened) as a household that spends more than 30 percent of their income, on housing costs, including utilities. Severely overpaying (severely cost burdened) occurs when a household spends 50 percent or more of their income on housing costs. Table E-30 shows the number of households overpaying, paying 30-50 percent on housing costs, and the number of households severely overpaying, paying 50 percent or more on housing costs.

As shown in **Table 2-30**, Dixon (26.4 percent), Vallejo (23.4 percent), and Vacaville (19.6 percent) had the highest number of senior households overpaying for housing. When looking at senior households severely overpaying, Vallejo and Fairfield had the highest percentages of households at 21.1 percent and 20.7 percent, respectively. When looking at lower income senior households, in Solano County,

overpayment ranged from 18.6 and 37.7 percent -- Benicia (18.6 percent), Unincorporated Solano County (18.8 percent), Rio Vista (20.3 percent), Fairfield (27.7 percent), Dixon (28.0 percent), Vacaville (29.2 percent), Vallejo (33.1 percent), and Suisun City (37.7 percent).

TABLE E-30 SENIOR HOUSEHOLDS BY INCOME LEVEL OVERPAYING FOR HOUSING

Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All Households
Benicia	Owner Occupied	165	210	310	350	1,915	2,950
	<i>Percentage</i>	<i>5.6%</i>	<i>7.1%</i>	<i>10.5%</i>	<i>11.9%</i>	<i>64.9%</i>	<i>36.4%</i>
	Renter Occupied	145	80	79	60	160	524
	<i>Percentage</i>	<i>27.7%</i>	<i>15.3%</i>	<i>15.1%</i>	<i>11.5%</i>	<i>30.5%</i>	<i>16.4%</i>
Dixon	Owner Occupied	54	150	180	34	675	1,093
	<i>Percentage</i>	<i>4.9%</i>	<i>13.7%</i>	<i>16.5%</i>	<i>3.1%</i>	<i>61.8%</i>	<i>25.8%</i>
	Renter Occupied	0	115	10	10	20	155
	<i>Percentage</i>	<i>0.0%</i>	<i>74.2%</i>	<i>6.5%</i>	<i>6.5%</i>	<i>12.9%</i>	<i>8.5%</i>
Fairfield	Owner Occupied	174	150	335	332	1,280	2,271
	<i>Percentage</i>	<i>7.7%</i>	<i>6.6%</i>	<i>14.8%</i>	<i>14.6%</i>	<i>56.4%</i>	<i>18.4%</i>
	Renter Occupied	61	91	61	42	101	356
	<i>Percentage</i>	<i>17.1%</i>	<i>25.6%</i>	<i>17.1%</i>	<i>11.8%</i>	<i>28.4%</i>	<i>7.1%</i>
Rio Vista	Owner Occupied	180	310	460	165	1,215	2,330
	<i>Percentage</i>	<i>7.7%</i>	<i>13.3%</i>	<i>19.7%</i>	<i>7.1%</i>	<i>52.1%</i>	<i>59.9%</i>
	Renter Occupied	0	65	80	0	180	325
	<i>Percentage</i>	<i>0.0%</i>	<i>20.0%</i>	<i>24.6%</i>	<i>0.0%</i>	<i>55.4%</i>	<i>36.0%</i>
Suisun City	Owner Occupied	59	200	250	170	585	1,264
	<i>Percentage</i>	<i>4.7%</i>	<i>15.8%</i>	<i>19.8%</i>	<i>13.4%</i>	<i>46.3%</i>	<i>21.9%</i>
	Renter Occupied	79	35	115	30	155	414

Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All Households
	<i>Percentage</i>	19.1%	8.5%	27.8%	7.2%	37.4%	11.7%
Vacaville	Owner Occupied	533	690	975	650	3,050	5,898
	<i>Percentage</i>	9.0%	11.7%	16.5%	11.0%	51.7%	29.1%
	Renter Occupied	535	360	455	244	560	2,154
	<i>Percentage</i>	24.8%	16.7%	21.1%	11.3%	26.0%	17.4%
Vallejo	Owner Occupied	835	1045	1495	835	3650	7,860
	<i>Percentage</i>	10.6%	13.3%	19.0%	10.6%	46.4%	33.7%
	Renter Occupied	945	720	725	239	574	3,203
	<i>Percentage</i>	29.5%	22.5%	22.6%	7.5%	17.9%	25.8%
Unincorporated Solano County	Owner Occupied	174	150	335	322	1280	2,261
	<i>Percentage</i>	7.7%	6.6%	14.8%	14.2%	56.6%	47.9%
	Renter Occupied	61	91	61	42	101	356
	<i>Percentage</i>	17.1%	25.6%	17.1%	11.8%	28.4%	16.3%

Source: ABAG Data Packet, 2021 -- CHAS, 2013-2017

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

The Americans with Disabilities Act (ADA) defines an individual with a disability as “as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment.”

The U.S. Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- **Hearing difficulty:** deafness or serious difficulty hearing
- **Vision difficulty:** blindness or serious difficulty seeing even when wearing glasses
- **Cognitive difficulty:** serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition
- **Ambulatory difficulty:** serious difficulty walking or climbing stairs
- **Self-care difficulty:** difficulty dressing or bathing (Activities of Daily Living [ADL])

People with disabilities have distinct housing needs depending on the nature and severity of the disability. People with physical disabilities generally require modifications to housing, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances. If a disability prevents someone from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If a physical disability prevents someone from working or limits their income, then cost of housing and related modifications can be difficult to afford.

Table E-31 reports the number of persons with a disability in each jurisdiction. Rio Vista had the highest percentage of residents with a disability (26.2 percent), with the remaining jurisdictions at a similar percentage ranging from 11.1 to 12.7 percent. Rio Vista's high percentages of disability can be attributed to the larger senior population. **Table E-32** provides a breakdown of the types of disability in each community. It is not uncommon for someone to have more than one type of disability.

TABLE E-31 POPULATION BY DISABILITY STATUS, 2015-2019

Geography	With a Disability	Percentage	Total Population
Benicia	3,130	11.1%	28,143
Dixon	2,214	11.1%	20,022
Fairfield	13,038	11.6%	112,613
Rio Vista	2,341	26.2%	8,926
Suisun City	3,627	12.5%	29,039
Vacaville	10,709	11.8%	90,559
Vallejo	15,100	12.5%	120,683
Unincorporated Solano County	2,483	12.7%	19,498
Solano County	52,642	12.3%	429,483
Total	735,533	-	7,655,295

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

TABLE E-32 DISABILITY BY TYPE, 2015-2019

Disability	Ambulatory difficulty	Hearing difficulty	Independent living difficulty	Cognitive difficulty	Vision difficulty	Self-care difficulty
Benicia	5.2%	4.4%	3.3%	3.3%	2.0%	1.5%
Dixon	4.2%	3.5%	3.4%	3.1%	2.6%	1.7%
Fairfield	5.6%	4.3%	3.8%	3.1%	2.5%	1.7%
Rio Vista	13.3%	10.4%	8.0%	7.4%	3.9%	3.8%
Suisun City	5.9%	5.1%	5.1%	2.9%	2.8%	1.7%
Vacaville	5.7%	3.9%	3.5%	3.3%	2.2%	1.2%
Vallejo	6.9%	4.9%	4.7%	3.4%	2.7%	2.1%
Unincorporated Solano County	7.0%	4.8%	4.5%	3.7%	2.1%	1.6%

Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

PERSONS WITH DEVELOPMENTAL DISABILITIES

According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities but does not include other conditions that are solely physical in nature. Many people with developmental disabilities can live and work independently within a conventional housing environment. People with more severe disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for those with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. The North Bay Regional Center (NBRC) is 1 of 21 regional centers in California that provides point-of-entry services for people with developmental disabilities. The center is a nonprofit community agency that provides advocacy, services, support, and care coordination to children and adults diagnosed with intellectual and developmental disabilities and their families in Napa, Sonoma, and Solano Counties.

NBRC provides services to developmentally disabled persons throughout Napa, Sonoma, and Solano Counties and acts as a coordinating agency for multiple service providers in the region. They provide a resource to those needing diagnosis and evaluation, individual program planning, prevention services, crisis intervention, family support services, as determined on a case-by-case basis, advocacy, consultation with other agencies, program evaluation, community education, community resource development, and coordination of services with community providers such as school, health, welfare, and recreation resources.

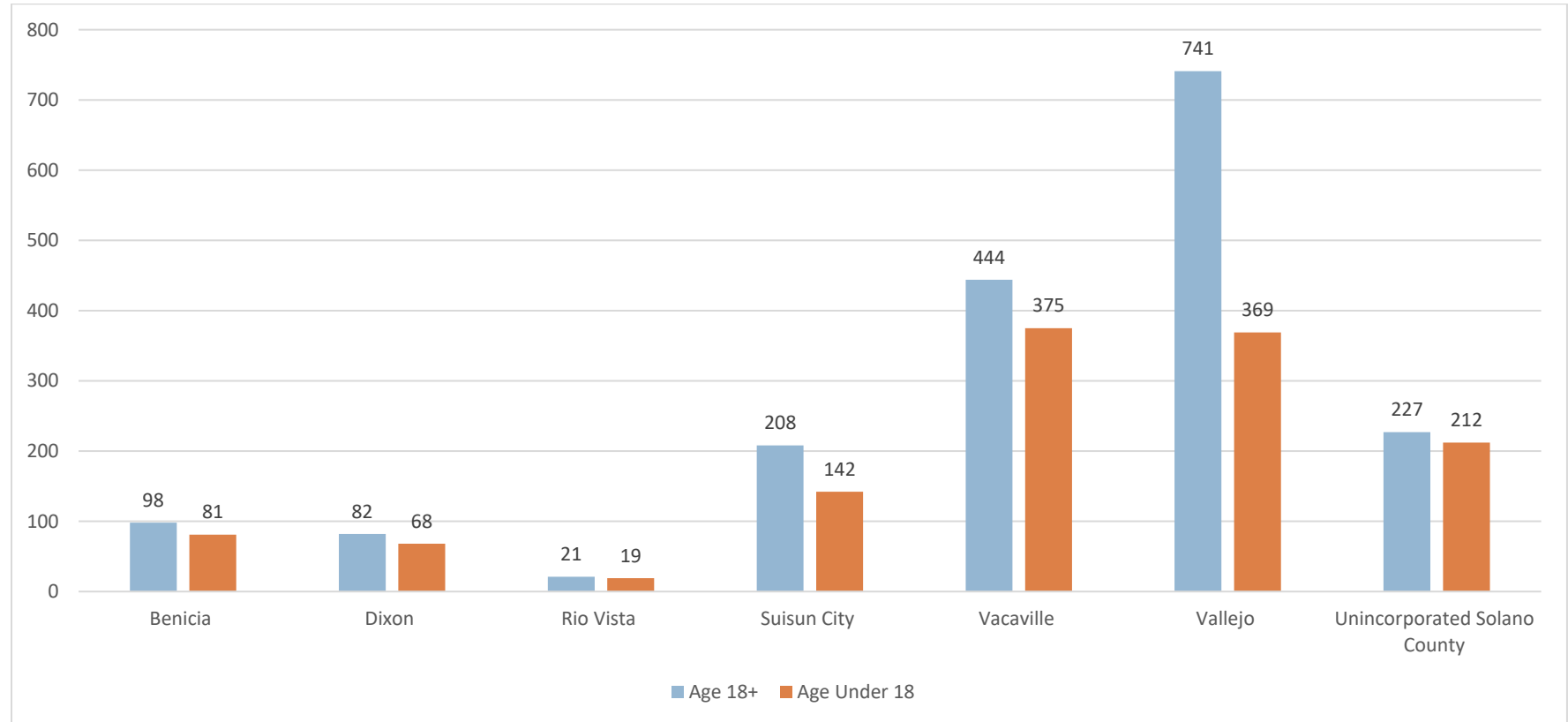
A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, rentals in combination with Section 8 Housing Choice Vouchers, special programs for home purchase, HUD housing, and Senate Bill 962 homes (Senate Bill 962 homes are adult residential homes for persons with specialized health care needs). Supportive housing and group living opportunities for persons with developmental disabilities can be an important resource for those individuals who can transition from the home of a parent or guardian to independent living.

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income or cared for by households with limited financial resources.

According to **Figure E-6** and **Table E-33** and the most recent data by the California Department of Developmental Services from 2020, there were a total of 4,272 persons with developmental disabilities in Solano County. Within Benicia, Dixon, Rio Vista, and Suisun City, there were 81, 68, 19, and 142 persons under the age of 18, respectively, with a developmental disability. For Vacaville, Vallejo, and Unincorporated Solano County, there were 375, 369, and 212 persons under the age of 18, respectively, with a developmental disability. Based on 2020 consumer count data by the California Department of Developmental Services, 70 to 85 percent of persons with developmental disabilities were living at home with a parent, family, or guardian. Finding affordable housing with appropriate features and accessibility to supporting

services within the household's affordability range may be a challenge because many persons with disabilities live on disability incomes or fixed income

FIGURE E-6 POPULATION WITH DEVELOPMENTAL DISABILITIES BY AGE



Source: ABAG Data Packet, 2021 -- California Department of Developmental Services, Consumer Count by California Age Group (2020)

TABLE E-33 POPULATION WITH DEVELOPMENTAL DISABILITIES BY RESIDENCE

Geography	Home of Parent / Family /Guardian	Independent / Supported Living	Other	Foster / Family Home	Intermediate Care Facility	Community Care Facility	Totals
Benicia	159	17	5	5	0	0	186
<i>Percentage</i>	<i>85.5%</i>	<i>9.1%</i>	<i>2.7%</i>	<i>2.7%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>
Dixon	130	12	5	5	0	0	152
<i>Percentage</i>	<i>85.5%</i>	<i>7.9%</i>	<i>3.3%</i>	<i>3.3%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>
Fairfield	834	177	110	28	15	9	1173
<i>Percentage</i>	<i>71.1%</i>	<i>15.1%</i>	<i>9.4%</i>	<i>2.4%</i>	<i>1.3%</i>	<i>0.8%</i>	<i>100.0%</i>
Rio Vista	35	5	5	5	0	0	50
<i>Percentage</i>	<i>70.0%</i>	<i>10.0%</i>	<i>10.0%</i>	<i>10.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>
Suisun City	268	31	28	23	0	0	350
<i>Percentage</i>	<i>76.6%</i>	<i>8.9%</i>	<i>8.0%</i>	<i>6.6%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>
Vacaville	640	97	57	16	4	4	818
<i>Percentage</i>	<i>78.2%</i>	<i>11.9%</i>	<i>7.0%</i>	<i>2.0%</i>	<i>0.5%</i>	<i>0.5%</i>	<i>100.0%</i>
Vallejo	736	142	128	56	23	15	1100
<i>Percentage</i>	<i>66.9%</i>	<i>12.9%</i>	<i>11.6%</i>	<i>5.1%</i>	<i>2.1%</i>	<i>1.4%</i>	<i>100.0%</i>
Unincorporated Solano County	350	50	30	8	3	2	443
<i>Percentage</i>	<i>79.0%</i>	<i>11.3%</i>	<i>6.8%</i>	<i>1.8%</i>	<i>0.7%</i>	<i>0.5%</i>	<i>100.0%</i>

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

LARGE HOUSEHOLDS

Large households are defined as households with five or more members. Large households comprise a special-needs group because of the need for larger dwelling units with 3 or more bedrooms, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income, large households to reside in smaller dwelling units, frequently resulting in overcrowding.

As shown in **Table E-34**, the jurisdictions in Solano County with the greatest proportion of large households (five or more members) were Dixon (18.3 percent), Fairfield (14.6 percent) and Suisun City (13.4 percent). As shown in **Table E-35**, a relatively large proportion of each of these three city's housing stocks has three or more bedrooms (75 percent in Dixon, 71 percent in Fairfield and Suisun City 81 percent). Although the supply of units with three or more bedrooms may appear to be adequate to accommodate the needs of large families in these communities (and throughout Solano County), larger households may not actually be residing in these units, as the price for larger units may be a barrier to ownership or rental, leaving a portion of this population underserved. ~~As well~~ Additionally, large households may choose to reside in the larger housing units that are above their financial means, thus resulting in overpayment and the potential for displacement. This situation applies to all of the jurisdictions in Solano County. In the unincorporated area specifically, approximately 7.1 percent of owner households are considered large households, compared to 21.3 percent of renter households, suggesting a greater need for rental units with three or more bedrooms. However, as shown in Table E-35, approximately 75.8 percent of ownership units in the unincorporated area have three or more bedrooms, compared to 44.6 percent of rental units. While this is sufficient to accommodate the proportion of large households in the unincorporated area, housing cost and availability at the time of need may constraint the larger housing unit stock for large households.

The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms, hallways and kitchens. As shown in **Figure E-2**, the jurisdictions in Solano County with the highest rates of homes that were considered overcrowded were Dixon (7.5 percent), Vallejo (7 percent), Unincorporated Solano County (6.9 percent) and Fairfield (6.3 percent). More larger homes in these communities may be needed.

A majority of Solano County's rental housing stock consists of individual single-family homes for rent, and multifamily multiplex and apartment buildings. In fact, about 70 to 80 percent of the county's housing stock consists of single-family homes, with the remainder multifamily units and mobile homes. According to **Table E-35**, in Unincorporated Solano County and all cities except in Suisun City, homes with three or more bedrooms are overwhelmingly occupied by owners rather than renters.

TABLE E-34 HOUSEHOLD SIZE BY INCOME LEVEL, 2013-2017

Geography	Income Level	Large Families of 5+ Persons	
		Number	Percent of Total Households
Benicia	0%-80% AMI	104	0.9%
	81%-100% AMI	55	0.5%
	100%+ AMI	535	4.8%
	All Incomes	694	6.3%
Dixon	0%-80% AMI	619	10.5%
	81%-100% AMI	195	3.3%
	100%+ AMI	260	4.4%
	All Incomes	1,074	18.3%
Fairfield	0%-80% AMI	1,935	5.5%
	81%-100% AMI	630	1.8%
	100%+ AMI	2,625	7.4%
	All Incomes	5,190	14.6%
Rio Vista	0%-80% AMI	48	1.2%
	81%-100% AMI	-	0.0%
	100%+ AMI	60	1.5%
	All Incomes	108	2.6%
Suisun City	0%-80% AMI	455	5.0%
	81%-100% AMI	89	1.0%
	100%+ AMI	685	7.5%
	All Incomes	1,229	13.4%

Geography	Income Level	Large Families of 5+ Persons	
		Number	Percent of Total Households
Vacaville	0%-80% AMI	883	2.7%
	81%-100% AMI	405	1.3%
	100%+ AMI	2,190	6.8%
	All Incomes	3,478	10.8%
Vallejo	0%-80% AMI	1,719	4.2%
	81%-100% AMI	570	1.4%
	100%+ AMI	2,225	5.4%
	All Incomes	4,514	10.9%
Unincorporated Solano	0%-80% AMI	227	3.3%
	81%-100% AMI	221	3.2%
	100%+ AMI	205	3.0%
	All Incomes	653	9.4%

Source: ABAG Data Packet, 2021 -- CHAS, 2013-2017

TABLE E-35 HOUSING UNITS BY NUMBER OF BEDROOM, 2015-2019

Number of Bedrooms	0 Bedrooms		1 Bedrooms		2 Bedrooms		3-4 Bedrooms		5 or More Bedrooms		Percent of All Homes in Jurisdiction with 3+ Bedrooms
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	
Benicia	68	149	185	542	1,193	1,324	6,189	1,121	468	54	7,832
<i>Percentage</i>	<i>0.8%</i>	<i>4.7%</i>	<i>2.3%</i>	<i>17.0%</i>	<i>14.7%</i>	<i>41.5%</i>	<i>76.4%</i>	<i>35.1%</i>	<i>5.8%</i>	<i>1.7%</i>	<i>69%</i>
Dixon	14	45	24	374	351	685	3,692	710	157	10	4,569
<i>Percentage</i>	<i>0.3%</i>	<i>2.5%</i>	<i>0.6%</i>	<i>20.5%</i>	<i>8.3%</i>	<i>37.6%</i>	<i>87.1%</i>	<i>38.9%</i>	<i>3.7%</i>	<i>0.5%</i>	<i>75%</i>
Fairfield	78	545	252	2,718	1,560	5,596	17,514	5,969	2,385	134	2,260
<i>Percentage</i>	<i>0.4%</i>	<i>3.6%</i>	<i>1.2%</i>	<i>18.2%</i>	<i>7.2%</i>	<i>37.4%</i>	<i>80.4%</i>	<i>39.9%</i>	<i>10.9%</i>	<i>0.9%</i>	<i>71%</i>
Rio Vista	0	21	0	181	2,532	396	1,343	306	13	0	2,260
<i>Percentage</i>	<i>0.0%</i>	<i>2.3%</i>	<i>0.0%</i>	<i>20.0%</i>	<i>65.1%</i>	<i>43.8%</i>	<i>34.5%</i>	<i>33.8%</i>	<i>0.3%</i>	<i>0.0%</i>	<i>47%</i>
Suisun City	94	33	0	524	302	820	5,337	2,078	50	72	7,537
<i>Percentage</i>	<i>1.6%</i>	<i>0.9%</i>	<i>0.0%</i>	<i>14.9%</i>	<i>5.2%</i>	<i>23.2%</i>	<i>92.3%</i>	<i>58.9%</i>	<i>0.9%</i>	<i>2.0%</i>	<i>81%</i>
Vacaville	78	367	289	2,662	2,464	4,364	16,001	4,881	1,454	138	22,474
<i>Percentage</i>	<i>0.4%</i>	<i>3.0%</i>	<i>1.4%</i>	<i>21.4%</i>	<i>12.1%</i>	<i>35.2%</i>	<i>78.9%</i>	<i>39.3%</i>	<i>7.2%</i>	<i>1.1%</i>	<i>69%</i>
Vallejo	128	990	468	4,178	4,293	6,324	17,289	6,916	1,161	301	4,554
<i>Percentage</i>	<i>0.5%</i>	<i>5.3%</i>	<i>2.0%</i>	<i>22.3%</i>	<i>18.4%</i>	<i>33.8%</i>	<i>74.1%</i>	<i>37.0%</i>	<i>5.0%</i>	<i>1.6%</i>	<i>75%</i>
Unincorporated Solano County	72	19	261	367	811	827	3,293	915	286	60	4,554
<i>Percentage</i>	<i>1.5%</i>	<i>0.9%</i>	<i>5.5%</i>	<i>16.8%</i>	<i>17.2%</i>	<i>37.8%</i>	<i>69.7%</i>	<i>41.8%</i>	<i>6.1%</i>	<i>2.7%</i>	<i>66%</i>

Source: ABAG Data Packet, 2021 -- California Department of Finance, E-5 series

SINGLE-PARENT HOUSEHOLDS

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2015-2019 ACS, Solano County had about 14.2 percent (21,305) female-headed family households and 6.3 percent (9,486) male-headed family households. In all of Solano County, single-headed households represent approximately 20.5 percent of all family households in Solano County (see **Table E-36**). In comparison, in the Bay Area, 15.2 percent were single-headed households (male or female). **Figure E-7** shows single-headed family household types by percentage for Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, Unincorporated Solano County, and the Bay Area.

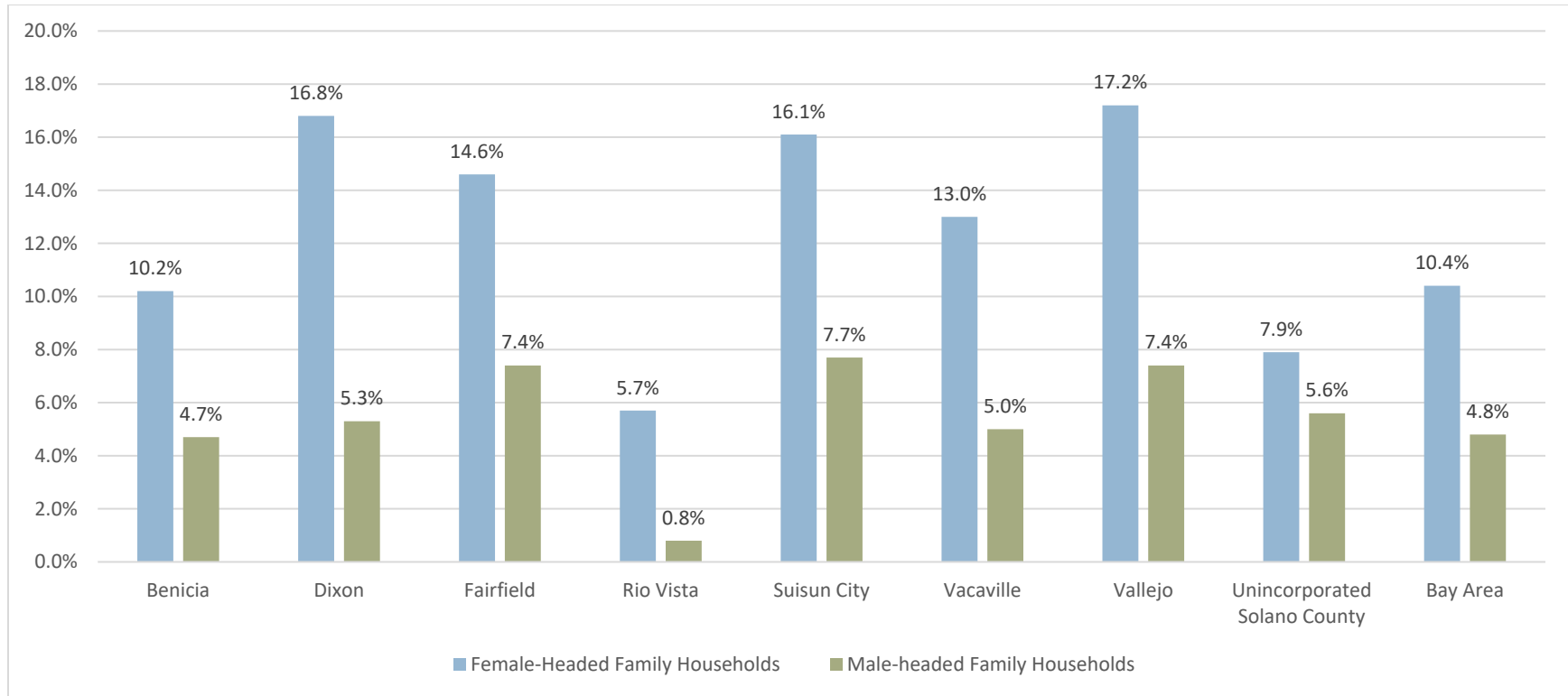
Single-parent households, particularly those headed by women, are likely to have greater demand for childcare and other social services than two-parent households. As shown in **Figure E-8**, an average of about 75 percent of female-headed households in poverty have one or more children and conversely, an average of about a quarter of female-headed households in poverty do not have children in the household. Among female-headed households in poverty, having one or more children in the household was most common in Vacaville, Fairfield, Dixon and Benicia. In Rio Vista it was less common to have children in the households of female-headed households in poverty. Because female-headed, single-parent households often have limited incomes, these households may have trouble finding adequate, affordable housing, or may overpay for housing to accommodate family size or have access to services and resources.

TABLE E-36 SINGLE-PARENT HOUSEHOLDS, 2015-2019

Geography	Female-Headed Family Households		Male-Headed Family Households		Total Single-Parent Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Benicia	1,155	10.2%	532	4.7%	1,687	14.9%
Dixon	1,017	16.8%	321	5.3%	1,338	22.1%
Rio Vista	273	5.7%	39	0.8%	312	6.5%
Fairfield	5,353	14.6%	2,720	7.4%	2,211	23.7%
Suisun City	1,497	16.1%	714	7.7%	5,886	18.0%
Vacaville	4,240	13.0%	1,646	5.0%	10,353	24.6%
Vallejo	7,224	17.2%	3,129	7.4%	8,073	22.0%
Unincorporated Solano County	546	7.9%	385	5.6%	931	13.5%
Solano County	21,305	14.2%	9,486	6.3%	30,791	20.5%
Bay Area	283,770	10.4%	131,105	4.8%	414,875	15.2%

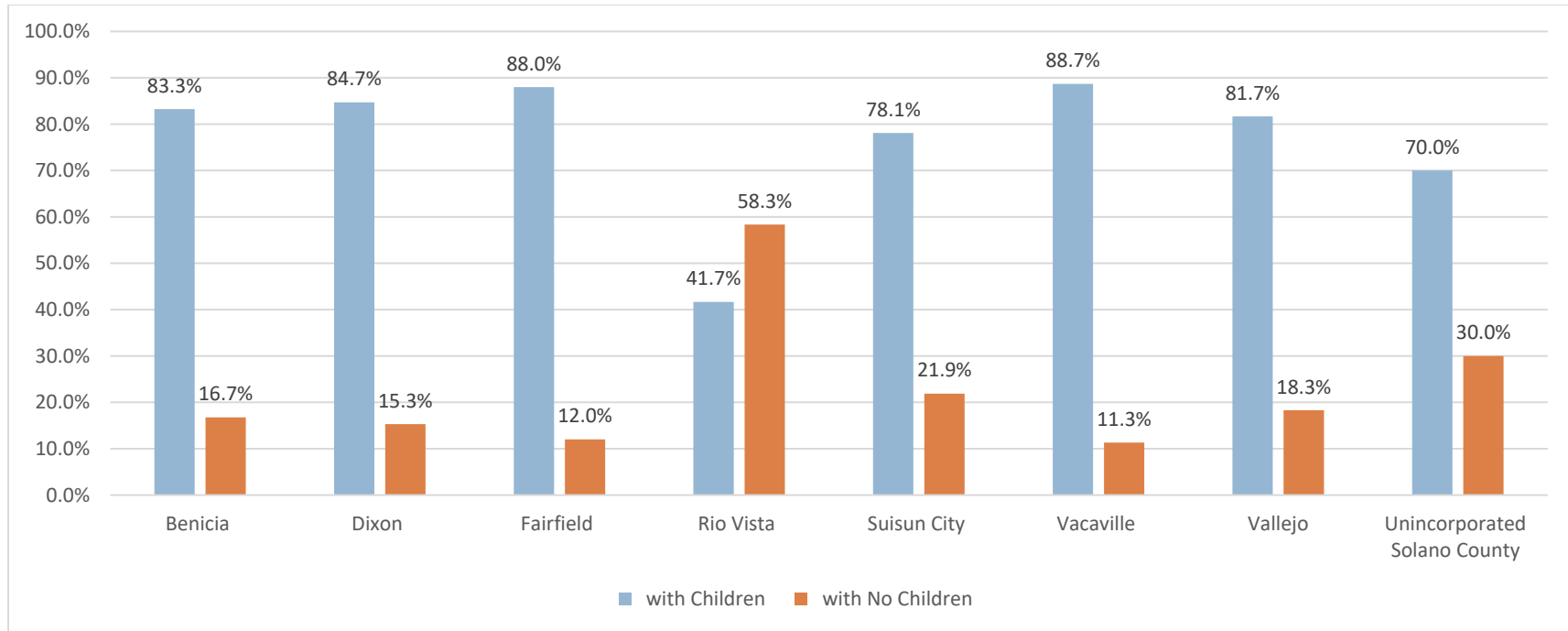
Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

FIGURE E-7 SINGLE-PARENT HOUSEHOLDS



Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

FIGURE E-8 FEMALE-HEADED HOUSEHOLD BY POVERTY STATUS, 2015-2019



Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

FARMWORKERS

Farmworkers are generally considered to have special housing needs because of limited incomes, locational and seasonal factors and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next resulting in many farmworkers living in overcrowded and often substandard housing conditions. Although Solano County historically had a portion of its' economy based on agricultural operations, the economic base has been shifting away from agriculture over time. As a result, the number of farmworkers living in each of the jurisdictions and in the unincorporated county in more recent years varies depending on location, size, and diversification of their individual economic base. Further, prior to the COVID-19 pandemic, the industry began shifting toward recruiting and employing H-2A visa workers, many of whom are from Mexico and Central America. However small the agricultural sector as of 2019, farmworkers remain essential to Solano County's economies as well as to local and national food supplies, and their need to have safe and affordable housing resources must be addressed. As well, the increase in farmworkers living in Solano County on a permanent basis increases the need for local, affordable farmworker housing for household types other than single adult men and women, including family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community.

The 2017 Census of Agriculture identifies 1,018 farm operations within zip codes that include the unincorporated county, many of which may be located within only a few miles of incorporated city limits. Approximately 8.1 percent of jobs within the unincorporated area are in the agricultural and natural resources sector, compared to less than one percent of employment opportunities in each of the incorporated jurisdictions related to agricultural activities. These census tracts may include farm operations that employ workers and provide on-site facilities, or dedicated housing that the HCD Employee Housing Facilities Permit Services database reports as located within an incorporated city. While the farm operations identified in **Table E-37, Farm Operations by Zip Code, Unincorporated Solano County** are outside of incorporated areas, proximity to cities may allow farmworkers to acquire housing opportunities within the incorporated jurisdictions to access services, educational facilities, medical, and other amenities and resources. Although housing may be more affordable in some of the unincorporated areas, residential opportunities for farmworkers within the unincorporated communities may be limited.

TABLE E-37 FARM OPERATIONS BY ZIP CODE, UNINCORPORATED SOLANO COUNTY

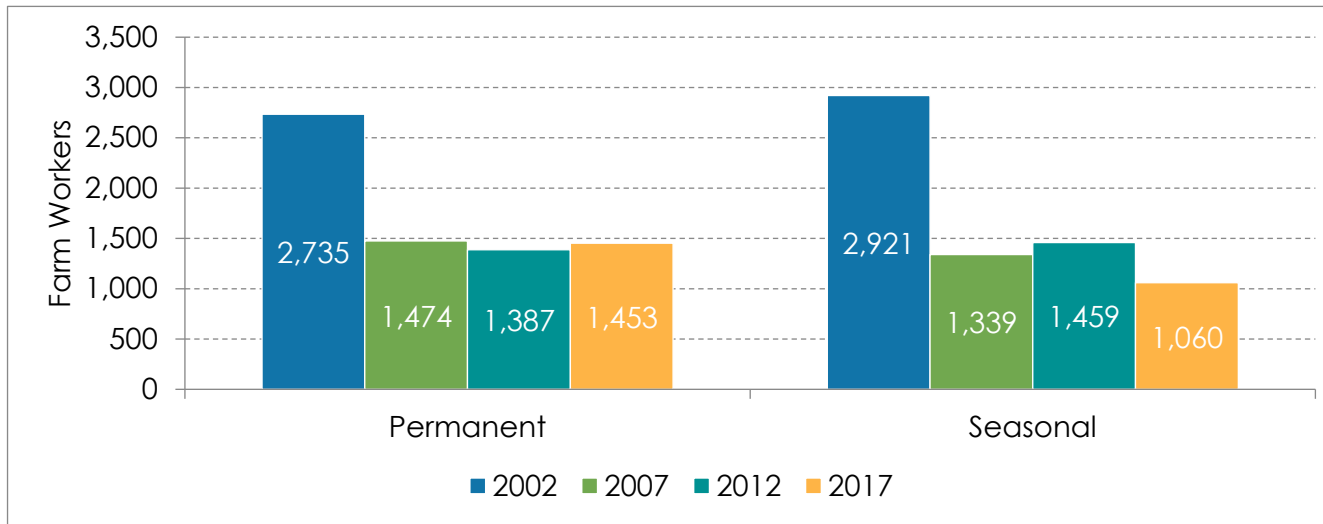
<u>Zip Code</u>	<u>Unincorporated Community/Area</u>	<u>Farm Operations</u>
<u>94503</u>	<u>UA</u>	<u>14</u>
<u>94510</u>	<u>Vicinity of Benicia</u>	<u>14</u>
<u>94512</u>	<u>Bird Landing</u>	<u>7</u>
<u>94533</u>	<u>Vicinity of Fairfield</u>	<u>23</u>

Zip Code	Unincorporated Community/Area	Farm Operations
<u>94503</u>	<u>UA</u>	<u>14</u>
<u>94510</u>	<u>Vicinity of Benicia</u>	<u>14</u>
<u>94512</u>	<u>Bird Landing</u>	<u>7</u>
<u>94534</u>	<u>Vicinity of Fairfield</u>	<u>105</u>
<u>94535</u>	<u>Travis Air Force Base</u>	<u>3</u>
<u>94571</u>	<u>Vicinity of Rio Vista</u>	<u>48</u>
<u>94585</u>	<u>Collinsville</u>	<u>11</u>
<u>94591</u>	<u>Vicinity of Vallejo</u>	<u>3</u>
<u>95618</u>	<u>Tremont Township</u>	<u>41</u>
<u>95620</u>	<u>Vicinity of Dixon</u>	<u>159</u>
<u>95687</u>	<u>Vicinity of Vacaville</u>	<u>78</u>
<u>95688</u>	<u>Vicinity of Vacaville</u>	<u>243</u>
<u>95690</u>	<u>UA</u>	<u>47</u>
<u>95694</u>	<u>UA</u>	<u>206</u>
<u>95696</u>	<u>Vicinity of Vacaville</u>	<u>16</u>
<u>TOTAL</u>		<u>1,018</u>

Source: USDA Census Farm Operations 2017.

According to the U.S. Department of Agriculture 2017 Census of Farmworkers, the number of permanent farm workers in Solano County has significantly decreased from 2002 to 2017, decreasing from 2,735 farmworkers to 1,452 farmworkers over that time frame. However, there was a slight increase ~~from between~~ 2012 to 2017, ~~showing an increase from 1,347 permanent farmworkers to 1,453-452 farmworkers-~~ likely reflecting the transition to H-2A workers. The seasonal number has also decreased from 2,921 in 2002 to 1,060 in 2017 (see **Figure 2-9**). ~~The overall number of farm workers was about the same in 2017 as in 2002.~~ The U.S. Department of Agriculture Census of Farmworkers, also reports that there were ~~849-1,018~~ farms in Solano County, employing a total of 2,513 workers in 2017. Of the 2,513 farmworkers in the county, 1,453 workers (58.0 percent) work 150 days or more each year. The remaining 42.0 percent work less than 150 days per year. Larger farms provide the main source of farm employment for farmworkers. According to the Census of Agriculture, 954 farmworkers (38.0 percent) were employed on farms with 10 or more workers.

FIGURE 2-9 FARM LABOR IN SOLANO COUNTY



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Note: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors) Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

The 2015-2019 ACS Census reports there were 3,047 persons employed in the agriculture, forestry, fishing, and hunting industry in all of Solano County in 2019, a 21.2 percent increase from the 2017 Census of Agriculture. While it is likely that not all these workers are engaged in farm labor, the data allows comparisons between jurisdictions and the unincorporated county and helps to gauge segments of the population at risk of overpayment, overcrowding, substandard housing conditions, or displacement. Based on data from one-on-one interviews with service providers, the majority of farmworkers (80.0 percent) come directly from Mexico, 17.0 percent from Texas, and 3.0 percent from other cities in California. The seasonal and often migrant nature of farm labor, as well as accounting for undocumented workers, suggest that this data likely underrepresents the actual farmworker population, because undocumented residents do not often participate in traditional data collection. While data is limited when determining farmworker populations residing within the unincorporated area of the county, estimates from the 2015-2019 ACS is used to determine the number of residents employed in agriculture, forestry, mining, fishing, and hunting industries. The ACS identified 25.6 percent of the farm labor workforce (780 residents) residing in the unincorporated county.

The HCD Employee Housing Facilities Permit Services database identified 68 units of dedicated farmworker housing with capacity for 485 workers (**Table E-38 Farmworker Housing Facilities Serving Solano County**) throughout the county, the majority of which are located within the city of Fairfield, adjacent Suisun City, and Vallejo. This inventory does not include the Dixon Migrant Center within the unincorporated county area southwest of Dixon, and operated by HCD; which provides 82 affordable seasonal rental housing units and support services (including onsite childcare) during peak growing and harvest season, typically from April through November. There are also three duplexes and one single-family home that are open for families to inhabit year-round, bringing the total dedicated farmworker housing occupancy capacity to over 570. Included in the inventory are three operating farmworker facilities with capacity for a total of 20 employees and/or H2-A workers in the unincorporated area that are not counted as a city facility, and one non-operational facility. The majority of identified facilities are allocated for H-2A worker housing (57 units with capacity for 398 workers), and all but two of the H-2A housing facilities are located within a jurisdiction, providing access to services, educational facilities, transit, and amenities. While three of the housing options for H-2A workers include rooms rented in hotels, most of the H-2A facilities are single family detached homes in a residential neighborhood. Because H-2A workers must be provided with housing accommodations, based on the facilities identified in **Table E-38**, it is assumed that H-2A workers represent about 13.1 percent of the identified countywide farmworker employment.

TABLE E-38 FARMWORKER HOUSING FACILITIES SERVING UNINCORPORATED SOLANO COUNTY

Facility Name	Facility Type	Facility Address	Jurisdiction	Structure Count	Maximum Capacity	Current Occupancy	Permit Status
<u>Extended Stay America - Vacaville</u>	<u>H-2A</u>	<u>799 Orange Dr</u>	<u>Vacaville</u>	<u>18</u>	<u>36</u>	<u>100%</u>	<u>Active</u>
<u>Chula Vista</u>	<u>H-2A</u>	<u>716 Chula Vista Way.</u>	<u>Suisun City</u>	<u>1</u>	<u>8</u>	<u>100%</u>	<u>Active</u>
<u>Mankas</u>	<u>H-2A</u>	<u>2727 Mankas Rd.</u>	<u>Suisun City</u>	<u>1</u>	<u>14</u>	<u>93%</u>	<u>Active</u>
<u>Potrero</u>	<u>H-2A</u>	<u>1249 Potrero Street</u>	<u>Suisun City</u>	<u>1</u>	<u>30</u>	<u>100%</u>	<u>Active</u>
<u>Heather</u>	<u>H-2A</u>	<u>101 Heather Ct.</u>	<u>Vallejo</u>	<u>1</u>	<u>25</u>	<u>100%</u>	<u>Active</u>
<u>Fairhaven Way</u>	<u>H-2A</u>	<u>501 Fairhaven Way</u>	<u>Vallejo</u>	<u>1</u>	<u>16</u>	<u>94%</u>	<u>Active</u>
<u>Chastain Farms, Inc</u>	<u>Employee Housing</u>	<u>7661 Pitt School Rd.</u>	<u>Unincorporated Area adjacent to Dixon city limits</u>	<u>3</u>	<u>4</u>	<u>75%</u>	<u>Occupied 4 or Less</u>

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<u>Facility Name</u>	<u>Facility Type</u>	<u>Facility Address</u>	<u>Jurisdiction</u>	<u>Structure Count</u>	<u>Maximum Capacity</u>	<u>Current Occupancy</u>	<u>Permit Status</u>
<u>Emigh Livestock - Clover Ranch</u>	<u>H-2A</u>	<u>6616 Liberty Island Rd.</u>	<u>Unincorporated Area outside Dixon city limits</u>	<u>6</u>	<u>6</u>	<u>83%</u>	<u>Active</u>
<u>Empire</u>	<u>H-2A</u>	<u>1315 Empire St.</u>	<u>Fairfield</u>	<u>1</u>	<u>12</u>	<u>100%</u>	<u>Active</u>
<u>Fiesta Court</u>	<u>H-2A</u>	<u>519 Fiesta Court</u>	<u>Fairfield</u>	<u>1</u>	<u>30</u>	<u>100%</u>	<u>Active</u>
<u>Budget Inn - Fairfield</u>	<u>H-2A</u>	<u>2259 N Texas St</u>	<u>Fairfield</u>	<u>4</u>	<u>24</u>	<u>100%</u>	<u>Active</u>
<u>2630 Orchid St</u>	<u>Employee Housing</u>	<u>2630 Orchid St.</u>	<u>Fairfield</u>	<u>1</u>	<u>20</u>	<u>100%</u>	<u>Active</u>
<u>Singletree</u>	<u>Employee Housing</u>	<u>4121 Singletree Way</u>	<u>Fairfield</u>	<u>1</u>	<u>24</u>	<u>96%</u>	<u>Active</u>
<u>Mckenna Ct</u>	<u>H-2A</u>	<u>4280 Mckenna Ct.</u>	<u>Fairfield</u>	<u>1</u>	<u>16</u>	<u>94%</u>	<u>Active</u>
<u>Hanson Dr</u>	<u>H-2A</u>	<u>2399 Hanson Dr.</u>	<u>Fairfield</u>	<u>1</u>	<u>16</u>	<u>94%</u>	<u>Active</u>
<u>Freitas</u>	<u>H-2A</u>	<u>2526 Freitas Way</u>	<u>Fairfield</u>	<u>1</u>	<u>14</u>	<u>93%</u>	<u>Active</u>
<u>Rowe Pl</u>	<u>H-2A</u>	<u>2521 Rowe Pl.</u>	<u>Fairfield</u>	<u>1</u>	<u>16</u>	<u>94%</u>	<u>Active</u>
<u>Sheldon Dr</u>	<u>H-2A</u>	<u>2357 Sheldon Dr</u>	<u>Fairfield</u>	<u>1</u>	<u>12</u>	<u>100%</u>	<u>Active</u>
<u>Cartier</u>	<u>H-2A</u>	<u>2502 Cartier Ct</u>	<u>Fairfield</u>	<u>1</u>	<u>14</u>	<u>93%</u>	<u>Active</u>
<u>Founders</u>	<u>H-2A</u>	<u>2450 Founders Place</u>	<u>Fairfield</u>	<u>1</u>	<u>20</u>	<u>100%</u>	<u>Active</u>
<u>Giannini Ranch</u>	<u>Employee Housing</u>	<u>5473 Lyon Rd.</u>	<u>Unincorporated Area Northwest of Fairfield</u>	<u>4</u>	<u>8*</u>	<u>63%</u>	<u>Active</u>
<u>Waterman Court</u>	<u>H-2A</u>	<u>2921 Waterman Ct</u>	<u>Fairfield</u>	<u>1</u>	<u>19</u>	<u>100%</u>	<u>Active</u>
<u>Fairview</u>	<u>H-2A</u>	<u>2335 Fairview Pl.</u>	<u>Fairfield</u>	<u>1</u>	<u>30</u>	<u>100%</u>	<u>Active</u>
<u>Topgallant</u>	<u>Employee Housing</u>	<u>2433 Topgallant Ct.</u>	<u>Fairfield</u>	<u>1</u>	<u>25</u>	<u>100%</u>	<u>Active</u>

<u>Facility Name</u>	<u>Facility Type</u>	<u>Facility Address</u>	<u>Jurisdiction</u>	<u>Structure Count</u>	<u>Maximum Capacity</u>	<u>Current Occupancy</u>	<u>Permit Status</u>
<u>2875 Rockville Rd</u>	<u>Employee Housing</u>	<u>2875 Rockville Road</u>	<u>Fairfield</u>	<u>1</u>	<u>6</u>	<u>100%</u>	<u>Active</u>
<u>Hanson Dr</u>	<u>H-2A</u>	<u>2372 Hanson Dr.</u>	<u>Fairfield</u>	<u>1</u>	<u>16</u>	<u>94%</u>	<u>Active</u>
<u>5 Spring Ln</u>	<u>H-2A</u>	<u>5 Spring Ln.</u>	<u>Unincorporated Area, Cordelia</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Not Occupied</u>
<u>Extended Stay America - Fairfield</u>	<u>H-2A</u>	<u>1019 Oliver Rd.</u>	<u>Fairfield</u>	<u>12</u>	<u>24</u>	<u>100%</u>	<u>Active</u>
<u>TOTAL</u>				<u>68</u>	<u>485</u>		

Source: HCD Employee Facilities Permit Services Database, May, 2023.

Note: Facilities reported in operation as of 12/31/2022.

Given the number of workers countywide employed in agriculture or related industries, dedicated housing for roughly 570 farmworkers within the County, including available capacity for approximately 400 H-2A visa workers, is likely insufficient to meet the existing need for farmworker housing. Farmworkers that are citizens and permanent residents may have access to other affordable housing resources, including three USDA assisted complexes (Valley Glen and Moonlight Apartments in Dixon with a total of 113 deed-restricted units, and Casitas del Rio in Rio Vista with 39 deed restricted units) as well as 4,845 deed restricted multifamily housing units within jurisdictions throughout the county which have been assisted through LIHTC, HUD, and/or CalHFA funding programs. However, farmworkers must compete with other lower-income households for the limited number of affordable units, and many farmworkers are likely forced to pay the market rate for their housing, often resulting in overpayment, overcrowding, and increased risk of displacement. For undocumented workers, options are more limited, and a large portion of farmworkers may live in spaces not intended for human habitation, such as shacks, outbuildings, sheds, and converted garages, often in severely overcrowded conditions. Further, while much of the housing for H-2A workers has been reserved in single-family units within incorporated cities, the number of occupants identified per unit in **Table X** suggests overcrowded conditions. Therefore, while housing resources are available for farmworkers in cities which provides them greater access to resources, particularly for families, these housing opportunities may require longer commutes to farm operations located in the unincorporated area.

Data is limited when looking at the unincorporated area of the county and therefore this analysis relying on the 2015-2019 ACS to determine the number of residents employed in Agriculture and Natural Resource. The ACS identified When looking at just the unincorporated county, 3.4 percent, or 308 residents, were employed in Agriculture and Natural Resources, according to the 2015-2019 ACS, representing a very small portion of the workforce. Based on data from one on one interviews with service providers, the majority of farmworkers (80.0 percent) come directly from Mexico, 17.0 percent from Texas, and 3.0 percent from other cities in California.

Citizens, noncitizens with permanent status, and H-2A visa workers are eligible for public housing, HCVs, USDA rural rental assistance, and Section 8 project-based rental assistance. Section 214 of the Housing and Community Development Act of 1980, as amended, makes certain categories of noncitizens eligible for assistance, including most categories of immigrants, but excludes unauthorized immigrants (e.g., undocumented) and those in temporary status (e.g., tourists and students). Section 214 applies to specified programs—primarily federal rental assistance programs administered by HUD and the USDA, including Public Housing, Housing Choice Vouchers, Section 8 project-based rental assistance programs, and rural rental assistance.

Undocumented residents are subject to eligibility requirements based on whether Section 214—covered programs are administered by HUD or USDA, which implement different regulatory treatment for mixed-status households depending on householder status. For HUD Section 214 projects, an ineligible noncitizen may reside with family members who are eligible to qualify for affordable housing (such as an undocumented single parent with U.S. citizen children or an undocumented worker married to an eligible householder), although Section 8 benefits are prorated depending on the number of undocumented household members. For USDA Section 214 projects, an undocumented householder would not be eligible to participate in the HCV program, and therefore would not qualify to live in the USDA-assisted affordable multifamily housing complexes (i.e., Valley Glen, Moonlight Apartments and Casitas del Rio). However, a family with an eligible householder that includes undocumented household members (such as a U.S. citizen householder married to an undocumented worker) would qualify to reside in these properties and receive full HCV benefits. This assistance-ineligible population is considered underserved and at higher risk of overpayment, overcrowding, and displacement, compounded by the legal complexities of eligibility and language barriers.

Farmworker households that are permanent residents and citizens are among those included in ACS estimates, and therefore part of CHAS housing need estimates. Consequently, the housing needs of lower-income farmworker households are not differentiated from other lower-income households experiencing overpayment, overcrowding, and substandard housing. As approximately only 1.5 percent of the labor force in Solano County are reported to be employed in agricultural operations and similar fields, farmworkers may comprise a portion of extremely low- and very low-income households experiencing one or more of these problems in the county. It is likely that farmworkers earn similar

wages countywide, and those local to unincorporated communities would have similar challenges securing affordable housing as those residing in the incorporated jurisdictions.

Similar to most jurisdictions in Solano County, the majority of the residential opportunities in unincorporated county are single-family detached and attached units, which comprise 90.8 percent of the housing stock. Though multifamily units are available countywide though limited, the restrictions on head-of-household eligibility may limit affordable housing opportunities for some farmworkers. However, while mobile homes comprise 2.9 percent of the housing stock countywide, a higher proportion of the housing stock (6.4 percent) is found in the unincorporated county. Mobile homes are naturally more affordable than single-family residential units, and they may serve as a valuable housing resource for workers unable to qualify for market rate or affordable rental housing, or other accommodations.

While the average household size in the unincorporated county (3.0) is comparable to the county overall (3.1), the unincorporated county has slightly higher rates of small family households (2 and 3 person), and lower rates of nonfamily households. Approximately 18.4 percent of the households in the unincorporated area have more than five persons, with larger families more prevalent among homeowners (3.6 persons). However, the Farmworker Survey found that the average household size among farmworkers was 3.9 persons, and the average household size in the communities of Caruthers, Laton, Cantua Creek, Del Rey, Biola, Riverdale, and the area between Firebaugh and Mendota ranges from 3.8 to 5.0 persons, averaging 4.5 persons per household, which may reflect a higher proportion of farmworker households, lower median incomes, and other socioeconomic factors that influence household size.

The rate of overcrowding varies countywide, with higher rates in the west—generally exceeding 25.0 percent with the exception of the area around Coalinga (16.3 percent)—east of SR-99 between Sanger and Parlier, and around Orange Cove. The central communities west of SR-99 have similar rates as Coalinga, and the eastern areas are below the state average. This indicates that some large families may be unable to find affordable housing to accommodate their size or multiple households might have to share a single unit. Survey results indicated that 58.4 percent of the farmworkers in the county were living in overcrowded conditions, with renters facing additional challenges finding larger units. Although a limited number of three- and four-bedroom units are available in the affordable rental complexes, much of the older housing stock in western and central unincorporated communities are two- and three-bedrooms. Therefore, it is likely that farmworker households and other large households, particularly renters, may face challenges finding adequately sized units within their ability to pay in the unincorporated county, resulting in households sharing a dwelling or multiple family members sharing rooms.

Migrant Workers

Farm workers have a variety of special housing needs in terms of affordability, location, and duration of residence. The increase in farmworkers living in Solano County on a permanent basis increases the need for local, affordable farmworker housing for household types other than single adult men and women, including family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community.

Farm workers may face added affordable housing challenges due to immigration status. Federally funded affordable housing projects require the head of household to have documentation of legal resident status, precluding some farm workers from subsidized farm worker housing. Although permanent farmworker households have been transitioning from individuals to family status, Even this trend is also applicable to seasonal farm workers, many of which may travel with families, with children who at least temporarily enroll in local schools.

According to the California Department of Education California Longitudinal Pupil Achievement Data System (CALPADS), there were approximately 446 migrant worker students throughout Solano County. While these estimates are at the county level (including the cities) and are not specifically for the unincorporated area, it is likely the vast majority of farmworkers work within Unincorporated Solano County where most of the agricultural production in the county takes place but live in the incorporated cities where services and housing are available.

In the unincorporated area, the migrant worker student population totaled zero from the 2016-17 school year to the 2019-20 school year. However, Looking at Table E-39, Dixon and Vacaville showed a decrease in student population while Fairfield showed an increase. Overall, for Solano County as a whole, the migrant worker student population has been relatively consistent from 2017-18 to 2019-20. When looking at the unincorporated county, although the overall migrant worker student population in the unincorporated county totaled zero from the 2016-17 school year to the 2019-20 school year, this does not mean there is not a need for farmworker housing in the unincorporated area, as generally educational facilities that students in the unincorporated communities attend are sited within the boundaries of incorporated jurisdictions. This could be due to the availability of services within individual jurisdictions. For example, the Dixon Migrant Center provides housing facilities for seasonal farmworkers, many of which include families and school age children, although the students attend the schools within the Dixon School District (check the name of district). Therefore, the statistics reflecting migrant worker student populations could also show indicate a potential need for rental this type of housing suitable to accommodate families in the unincorporated county.

TABLE E-37 ~~TABLE E-37~~ **TABLE E-39** **MIGRANT WORKER STUDENT POPULATION**

Geography	2016-17	2017-18	2018-19	2019-20
Benicia	0	0	0	0
Dixon	218	259	242	215
Fairfield	11	47	74	109
Rio Vista	0	0	0	0
Suisun City	0	0	0	0
Vacaville	110	123	138	122
Vallejo	0	0	0	0
Unincorporated Solano County	0	0	0	0
Solano County	339	429	454	446
Bay Area	4,630	4,607	4,075	3,976

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Note: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. Regionwide and for Solano County overall, the proportion of residents five years and older with limited English proficiency is was eight percent. However, the proportion is lower Suisun City, at only five percent of the total population with limited English proficiency. Because this is a vulnerable population, it is important that tenants' rights outreach and education efforts be conducted in a multi-lingual fashion. **As Spanish and Asian and Pacific**

Islander languages are the primary language of the majority of Unincorporated Solano County's non-English speakers, Housing Element **Program D.5** calls for program availability and funding announcements to be available in Spanish and Asian and Pacific Islander languages.

Income

Typically, farmworker positions, unless they own the business, do not pay well and these persons may have trouble finding adequate housing in the county. According to the EDD, the most recent data from 2014 measured the median wage for farmworkers at \$13.44 per hour, or approximately \$25,804 per year for full-time work, which is considered extremely low income, when compared to the 2021 poverty threshold of \$29,150, although the hourly wage may be higher in 2022-2023 due to inflation and increases in California minimum wage. Seasonal workers without a year-round income could have lower incomes. The median income in the county was \$81,472 in 2019, and although a median income specific to the unincorporated county is unavailable, 29.7 percent of the labor force residing in unincorporated area communities earned below \$25,000 in jobs located in the unincorporated area, correlating with the poverty threshold. As well, according to the 2015-2019 ACS, the countywide annual median income for the agriculture, forestry, fishing, and hunting category was \$26,314 per individual, which falls into the extremely low-income category (see **Table 2-9**) and also is below the 2019 poverty threshold. In the unincorporated county, 30.2 percent of households are Hispanic, slightly higher than countywide rate of 26.5 percent, and 13.9 percent of the Hispanic households are below the poverty threshold. While a farmworker survey specific to Solano County has not been conducted, findings from surveys throughout the state indicate that the majority of farmworkers are Hispanic. These data sources suggest that a majority of the labor force employed in agricultural industries is Hispanic, and it is likely that many of these workers have incomes below the poverty threshold.

Additionally, aAccording to the 2015-2019 ACS, the annual median income for the agriculture, forestry, fishing, and hunting category, was \$26,314 per individual. This income for a one or two person households, would fall into the very low-income category (see **Table 2-9**). To address the needs of very low-income households and special needs groups, including farmworkers, the county has included **Programs 1.H, 2.B, 3.A, 3.B, and 4.A.**

Resources for Farmworkers

In the unincorporated county, farmworkers' housing needs can be met with single family homes, multifamily units, ADUs, and with assistance from Housing Choice Vouchers. While Solano County is limited on the direct resources for farmworkers beyond assistance for lower income households, neighboring Yolo and Sacramento counties, as well as the State of California, have resources available for farmworkers.

The Dixon Migrant Center

The Dixon Migrant Labor Center is located in unincorporated Solano County approximately seven miles southeast of the City of Dixon. According to the Yolo County Housing Authority, which operates the facility, the buildings are owned by the California Department of Housing and Community Development. As such, the Center is outside of the jurisdiction of the County, but provides housing opportunities for local seasonal and migrant farmworkers. The Center provides 82 affordable seasonal rental housing units and support services (including onsite childcare) during peak growing and harvest season, typically from April through November. However, this can be extended based on the center's needs. There are also three duplexes and one single-family home that are open for families to stay year-round. The Center offers 82 units for rent to farmworkers and their families that come from more than 50 miles away for work, most of whom are from Mexico or Texas and return every season for work. The Housing Authority operates the facility using a flat daily rent that includes utilities between April and November annually. Families have the option to stay year round in a limited number of units, though the waitlist for these can be a barrier to access.

To address housing needs for farmworkers, the County has included **Program D.1** to meet with the Dixon and Yolo County Housing Authorities to seek opportunities to expand the Dixon Migrant Labor Center and to develop information materials and seek funding to promote the construction of farmworker housing, and Program D.2 to pursue funding through the Farmworker Housing Grant Program to incentivize development of farmworker housing, and Program D.1 to work with Solano County jurisdictions to complete a farmworker survey to determine the needs of farmworkers. Additional resources available to farmworkers are included in Table E-40.

TABLE E-40 RESOURCES FOR FARMWORKERS

<u>Provider</u>	<u>Area Served</u>	<u>Services Available</u>
<u>California AgrAbility</u>	<u>California residents employed with a disability or long-term health condition who works in agriculture</u>	<u>Direct services to farmers and agricultural workers through individual consultations, farm site assessments, safety evaluations, and case management. This technical assistance varies based on the injury and/or disability of each individual and family. Staff help identify and locate resources including low-cost modifications to the farm, home, equipment and work site operations.</u>
<u>Community Action Partnership (CAP Solano)</u>	<u>Solano County</u>	<u>Emergency rental assistance, utility arrears, housing stability case management, and a limited amount of prospective rental assistance.</u>

<u>Provider</u>	<u>Area Served</u>	<u>Services Available</u>
<u>Mutual Housing at Spring Lake</u>	<u>Solano and Yolo Counties</u>	<u>Permanent employee housing with a capacity of 101 units</u>
<u>Madison Migrant Center</u>	<u>Solano and Yolo Counties</u>	<u>Seasonal migrant center with a capacity of 88 units</u>
<u>Western Center for Agricultural Health and Safety</u>	<u>Solano and Yolo Counties</u>	<u>Education and outreach specialists provide free, participatory, bilingual trainings on topics such as wildfire smoke exposure, heat illness prevention, and injury and illness prevention.</u>
<u>Mahal Plaza</u>	<u>Yuba County</u>	<u>A 98-unit project containing two-, three-, and four-bedroom units where priority is given to resident farmworkers, as well as migrant farmworkers</u>
<u>Western Farmworkers Association</u>	<u>Yuba County</u>	<u>Advocacy, basic needs, legal help, non-emergency medical care, bilingual assistance</u>
<u>Knights Landing Community Center</u>	<u>Yolo County</u>	<u>Food bank and food distribution</u>

EXTREMELY LOW-INCOME HOUSEHOLDS

An extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Solano County was \$99,300 in 2021. Based on the above definition, an extremely low-income household of four earns less than \$29,150 a year. Employees earning the minimum wage in California (\$14 per hour) and working 40 hours a week would be considered extremely low income, as their total annual earnings would be \$29,120.

Households with extremely low incomes have a variety of housing situations and needs. This population includes persons who are homeless, persons with disabilities, farmworkers, college students, single parents, seniors living on fixed incomes, and the long-term unemployed. Some extremely low-income individuals and households are homeless. As noted previously, this population also includes minimum wage workers or part-time employees. For some extremely low-income residents, housing may not be an issue—for example, domestic workers and students may live in in-law units at low (or no) rents. Other extremely low-income residents spend a substantial amount of their monthly incomes on housing or may alternate between homelessness and temporary living arrangements with friends and relatives. Households and

individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or exacerbated by a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions and also face the risk of displacement. Some extremely low-income households could have members with mental or other disabilities and special needs.

According to 2015-2019 ACS, as shown in **Table E-10**, Vallejo (15.0 percent), Dixon (10.7 percent), Rio Vista (10.5 percent), and Fairfield (10.2 percent) had the highest percentage of households that fell into the extremely low-income category, followed by Suisun City (9.2 percent), Vacaville (9.2 percent), Benicia (8.6 percent), and the unincorporated County (8.4 percent).

When looking at extremely low-income household characteristics reported by the 2013-2017 CHAS data for Unincorporated Solano County, extremely low-income households represented 7.78.4 percent of all the households in the unincorporated area. Of those, 3775.05 percent were renter households, and 63.024.5 percent were owner occupied households. When looking at extremely low-income households overpaying, 76.994.7 percent of extremely low-income households were overpaying (spending more than 30 percent on housing costs) and 6894.5 percent were severely overpaying (spending more than 50 percent on housing costs). This shows a need for more affordable housing types and housing assistance for extremely low-income households. Additional details are provided in **Table E-38** and programs to assist extremely low-income households are included in **Table E-43**.

~~When looking at specific extremely low income household characteristics, unincorporated data was not available and therefore data for Solano County as a whole was analyzed. As shown in **Table E-38** extremely low income households represent 10.1 percent of all the households in the county. Of those, 68.8 percent were renter households, and 31.2 percent were owner occupied households. When looking at extremely low income households overpaying, 78.6 percent of extremely low income households were overpaying (spending more than 30 percent on housing costs) and 70.5 percent were severely overpaying (spending more than 50 percent on housing costs). Additional details are provided in **Table E-38** and programs to assist extremely low income households are included in **Table E-43**.~~

~~**TABLE E-38**~~**TABLE E-41** **EXTREMELY LOW INCOME HOUSEHOLD CHARACTERISTICS**

<u>Total Household Characteristics</u>	<u>Unincorporated Solano County</u>	
	<u>Number</u>	<u>Percentage of Total ELI Households</u>

Total All Occupied Units (households)	7,055	100.0%
Total Extremely low-income occupied units (households)	540	7.7%
Extremely low-income renters	200	37.0%
Extremely low-income owners	340	63.0%
Extremely Low-Income Overpaying (>30)	415	76.9%
Extremely Low-Income Renter HH overpaying	150	36.1%
Extremely Low-Income Owner HH overpaying	265	63.9%
Extremely Low Income Severely Overpaying (>50%)	370	68.5%
Extremely Low-Income Renter HH severely overpaying	140	37.8%
Extremely Low-Income Owner HH severely overpaying	230	62.2%

Source: 2014-2018 CHAS Data Sets <https://www.buduser.gov/portal/datasets/cp.html>

As of 2021, there are a total of 375 beds in emergency shelters in Solano County, about 121 beds in transitional housing and 431 beds for permanent housing. Each city works collectively with local non-profits as well as the Community Action Partnership Solano, Joint Powers Authority (CAP Solano JPA) to assist those in need and to help residents locate suitable housing in the area.

In an effort to assist with the needs of extremely low-income households, the County has included **Program D.4**, a specific program to address the needs of extremely low-income households. The program includes expanding regulatory incentives for the development of units affordable to extremely low-income households, providing financial support on an annual basis to organizations that provide services, through streamlined processing and funding assistance. The County has also included **Program C.4** to work with the Vacaville Housing Authority for the preservation and expansion of Housing Choice Voucher opportunities.

In addition, the County currently permits a variety of housing types and included **Program D.2** to continue to identify financial resources to assist with development of affordable housing and reduce displacement risk for extremely low-income households.

HOMELESS

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of factors that lead to homelessness and to community opposition

to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The Point-in-Time (PIT) Count gathers both sheltered and unsheltered numbers. The sheltered PIT count is conducted on an annual basis and gathers data on the number of persons who are in emergency shelter or transitional housing. The sheltered PIT count collects demographic information such as age, gender, length of time homeless, income, and housing history. The unsheltered PIT count, conducted biannually, gathers data on the number of persons who are observed on the street. The PIT count is conducted on a single day/night during the year and is therefore not meant to represent the overall number of individuals who experience homelessness over the course of a year

Solano County conducted its 2022 PIT count on February 23, 2022. The total number of individuals experiencing homelessness for 2022 was 1,179, a slight increase (by 28 individuals) from 1,151 individuals experiencing homelessness according to the 2019 PIT. The count is conducted in the winter (January or February), when seasonal demand is likely at its highest. As of 2022, there were a total of 236 beds in emergency shelters in Solano County, about 163 beds in transitional housing, and 503 beds for permanent housing.

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, reduced hours at a job, and high housing costs in Solano County has led to some individuals and families losing their housing. Divorce can also lead to the homelessness as a dual income household becomes a single income household. **Table 2-39** provides characteristics for the population experiencing homelessness, showing that of homeless individuals, 22 percent had mental health issues, following closely by alcohol and drug abuse. The data also showed that 92 percent of persons interviewed were individuals and 8 percent were families. According to California Housing Partnership, asking rents in Solano County increased by 7.4 percent since 2019 and renters would need to earn 2.4 times the minimum wage to afford the average asking rent in Solano County. From this data, a primary cause of homelessness is the lack of affordable housing and low incomes. **Table 2-40** reflects the number of homeless individuals in each city according to the 2022 PIT count numbers and any available data from the Chief of Police and other local knowledge.

TABLE E-39 ~~TABLE E-39~~ **TABLE E-42 CHARACTERISTICS FOR THE POPULATION EXPERIENCING HOMELESSNESS**

Jurisdiction	Characteristic	Percentage of Total Count
All Cities and Unincorporated Solano County	Mental Health Issues	22%
	Alcohol/Drug Abuse	21%

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	Chronic Health Issues	16%
	Physical Disabilities	14%
	HIV/Aids Related Illness	1%
	Developmental	5%
	Veterans	3%
	Unaccompanied Youth	6%
	Chronically Homeless	17%
	Families	8%
	Individuals	92%

Source: Solano County Point-in-Time Count Executive Summary, 2022

TABLE E-40 ~~TABLE E-40~~ **TABLE E-43 PERSONS EXPERIENCING HOMELESSNESS BY JURISDICTION**

Jurisdiction	2022 PIT			Local Knowledge – Number of Persons Experiencing Homelessness
	Unsheltered	Sheltered	Total	
Benicia	17	0	17	100 ¹
Dixon	35	0	35	+/- 5 ¹
Fairfield	231	196	427	N/A
Rio Vista	22	0	22	3 ¹
Suisun City	41	0	41	N/A
Vacaville	139	33	172	115 ¹
Vallejo	435	19	454	600 ²
Unincorporated Solano County	0	11	11	N/A
Total	920	259	1,179	

Sources: Solano County Point-in-Time Count Executive Summary and Solano County jurisdictions, 2022

¹Local Police Department/Police Chief

²Resource Connect Solano

Table E-41 demonstrates the number of students in local schools experiencing homelessness. The cities with the highest number of students in local schools experiencing homelessness are Dixon (205) and Fairfield (206). The cities with the lowest numbers of students in local schools experiencing homeless are Suisun City, Benicia, Rio Vista, and Unincorporated Solano County. In comparison to past years (2018-19, 2017-18, and 2016-17), the number of students experiencing homelessness has decreased. This can be attributed to work by CAP Solano- JPA who have expanded their functions over the years, such as increased grant application and allocation of funding to local youth homeless service providers in Solano County.

TABLE E-41 ~~TABLE E-41~~ **STUDENTS IN LOCAL PUBLIC SCHOOLS EXPERIENCING HOMELESSNESS**

Geography	2016-17	2017-18	2018-19	2019-20
Benicia	33	54	42	0
Dixon	236	258	235	205
Fairfield	489	443	422	206
Rio Vista	0	0	0	0
Suisun City	112	80	49	16
Vacaville	131	169	196	140
Vallejo	260	302	325	162
Unincorporated Solano County	0	0	0	0
Solano County	1,261	1,306	1,269	729
Bay Area	14,990	15,142	15,427	13,718

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

ANALYSIS OF AT-RISK HOUSING

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be “at risk” if it is eligible to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which, in this case with all jurisdictions in Solano County, is January 31, 2023. There are currently 351 units at risk of converting to market rate in the next 10 years (each project at risk is denoted in bold in **Table E-40**).

Inventory of Affordable Units

All federal and state subsidized rental housing is listed in **Table E-42**. All cities within Solano County have assisted units and Benicia, Dixon, Fairfield, and Vallejo all have units at risk of converting to market rate within the next 10 years. have projects at-risk of converting to market rate.

~~TABLE E-42~~**TABLE E-45** **ASSISTED UNITS AT RISK OF CONVERSION**

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
BENICIA					
Casa de Vilarrasa II	921 E 4th St	24	24	HCD	2016
The Calms at Burgess Point	91 Riverview Terrace	56	55	LIHTC	2074
Total Units		80	79		
Total Units At-Risk of Converting			24		

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Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
DIXON					
Bristol Apartments	1550 Valley Glen Drive	102	101	LIHTC	2060
Second Street Senior Apartments	211 East D Street	81	80	LIHTC	2061
Lincoln Creek Apartments	1395 North Lincoln Street	172	141	LIHTC	2060
Moonlight Apartments	425 West Chestnut Street	56	55	LIHTC; USDA	2064
Heritage Commons	191 Heritage Lane	59	59	LIHTC; CalHFA	2067
Valley Glen Apartments	1830 Gold St.	59	58	LIHTC; USDA	2067
Heritage Commons Phase 2	193 Heritage Lane	60	59	LIHTC	2068
Heritage Commons Phase III	197 Heritage Lane	44	43	LIHTC	2074
Dixon Manor	1270 Linford Lane	32	6	CalHFA	2031
Total Units		665	602		
Total Units At-Risk of Converting			6		
FAIRFIELD					
Bennington Apartments (AKA Sheffield Green)	2780 North Texas Street	132	27	CalHFA	2024
Avery Parks (AKA Quail Terrace)	2000 Claybank Road	136	33	CalHFA	2025
Woodsong Village Apartments	2999 North Texas Street	112	110	LIHTC	2027
Parkway Plaza	188 E. Alaska Ave	100	99	HUD	2030
Kennedy Court	1401 Union Ave	32	32	LIHTC	2050
Sunset Manor Apartments	855 East Tabor Avenue	148	146	LIHTC	2052
Woodside Court Apartments	555 Alaska Avenue	129	127	LIHTC	2053
Fairfield Vista Apartments	201 Pennsylvania Avenue	60	59	LIHTC	2053
Dover Woods Senior Apartments	2801 Dover Avenue	200	198	LIHTC	2058
Hampton Place / Gateway Village	2000 Pennsylvania Avenue	56	55	LIHTC; HCD	2058
Union Square II	608 Kennedy Court	24	24	LIHTC; HCD	2059
Fairfield Heights Apartments	1917 Grande Circle	52	51	LIHTC	2060
Laurel Gardens Apartments	201 East Alaska Avenue	30	29	LIHTC; HCD	2062
Senior Manor	1101 Union Ave.	84	83	LIHTC	2063
Signature at Fairfield	1189 Tabor Avenue	93	92	LIHTC; CalHFA	2065

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Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Monument Arms Apartments	261 East Alaska Avenue	92	88	LIHTC; HUD	2069
Sunset Creek Apartments	840 E. Travis Boulevard	76	75	LIHTC	2072
Fairfield Apartments (Parkside Villa Apartments & Rockwell Manor Apartments) - Site A	1650 Park Lane	128	126	LIHTC; HUD	2073
One Lake Family Apartments		190	188	LIHTC	2074
Total Units		1,874	1,642		
Total Units At-Risk of Converting			269		
RIO VISTA					
Casitas Del Rio Apartments	250 St. Joseph Street	40	39	LIHTC; USDA	2059
Total Units		40	39		
Total Units At-Risk of Converting			0		
SUISUN CITY					
Village II	506 Civic Center Blvd	106	105	LIHTC; HUD	2065
Cottonwood Creek Apartments	202 Railroad Avenue	94	93	LIHTC; HCD	2062
Breezewood Village Apartments	1359 Worley Road	81	80	LIHTC	2062
Total Units		281	278		
Total Units At-Risk of Converting			0		
VACAVILLE					
Twin Oaks Apartments	2390 Nut Tree Road	46	46	LIHTC; HUD	2067
Vacaville Autumn Leaves	2470 Nut Tree Rd	56	56	HUD	2039
Vacaville Gables	100 Gables Ave.	65	64	LIHTC	2052
Saratoga Senior Apartments	1101 Burton Drive	108	107	LIHTC; CalHFA	2053
Vacaville Meadows	131 Gable Avenue	65	50	LIHTC	2055
Vacaville Hillside Seniors	454 Markham Ave	15	12	LIHTC	2055
Saratoga Senior Apartments Phase II	1151 Burton Drive	120	119	LIHTC	2056
Lincoln Corner Apartments	130 Scoggins Court	134	101	LIHTC; HCD	2058
Rocky Hill Apartments & Bennett Hill Apartments (Site A)	225 Bennett Hill Court	64	63	LIHTC	2068

Solano County Regional Housing Element Collaborative
Appendix E – 2023-2031 Regional Housing Needs Assessment

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Callen Street Apartments	1355 Callen Street	66	65	LIHTC	2068
Rocky Hill Veterans	582 Rocky Hill Road	39	38	LIHTC; HCD	2075
Meadows Court / Holly Lane Apartments (Site A)	531 Rocky Hill Rd	82	80	LIHTC	2070
Alamo Garden Apartments	1501 Alamo Drive	182	181	LIHTC	2071
Pony Express Senior Apartments	220 Aegean Way	60	59	LIHTC	2074
Total Units		1102	1041		
Total Units At-Risk of Converting			0		
VALLEJO					
Longshore Cove Apartments	201 Maine Street	236	234	LIHTC; HUD	2073
Carolina Heights	135 Carolina Street	152	151	LIHTC; HUD	2070
Marina Tower	601 Sacramento Street	151	150	LIHTC; HUD	2060
Marina Towers Annex	575 Sacramento Street	57	56	LIHTC; HUD; CalHFA	2056
Casa De Vallejo Apartments	1825 Sonoma Blvd.	136	136	LIHTC; HUD	2060
Ascension Arms	301 Butte St	75	42	HUD	2029
Seabreeze Apartments	100 Larissa Ln	184	71	HUD	2036
Redwood Shores	400 Redwood Street	120	119	HUD	2037
Friendship Estates Apartments	2700 Tuolumne Street	76	74	LIHTC	2052
Solano Vista Senior Apartments	40 Valle Vista Avenue	96	95	LIHTC	2072
Sereno Village Apartments	750 Sereno Drive	125	124	LIHTC	2057
Bay View Vista Apartments	445 Redwood Street	194	192	LIHTC	2055
Avian Glen	301 Avian Drive	87	85	LIHTC; HCD	2064
Temple Art Lofts	707 Main Street	29	28	LIHTC	2067
Harbor Park Apartments	969 Porter Street	182	73	LIHTC	2070
Total Units		1,900	1,630		
Total Units At-Risk of Converting			42		
UNINCORPORATED SOLANO CO.		<i>No Federal or State Assisted Developments</i>			

Sources: California Housing Partnership, Preservation Database 2021.

Preservation Resources

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Solano County for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidies, including Community Development Block Grant (CDBG) or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the County an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid.

Qualified Entities

The following qualified entities were listed as potential purchasers of at-risk units in Solano County:

- ACLC, Inc
- Mid-Peninsula Housing Coalition Mutual Housing California
- Affordable Housing Associates SWJ Housing
- Affordable Housing Foundation Volunteers of America National Services
- Sacramento Valley Organizing Community
- Pacific Community Services, Inc.
- Anka Behavioral Health

- Housing Corporation of America
- Mutual Housing California
- SWJ Housing
- Volunteers of America National Services

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Benicia Housing Authority (BHA), Solano County Housing Authority (SCHA), Suisun City Housing Authority (SCH), and Vacaville Housing Authority (VHA). Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8—supported housing may be either project-based for a portion of an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units.

The BHA administers approximately 294 active housing choice vouchers. The SCHA allocated 368 vouchers including 45 Veterans Administration Supportive Housing (HUD-VASH) Vouchers and 53 Mainstream Vouchers for non-elderly disabled households. The SCH administers approximately 192 housing choice vouchers and the VHA administers approximately 1,366 vouchers and vouchers including the Veterans Administration Supportive Housing (HUD-VASH), Family Unification Program (FUP), Mainstream Voucher Program, and Emergency Housing Voucher Program Vouchers.

Strategies for Preserving Affordable Housing

Acquisition - For units at risk of conversion, qualified non-profit entities must be offered the opportunity to purchase buildings to maintain affordability.

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multifamily buildings throughout the county, prices ranged from \$165,000 per unit for a 10-unit building in Suisun City to \$215,000 per unit for a 5-unit multifamily unit in Vallejo. While most units listed for sale in March 2022 were in incorporated jurisdictions of Solano County, purchasing residential units in Unincorporated Solano County will likely have a similar price range depending on where in the county the units are located. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis. It is important to note that a major financing tool, Low

Income Housing Tax Credits (LIHTC), currently do not prioritize acquisition and rehabilitation projects, but instead fund new construction projects. This makes the effort to preserve units much more difficult.

Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2022 fair-market rents, the total cost to subsidize rental costs for a very low-income four-person household for 20 years would be \$111,180 for a two-bedroom home and \$256,980 for a three-bedroom home. This is typically done through Project Based contracts with the Housing Authority that administers a Project Based Program and has available vouchers.

Replacement with New Construction – Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. Looking at a sample project with 188 assisted units and one manager's unit, the cost for land acquisition is approximately \$30,319 per unit, or \$5,700,000 total. Costs for multifamily construction are approximately \$162 per square foot. This is based on costs calculated for a two-story building in Solano County with 20 units and an average unit size of 800 square feet each. The total construction costs for the building are \$2,593,864, based on the total cost of building this development, it can be estimated that the per-unit cost to replace low-income housing would be \$124,949 per unit. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.¹

¹ 2022 National Building Cost Manual and 2022 945-33,91,90,34,89,85,93,71,35,12,92, and 956-87,20,18,94,90,25,96 zip code modifiers Craftsman Book Company.

Cost of Preservation Versus Replacement

The cost to the cities within Solano County of preserving units that are projected to expire between 2024 and 2074 is estimated to be less in most cases than replacing the units through new construction. Replacing the units with rehabilitated units may be cost-effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire.

Extending low-income use restrictions to preserve the units as affordable may require financial incentives to the project owners. Other scenarios for preservation would involve purchase of the affordable units by a nonprofit or public agency, or local subsidies to offset the difference between affordable and market rents. Scenarios for preservation depend on the type of project at risk.

Funding Sources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: financial resources available to purchase existing units or develop replacement units; entities with the intent and ability to purchase and/or manage at-risk units; and programs to provide replacement funding for potential reductions in funding for Housing Choice Voucher Program rent subsidies (previously known as the Section 8 Program).

A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, multiple funding sources would be required. The following summarizes federal and state financial resources available to the cities within Solano County for preservation of assisted, multifamily rental housing units.

Federal Programs

Community Development Block Grant (CDBG)—This program is intended to enhance and preserve the jurisdictions affordable housing stock. CDBG funds are awarded to the County on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG funds benefit primarily persons/households with incomes not exceeding 80 percent of the county median family income.

HOME Investment Partnerships—HOME funding is a flexible grant program that is awarded to the jurisdictions on a formula basis for housing activities that take into account local market conditions, inadequate housing, poverty, and housing production costs. The formula for determining funding amount and eligibility is based on several factors, including the number of units in a jurisdiction that are substandard or unaffordable, the age of a jurisdiction’s housing, and the number of families living below the poverty line. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing, as well as possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program—This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program—Nonprofit organizations and consumer cooperatives are eligible to receive zero-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance, or capital advances, is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

HUD Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA)—LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. When an assisted housing project pays off the loan, they are then eligible to convert to market-rate, thus resulting in a loss of affordable housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies.) Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure an 8-percent return for property owners on the recalculated equity of their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120 percent of the fair market rate (FMR), or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program or offer to sell the project (a “voluntary” sale) to a priority purchaser for a 12-month period or other purchasers for an additional 3 months. The owner is required to document this choice in a plan of action.

If HUD cannot provide the owner with the 8-percent return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 3 months (a “mandatory” sale) and filing a plan of action that demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay the loan. First, the owner may prepay the property loan if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

State Programs

California Housing Finance Agency (CHFA) Multiple Rental Housing Programs—This program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market-rate mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.

Affordable Housing Sustainable Communities Program (AHSC)—This program provides grants and/or loans, or any combination t, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.

Low-Income Housing Tax Credit (LIHTC)—This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation (CCRC)—This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Nonprofit Entities—Nonprofit entities serving the county can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. (See partial list above in Qualified Entities.)

Program Efforts to Preserve At-Risk Units

The following housing programs have been developed to address the preservation of assisted very low-income units eligible to convert to market rate. Each individual City's Planning Department, Economic Development Department, and/or Housing Development will be responsible for implementing the programs. Funding for implementation could be provided through the funding sources cited above.

Each city in Solano County will maintain contact with owners of at-risk units as the use restriction expiration dates approach. Each city and Solano County will communicate to the owners the importance of the units to the supply of affordable housing in the county as well as its desire to preserve the units as affordable.

Rental Subsidies—If HUD funding is discontinued at some point within the next planning period to subsidize affordable units and other methods to preserve the at-risk units fail, the County will determine if it can assign financial resources to provide rental assistance to very low-income tenants to cover the difference between their current rents and market rents as well as continue to promote the development of affordable housing. If the owners of a project at risk of converting their units to market rate, the County or cities will evaluate the feasibility of implementing available options to preserve bond-financed units at risk of conversion: (1) offer rental subsidies using HOME or other available funding; (2) work with the property owner to refinance the mortgage at lower interest rates; (3) work with nonprofit entities to evaluate the potential for acquisition of the complex (although, if only a portion of the units are at risk, this may not be feasible); (4) consider acquisition and rehabilitation of the project.

PROGRAMS TO ADDRESS IDENTIFIED NEEDS

The County has identified specific housing needs as a part of the preparation of the Housing Needs Assessment. **Table E-43** summarizes the identified need and the program reference to address the need detailed in the Housing Element.

~~TABLE E-43~~TABLE E-46 PROGRAMS TO ADDRESS IDENTIFIED NEEDS

Identified Need	Housing Element Program Number
Housing Conditions	Program A.1, Program A.2
Senior Population (65+)	Program D.2, Program D.4
Persons with Disabilities	Program D.2, Program E.2
Large Households	Program D.2
Female and Single Parent Households	Program D.2
Farmworkers	Program D.1, Program D.2, Program E.2
Extremely Low-Income Households	Program C.1 Program D.2, Program D.4, Program E.2
Persons Experiencing Homelessness	Program D.2, Program D.3, Program E.2
Housing At-Risk of converting to market rate	Program C.3

Source: Solano County, October 2022

APPENDIX F – REGIONAL AND LOCAL ASSESSMENT OF FAIR HOUSING

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INTRODUCTION

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for Solano County, Government Code Section 65583 (subds. (c)(9), (c)(10), 8899.50, subds. (a), (b), (c)) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, the Solano County Housing Element Collaborative, comprised of the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and the County of Solano prepared a regional Assessment of Fair Housing, and each participating jurisdiction prepared a local AFH.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, Solano County identified factors that contribute to fair housing issues. These contributing factors are included in **Table F-11, Factors that Contribute to Fair Housing Issues** with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in Chapter 2, Goals, Objectives, Policies, and Programs of the Housing Element.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. Assembly Bill (AB) 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

OUTREACH

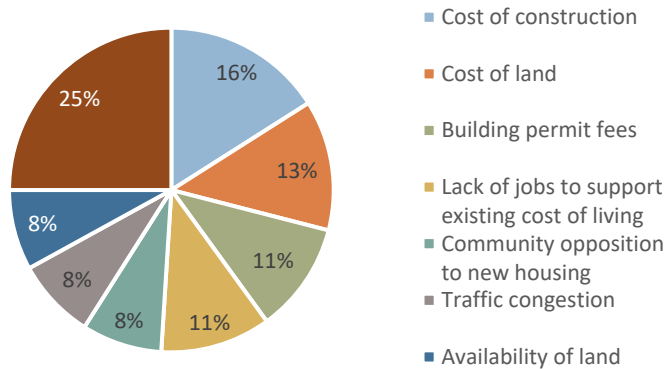
Regional Outreach Efforts

Workshops

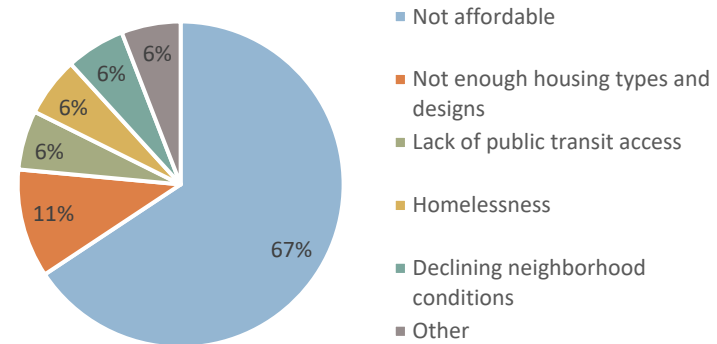
As discussed in the Public Participation section, the Solano County Collaborative took diligent efforts to encourage public and service provider participation, particularly service providers for vulnerable populations, in the Housing Element update process at both the regional and local scale. These efforts included six Housing Element community workshops between January and June 2022 and seven regional service provider consultations between December 2021 and February 2022. Each of the workshops was advertised with flyers in English, Spanish, and Tagalog, and conducted virtually to increase accessibility for residents throughout the county and in response to the COVID-19 pandemic. Live Spanish translation was offered at the first two sets of workshops, and a pre-recorded version in Tagalog. However, no participants opted for this option at any of the workshops, so the third set of workshops provided pre-recorded Spanish and Tagalog versions rather than live translation, though materials were still made available prior to the workshop in both languages.

The first two workshops were held over two days: during the lunch hour on Wednesday, January 26, 2022, and the evening of Thursday, January 27, 2022, to ensure maximum participation from Solano County jurisdictions, local organizations, service providers for vulnerable populations, and the community. The workshops were held online with a variety of technological methods to connect. The objectives of the workshop were to educate the public about the update process, identify specific needs and opportunities, share information about the Solano County Collaborative to help make informed conclusions and identify needs, and allow participants to share their insights on how housing opportunities can be improved locally and on a regional level. To gauge these opinions, participants were polled on topics that focused on housing assets, housing strategies, housing barriers, and preferences for location of new housing. The results of key points of the poll related to fair housing are summarized herein.

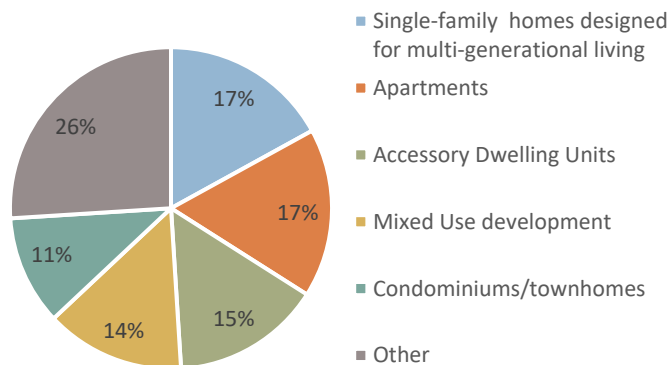
What are the greatest barriers to providing housing in your community?



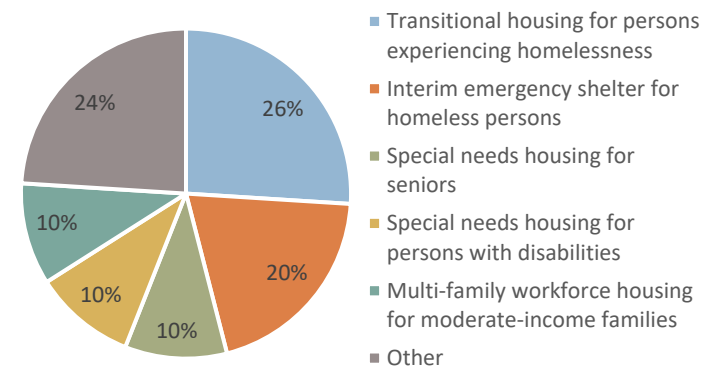
What do you consider the greatest issue related to housing?



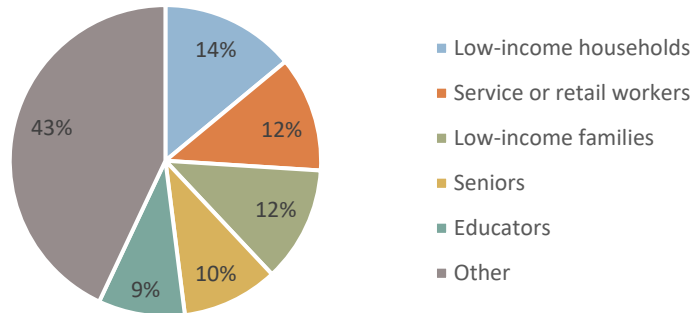
What types of housing would you like to see more of?



What populations are most in need of housing?



What populations do you believe are underserved?



During the workshop, participants generally considered low-income households and low-income families to be the same population, but in some cases discussed families as those with children and households as those without. In both cases, low-income refers to a household or family unit of four persons earning between \$48,550 and \$77,600 in Solano County in 2021, as presented in Table 2-9, Maximum Household Income by Household Size, Solano County in the Housing Needs Assessment. The federal poverty level in 2021 for a four-person household was \$26,500, which closely aligns with the extremely low-income category in Solano County.

Workshop discussion focused on the process, clarifications on the definition of overcrowding, mixed-income on commercial sites, and how mixed-income housing typically has better results than concentrated lower-income development. However, participants expressed that developers and lenders typically do not prefer mixed-income projects, thus presenting an additional barrier to the provision of housing, particularly integrated affordable housing. Overall, the primary fair housing themes that emerged were the costs associated with development of housing, particularly affordable units, the overarching issue of high cost of market-rate housing, shortages of affordable housing, the limited employment opportunities that offer livable wages, the challenges that lower-income households are facing, and providing housing opportunities for underserved populations, particularly those who are experiencing homelessness or are at risk of becoming homeless.

On March 30, 2022, two interactive, online workshops were held. There were approximately 18 attendees at the morning workshop and 9 at the evening workshop. Both workshops were attended with representatives from the Solano County jurisdictions, various local organizations, and service providers. The content provided a summary of the analysis conducted in the housing needs assessment and discussions were guided by participant insights on how housing opportunities can be improved locally and on a regional level. Again, feedback on specific

needs was sought out. Translation was available by request. During the workshops, the topics mentioned by participants included the relationship between location of affordable housing and access to employment, services, mobility, amenities, and recreation; special-needs populations, particularly seniors and their needs as they age; and the challenges of income discrepancies with the shortage of affordable housing resources throughout the county. Participants established clarity regarding what types of professions lower-income households really encompass, such as educators, public service employees, retail, and hospitality workers, which suggested that the Collaborative foster greater collaboration between jurisdictions to increase supply of housing for this very integral segment of the population.

On June 1, 2022, the Solano County Collaborative held two Fair Housing Workshops virtually to present an overview of the Assessment of Fair Housing and gather feedback from participants on their experiences with fair housing. One workshop was held over the lunch hour and one was held in the evening to offer two opportunities for potential participants. Across both workshops, approximately 36.4 percent of participants were from Benicia, 18.2 percent were from Vacaville, 13.6 percent were from Vallejo, 9.1 percent were from Fairfield, and 9.1 percent were from Suisun City. While staff from all jurisdictions participated in the workshops, there were no members of the public from Dixon, Rio Vista, or the unincorporated area in attendance, and there were an additional 13.6 percent that did not live in Solano County but had some other interest in the Housing Element process. For both workshops, the Collaborative offered Spanish and Tagalog translation of materials and a recording of the presentation, in addition to hosting the meeting in English. At previous workshops, as discussed, there was no interest in live translation and therefore recordings were determined to be sufficient.

Approximately 35.0 percent of respondents reported that the greatest barrier to obtaining or keeping housing that they, a friend, or relative has experienced is that affordable options are too far from jobs, schools, and other resources. In addition, 15.0 percent identified accessibility issues as a barrier to housing, 10.0 percent identified substandard conditions, and an additional 10.0 percent identified landlord refusal to rent as barriers. Nearly one-third of respondents also reported having experienced overcrowding at some point in Solano County to be able to afford housing costs. When asked what their experience has been with housing mobility, as it relates to unit size, price, and other factors, 28.6 percent reported that it has been very challenging, and 33.3 percent reported that it has been somewhat challenging. This supports feedback from local service providers that there is a shortage of appropriately sized and affordable options in Solano County. Further, half of respondents reported that there is no transit or alternative methods of transportation for them to navigate their communities, which furthers concerns about proximity of affordable housing to jobs and schools.

At the end of the workshop, the Collaborative asked participants to identify their top three priorities for increasing housing mobility and access to opportunities, improving the condition of their neighborhood, and reducing displacement risk. The top-three strategies to increase housing mobility were creation of targeted investment programs, such as down payment assistance (19.1 percent of respondents), incentivizing development of mixed-income housing (17.0 percent), and a tie between citywide registries of affordable rental options and targeted outreach to underserved groups to increase awareness of assistance programs (12.8 percent each). However, in open discussion, participants stated that many local, state, and federal assistance programs are already available, the barrier to fair housing is awareness of these

opportunities. They identified a need for easier resource navigation for residents. The top strategies for improving neighborhood conditions were implementing proactive code enforcement for substandard housing (17.8 percent) and a three-way tie between targeted investment in parks and other recreational facilities, community committees made up of residents of underserved groups, and addressing the negative impacts of nonresidential uses on residential uses (15.6 percent each). Finally, the top strategies for reducing displacement were rent stabilization (27.0 percent), rent review or mediation board as well as foreclosure assistance and multilingual legal services (24.3 percent), and expanded density bonuses (18.9 percent).

The feedback received during this workshop informed this analysis and programs identified in this Housing Element.

Survey

The flyers inviting participants to the regional Housing Element workshops included an option for respondents to take a survey similar to the poll conducted at the first two workshops in January 2022, to prioritize their perspective on housing issues facing the county and its jurisdictions. A total of 57 responses were logged, the majority of which were homeowners (71.9 percent). Of participants, approximately 86.0 percent reported living in a single-family detached or attached home and 68.4 percent had lived in Solano County for over five years. However, a smaller proportion (56.1 percent) report working within the county, which may indicate a shortage of jobs suitable for residents within their jurisdiction. The top types of housing that participants wanted to see built throughout the county were small/affordable single-family homes (57.9 percent), senior housing (47.4 percent), supportive housing/assisted living (43.9 percent), accessory dwelling units (ADUs; 35.1 percent), townhomes and condominiums/duplexes (35.1 and 31.6 percent, respectively), tiny homes (29.8 percent), large-acreage detached homes (28.1 percent), and apartments (24.6 percent). Among the respondents, the greatest barriers to building housing in their communities were (in order of ranking): cost of construction, opposition to new housing development projects, lack of adequate infrastructure, lack of availability of land, and lack of jobs to support existing cost of living. Supporting these responses was feedback on what the barriers to obtaining housing were specifically within the respondents' jurisdictions, with 52.6 percent identifying home prices and rents being too high, followed by lack of public infrastructure, and the real-estate market, which ties back to the cost of housing barrier. A desire for yards and green space was also identified as a barrier associated with multifamily and/or higher-density residential types.

Responses to the survey indicated that the top four underserved populations included homeless residents, seniors, single-parent family households, and persons with disabilities. Respondents also indicated across the board a need for integration of affordable housing throughout communities to create mixed-income neighborhoods, roadway improvements, and a diverse range of housing types. Integration of new developments into the existing neighborhood fabric, addressing the “missing middle” housing types, and accessibility were also identified as needs.

Consultations

From December 2021 through February 2022, seven consultations were conducted with local nonprofits and service providers for vulnerable populations and fair housing advocates to receive one-on-one, targeted input from those who provide services for those most in need of housing or with special housing needs. In each of the consultations, service providers and fair housing advocates were asked some or all the following questions, depending on the type of organization they represented:

Opportunities and concerns: What three top opportunities do you see for the future of housing in Solano County? What are your three top concerns for the future of housing?

Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

Housing conditions: How do you feel about the physical condition of housing in the county? What opportunities do you see to improve housing in the future?

Unhoused persons: How many unhoused persons are in the county?

Housing equity: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

The Collaborative contacted 12 organizations and received responses from the following:

- North Bay Housing Coalition, December 9, 2021
- Community Action Partnership Solano, Joint Powers Authority, December 14, 2021
- Legal Services of Northern California, December 22, 2021
- Fair Housing Advocates of Northern California, January 6, 2022

- Solano-Napa Habitat for Humanity, January 28, 2022
- Agency on Aging, January 24, 2022
- Urban Habitat, February 16, 2022

The one-on-one interviews with service providers and fair housing advocates raised several observations and concerns related to housing issues facing the residents of Solano County, with several common themes emerging. First was the demand for a range of affordable and accessible housing types for the large concentration of special needs populations in the county, including seniors, large families, disabled persons, and low-income households, many of which were identified as being Hispanic and Latinx. The need for additional rental housing was identified by most interviewees. Additionally, service providers noted a shortage of housing resources for those who are experiencing homelessness and emphasized the need for a coordinated countywide central agency to be created to provide full-time services based on the growing demand, specifically housing-first projects across the county. This was noted in addition to a growing population of lower-income households and homeless residents, therefore identifying locations for pallet and shipping container housing within the jurisdictions, as well as providing permanent supportive housing with wrap-around services and case management is crucial. One housing service provider disclosed that they have funding for assisting jurisdictions with needed affordable housing, acquisition of the actual acreage is the barrier, which is another theme identified in these consultations.

Strategies associated with housing condition relating to preservation and maintenance of the existing housing stock for affordable housing opportunities was a second subject of importance among service providers and fair housing advocates. Income constraints often result in people living in substandard or overcrowded housing conditions, most often in rental situations, which service providers and fair housing advocates identified as often resulting in displacement and homelessness. Service providers and fair housing advocates also identified that there are substantial racial disparities in housing among communities of color, recommending that jurisdictions can do more through code enforcement, primarily ensuring there is water and heating in low-income housing units, or passing ordinances that protect tenants from substandard living conditions. During the consultations, service providers and fair housing advocates expressed a need for proactive and “protective” tenant protections, such as rent control, just-cause protections, and other housing protection laws to keep more individuals housed, as eviction is the most common fair housing issue complaint encountered by service providers and fair housing advocates. In situations such as this, tenants require access to additional legal assistance to prevent displacement due to harassment or wrongful eviction.

Additionally, service providers and fair housing advocates identified a need for landlord education and enforcement regarding fair housing laws and rental discrimination practices, in combination with jurisdictions contracting with fair housing providers for a comprehensive system to identify affordable housing resources and tenant protection, particularly for seniors, the disabled, gender equality/familial status, and communities of color. Consultations identified a need for workshops on fair housing laws for residents and housing providers. The goal of

these would be to inform housing providers on their rights and responsibilities under fair housing laws, and provide education on discrimination, aiming to reduce the number of instances that result in fair housing complaints throughout the county. A tenant workshop counterpart was suggested to inform residents on their tenant rights. Service providers and fair housing advocates identified acquisition of older, single-family housing stock, which might require repairs, for conversion to assisted affordable housing units as an opportunity to address shortages.

Barriers to development of affordable housing constitute a third major theme, including land costs, the length of entitlement processes, California Environmental Quality Act (CEQA) requirements, development fees, and other permitting processes, compounded by severe infrastructure constraints, particularly sewer and septic systems. All housing providers interviewed expressed that new low-income housing simply is not cost effective for developers, and that properties owned by jurisdictions are a valuable resource for providing lower-income housing, including homeownership opportunities through organizations such as Habitat for Humanity, who assist communities of color and veterans to attain homeownership, which have been historically underserved in the homeowner market, particularly in areas of Solano County. Incentivizing and subsidizing the construction of ADUs on existing residential properties is recommended to help address the barriers associated with cost of land and shortage of viable acreage for development of units for lower-income and disabled and/or senior households. In addition, one housing provider discussed Community Land Trusts as an underutilized opportunity to create permanent affordability, as well as the availability of CalHome funding for implementing this option.

A final recurring theme around barriers to affordable housing that service providers and fair housing advocates identified was the current and historic challenges lower-income households face in obtaining financial assistance, such as lending discrimination, which was a prevalent issue in Vallejo. Additionally, it was also noted that there is a disconnect between the number of applicants for Housing Choice Vouchers (HCVs) and availability of units that accept them. Education and outreach efforts of current fair housing practices to landlords and sellers was recommended.

Feedback received during the regional consultations was shaped by individual discussions and the experiences of each service provider, fair housing advocate, or community organization. Therefore, some questions did not receive direct responses. For example, no interviewees identified strategies to reduce racially or ethnically concentrated areas of poverty; they instead focused on feedback they deemed relevant to their target population or experiences. The summary presented here reports feedback that was received.

Local Outreach Efforts

Study Session

The County held a study session that was open to the public during a meeting of the Board of Supervisors on March 8, 2022. During the meeting, the County provided an overview of the Housing Element update and accepted comments and questions from supervisors and members of the public. Commentary was limited and no public comment related to fair housing was received.

Consultations

In January and February 2022, staff consulted with two local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs for the county. Representatives from the following stakeholders were interviewed:

- Solano County Housing Authority, January 19, 2022
- Travis Air Force Base, February 28, 2022

Stakeholders expressed that, as expected, housing need varies by familial status, ranging from standalone homes for families with children to apartments or condominiums for those that live alone. As all these family types are represented in the unincorporated area, it is important to promote a range of housing types in development. Both stakeholders voiced that rising rents and affordability issues are one of the biggest barriers to securing housing in the county. Due to the shortage of affordable rental units, there are low vacancy rates and high rent prices. Though not confirmed, one stakeholder speculated that the recent boom in housing prices may have increased pressure on the rental market as homes that were previously used as rental units have been sold. Another barrier to securing housing is the limited availability of funding for assistance with deposits and fees. These costs can present barriers to those seeking new housing, especially lower-income households. To address these concerns, the County has identified **Programs C.4** and **D.5** to seek funding to provide assistance to lower-income households and develop a program to connect households with housing opportunities.

FAIR HOUSING ISSUES

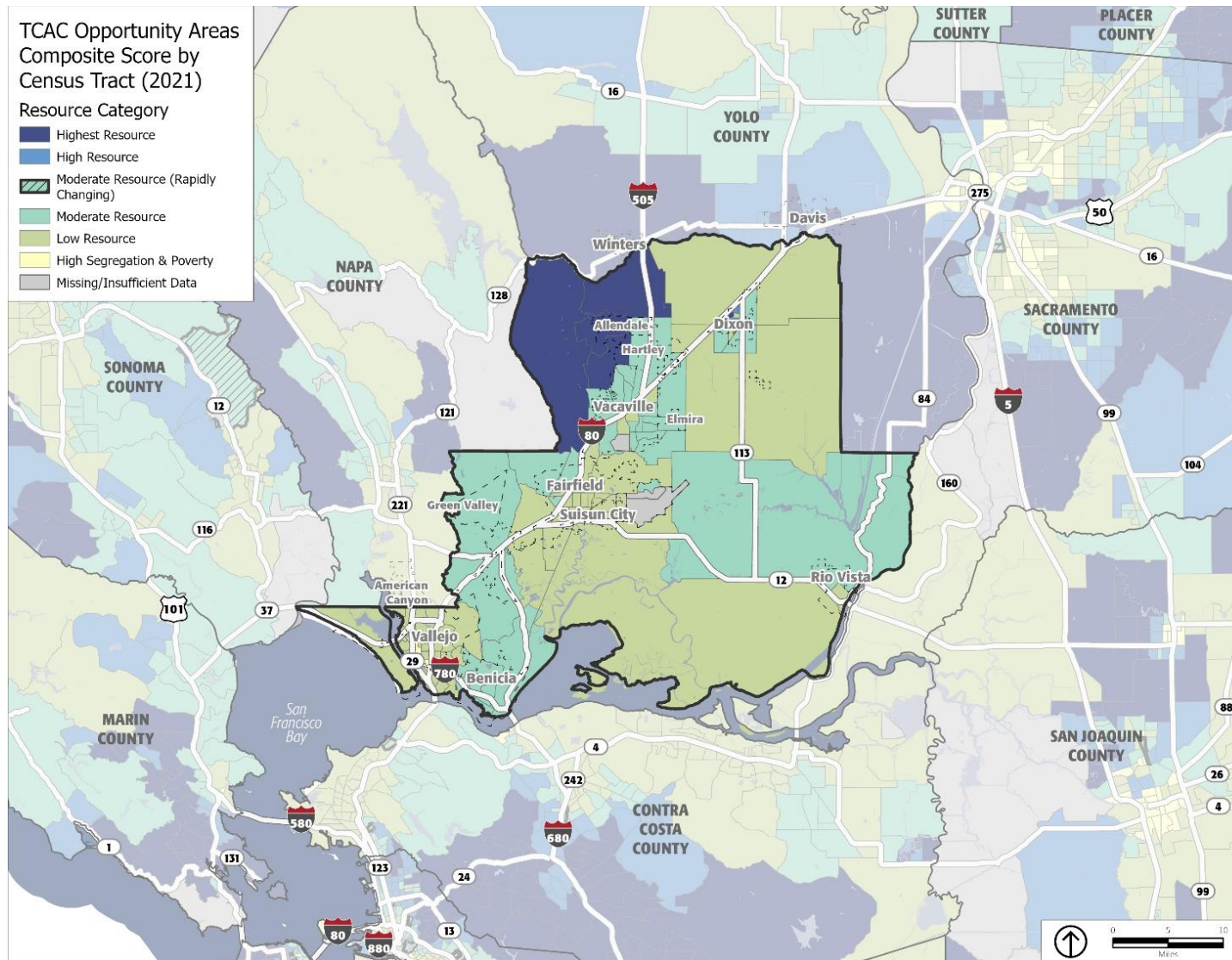
Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the top 20-percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the 41st to 70th percentile and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score above the 70th percentile and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$26,500 annually for a family of four in 2021).

As seen in **Figure F-1, Regional TCAC/HCD Opportunity Areas**, most of Solano County, particularly in the unincorporated area, is designated as low resource or moderate resource. In the unincorporated county, high- and highest-resource areas are generally in the northeast and northwest corners, with low-resource areas surrounding the cities of Dixon and Fairfield, and moderate-resource areas elsewhere. Given that much of Solano County is sparsely populated, with large agricultural areas, the low- and moderate-resource areas may not accurately represent the access to opportunities for residents of unincorporated communities, where there is typically a concentration of resources. There is one area, an unincorporated island within the City of Vallejo, that is part of a larger tract that is designated as high segregation and poverty.

FIGURE F-1. REGIONAL TCAC/HCD OPPORTUNITY AREAS



Source: TCAC/HCD, 2021

Patterns of Integration and Segregation

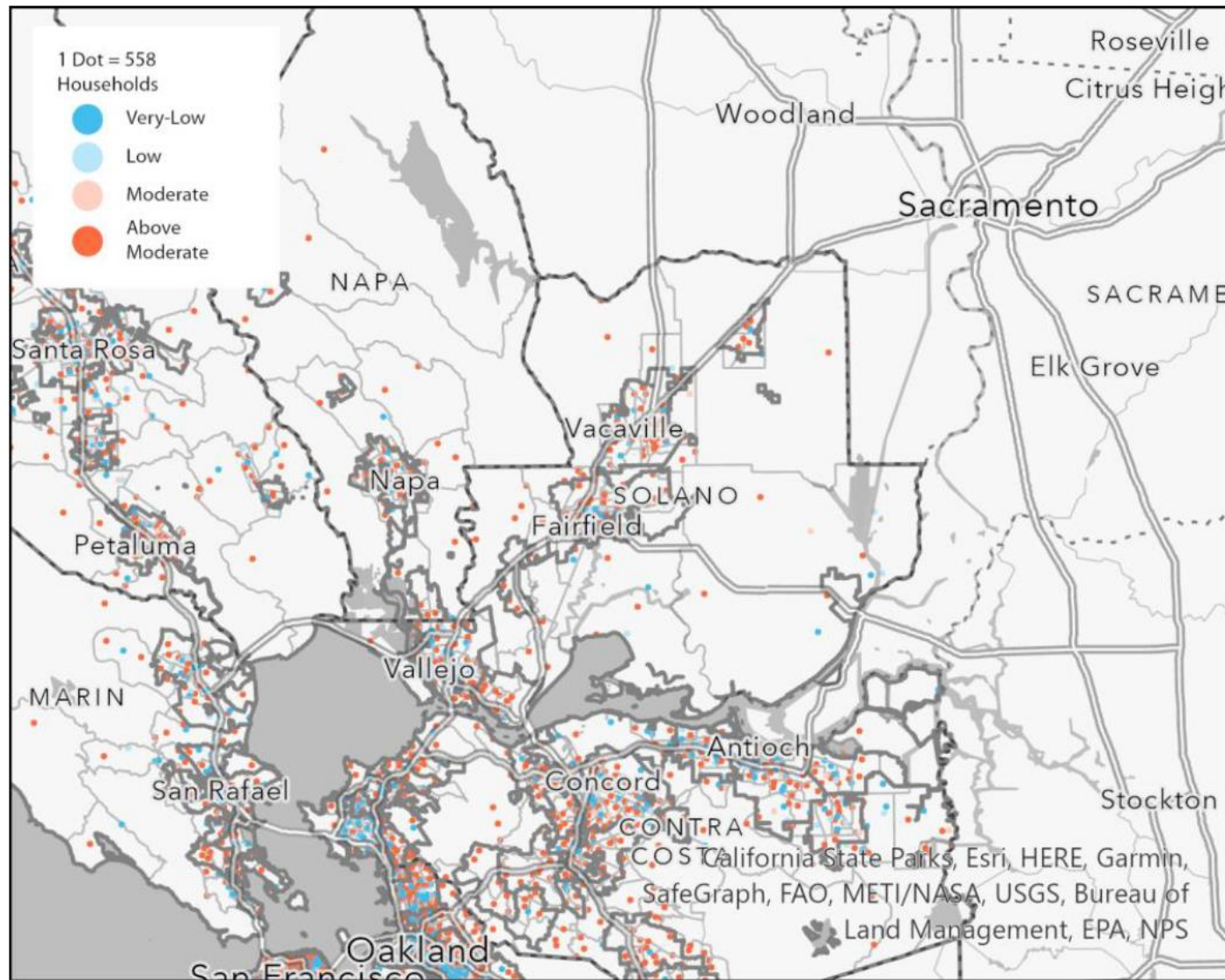
Segregation exists when there are concentrations of a population, usually a protected class, in a certain area. Segregation can result from local policies, to the availability and accessibility of housing that meets the needs of that population, or a community culture or amenity that attracts the population. In the context of fair housing, segregation may indicate an issue where it creates disparities in access to opportunity, is a result of negative experiences such as discrimination or disproportionate housing need, or other concerns. Integration, in contrast, usually indicates a more balanced representation of a variety of population characteristics and is often considered to reflect fair housing opportunities and mobility. This analysis assesses four characteristics that may indicate patterns of integration or segregation throughout the region and local Solano County jurisdictions: income distribution, racial and ethnic characteristics, familial status, and disability rates.

Income Distribution

Regional Patterns

At the regional level, income distribution can be measured between jurisdictions. **Figure F-2, Income Dot Map**, presents the spatial distribution of income groups in Solano County and surrounding Bay Area jurisdictions. There are higher concentrations of very low- and low-income households in Bay Area jurisdictions such as the cities of Emeryville and Oakland, than are found in Solano County. While there are concentrations of lower-income households in the cities of Fairfield and Suisun City, generally the distribution of incomes in Solano County more closely reflects those patterns found in neighboring Napa County than most Bay Area counties.

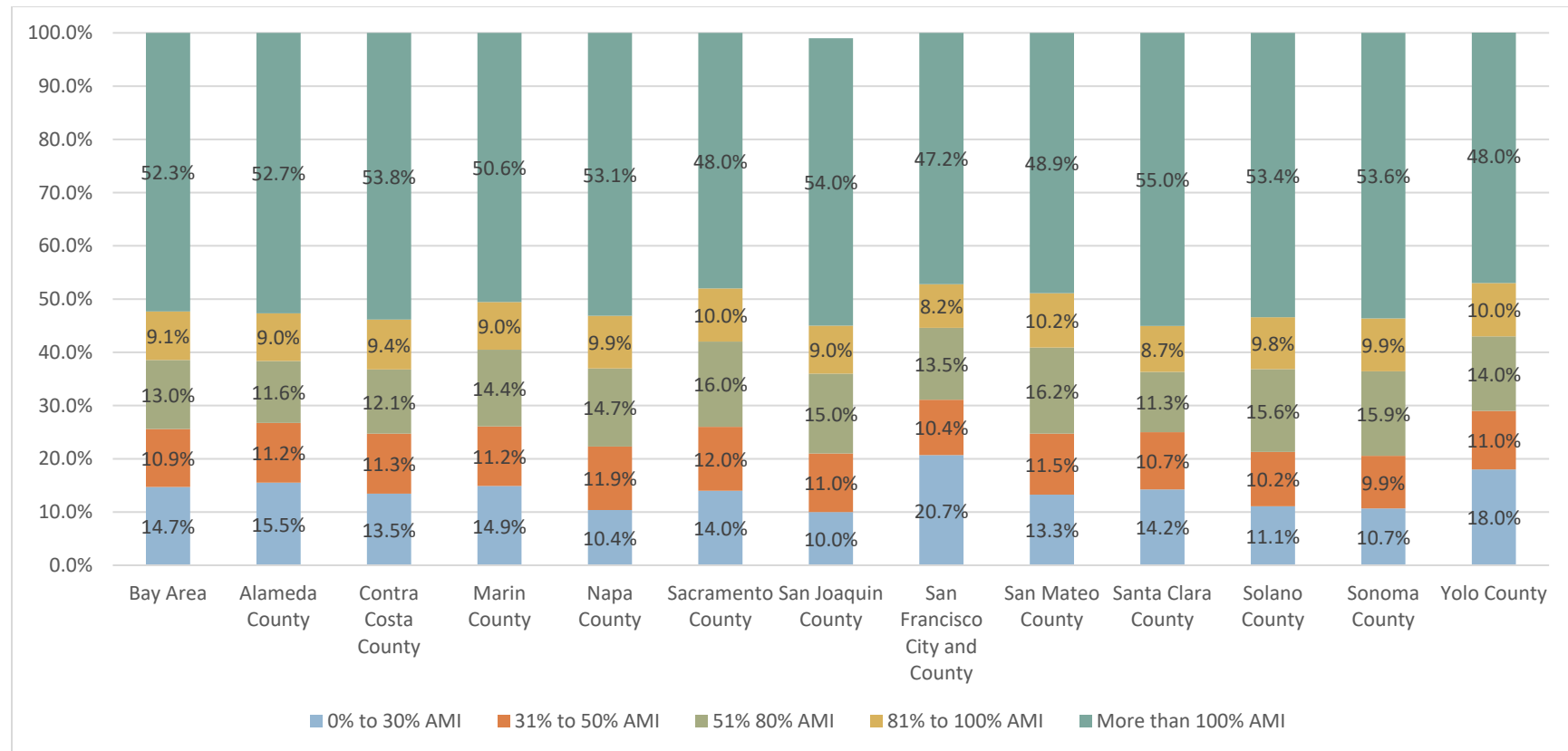
FIGURE F-2. INCOME DOT MAP



Source: HUD, 2015, ACS 2011-2015, ABAG, 2022

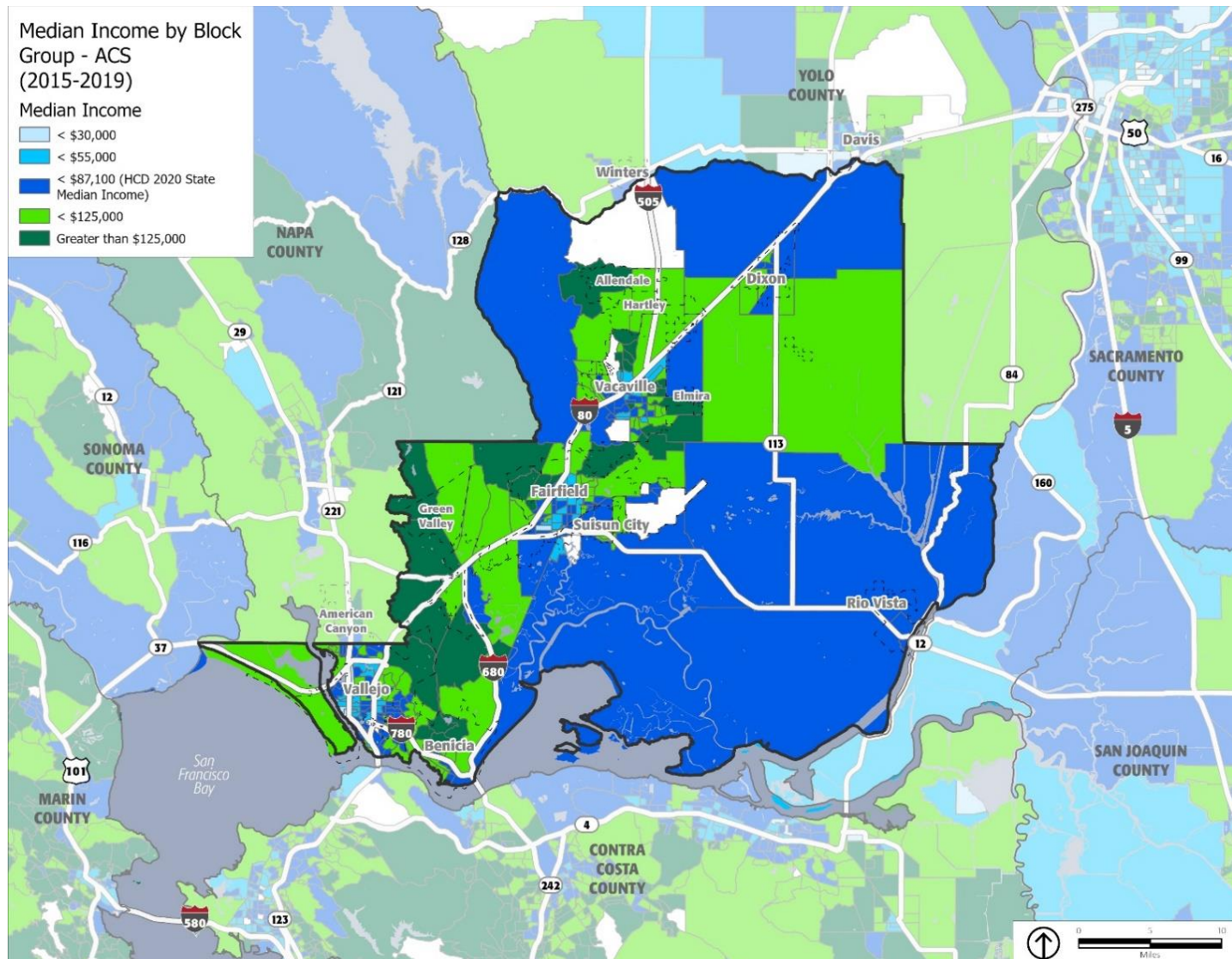
When comparing income groups between Bay Area counties and neighboring Sacramento region counties (**Figure F-3, Income Groups in Surrounding Region**), patterns in Solano County closely mirror many of the Bay Area counties, supporting the patterns shown in **Figure 3-2, Income Dot Map. Figure F-4, Regional Median Income**, presents the geographic patterns of median income in Solano County compared to the region. Throughout the region, the highest median income is often found in medium-density urban areas, such as in the cities of Fairfield, Vacaville, Walnut Creek, San Rafael, and others. In areas with a higher-density population and uses, such as along the San Francisco and San Pablo Bays, there are a greater number of lower-income households. Solano County reflects these income distribution trends found in the region.

FIGURE F-3. INCOME GROUPS IN SURROUNDING REGION



Source: ABAG Data Packets, 2021; HUD CHAS, 2013-2017 release

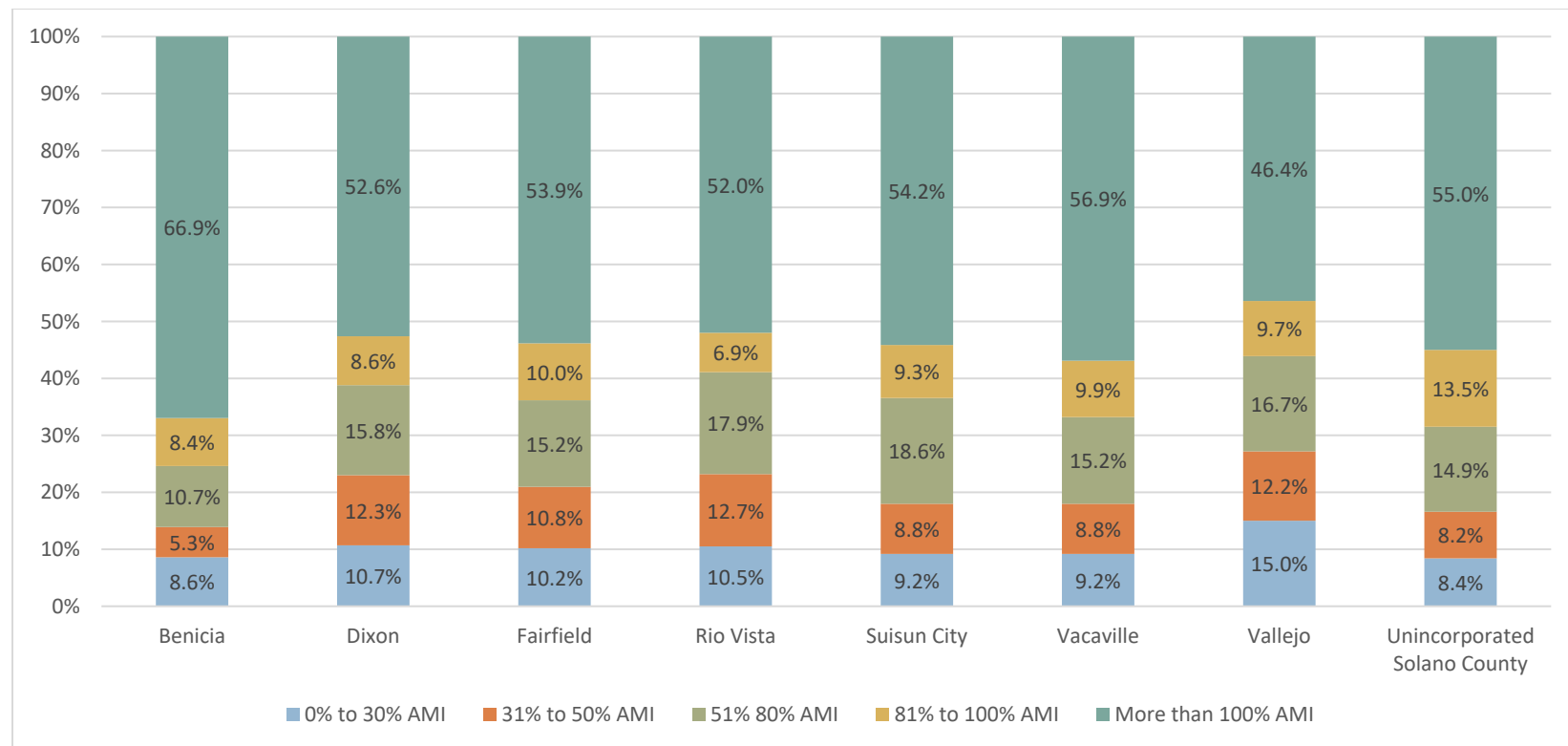
FIGURE F-4. REGIONAL MEDIAN INCOME



Source: 2015-2019 ACS

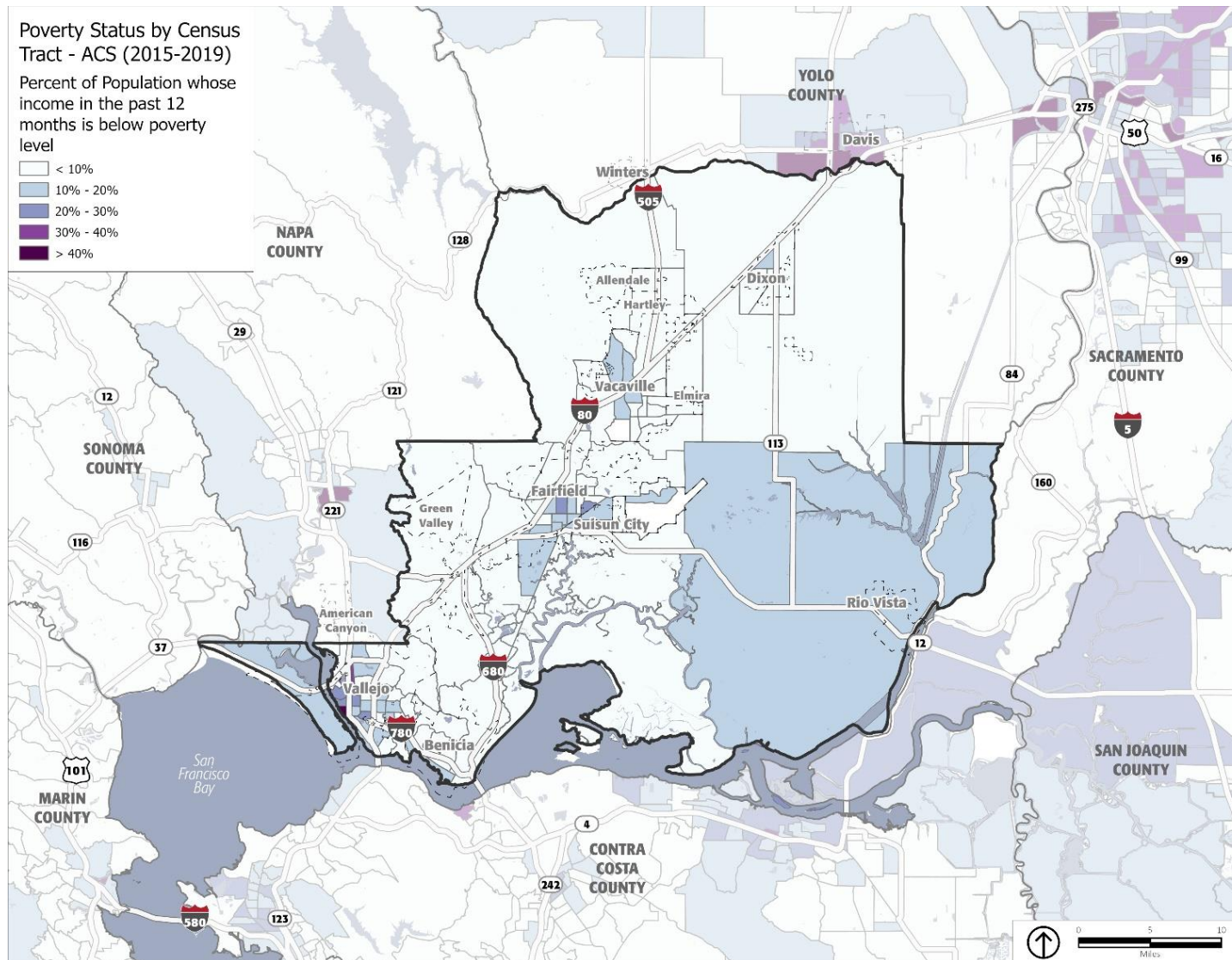
Within Solano County, the City of Benicia has the largest proportion of moderate- and above moderate-income households, earning more than 100.0 percent of the Area Median Income (AMI) (**Figure F-5, Income Groups within Solano County Jurisdictions**). The distribution of income groups within Solano County may be representative of the availability of affordable or accessible housing and other opportunities that create mixed-income communities. As shown in **Figure F-4, Regional Median Income**, the cities of Fairfield, Suisun City, and Vallejo have several block groups that have median incomes falling into the extremely low- and very low-income categories, corresponding with high rates of poverty shown in **Figure F-6, Regional Poverty Rates**. While all jurisdictions in Solano County have areas in which at least 10.0 percent of the population falls below the poverty line, the City of Vallejo has the largest concentration of these households.

FIGURE F-5. INCOME GROUPS WITHIN SOLANO COUNTY JURISDICTIONS



Source: ABAG Data Packets, 2021; HUD CHAS, 2013-2017 release

FIGURE F-6. REGIONAL POVERTY RATES



Source: 2015-2019 ACS

Local Patterns

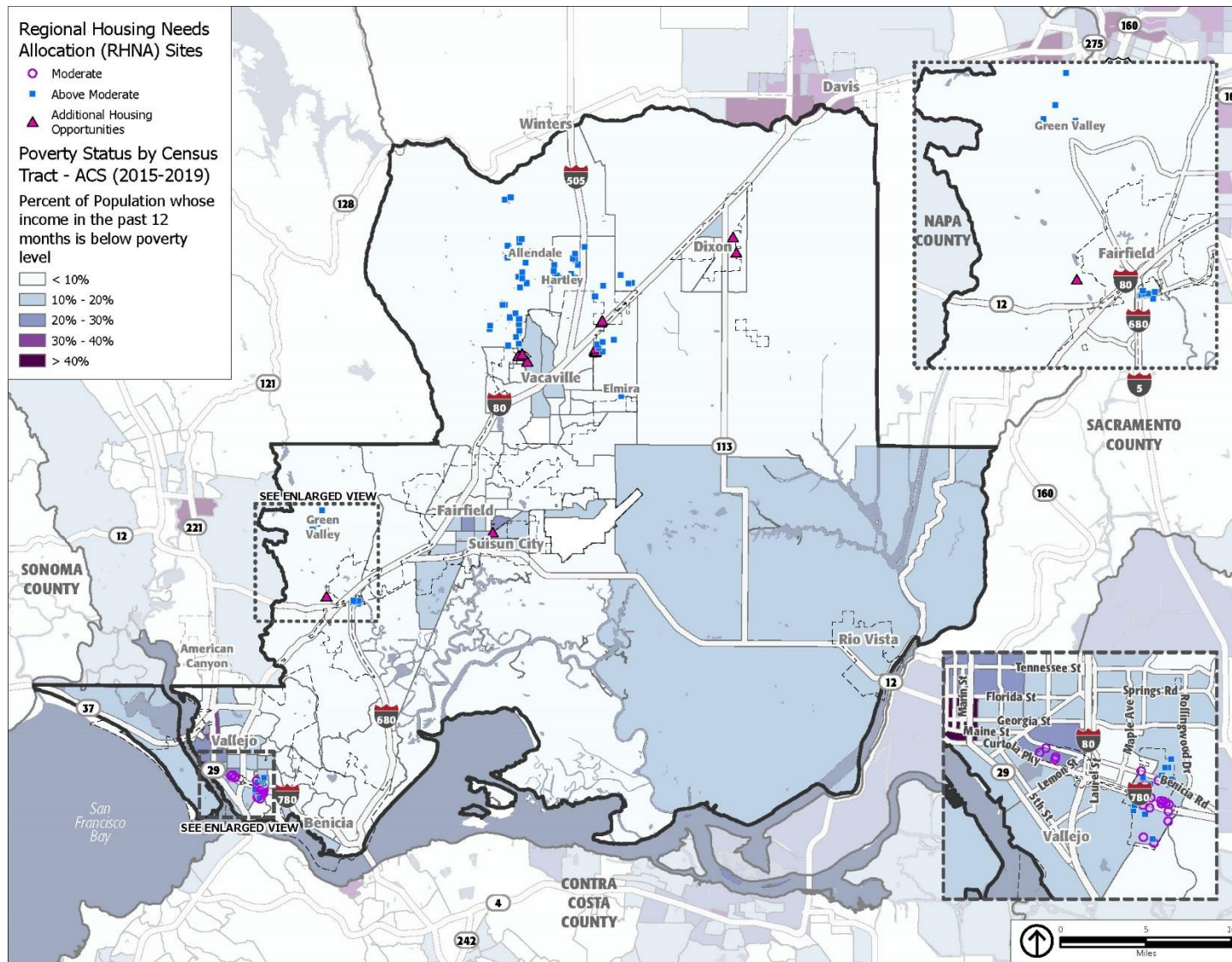
The unincorporated areas of Solano County include the census-designated places of Allendale, Elmira, Green Valley, and Hartley, as well as the unincorporated communities of Birds Landing, Collinsville, Cordelia, Maine, Prairie, Mankas Corner, Montezuma, Rio Vista Junction, and Rockville. Due to small population sizes, the American Community Survey (ACS) does not provide estimates of the median income of several census-designated communities in unincorporated Solano County. However, in unincorporated Solano County, 8.4 percent of households make less than 30.0 percent AMI, which is considered extremely low income.¹ ACS data indicates that of approximately 6,980 households in all of unincorporated Solano County, 31.5 percent of households are lower-income, earning less than 80.0 percent of the AMI. This rate is below the county average of 36.8 percent, indicating that lower-income households make up a smaller proportion of households in unincorporated communities as compared with incorporated jurisdictions in the county. There are no populated, unincorporated areas in Solano County that have poverty rates greater than 10.0 percent, and all census tracts with elevated poverty rates are found within incorporated jurisdictions (**Figure F-7, Local Poverty Rates**). However, as shown in Figure F-4, unincorporated areas in the northern and western portions of the county tend to have higher median incomes than those in the southern and eastern portions. This reflects where agricultural operations are most dominant, the percent of the population that identifies as non-White is higher, and generally communities are more rural with fewer commercial nodes (eastern portion). These income patterns in unincorporated Solano County reflect other agricultural counties throughout the state, where median incomes are typically higher in more dense communities with greater access to resources and services.

TCAC/HCD Opportunity Area scores designate the higher-income areas of northwest unincorporated Solano County as highest-resource, while more diverse, lower-income areas in the northeast around Dixon, as well as south of Fairfield and Suisun City, have low-resource designations (**Figure F-8, Local TCAC/HCD Opportunity Areas**).

None of the county's lowest income tracts are found in unincorporated areas. Further, income patterns in unincorporated Solano County generally correspond to nearby sections of incorporated communities. Poverty is found at a generally lower rate in unincorporated Solano County as compared with incorporated cities.

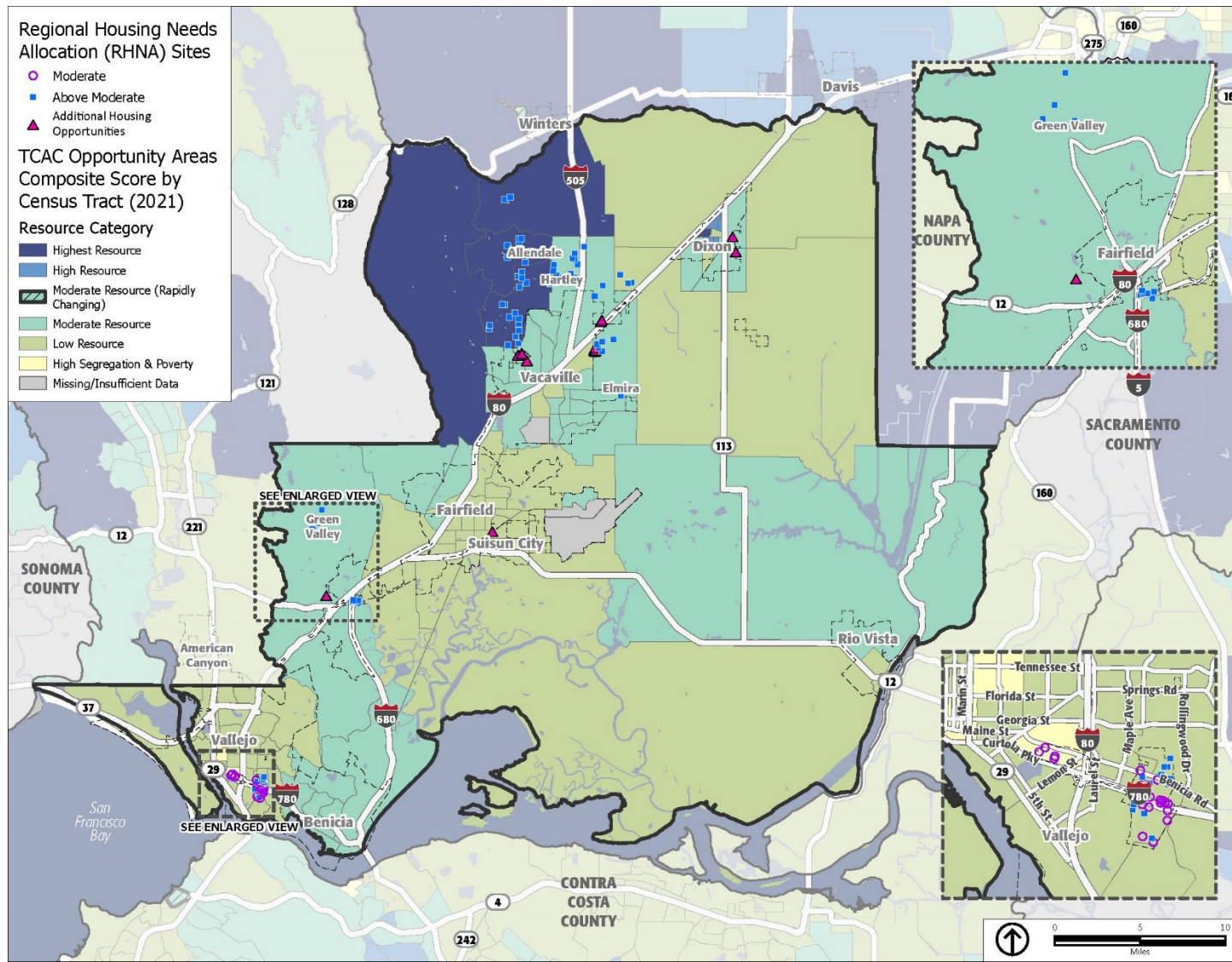
¹ ABAG MTC Housing Needs Data Report, 2021

FIGURE F-7. LOCAL POVERTY RATES



Source: 2015-2019 ACS; Solano County, 2022

FIGURE F-8. LOCAL TCAC/HCD OPPORTUNITY AREAS

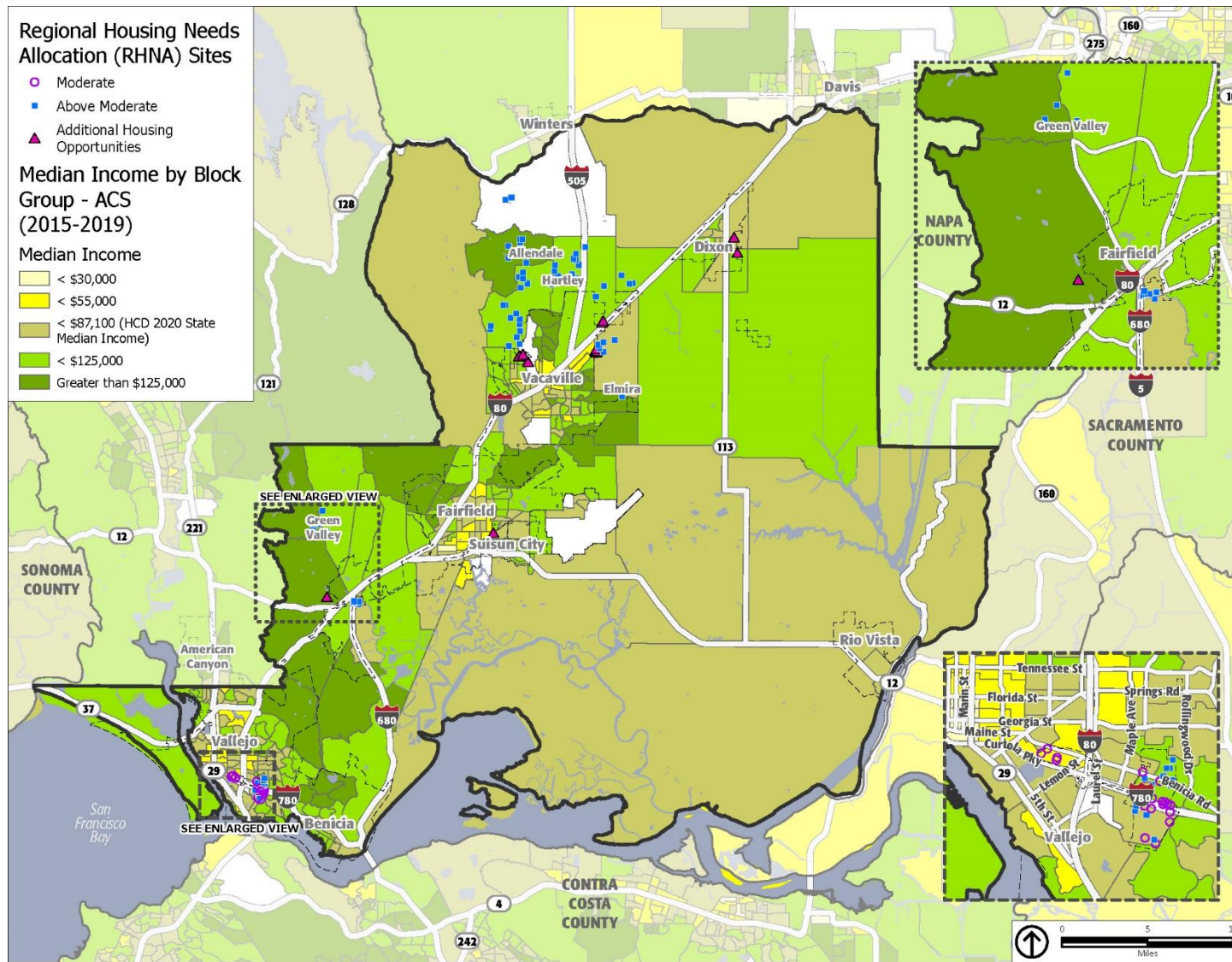


Source: TCAC/HCD, 2021; Solano County, 2022

In general, median household income by census tract, including unincorporated areas of Solano County, are consistent with adjacent tracts within incorporated communities (**Figure F-9, Local Median Income**). In many cases, tracts with particularly high or low incomes that include unincorporated areas also extend into incorporated areas, making it difficult to determine whether median household income for this type of tract reflects incomes for residents within or outside of the incorporated jurisdiction, although residential areas within incorporated jurisdictions are typically denser, indicating that data on these tracts may more accurately reflect conditions for residents of the incorporated jurisdiction. Census tracts in unincorporated areas, entirely outside of any incorporated jurisdiction, with particularly high median incomes include Bucktown (\$105,103), English Hills, and nearby areas north of Vacaville (\$139,449). A census tract at the extreme northwest corner of the county, on the county line and just east of Napa, includes the Green Valley Country Club, Lake Frey, and Lake Madigan, and residential areas near Wilder Creek, and has a median household income of \$144,904. Several tracts have median incomes below the statewide average, including a tract east of Cordelia (\$78,536), along Pleasant Valley Road northwest of Vacaville (\$84,679), west of Lewis Road and immediately east of Vacaville (\$61,750), and a tract north of Dixon extending up to the county line (\$70,500).

The spatial distribution pattern of median household income in unincorporated Solano County has not shifted substantially between 2014 and 2019. Higher-income census tracts are found primarily on the west side of the county in areas outside of Vallejo, Vacaville, Fairfield, and Benicia. Lower-income unincorporated census tracts are primarily found just east of Cordelia, north of Dixon, and both east and west of Vacaville. High-income unincorporated parts of the county, based on 2019 ACS data, were also relatively higher-income areas in 2014. This data confirms that unincorporated Solano County has distinct higher- and lower-income areas, the boundaries of which have been generally consistent over time. To improve access to areas of high opportunity for lower-income households, the County will work with incorporated municipalities to promote high density development within and near urban environments where resources and services are most available (**Program B.1**); will encourage and incentivize construction of ADUs in areas of higher opportunity, areas of affluence, or where high density housing cannot be built, to increase housing mobility (**Programs B.2 and B.3**), and will work to improve access to services in currently underserved areas (**Program D.6**).

FIGURE F-9. LOCAL MEDIAN INCOME



Source: 2015-2019 ACS; Solano County, 2022

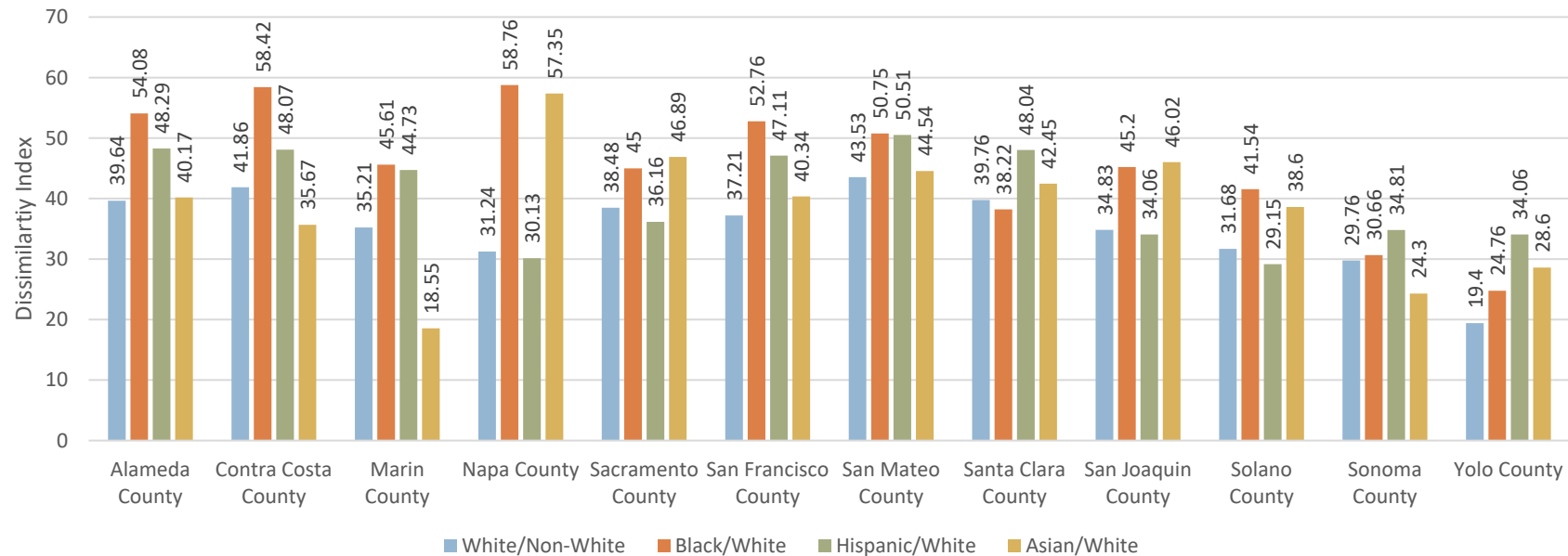
Racial and Ethnic Characteristics

Regional Patterns

The Dissimilarity Index measures the percentage of a certain racial or ethnic group's population that would have to move to a different census tract to be evenly distributed within a jurisdiction or region, and thus achieve balanced integration between all racial and ethnic groups within that jurisdiction. The higher the Dissimilarity Index score is, the higher the level of segregation is currently. For example, if a jurisdiction's Black/White Dissimilarity Index was 60, then 60.0 percent of Black residents would need to move to a different neighborhood for Black and White residents to be evenly distributed across the jurisdiction. According to the United States Department of Housing and Urban Development (HUD), Dissimilarity Indices of less than 40 are considered to indicate low segregation, indicated between 40 and 54 indicate moderate segregation, and indices greater than 55 indicate high segregation.

According to HUD's Dissimilarity Index based on the 2010 Census, Black residents throughout most of the region experience the highest levels of segregation; followed by Hispanic residents in most counties; and Asian residents in Napa, Sacramento, and Solano Counties (**Figure F-10, Dissimilarity Indices in the Region**). Yolo and San Joaquin Counties are the only jurisdictions in which these patterns differ. In Sonoma and Yolo Counties, all racial and ethnic groups face relatively low levels of segregation. Overall, Solano County has greater integration across all racial and ethnic groups than all counties in the Association of Bay Area Governments (ABAG) and greater region, except for Marin, Sonoma, and Yolo Counties.

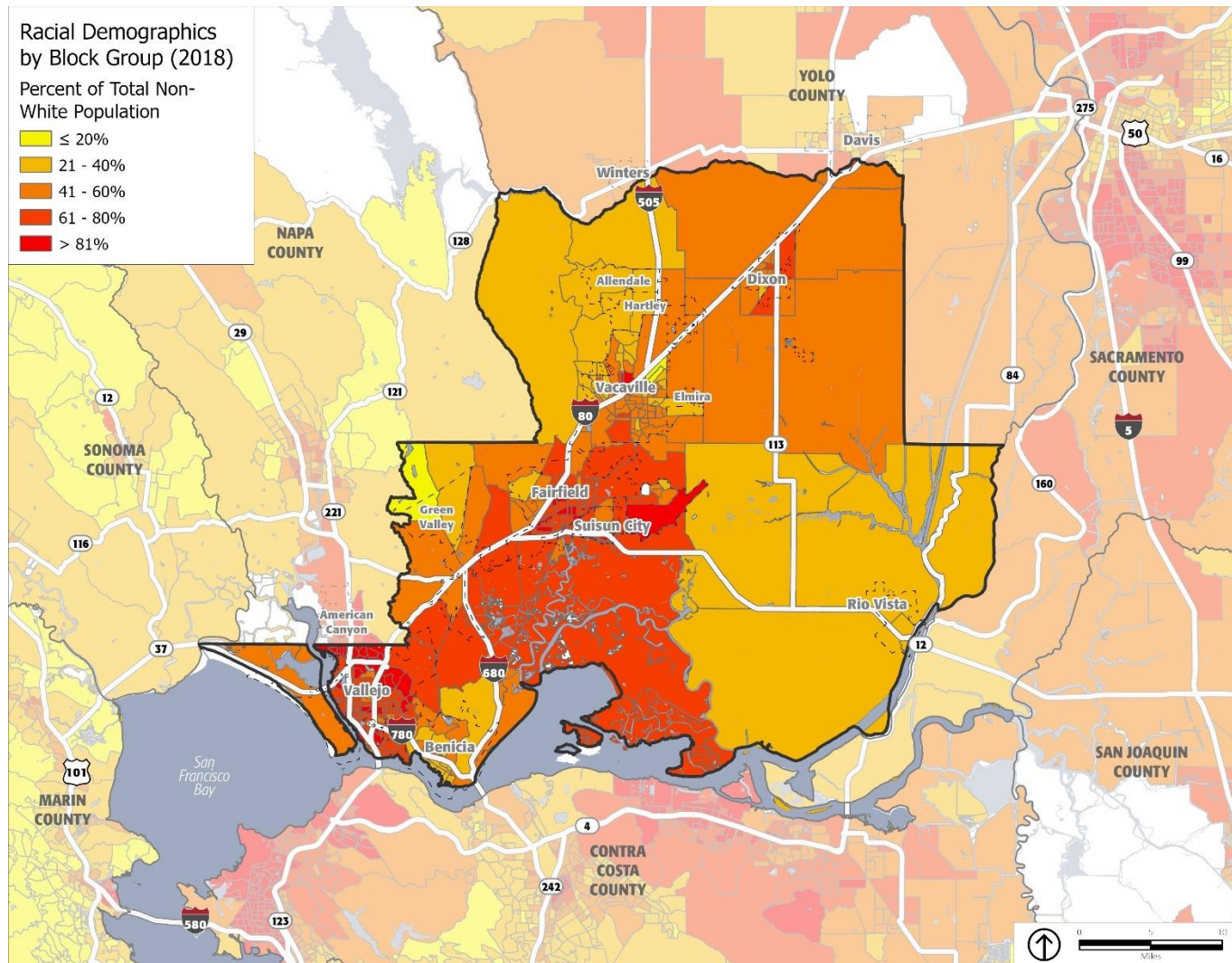
FIGURE F-10. DISSIMILARITY INDICES IN THE REGION



Source: HUD *Affirmatively Furthering Fair Housing Mapping Tool*, 2020; 2010 U.S. Census

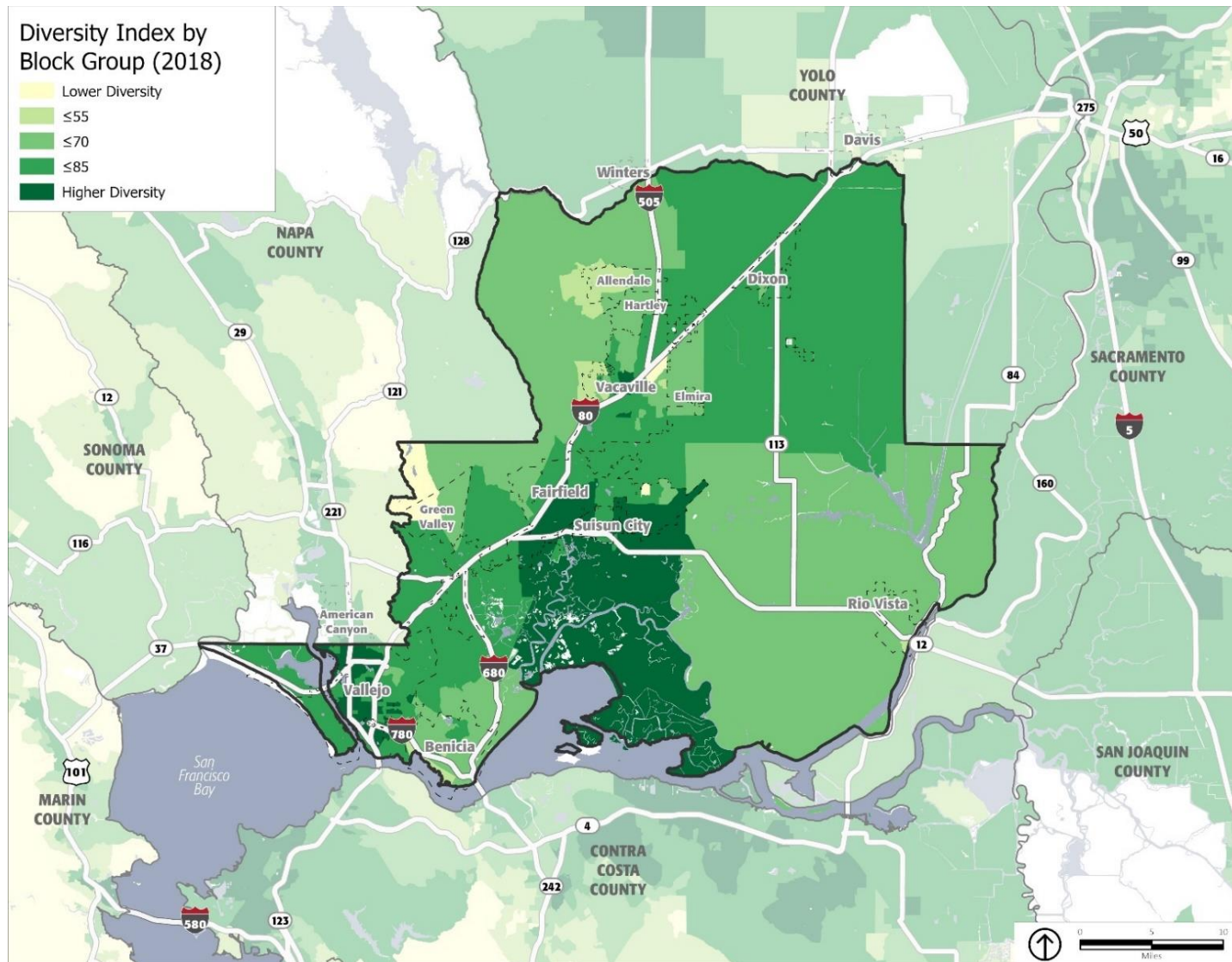
While Solano County has relatively low dissimilarity indices compared to the region and surrounding counties, the population is predominantly White in most areas, except for areas within the cities of Vallejo, Fairfield, and Dixon (**Figure F-11, Regional Racial Demographics**). **Figure F-11** presents the percent of the population in each block group in the County that identifies as non-White. The northern portion of the ABAG region has similar racial and ethnic patterns, with most of Marin, Sonoma, and Napa Counties being predominantly White, while there is a larger proportion of non-White populations adjacent to the San Francisco Bay in more urbanized areas. Similarly, in Yolo and San Joaquin Counties, and the southwestern portion of Sacramento County, the population predominantly identifies as Hispanic. These racial and ethnic trends in the ABAG and Sacramento regions reflect patterns of urbanization and income distribution that reflect the trends in Solano County. Where there is greater urbanization and higher rates of poverty, such as in and near the City of Vallejo, there is greater diversity, meaning a higher proportion on non-White households (**Figure F-12, Regional Diversity Index**, and **Figure F-11, Regional Racial Demographics**). The Diversity Index shown in **Figure F-12** is based on a variety of variables, including race, ethnicity, age, income, gender identify, and more. **Figure F-12** presents the degree to which there is a range of identities in each block group.

FIGURE F-11. REGIONAL RACIAL DEMOGRAPHICS



Source: Esri, 2018

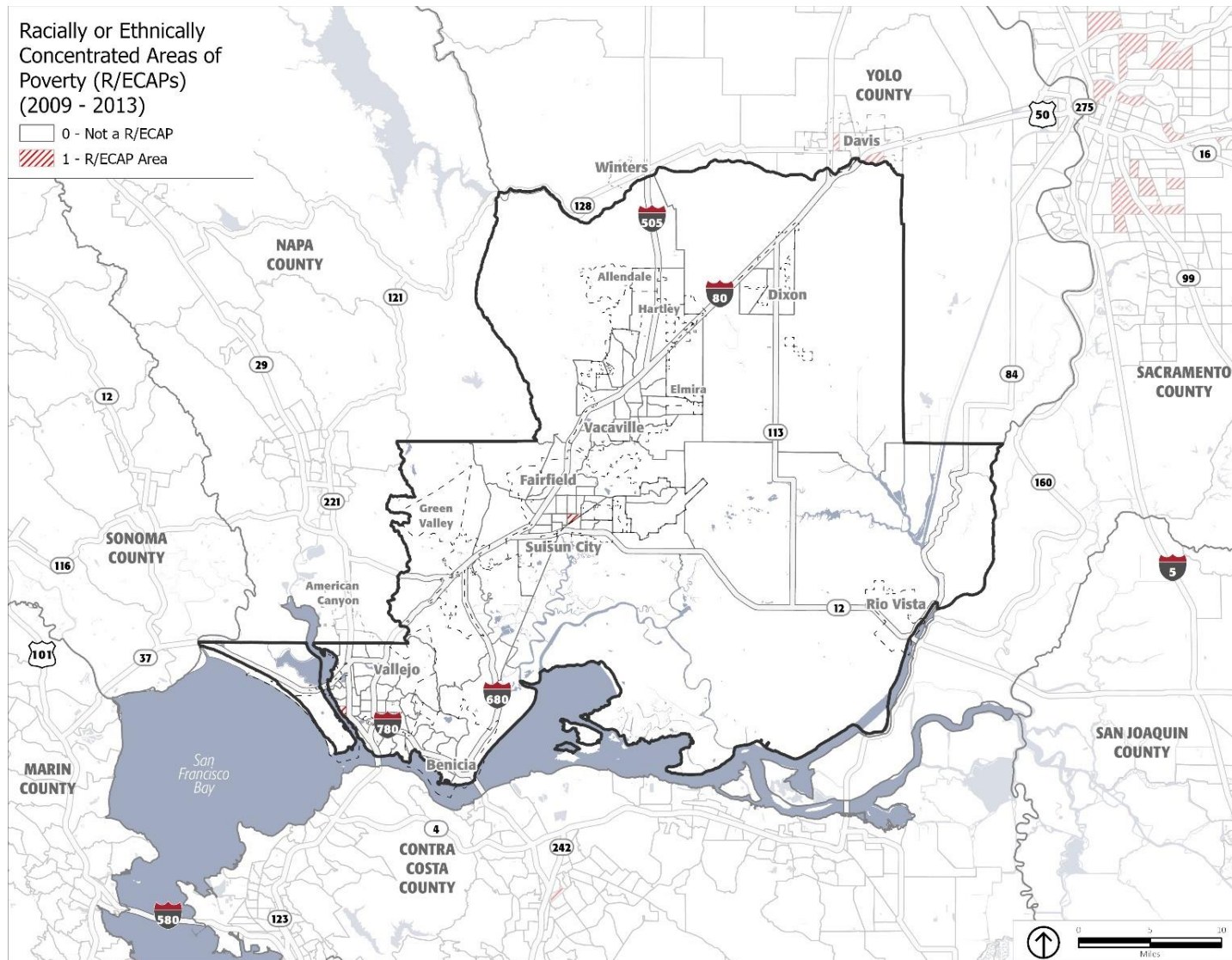
FIGURE F-12. REGIONAL DIVERSITY INDEX



Source: Esri, 2018

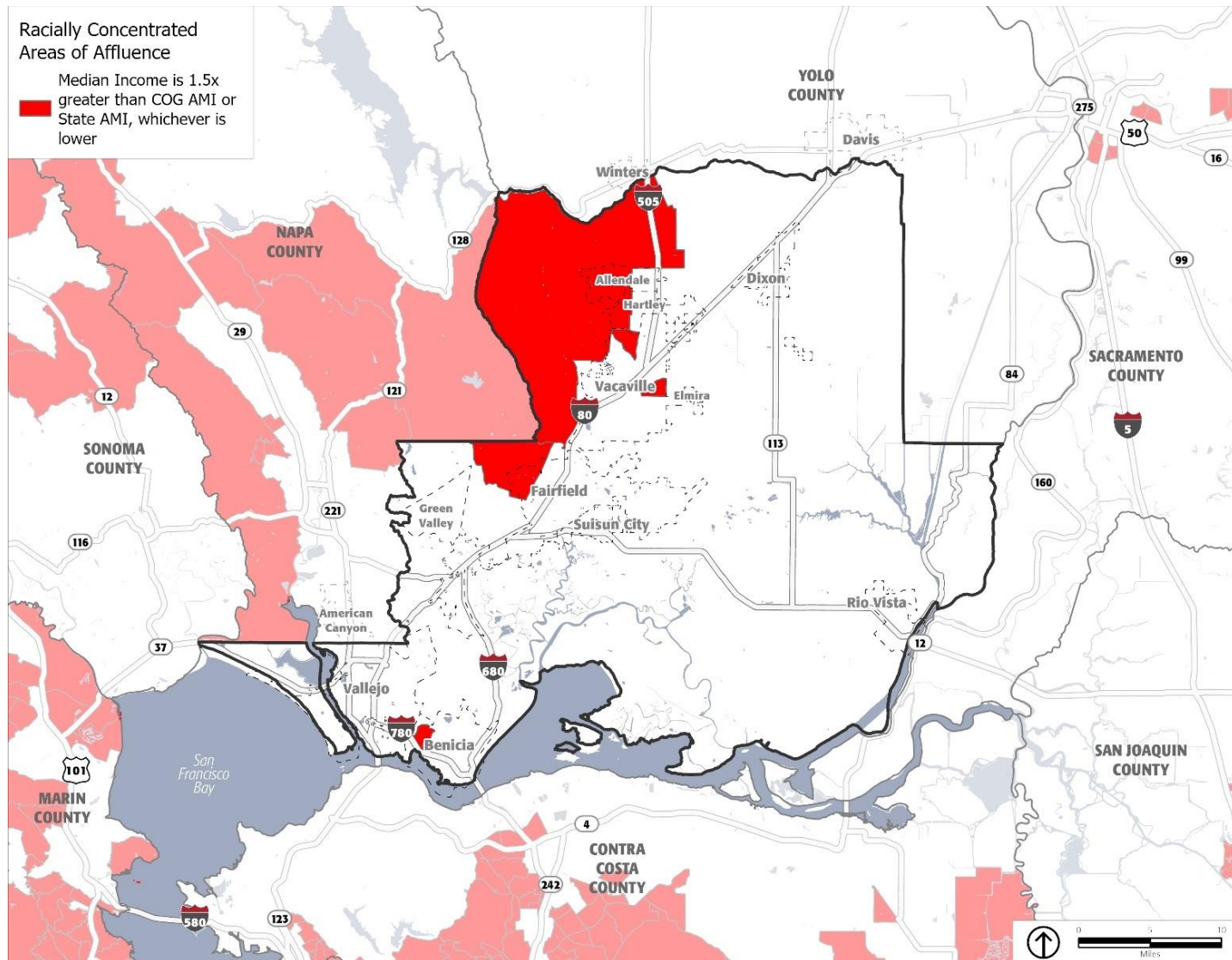
Concentrations of minority populations, or concentrations of affluence, may indicate a fair housing issue despite relative integration compared to the region. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by HUD as an area in which 50.0 percent or more of the population identifies as non-White and 40.0 percent or more of households are earning an income below the federal poverty line. While racially concentrated areas of affluence (RCAAs) have not been officially defined by HUD, for the purposes of this analysis, if the percentage of a population in a census tract that identifies as White is 1.5 times the percentage that identifies as White in ABAG as a whole, and the median income is at least 1.25 times greater than the State AMI (\$90,100), or equal to at least \$112,625, the tract is considered a RCAA. There are two R/ECAPs in Solano County, one within the limits of the City of Vallejo and one within the limits of the City of Fairfield, both of which are discussed in more detail in their respective jurisdictional analysis. The only other R/ECAP in the northern ABAG region is in Marin County, adjacent to the City of Sausalito, while there are several in the urban areas of the southern ABAG region, Sacramento County, and San Joaquin County (see **Figure F-13, Regional R/ECAPs**). In contrast, there are several possible RCAAs in Solano County (see **Figure F-14, Regional RCAAs**), including in the cities of Benicia and Vacaville and unincorporated areas, including Green Valley. RCAAs are even more prevalent throughout the ABAG region, such as in the suburban communities of Alameda and Contra Costa Counties as well as much of Santa Clara, San Mateo, Marin, and Napa Counties.

FIGURE F-13. REGIONAL R/ECAPS



Source: 2006-2010 ACS

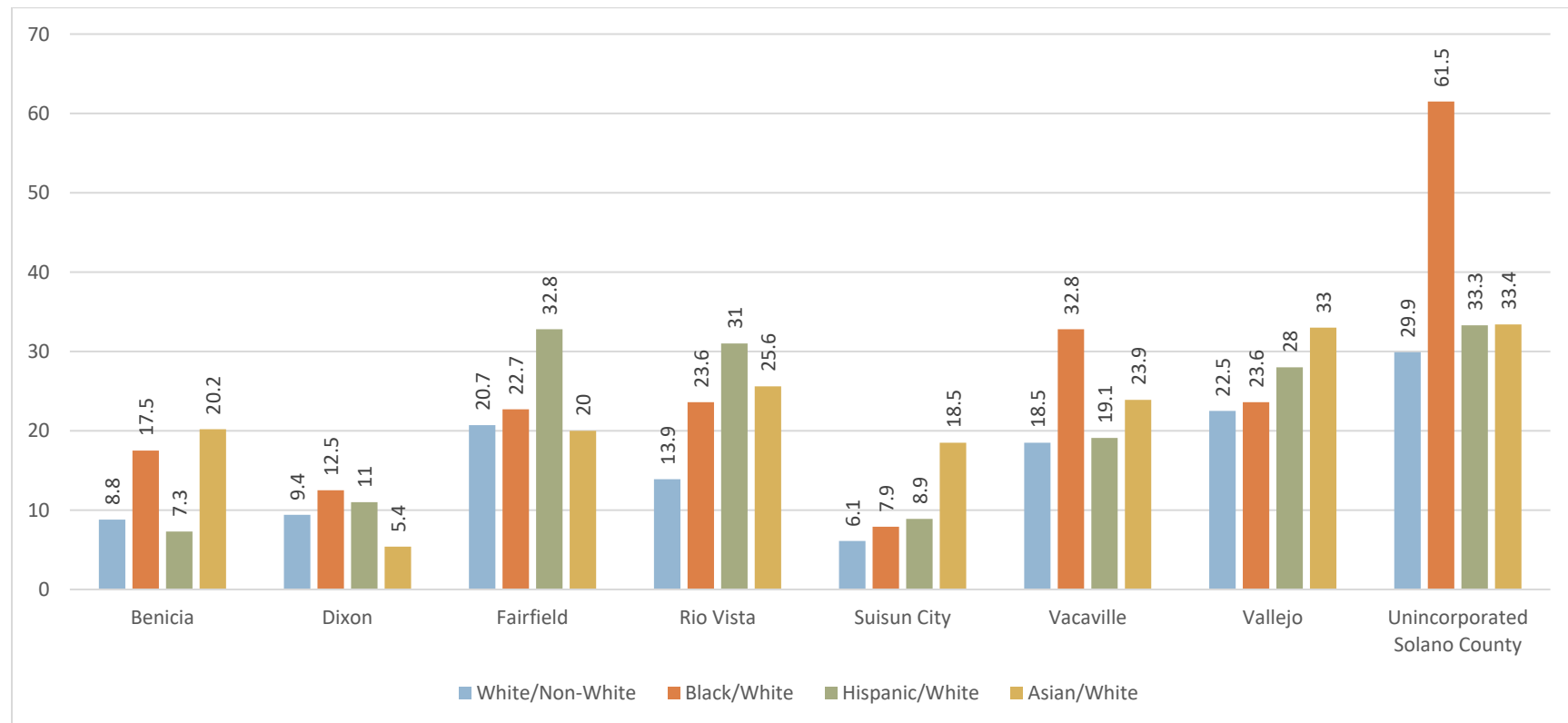
FIGURE F-14. REGIONAL RCAAS



Source: 2015-2019 ACS

At the local level, the University of California (UC) Merced Urban Policy Lab and Association of Bay Area Government/Metropolitan Transportation Council (ABAG/MTC)’s AFFH Segregation Reports for each jurisdiction reports Dissimilarity Index scores based on the 2020 Census, for a current reflection of local integration. As shown in **Figure F-15, Dissimilarity Indices within Solano County**, the unincorporated area has the greatest level of segregation among all racial groups, while Dixon has the lowest level of segregation. In some jurisdictions, the percentage of the population that identifies as non-White is so low, as shown in the Solano County Housing Needs Assessment (HNA) in **Table E-1, Population by Ethnicity**, that dissimilarity indices may not accurately represent their distribution.

FIGURE F-15. DISSIMILARITY INDICES WITHIN SOLANO COUNTY



Source: ABAG Data Packets, 2021; 2020 Decennial Census

Local Patterns

Unincorporated Solano County's largest demographic group is White non-Hispanic, comprising 55.1 percent of the population, indicating that unincorporated areas are generally less diverse than most incorporated jurisdictions and less diverse than the overall county average. Hispanic residents not identifying as White comprise 20.3 percent of the population. Black or African American (5.5 percent), Asian non-Hispanic (5.5 percent), and Other or Multiracial non-Hispanic (3.3 percent) comprise the next-largest demographic groups. Other demographic groups, including American Indian/Alaskan Native are represented by smaller populations each comprising 0.3 percent or less of the unincorporated county population.

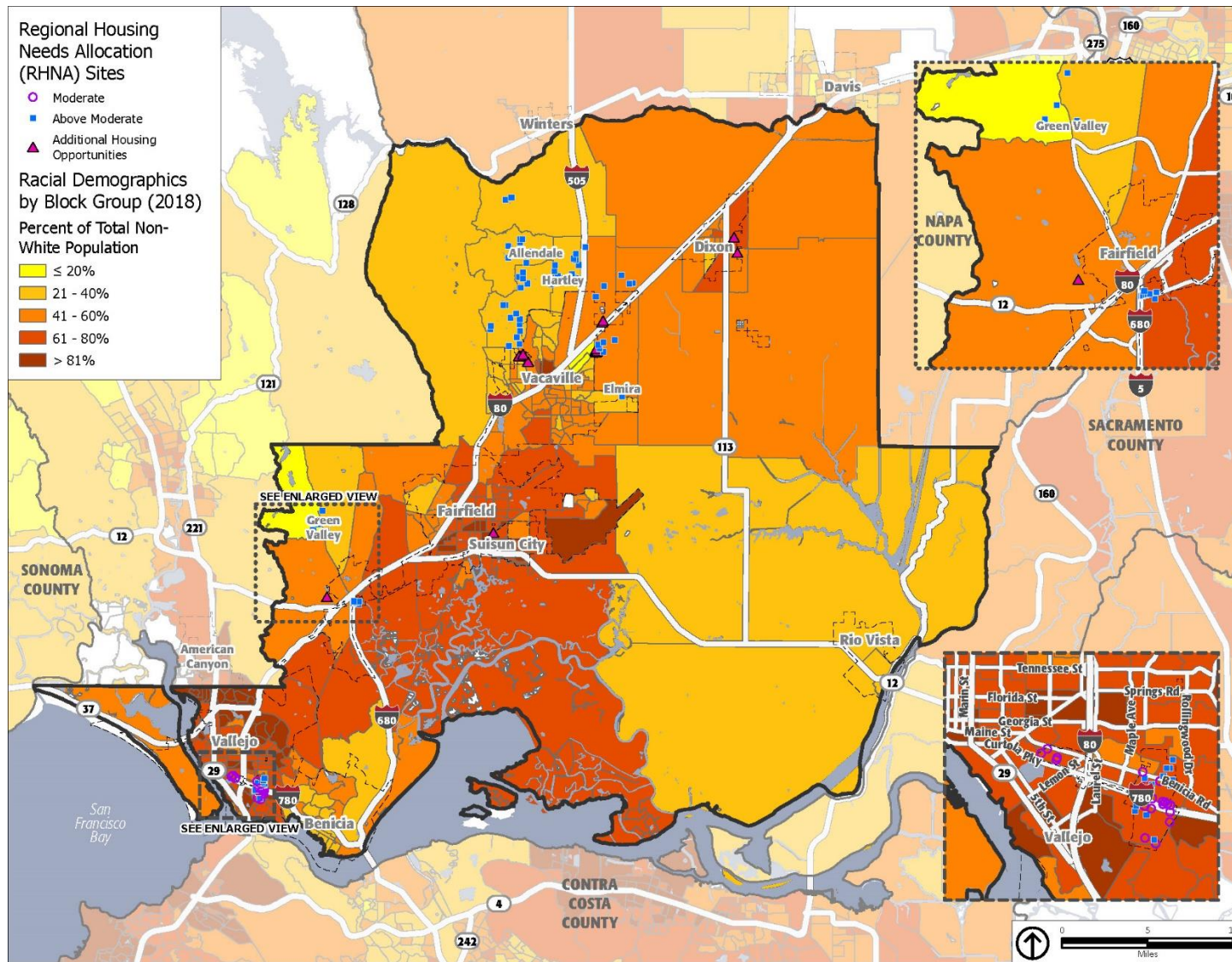
As shown in **Figure F-16, Local Racial Demographics**, data indicates there is an uneven spatial distribution of demographic non-White populations in unincorporated areas of Solano County (**Figure F-16, Local Racial Demographics**). Census tracts around the Grizzly Bay islands see a relatively high proportion of non-White residents, (67.0 to 77.5 percent). However, this area is predominantly undeveloped open space without agricultural operations or residential uses. The second largest concentration of non-White residents in the unincorporated county are in the tracts surrounding Dixon, where the Dixon Migrant Center is located and several agricultural operations. In these areas, 53.0 percent to 54.9 percent of residents identify as non-White. However, the area north and west of Rio Vista, where agricultural operations are also dominant, 29.4 percent to 39.3 percent of the population identify as non-White. Therefore, considering the impact the Dixon Migrant Camp has, this could be why there are it is unlikely that the presence of farmworkers drive the higher rates of non-White residents in the area around Dixon. Outside of this area, census tracts in unincorporated areas tend to be less diverse than those found in Solano County jurisdictions. The unincorporated county's highest-income tract around the Green Valley Country Club (see the Income Distribution section) is also its least diverse, with 14.3 percent non-White population. Similarly, most northern unincorporated areas, such as those west of Allendale and Hartley, have lower rates of non-White residents. These areas also tend to have higher median incomes. Therefore, racial and ethnic demographic patterns in unincorporated Solano County appear to reflect income patterns, with smaller proportions of non-White residents in more affluent communities in the north and west, and larger proportions in lower-income areas in the south and east.

The spatial distribution pattern of non-White residents in unincorporated Solano County has not changed substantially over the past decade. Non-White residents are found at higher proportions within cities, and, while Solano County as a whole has generally become more diverse, unincorporated areas of relatively higher diversity in 2014 remain relatively more diverse, and areas of relatively less diversity in 2014 remain the county's relatively less diverse.

There are no R/ECAPs, as defined by HUD, in unincorporated Solano County. However, several RCAAs are found in unincorporated Solano County in areas northwest of Vacaville and Fairfield (**Figure F-17, Local RCAAs**). These areas all see non-White populations of 24.5 to 36.9 percent, with incomes ranging between \$84,679 and \$139,449. These RCAAs generally coincide with TCAC/HCD highest-resource areas or relatively higher-income parts of the unincorporated county. To increase housing mobility opportunities for lower- and moderate-

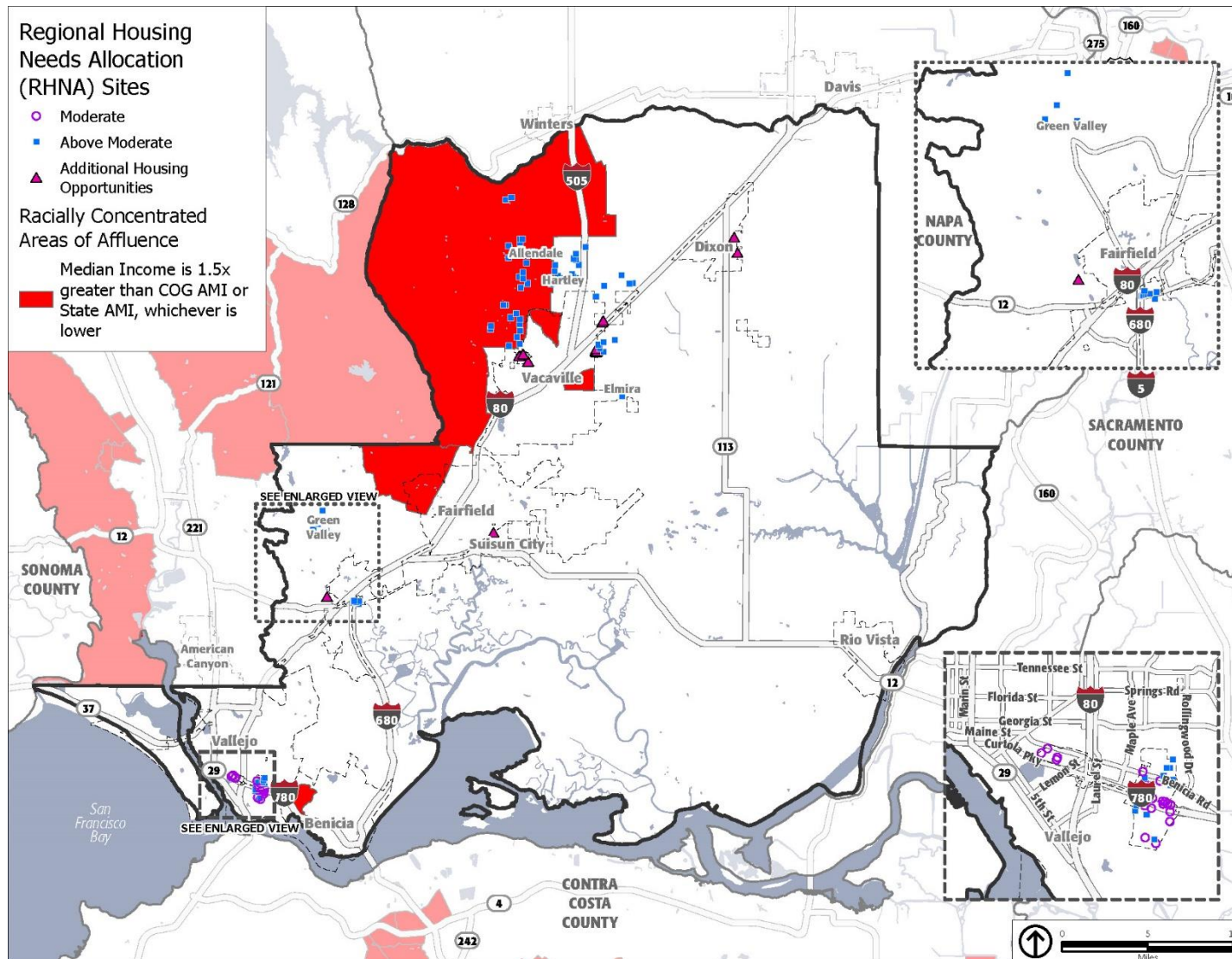
income households and non-White households, the County will implement **Program B.1** to continue to support construction of high-density housing in areas with better access to opportunities, and sufficient service capacity to accommodate such housing, to facilitate economic mobility for lower-income residents and will promote construction of a range of housing types to meet a variety of needs (**Programs B.2, D.1, and D.2**). Where services are limited, the County will encourage development of ADUs to provide alternative housing choices for lower- and moderate-income households (**Programs B.2 and B.3**).

FIGURE F-16. LOCAL RACIAL DEMOGRAPHICS



Source: Esri, 2018; Solano County, 2022

FIGURE F-17. LOCAL RCAAS



Source: Esri, 2018; Solano County, 2022

Familial Status

Regional Patterns

Patterns of familial status present a potential indicator of fair housing issues, as it relates to availability of appropriately sized or priced housing when certain family types are concentrated. As a protected characteristic, concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent female-headed households are considered to have a greater risk of experiencing poverty than single-parent male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

In 2021, HUD Office of Fair Housing and Equal Opportunity (FHEO) reported the number of housing discrimination cases filed with HUD since January 2013. Of the 41 cases in Solano County that were not dismissed or withdrawn, approximately 12.1 percent (5 cases) alleged familial status discrimination (**Table F-1, Regional Familial Status Discrimination, 2013-2021**). While it is important to note that some cases may go unreported, five cases in eight years reflects significantly low rates of familial status discrimination in Solano County. Further, the incidence of discrimination against familial status in Solano County is relatively low compared to the region, with only Sacramento, San Francisco, and Sonoma Counties having lower rates.

TABLE F-1 REGIONAL FAMILIAL STATUS DISCRIMINATION, 2013-2021

County	Total Cases*	Cases Alleging Familial Status Discrimination	
		Number	Percentage of Total Cases
Alameda County	125	21	16.8%
Contra Costa County	94	12	12.8%
Marin County	52	10	19.2%
Napa County	28	12	42.9%
Sacramento County	158	15	9.5%
San Francisco County	133	13	9.8%
San Joaquin County	30	4	13.3%
San Mateo County	64	29	45.3%
Santa Clara County	139	44	31.7%
Solano County	41	5	12.2%
Sonoma County	44	3	6.8%

County	Total Cases*	Cases Alleging Familial Status Discrimination	
		Number	Percentage of Total Cases
Yolo County	25	4	16.0%

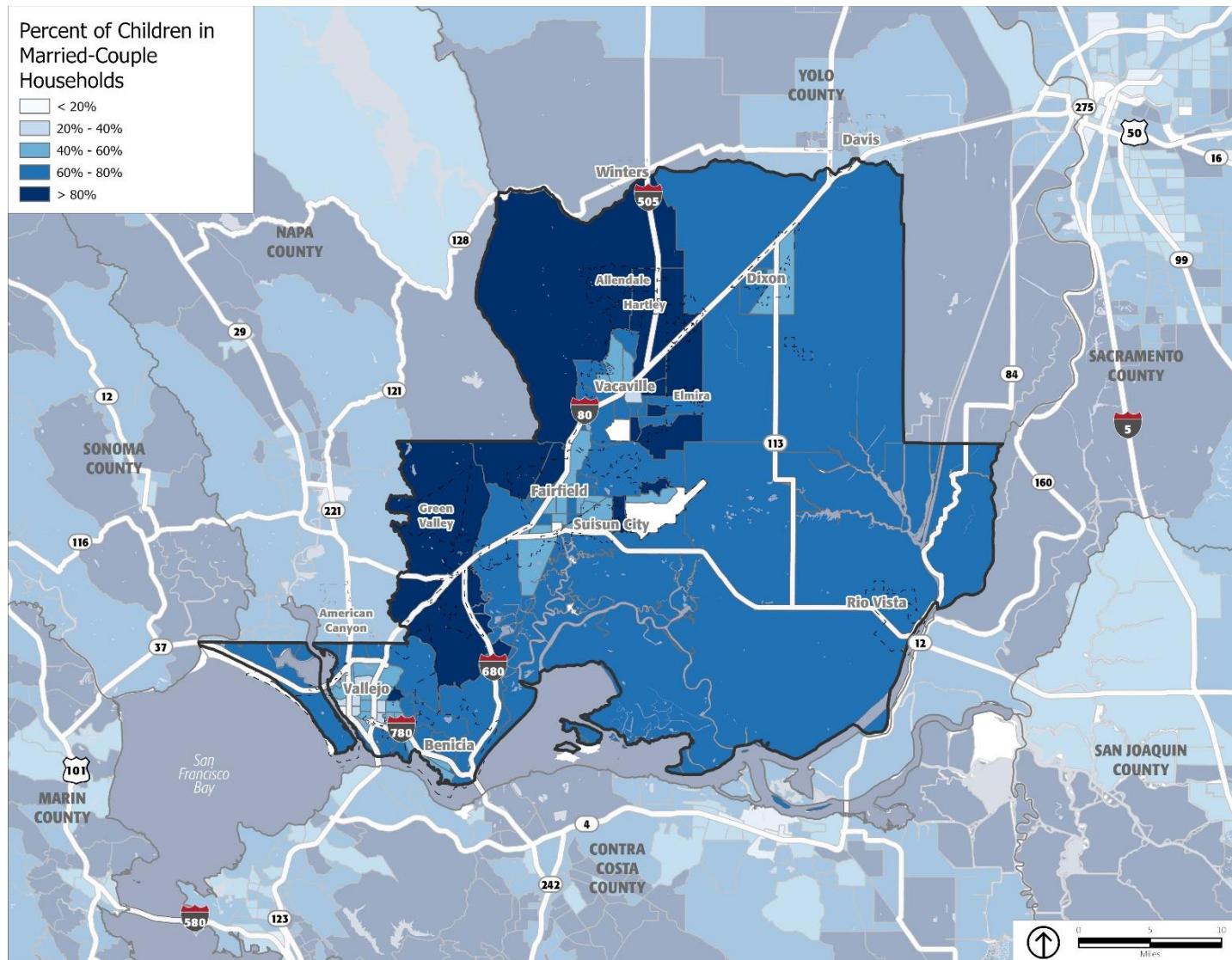
Source: HUD, 2021

**Cases that were withdrawn by the complainant without resolution, resulted in a no cause determination, or were not pursued as a result of failure of the complainant to respond to follow-up by HUD are not included in this total*

While discrimination against familial status does not pose a fair housing issue in Solano County, particularly compared to the region, there are still notable patterns of distribution for varying family types. As seen in **Figure F-18, Percentage of Children in Married Couple Households in the Region**, most of Solano County has markedly lower rates of this family type, particularly compared to ABAG jurisdictions. The lower rate of families with children found in eastern Solano County is more reflective of northern portions of Yolo and Marin Counties, where residences are typically more dispersed, and uses are more agricultural or limited by topography. The highest rates of female-headed households with children in Solano County are in, or immediately adjacent to, incorporated cities, likely where there is better access to schools, transit, and jobs, as well as a greater range in housing types to meet a variety of needs (**Figure F-19, Percentage of Children in Female-Headed Households in the Region**). This pattern is seen throughout the ABAG and Sacramento Region, with greater concentrations of female-headed households in and near cities, and higher rates of married couples further from urban centers.

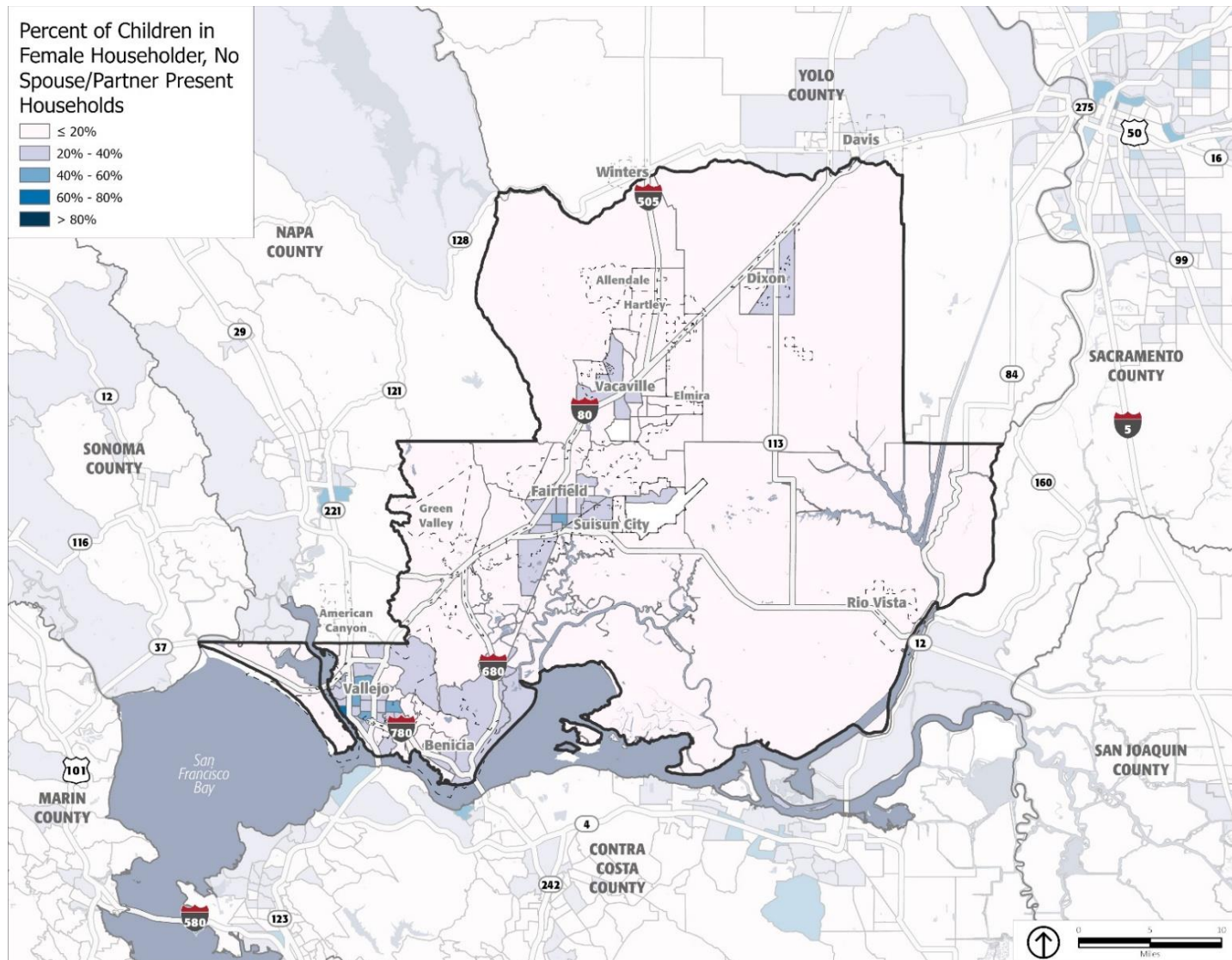
Within Solano County, the highest concentration of female-headed households is in the City of Vallejo, with one pocket in the City of Fairfield. In line with this, these cities also have the lowest concentrations of married couple households with children, which is the dominant family type in the northeastern portion of Vacaville and nearby areas of the unincorporated county. In other jurisdictions in the county, there is a more balanced representation of a variety of family types, though married couples are still the primary family type throughout Solano County and the region.

FIGURE F-18. PERCENTAGE OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS IN THE REGION



Source: 2015-2019 ACS

FIGURE F-19. PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS IN THE REGION



Source: 2015-2019 ACS

Local Patterns

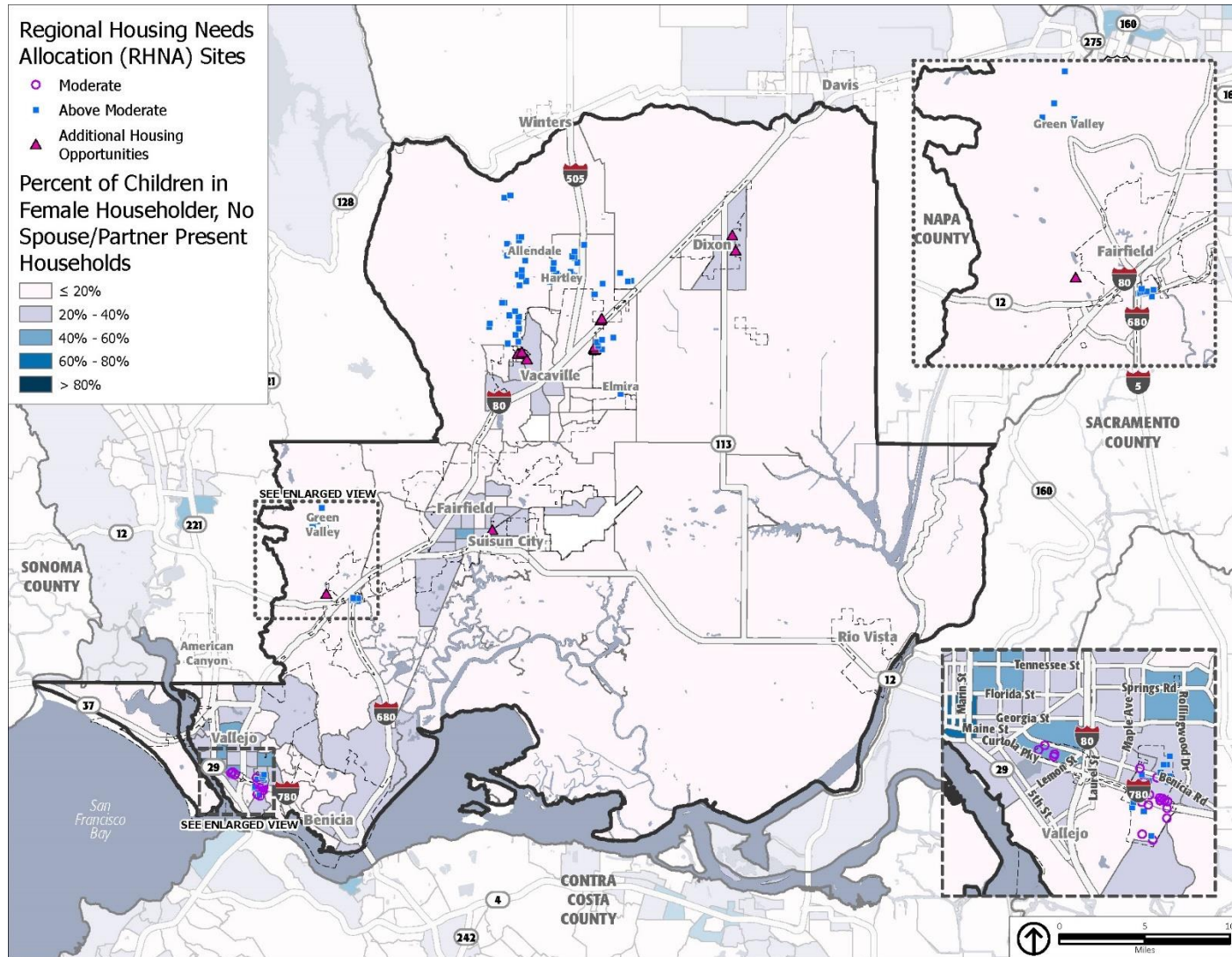
~~Much like the incorporated cities of Solano County, u~~Unincorporated Solano County consists of a majority of family households (approximately 80.7 percent of households), ~~of unincorporated Solano County are family households,~~ defined by California law as a household of two or more persons, regardless of relationship status. Approximately 19.3 percent of households consist of residents living alone. Approximately 13.5 percent of unincorporated Solano County family households are headed by single adults.²

Unincorporated Solano County sees a lower rate of female-headed households compared with incorporated areas, at 7.9 percent (546 households). Of all female-headed family households in the unincorporated area, 35.7 percent include children (195 households), and 3.8 percent include children and have household incomes below the poverty line (21 households). The spatial distribution of single-parent, female-headed households with children in the unincorporated area, as a percentage of total households, is consistent with TCAC/HCD Opportunity Area designations, with the unincorporated county's lower-resource areas seeing higher rates than are found in higher-resource areas (**Figure F-20, Single-Parent Female Headed Households with Children within the Unincorporated Area**). Further, as shown in **Figure F-20**, there are higher rates of children in female-headed households in unincorporated areas that are closer to services and resources (i.e., schools, childcare, parks, and jobs) and where there are typically higher density housing options which are often more affordable, and lower rates in more rural, agricultural areas. This spatial distribution reflects promoting housing development, particularly higher density housing development, where there is access to infrastructure and services in the county. The county is promoting this through **Programs B.5** to facilitate development in the incorporated cities where infrastructure is available and **Program B.6** to allow for a variety of housing types, including innovative housing opportunities.

All the unincorporated county's highest-income and high-resource block groups fall within census tracts where the rate of single-parent, female-headed households is relatively lower. In these areas, the primary type of household is those in which householders live together with spouses, with most children living in married-couple households. Some areas in unincorporated Solano County may be home to older residents, which may account for a higher rate of single-adult households. This data indicates that children living in unincorporated Solano County's single-parent, female-headed households may have more limited access to resources and opportunities as compared with children living in married-couple households. The County will implement **Program D.2** to improve access to affordable housing for single-parent female headed households in areas of higher opportunity by encouraging construction of affordable units in a range of sizes and **Program D.5** to work with schools and transit agencies to ensure all students have equitable access to educational opportunities, therefore removing any barriers to residing in more rural unincorporated areas.

² Housing Needs Assessment, Table 2-3

FIGURE F-20. SINGLE-PARENT, FEMALE-HEADED HOUSEHOLDS WITH CHILDREN WITHIN THE UNINCORPORATED AREA



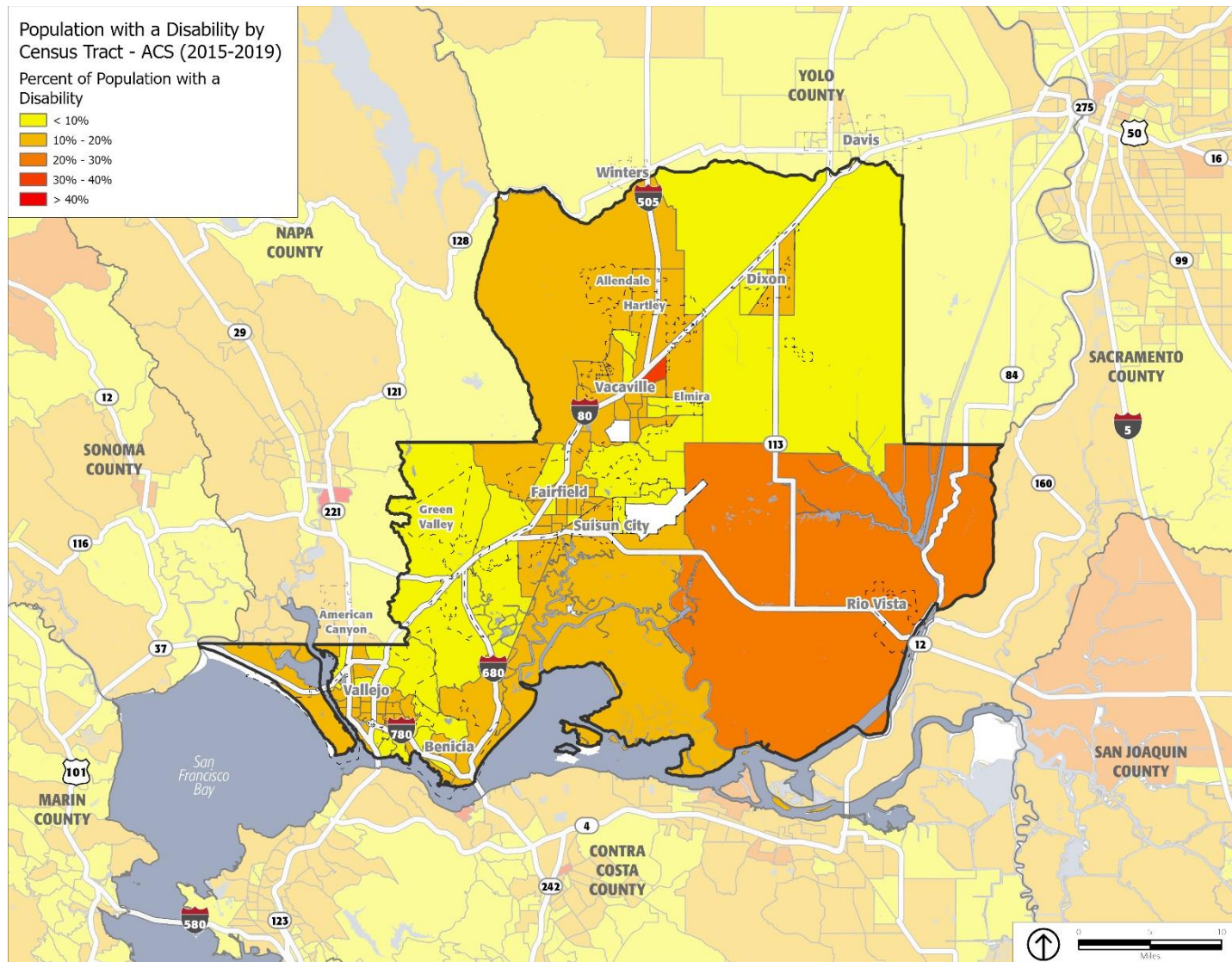
Source: 2015-2019 ACS; Solano County, 2022

Disability Rates

Regional Patterns

Figure F-21, Population with a Disability in the Region, presents the percent of the population in each census tract that has a disability. As shown, a large area of eastern Solano County in which nearly 23.8 percent of the population has a disability, one of the largest areas with a high disability rate in the region. However, this tract includes the City of Rio Vista, where nearly half of the population is 65 years or older (see HNA Table 2-2, Population by Age, 2019). As shown in **Table F-2, Demographic Characteristics of the Population with a Disability**, 44.3 percent of the population in Solano County with a disability falls into this age group, suggesting that the high rate of disability in the southeastern portion of the county is likely due to the concentration of seniors. The second area of concentrated disability in Solano County is in the City of Vacaville, in the tract encompassing Leisure Town, a retirement community restricted to residents aged 50 and older. With the exception of these two areas of senior populations, disability rates in Solano County largely reflect patterns seen throughout the Bay Area (see **Table F-2, Demographic Characteristics of the Population with a Disability**), with slightly higher rates of disability in more developed areas (**Figure F-21, Population with a Disability in the Region**). This is likely due to proximity to services and accessible housing options that are often desirable to persons with disabilities. Regional service providers indicate that residents living with disabilities prefer to live independently but limited housing options may restrict options to care facilities. Additionally, senior residents typically make up a substantial share of residents living with disabilities.

FIGURE F-21. POPULATION WITH A DISABILITY IN THE REGION



Source: 2015-2019 ACS

TABLE F-2 DEMOGRAPHIC CHARACTERISTICS OF THE POPULATION WITH A DISABILITY

Demographic Characteristic	Solano County	Bay Area
Population with a disability	52,642	735,533
<i>Race and Ethnicity</i>		
White, alone	57.0%	56.2%
Black or African American, alone	16.3%	9.8%
Alaska Native/Alaska Native, alone	0.8%	1.0%
Asian, alone	14.3%	20.1%
Native Hawaiian/Pacific Islander, alone	0.9%	0.6%
Some other race or multiple races	10.8%	12.4%
Hispanic or Latino	16.5%	19.4%
<i>Age</i>		
Under 18 years	7.3%	6.3%
18 to 34 years	10.2%	11.5%
35 to 64 years	38.2%	33.9%
65 years and over	44.3%	48.4%
<i>Disability Type</i>		
Hearing Difficulty	29.7%	28.5%
Vision Difficulty	15.1%	17.2%
Cognitive Difficulty	36.1%	38.1%
Ambulatory Difficulty	51.5%	50.3%
Self-Care Difficulty	20.4%	22.8%
Independent Living Difficulty	34.9%	40.7%

Source: 2015-2019 ACS

The characteristics of the population with a disability in Solano County closely reflects patterns throughout the Bay Area (**Figure F-21, Population with a Disability in the Region**). This is also reflected in the geographic distribution of persons with disabilities, with no notable concentrations of high disability rates in Solano County compared to the ABAG and Sacramento regions, with the exception of the City of Rio Vista (see HNA Table 2-32, Population by Disability Status, 2015-2019).

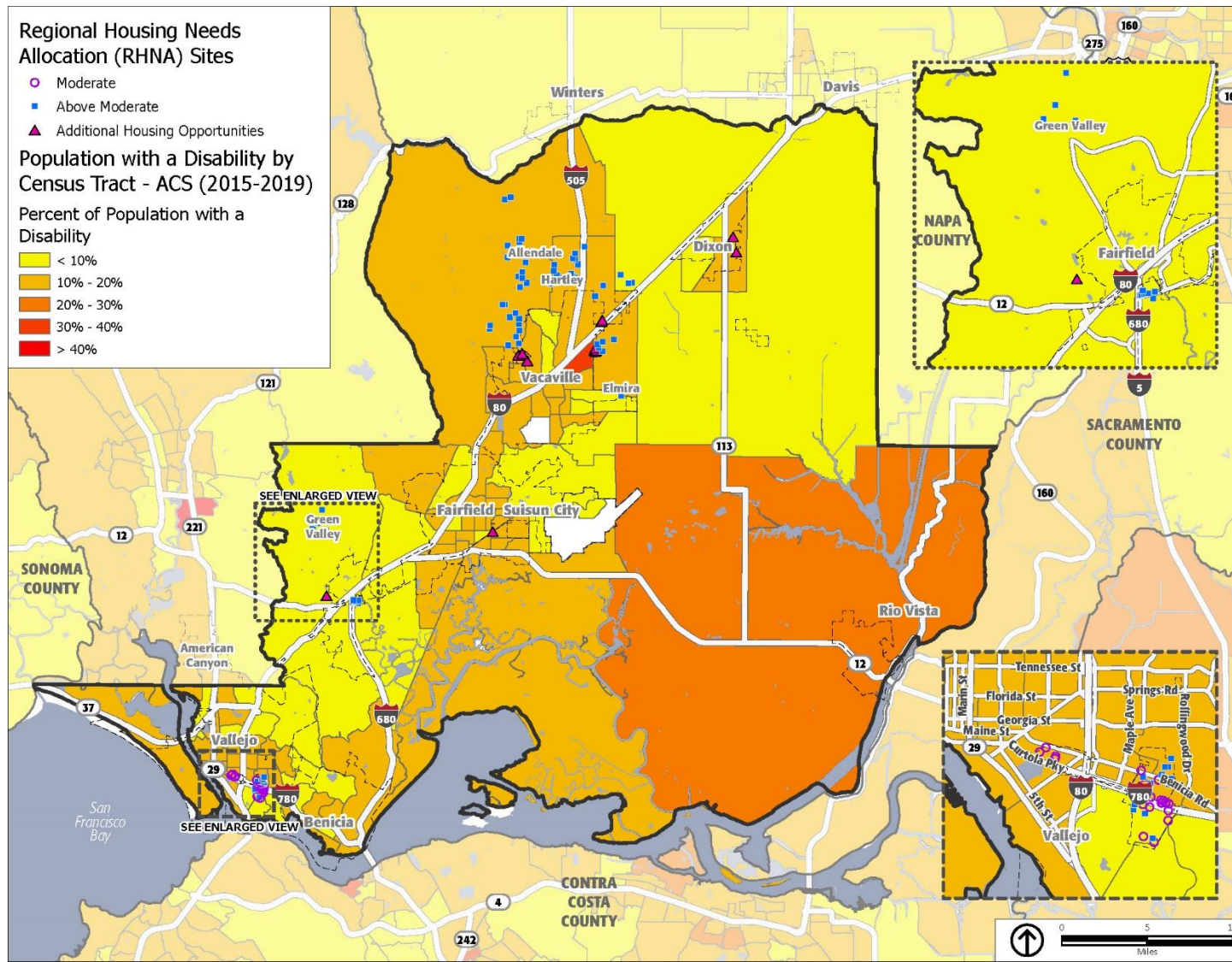
Local Patterns

Approximately 12.7 percent of unincorporated Solano County residents lives with one or more types of disability, close to the Solano County average of 12.3 percent and the Bay Area average of 9.6 percent.³ **As shown in Figure F-22, Population with a Disability in the Unincorporated Area, the lowest rates of disability in the unincorporated area are found north of Cordelia in the Green Valley area and surrounding the City of Dixon. In these areas, the disability rate ranges from 8.2 percent to 9.5 percent of the population. In contrast, in the English Hills/Allendale and Hartley areas north of Vacaville, the disability rate ranges from 11.3 percent to 12.6, and in the southeast tract surrounding and encompassing the City of Rio Vista, the disability rate is 23.8 percent. However, it is unlikely that the disability rate in the southeast reflects the unincorporated area, as the unincorporated area is predominantly agricultural and open space with limited residences and most of the tracts population resides in Rio Vista, where there are several age-restricted developments that likely lead to the higher rate of disabilities in the whole tract. As discussed in the familial status analysis, the unincorporated area north of Vacaville (i.e., English Hills, Allendale, etc.) has a high proportion of married couples and has a higher median income than many other unincorporated areas in Solano County. These factors, paired with a slightly higher disability, may reflect an aging population in these areas as well, whereas the less densely, more agricultural areas surrounding Dixon have younger families and farmworkers. However, the variation in disability rates between the Dixon and Green Valley areas compared to the English Hills/Allendale area is small enough (less than five percentage points), suggesting that there is not a concentration of persons with disabilities north of Vacaville in the unincorporated county.** There does not appear to be a pattern of spatial distribution of unincorporated Solano County residents living with disabilities, although census tracts in incorporated areas generally see lower rates of disability than tracts in cities (**Figure F-22, Population with a Disability in the Unincorporated Area**). One exception is a large census tract in a less populated part of the county in the southeast area. This tract includes Rio Vista as well as a very large unincorporated area, indicating that this unincorporated area is likely sparsely populated, and that the higher rate of older residents in Rio Vista is likely to account for this tract's elevated rate of disability. Service providers are typically in urban areas, likely a reason that residents living with disabilities are housed at higher rates in Solano County's cities.

To improve access to housing for senior residents and other residents with disabilities, the County has included **Program E.1** to encourage all new multifamily units to be universally designed so they are accessible for both occupants and visitors. **Program E.1** will also establish a reasonable accommodations process for tenants to request modifications to units that may not be accessible.

³ Housing Needs Assessment, Table 2-32

FIGURE F-22. POPULATION WITH A DISABILITY IN THE UNINCORPORATED AREA



Source: 2015-2019 ACS; Solano County, 2022

Access to Opportunity

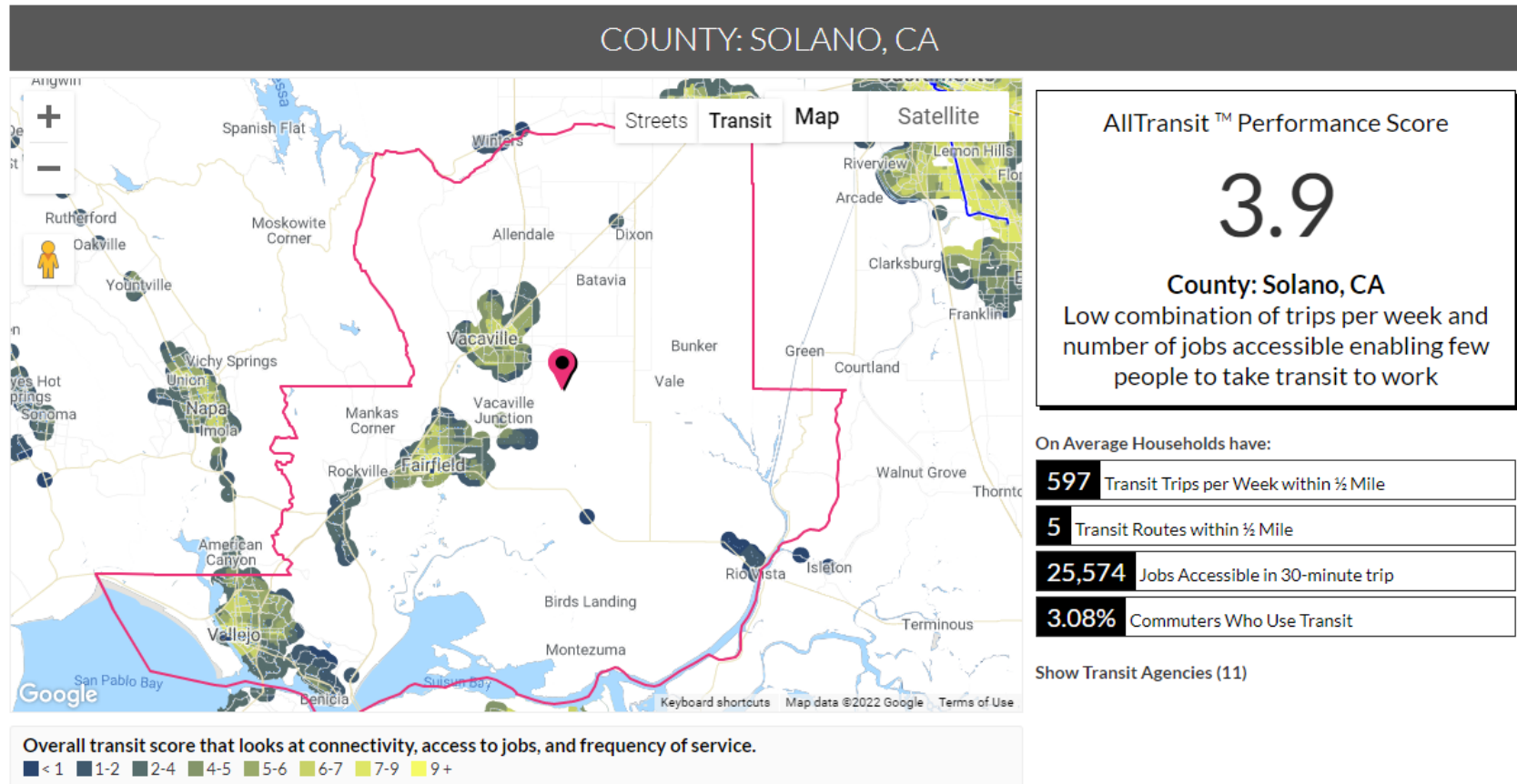
Transit Mobility

Transit mobility refers to an individual's ability to navigate a region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

Regional Patterns

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. **Figure F-23, AllTransit Transit Access in the Region** depicts where in Solano County transit is available and areas with higher connectivity scores. As shown, public transit in Solano County is largely isolated within incorporated jurisdictions, with little to no available transit between cities or within unincorporated areas. While transit companies such as Amtrak and Greyhound offer connections from Sacramento to San Francisco that have stops along the I-80 corridor, these are not typically used as transit opportunities for daily activities. All residents of Solano County have access to the Clipper Card, a program that works for 24 transit services within the San Francisco Bay Area, including Solano County Transit (SolTrans), Fairfield and Suisun Transit (FAST), and Vacaville City Coach.

FIGURE F-23. ALLTRANSIT TRANSIT ACCESS



Source: AllTransit.cnt.org, 2022

AllTransit scores geographic regions (i.e., cities, counties, Metropolitan Statistical Areas [MSAs], etc.) on a scale of 0 to 10. The lowest scores in Solano County are in the cities of Dixon (0.9), Rio Vista (1.8), and Benicia (2.5), and higher scores are found in the cities of Fairfield (4.1), Suisun City (4.7), Vacaville (4.9), and Vallejo (5.0). As shown in **Table F-3, Regional AllTransit Performance Scores**, transit accessibility in Solano County reflects the scores of neighboring counties with large agricultural industries, such as Napa, San Joaquin, and Sonoma Counties, and is far more limited than more urban jurisdictions in the Bay Area and Sacramento regions.

TABLE F-3 REGIONAL ALLTRANSIT PERFORMANCE SCORES

Jurisdiction/Region	Score
Alameda County	7.1
Contra Costa County	5.0
Marin County	4.8
Napa County	3.3
Sacramento County	4.8
San Francisco County	9.6
San Joaquin County	3.0
San Mateo County	6.1
Santa Clara County	6.5
Solano County	3.9
Sonoma County	3.4
Yolo County	4.6

Source: AllTransit.cnt.org, 2022

In Solano County, there are several transit options available to residents, depending on where they are within the county. SolanoExpress, managed by the Solano Transportation Authority (STA), provides express intercity bus service throughout the county, with many routes operated by local transportation agencies, such as FAST. Transportation services in Solano County include the following:

- SolTrans serving Fairfield, Vallejo, and Benicia with connections outside of the county
- FAST serving Fairfield, Travis Air Force Base, and Suisun City
- Rio Vista Delta Breeze serving Rio Vista, Fairfield, and Suisun City with connections outside of the county
- Vacaville City Coach serving Vacaville
- Solano Mobility serving older adults and persons with disabilities throughout Solano County

In addition to standard fixed routes offered by each transportation agency, there are several specialized programs available as well. SolTrans offers the Subsidized Lyft Program that pays a portion of Lyft rides throughout the City of Benicia and to the Springstown Center in Vallejo for seniors, veterans, and persons with disabilities. The GoGo Grandparent program is a partnership between SolTrans and Solano Mobility that offers help to older adults to access and use Uber and Lyft without a smartphone by scheduling rides for them. Solano Mobility independently offers four additional programs: Travel Training, Solano Older Adults Medical Trip Concierge Service, Vehicle Share Program, and Solano County Intercity Taxi Card Program. The Travel Training program offers individuals or groups training on how to board and ride public transit, navigate routes, and use bus features such as bike racks and wheelchair lifts. The medical concierge service subsidizes Uber and Lyft rides for Solano County residents aged 60 and over to travel to and from medical appointments while the Intercity Taxi Card Program issues pre-paid debit cards to certified riders with disabilities to be used for taxi rides between transit service areas. These cards are loaded with \$100 and available for riders to purchase for \$40, or \$20 for qualified low-income individuals. Faith in Action, the American Cancer Society/Road to Recovery, and Veteran's Affairs (VA) also offer free door-to-door rides for ambulatory seniors aged 60 and older and those under age 60 with specific medical issues. These programs are available to all Solano County residents regardless of location, unless otherwise specified.

In the ABAG region, transit mobility opportunities are typically more readily available in dense urban areas such as the East Bay and San Francisco. In more suburban areas, such as the I-680 corridor in Contra Costa County, there is more limited transit mobility, with AllTransit scores matching those found throughout Solano County. While there are a variety of transit options available in Solano County, residents in many suburban, agricultural, and rural communities are more limited than elsewhere in the ABAG region, which may limit employment opportunities and present a barrier to housing mobility for those households reliant on transit. In the following analysis of transit mobility, the individual jurisdictions have identified programs to address access specific to their transit needs.

Local Patterns

Solano Mobility offers a variety of transportation programs that are available to riders throughout **unincorporated** Solano County. The Solano Mobility Call Centers provide information and travel trip planning assistance to riders, including navigation and route planning assistance. To increase use of alternative forms of transportations, Solano Mobility offers incentive programs for bicycles and vanpools, including reimbursement of 60.0 percent of the cost of a new bicycle, up to \$300 for qualifying residents, and \$200 subsidies for purchase of vanpools for commuting to work. Vanpools must have an origin and destination in Solano County, be open to the public, complete monthly ridership reports and annual surveys, and must maintain 50.0 percent occupancy.

Housing Mobility

Regional Patterns

Housing mobility refers to an individual’s or household’s ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of HCVs, availability of rental and ownership opportunities throughout the county, and vacancy rates. A “healthy” vacancy rate is approximately 5.0 percent, indicating that there are available housing units for those seeking housing, but not an oversaturated market that results in homes left unused. In Solano County, the vacancy rate in 2021 was approximately 5.3 percent, indicating a relatively “healthy” vacancy rate and reflecting a similar rate as most counties in the surrounding region (**Table F-4, Regional Vacancy Rates**). This suggests that residents living in Solano County, or seeking to live in Solano County, have similar mobility options overall compared to most of the region. Mobility based on vacancy varies within Solano County by jurisdiction and is discussed further below.

TABLE F-4 REGIONAL VACANCY RATES

Geography	Total Housing Units	Occupied Housing Units	Vacancy Rate
Bay Area	3,402,378	3,213,576	5.6%
Alameda County	617,415	585,588	5.2%
Contra Costa County	420,751	398,387	5.3%
Marin County	112,690	105,395	6.5%
Napa County	54,982	48,684	11.5%
Sacramento County	583,631	552,252	5.4%
San Joaquin County	252,686	238,577	5.6%
San Mateo County	282,299	266,650	5.5%
Santa Clara County	680,298	648,665	4.6%
Solano County	161,371	152,877	5.3%
Sonoma County	206,768	189,316	8.4%
Yolo County	79,472	76,555	3.7%

Source: Department of Finance E-5 City/County Population and Housing Estimates, 2021

Housing Choice Vouchers (HCVs), or Section 8 vouchers, aid lower-income households to secure housing in the private market that might otherwise be unattainable. In Solano County, vouchers are allocated by the Vacaville Housing Authority, Suisun City Housing Authority, Vallejo Housing Authority, Fairfield Housing Authority, and the Solano County Housing Authority to residents of the unincorporated areas and to the cities of Dixon and Rio Vista. Section 8 participants can use their voucher to find the housing unit of their choice that meets health and safety standards established by the local housing authority. The housing authority will then subsidize an amount up to the Fair-Market Rent (FMR) established by HUD toward the contract rent, with any remainder to be paid by the participant. The subsidy increases housing mobility opportunities for Section 8 participants and ensures that they are provided safe housing options. Solano County falls within the Vallejo-Fairfield MSA, for which HUD establishes FMRs annually to be used as the baseline for Section 8 subsidies (**Table F-5, Vallejo-Fairfield MSA FMRs, 2022**).

TABLE F-5 VALLEJO-FAIRFIELD MSA FMRS, 2022

Unit Size	FMR
Studio	\$1,232
1-bedroom	\$1,408
2-bedroom	\$1,677
3-bedroom	\$2,382
4-bedroom	\$2,870

Source: HUD, 2022

Local Patterns

As presented in the Housing Needs Assessment Table 2-19, Housing Tenure, 2019, approximately 31.7 percent of households in the unincorporated area are renters. The homeownership vacancy rate in the unincorporated Solano County is amongst the highest in the county, at 2.6 percent, while the renter vacancy rate is at 2.9 percent. The comparably high homeownership vacancy rate reflects more mobility opportunities in the unincorporated area compared to incorporated communities.

According to HUD, renter households using HCVs are concentrated in the southern and southeastern portions of Solano County, and in incorporated jurisdictions. Most southern and southeastern census tracts overlap with incorporated city limits, so it cannot be determined if voucher holders within these tracts reside in unincorporated areas. To encourage housing mobility for renters in the unincorporated area, the County will work with local fair housing organizations to educate housing providers on the requirement to accept HCVs as a source of income (**Program C.4**). The Solano County Housing Authority has also been recently approved to use project-based vouchers to assist

developers with offsetting the costs of providing lower-income housing to HCV participants, thus providing an opportunity to increase the availability of units appropriately priced for HCV holders and therefore reducing displacement risk from the county.

While rental prices were not available in the unincorporated area, prices likely reflect the housing market found throughout the county and region, and may present barriers to housing mobility, particularly for lower-income households and renters. Therefore, the County will facilitate the development of affordable options in high-resource areas to promote mixed-income neighborhoods and access to opportunities for all residents.

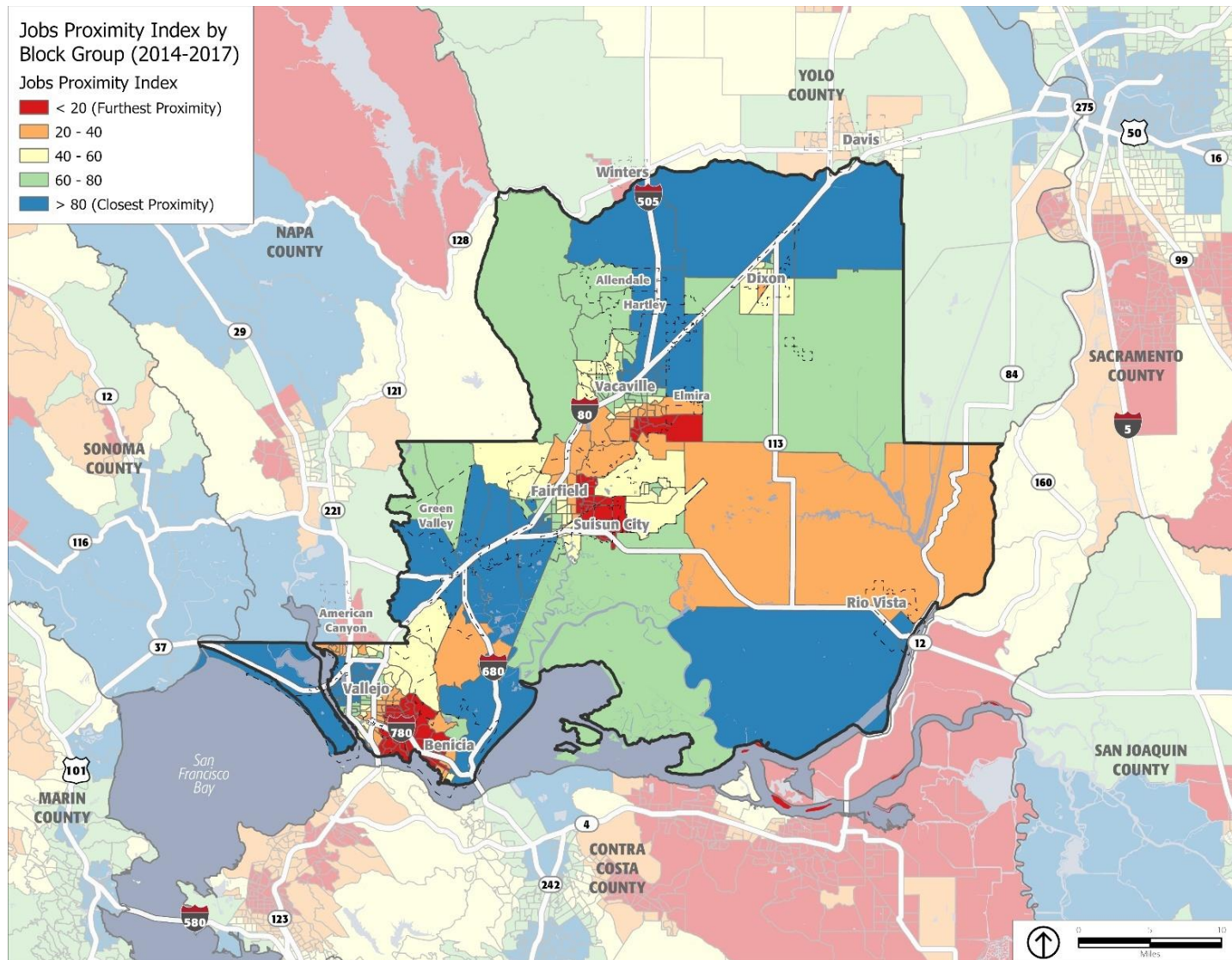
Employment Opportunities

Regional Patterns

HUD developed two indices to analyze access to employment opportunities: the jobs proximity index and the labor market engagement index. The jobs proximity index identifies census tracts based on their proximity to employment opportunities and the labor market engagement index scores labor force participation and human capital in each tract, with consideration of unemployment rates and educational attainment. For both indices, a higher score indicates stronger job proximity or labor force participation.

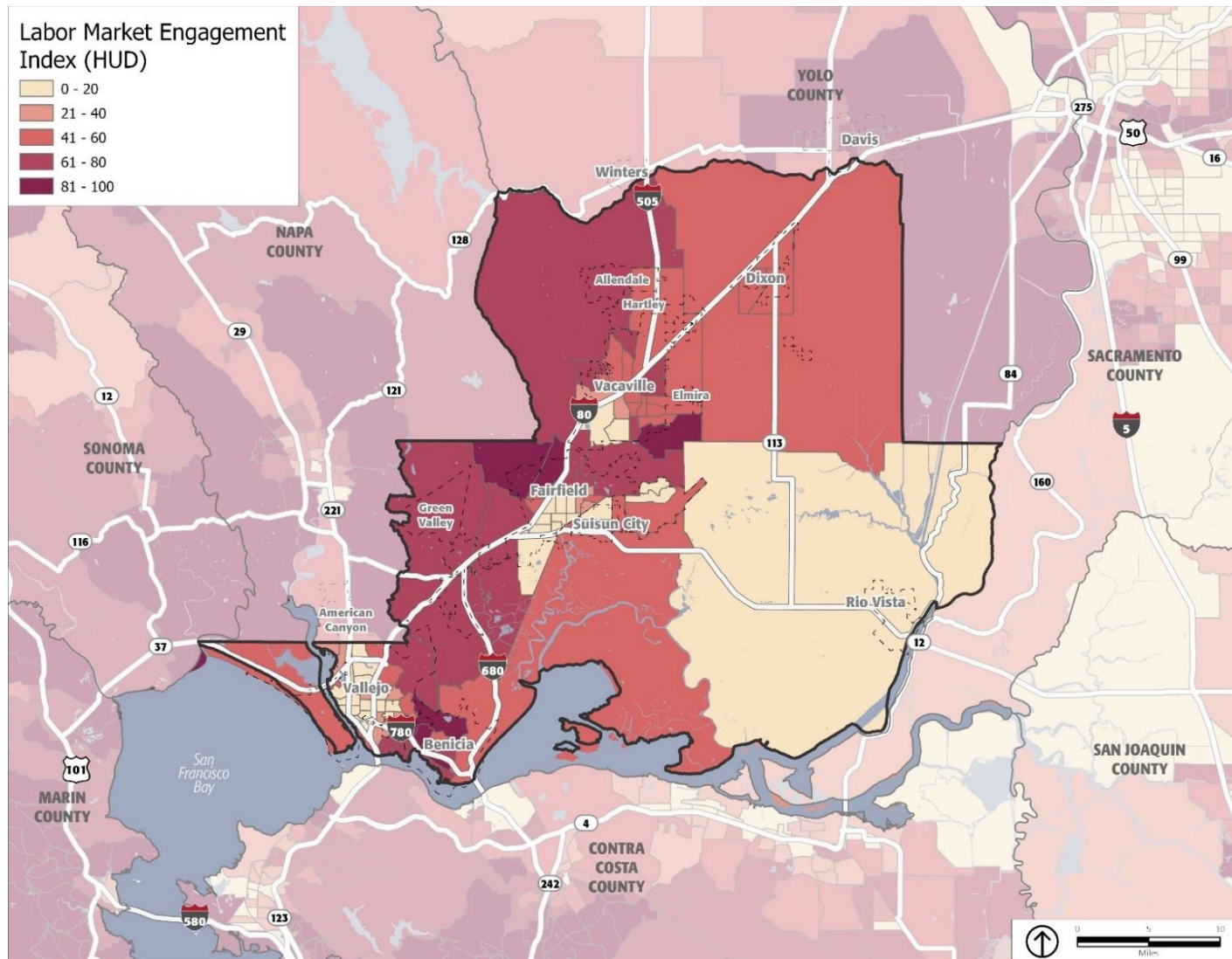
According to these indices, Solano County has more consistent proximity to jobs but lower labor force engagement than many other counties in the ABAG region (**Figure F-24, Regional Jobs Proximity**, and **Figure F-25, Regional Labor Market Engagement**). Labor force engagement patterns in Solano County more closely reflect the neighboring counties of Yolo and San Joaquin in the Sacramento region, where population distribution and industries are like most of Solano County. The area with the lowest labor force engagement in Solano County, however, is in the tract that includes the City of Rio Vista where there is a sizable senior population, which may include residents who retired early. As shown in **Table F-6, Regional Unemployment Rates, 2010-2021**, the unemployment rate in Solano County in 2021 was one of the highest in the Bay Area and Sacramento regions, at 5.4 percent. However, Solano County saw one of the largest decreases in unemployment since 2010, surpassed only by San Joaquin and Yolo Counties.

FIGURE F-24. REGIONAL JOBS PROXIMITY



Source: HUD, 2017

FIGURE F-25. REGIONAL LABOR MARKET ENGAGEMENT



Source: HUD, 2017

TABLE F-6 REGIONAL UNEMPLOYMENT RATES, 2010-2021

County	2010	2021
Alameda County	11.0%	4.2%
Contra Costa County	11.1%	4.5%
Marin County	8.0%	3.0%
Napa County	10.9%	4.2%
Sacramento County	13.1%	5.1%
San Francisco City and County	9.1%	3.3%
San Joaquin County	17.2%	6.5%
San Mateo County	8.4%	3.0%
Santa Clara County	10.3%	3.2%
Solano County	12.8%	5.4%
Sonoma County	10.9%	3.8%
Yolo County	12.6%	4.3%

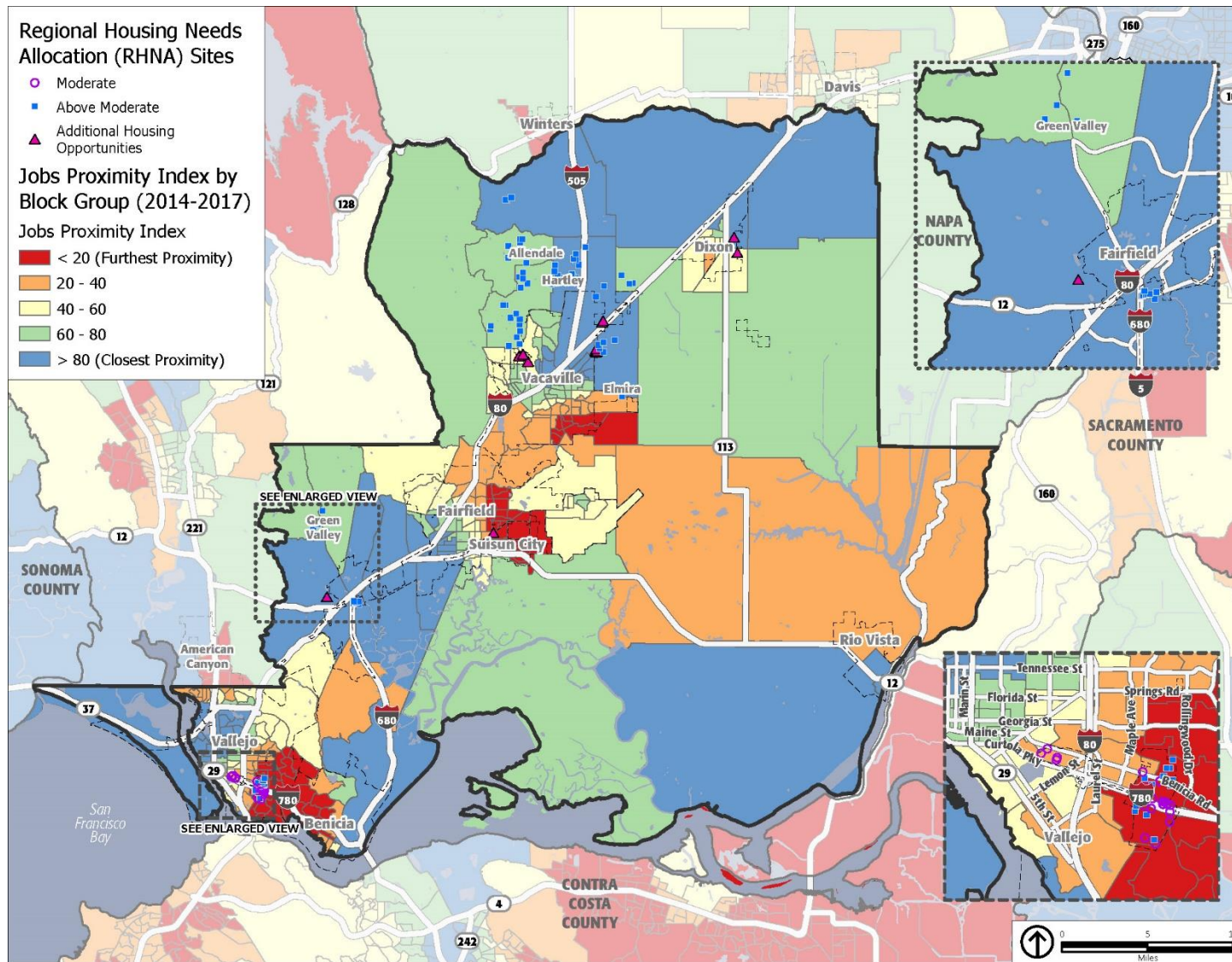
Source: California Employment Development Department, 2021

The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households. According to LEHD, approximately 40.6 percent of Solano County residents live within 10 miles of their job, with the greatest concentration of these jobs in Fairfield (13.5 percent) and Vacaville (13.5 percent). Approximately 18.1 percent of Solano County residents report commuting more than 50 miles to their job, with 38.2 percent of these residents commuting southeast into San Joaquin County. Overall, approximately 50.4 percent of the individuals that work in Solano County commute in from areas outside of the county. On average, in the comparison jurisdictions that comprise the Bay Area and a portion of the Sacramento region, 42.5 percent of residents live within 10 miles of their job, 15.4 percent live more than 50 miles from their job, and 49.4 percent live outside of the county in which they work. In Solano County, the jobs-household ratio, which is an indicator of whether there is a balance between the number of jobs and the number of households, was 0.93 in 2018 according to LEHD Workplace Area Characteristics (WAC). This ratio suggests that there was a shortage of jobs in Solano County to support the number of households, which may partially contribute to the number of residents that commute outside of the county for work. In comparison, in the Bay Area, the jobs-household ratio was 1.47, indicating that there is a shortage of housing to support the job base in this region. Generally, Solano County appears to have sufficient housing for those jobs in the county, but still has a slightly higher rate of persons that commute into the county than the region overall.

Local Patterns

According to LODES data, less than 1 percent of all jobs in Solano County are in the census-designated places within the unincorporated area, specifically in the communities of Green Valley, Hartley, and Allendale. However, most jobs in the unincorporated county are within the agricultural industry and are not directly related to specific census-designated places, and therefore are likely not be accounted for in this data. Based on local knowledge of industries and employment in the unincorporated area, LODES data most likely reflects home occupations and small businesses, as Green Valley, Hartley, and Allendale do not have commercial center. While there are jobs in the unincorporated county that were not captured in LODES data, the supply and types of jobs may not meet the needs of all unincorporated residents and many may commute into incorporated jurisdictions, outside of the county, or work from home. Overall, Solano County, including both incorporated and unincorporated areas, has a jobs-household ratio of 0.89, suggesting that while there are more households than jobs, the imbalance is not significant. As shown in **Figure F-26, Local Jobs Proximity**, most unincorporated areas have similar or better access to jobs than many areas in incorporated jurisdictions. While there is an area of limited access identified in the eastern portion of the unincorporated county, this area is largely agricultural, and residences here participate in this industry or have alternative work options. Stakeholders did not identify access to employment opportunities as a concern in the unincorporated area. As discussed previously, there are several areas of concentrated affluence in the unincorporated area, which typically indicates that residents either have stable employment or do not need to work. Despite the limited number of jobs in the unincorporated area, access to employment opportunities does not appear to be a barrier to fair housing.

FIGURE F-26. LOCAL JOBS PROXIMITY



Source: HUD, 2017; Solano County, 2022

Educational Opportunities

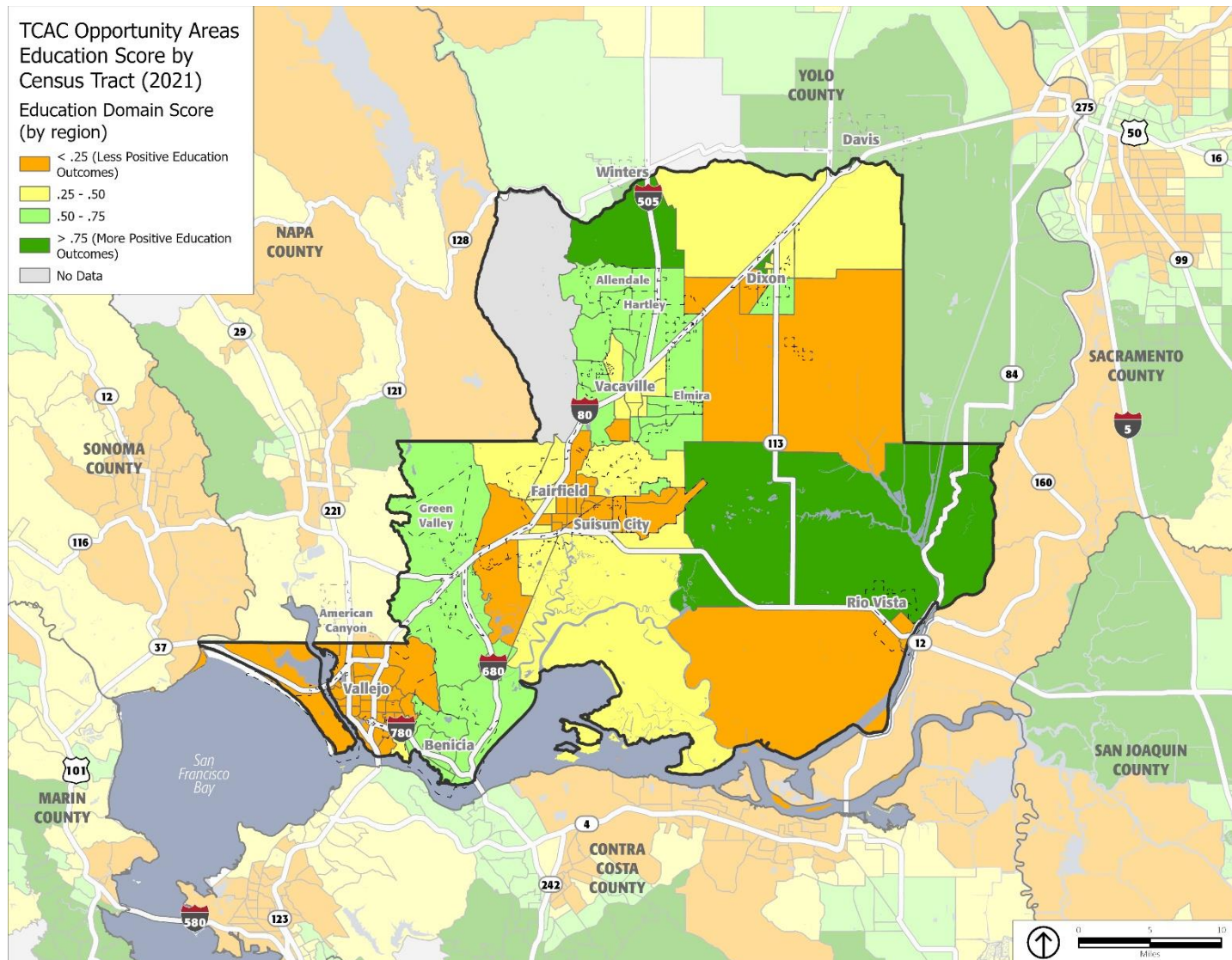
Regional Patterns

School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher-performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state grade-level standards and demographic characteristics of each school's student population. The characteristics reported on include rates of chronic absenteeism and suspension, percentage of students that are socioeconomically disadvantaged, percentage of students that are in foster care, percentage of students learning the English language, and the percentage of high school students that are prepared for college. Chronic absenteeism refers to the percentage of students who are absent for 10.0 percent or more of instructional days that they were enrolled at the school, with the state average being 10.1 percent of students. Students who are eligible for free or reduced-priced meals, or who have parents or guardians who did not receive a diploma, are considered socioeconomically disadvantaged. TCAC and HCD rely on this data from DOE to determine the expected educational outcome in each census tract and block group within the state. TCAC and HCD's educational domain score reflects mathematics proficiency, reading proficiency, high school graduation rates, and student poverty rates of all schools for which this data is available, culminating in a score ranging from 0 to 1, with higher values being the most positive expected educational outcome.

In 2021, TCAC/HCD reported the strongest projected educational outcomes for students in the cities of Benicia and Dixon as well as the unincorporated areas around the City of Vacaville and all eastern portions of the county (**Figure F-27, Regional TCAC/HCD Educational Domain Scores**). TCAC and HCD's educational domain score is based on math and reading proficiencies for elementary school students, high school graduation rate, and student poverty rate. Based on these indicators, a higher score is expected to suggest higher access to resources or opportunities for students. **Figure F-27** presents the distribution of these scores in Solano County. However, the eastern portions of the county, with the highest educational scores according to TCAC/HCD, also have the lowest population density in the county and only one school. As such, for a regional analysis, the TCAC/HCD map may not accurately compare educational opportunity in Solano County to the ABAG region. At the local level, data based on school performance is more readily available and likely more accurate.

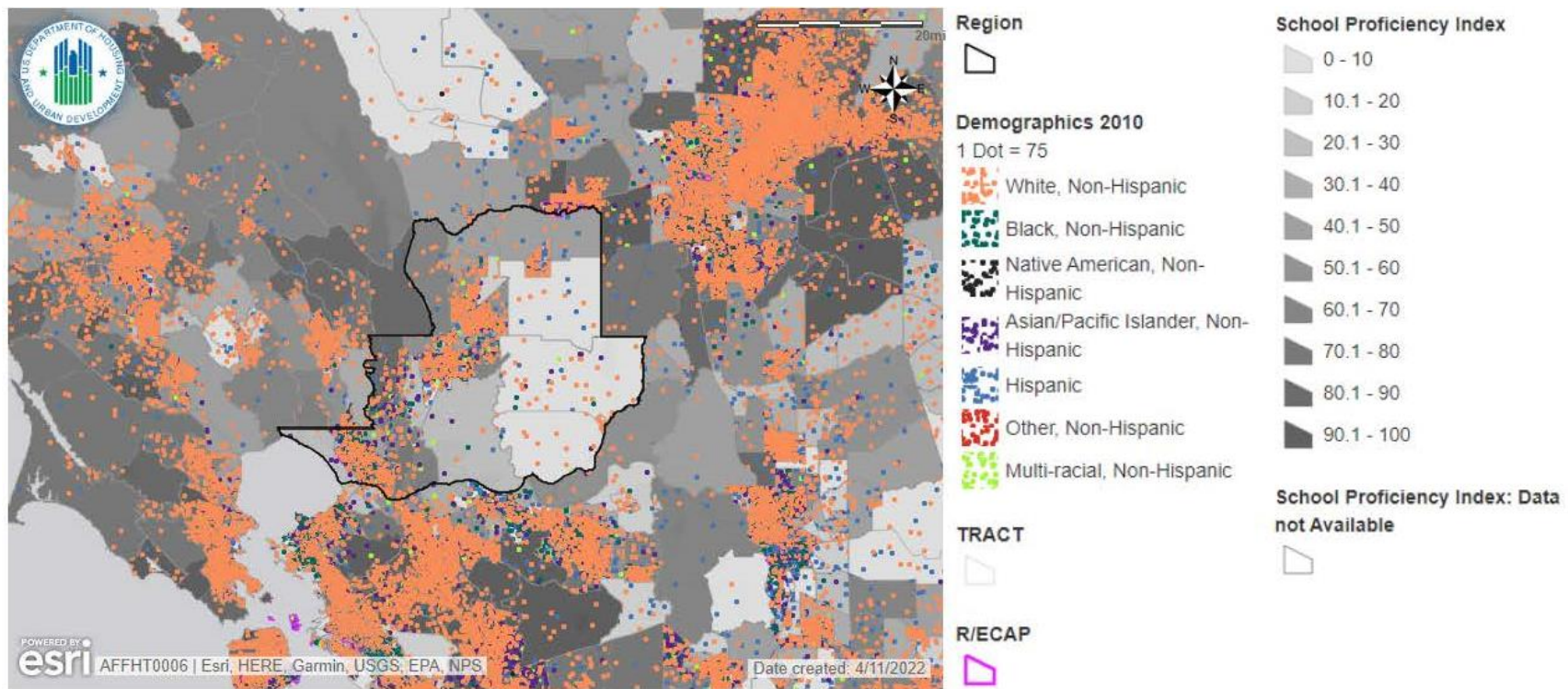
FIGURE F-27. REGIONAL TCAC/HCD EDUCATIONAL DOMAIN SCORES



Source: TCAC/HCD, 2021

The HUD School Proficiency Index more accurately reflects school performance by residential living patterns in the region. The HUD School Proficiency Index ranges from 0 to 100, with higher values indicating better school performance. Though demographic patterns have changed throughout the region slightly since 2010, as discussed for each jurisdiction in this assessment, typically schools in Solano County and throughout the region are more proficient in areas of increased population density and affluence (see **Figure F-28, HUD School Proficiency Index**). Residents of western Solano County have access to higher-performing schools than the eastern portion, but schools throughout Solano County generally score lower than those in much of Sacramento, Yolo, Marin, and Contra Costa Counties. To ensure all students have access to a quality education, each jurisdiction has identified appropriate programs within the individual assessments.

FIGURE F-28. HUD SCHOOL PROFICIENCY INDEX



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, 2017

Local Patterns

Most schools in Solano County are within incorporated jurisdictions. In 2019, the DOE reported on only two public schools in unincorporated areas of Solano County: Tolenas Elementary adjacent to Fairfield and Suisun City, and Suisun Valley Elementary in the unincorporated community of Mankas Corner. Tolenas Elementary scores approximately 62 points below state grade-level standards for English Language Arts (ELA) and 56 points below standards for Mathematics (**Table F-7, School Performance Scores in Unincorporated Solano County, 2019**). In contrast, Suisun Valley Elementary scores above state grade-level standards in both course areas. The proportion of students that are considered socioeconomically disadvantaged at Suisun Valley Elementary is less than half of the proportion at Tolenas Elementary, and Suisun Valley Elementary has a significantly higher proportion of students who are first-time English learners, which may suggest a correlation between conditions at home and school performance scores.

TABLE F-7 PERFORMANCE SCORES IN UNINCORPORATED SOLANO COUNTY, 2019

School Name	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Tolenas Elementary	-62.8	-56.8	17%	4.6%	79.2%	1.2%	22%
Suisun Valley Elementary	+28.1	+0.9	6%	3.2%	34.2%	0.2%	6.2%

While the anticipated educational outcome, according to TCAC/HCD, is highest in the eastern portion of the **unincorporated** county, this area is primarily agricultural, with limited, and very low-density, residential development, and no schools (**Figure F-29, Local TCAC/HCD Educational Domain Score**). Therefore, it is unlikely that this data accurately represents the educational opportunities in this area of Solano County. Further, the **unincorporated** areas south of Suisun City and north of Dixon with the lowest educational scores are largely open space, wildlife refuge areas, and agricultural land, where there is little to no need for educational opportunities. In an urban area, a shortage of educational opportunities may present a barrier to families with children to live there. However, in rural and agricultural areas, such as eastern and southern **unincorporated** Solano County, land uses are not conducive to centralized urban areas and are instead focused on agricultural uses.

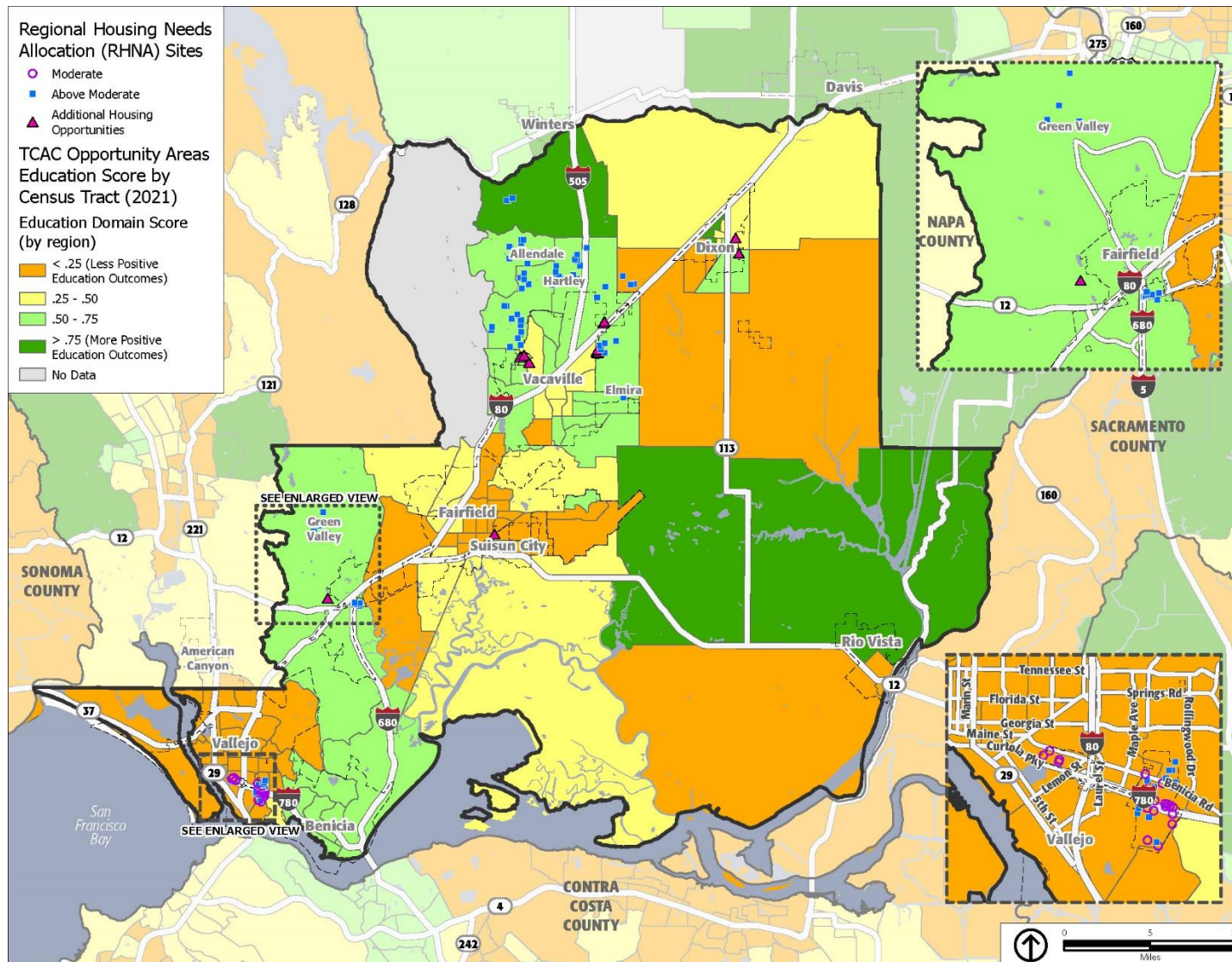
Educational outcomes are generally expected to be stronger north of Vacaville in the English Hills/Allendale area and north of Cordelia in the Green Valley area (see Figure F-29). These patterns align with the higher median incomes and lower proportion of non-White residents identified previously. In contrast, those areas south of Dixon and the Homeacres area in unincorporated Vallejo have the lowest expected educational outcomes in unincorporated Solano County. The area south of Dixon is generally agricultural land with dispersed agricultural-related residence that likely do not support a school; therefore, children in this area are likely either homeschooled or go to school in Dixon. The Homeacres area has relatively low median income, high rates of poverty, and a high proportion of non-White residents, reflected

disproportionately poor access to educational opportunities for residents in this area compared to many other unincorporated areas. The unincorporated area north of Rio Vista has a similarly high expected outcome as the Allendale area; however, as with the area south of Dixon, this area is primarily agricultural and students in this area are likely either homeschooled or attend schools in Rio Vista.

Generally, as shown in Figure F-29, higher income areas in unincorporated Solano County have better expected educational outcomes than lower-income areas. Educational opportunities are available within all incorporated jurisdictions, and each school district extends beyond city limits into unincorporated areas to serve residents of these areas. To ensure that all students in the unincorporated area have access to school opportunities, the County will coordinate a meeting with school district representatives and transit agencies to confirm that bussing or transit opportunities are available for students to access schools (**Program D.5**). Further, the County will undertake the following actions to improve access to educational opportunities for all students:

- Developing a program to assist school districts in training classroom aides through the Health and Social Services Department programs such as CalWorks; and
- Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.

FIGURE F-29. LOCAL TCAC/HCD EDUCATIONAL DOMAIN SCORE



Source: TCAC/HCD, 2021; Solano County, 2022

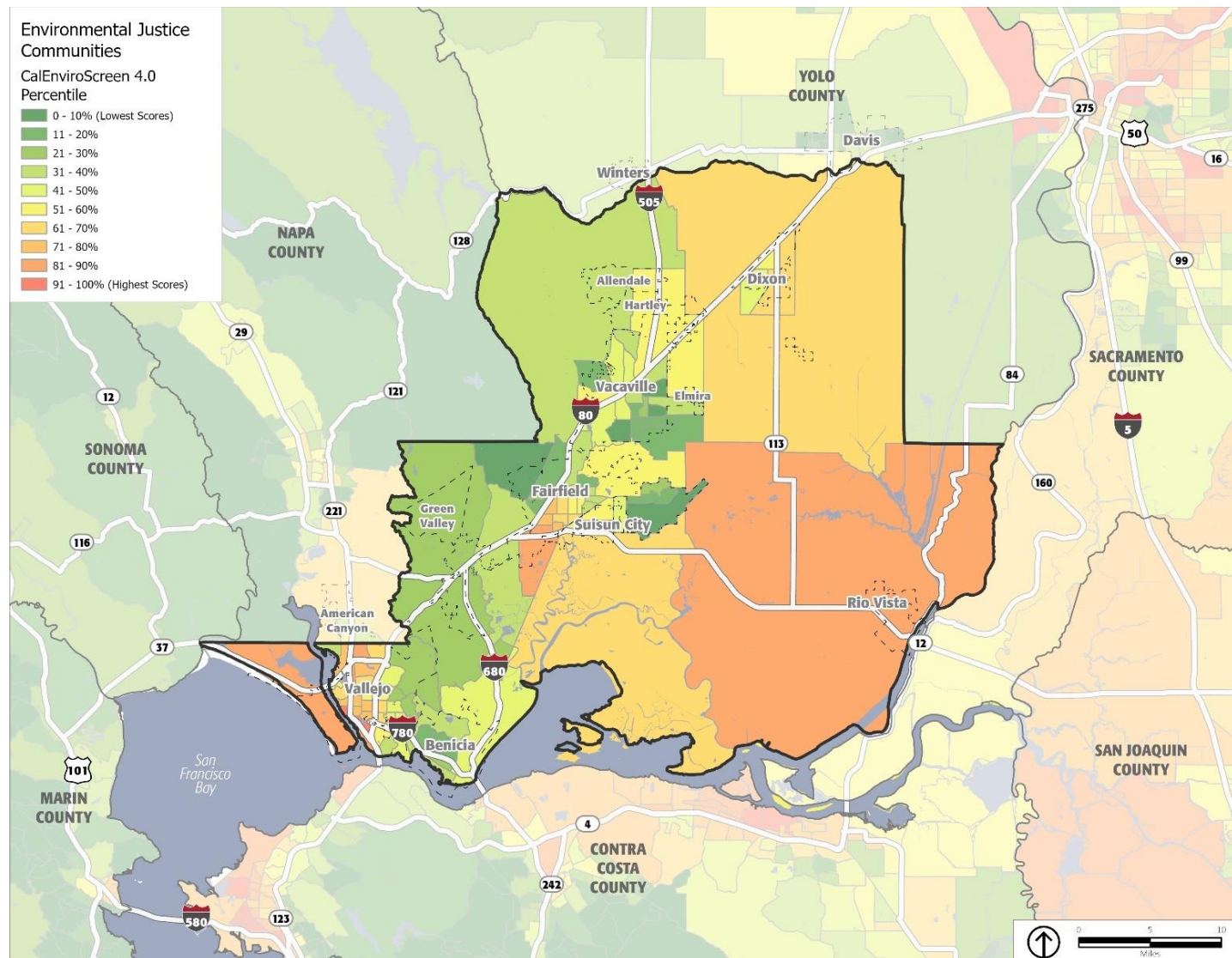
Environmental Health

Regional Patterns

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as “areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25.0 percent highest score census tracts) are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone concentrations, PM_{2.5} concentrations, drinking water contaminants, lead risk from housing, traffic impacts, and more. Population Characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

Much of Solano County, particularly the eastern area and the City of Vallejo, have high cumulative scores, as shown in **Figure F-30, Regional CalEnviroScreen Percentiles**. CalEnviroScreen’s percentiles are calculated based on an area’s pollution burden and population characteristics. **Figure F-30** identifies areas with higher cumulative scores. This is a result of high scores for indicators of both pollution burden and negative population characteristics, though the eastern area is primarily agricultural land with limited residential development so these scores may be a result of agricultural industry practices. In the ABAG region, high percentiles are mostly concentrated in highly urbanized communities along the San Francisco Bay, such as in the cities of Emeryville, Alameda, Oakland, and San Jose. It is unlikely that the factors that contribute to environmental scores in Solano County reflect the factors in urbanized ABAG jurisdictions. Rather, Solano County more closely reflects the agricultural areas of Yuba, Sacramento, and San Joaquin Counties. Within each jurisdiction of Solano County, patterns differ, as described below, as a result of increased urbanization; however, regionally, Solano County reflects areas to the east rather than western ABAG jurisdictions.

FIGURE F-30. REGIONAL CALENVIROSCREEN PERCENTILES

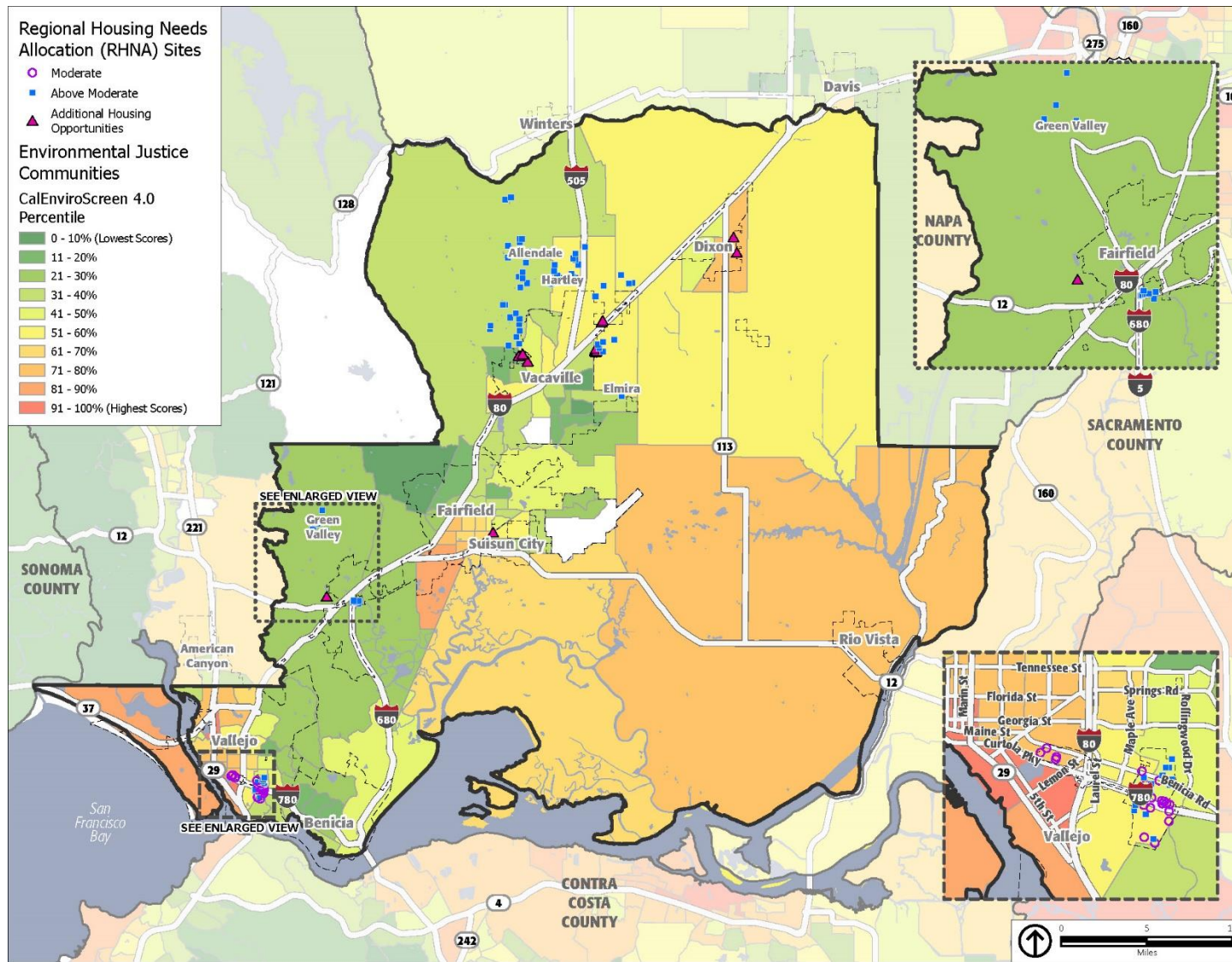


Source: OEHHA, 2021

Local Patterns

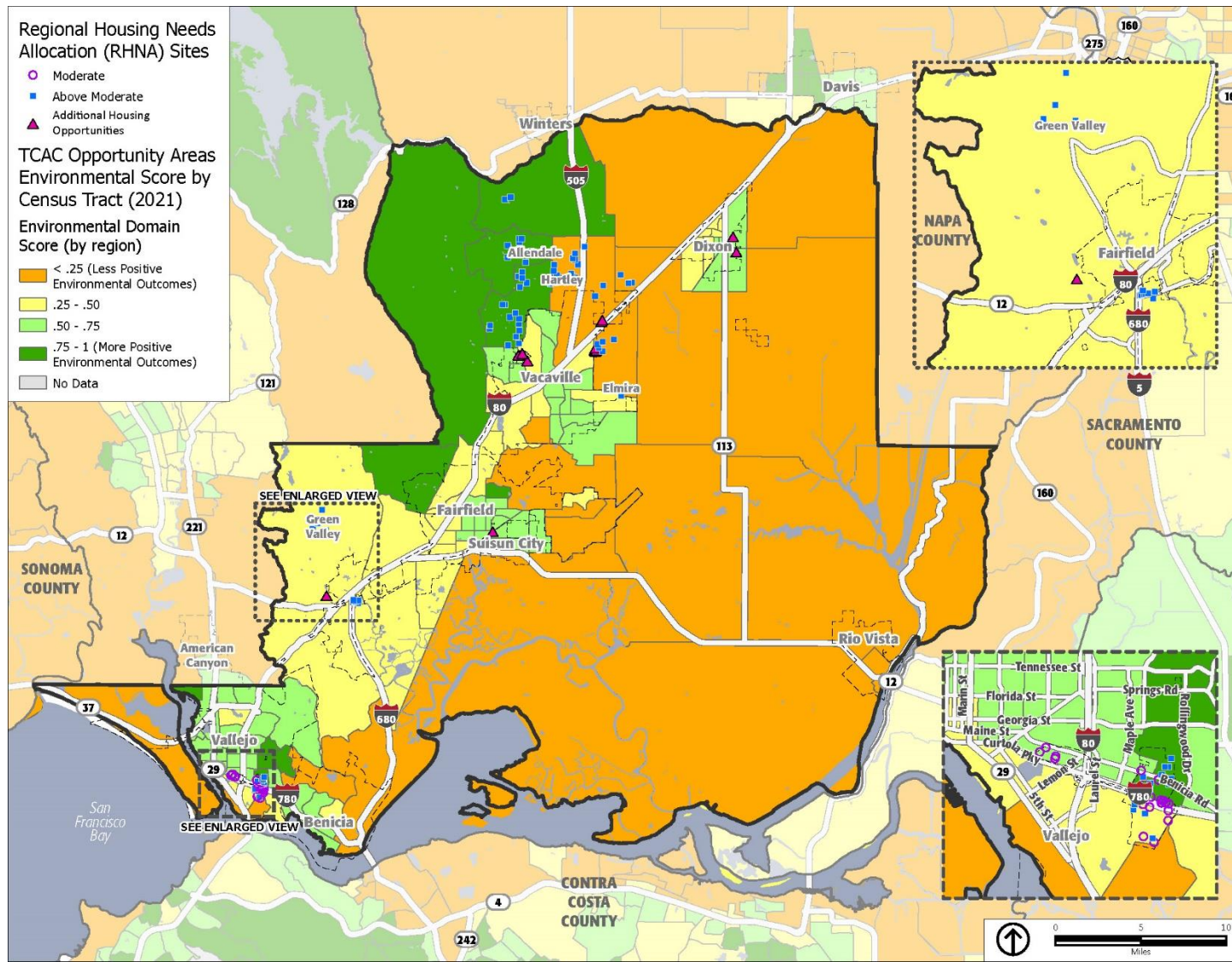
According to OEHHA, the large tract in the southeastern portion of unincorporated Solano County, and a portion of the tract that extends south from the City of Fairfield, are the only disadvantaged communities in the unincorporated areas of the county (**Figure F-31, Local CalEnviroScreen Percentiles**). However, while there are several dispersed residences in the southeastern area, there are no concentrated communities or census-designated places. The highly agricultural economy of Solano County is conducive to very low-density residential development. CalEnviroScreen reports that groundwater threats, impaired waters, hazardous waste, solid waste, and pesticides are the indicators in this area that individually score in about the 75th percentile and bring up the overall score. All these indicators are common impacts of agricultural uses. The area south of the City of Fairfield reflects similar pollution burdens, with even more limited residential development. Both OEHHA and TCAC identify the unincorporated areas north of Interstate (I-) 80, including the communities of Rockville, Green Valley, and Mankas Corner, as having the most positive environmental conditions, likely due to more expansive open space and limited agricultural land compared to southeastern Solano County (**Figure F-31, Local CalEnviroScreen Percentiles**, and **Figure F-32, Local TCAC/HCD Environmental Domain**). As such, possible environmental concerns in unincorporated Solano County are more likely related to agricultural practices rather than disproportionate access to healthy environments, recreational opportunities, or environmental health.

FIGURE F-31. LOCAL CALENVIROSCREEN PERCENTILES



Source: OEHHA, 2021; Solano County; 2022

FIGURE F-32. LOCAL TCAC/HCD ENVIRONMENTAL DOMAIN



Source: TCAC/HCD, 2021; Solano County, 2022

Services for Persons with Disabilities

For all residents of Solano County, Solano Mobility provides a variety of disability related programs and services, including a Mobility Call Center, where staff provide information and travel trip planning to riders. The Solano Mobility Call Center is open on weekdays from 8 am to 5 pm. Travel Training is also offered to train community members on how to use fixed-route public transportation through one-on-one instructional training. Trainings are offered either in a one-on-one training or as group trainings and can be scheduled via a phone call. Additionally, Solano County offers the Solano County intercity (ITX) Card program, for qualified ADA residents, offers intercity pre-paid debit cards allowing riders to travel between service areas through taxi rides. Solano Mobility offers a Medical Trip Concierge Service Program for riders aged 60 and older or with a valid ADA card, which provides subsidized Uber and Lyft rides through GoGo Grandparent for Solano County residents to get to and from appointments within Solano County.

There are 4 elderly assisted living facilities with a combined capacity of 22 units and 5 adult residential care facilities with a combined capacity of 29 units in unincorporated Solano County. Each facility has capacity for four to six units and are predominantly in northern Solano County and within the sphere of influences of incorporated cities. Approximately 12.7 percent of the population in unincorporated Solano County has a disability, or approximately 2,483 residents. Of these residents, 4.5 percent have difficulties living independently and 1.6 percent have difficulty with self-care, or approximately 151 residents combined (see HNA Table 2-32, Disability by Type 2015-2019). While not all residents with these disabilities will require the care of an assisted living facility, and some residents with other disabilities may require assisted living, the comparison of the number of residents with disabilities to the capacity of existing care facilities does indicate a shortage to meet the needs of the unincorporated Solano County population. Therefore, to increase housing opportunities for persons with disabilities to remain in their communities, the County has included **Program E.3** to allow construction of residential care facilities and accessible units throughout the unincorporated areas, with an emphasis on encouraging these facilities in urban areas near services and access to resources.

Disproportionate Housing Need and Displacement Risk

Overcrowding

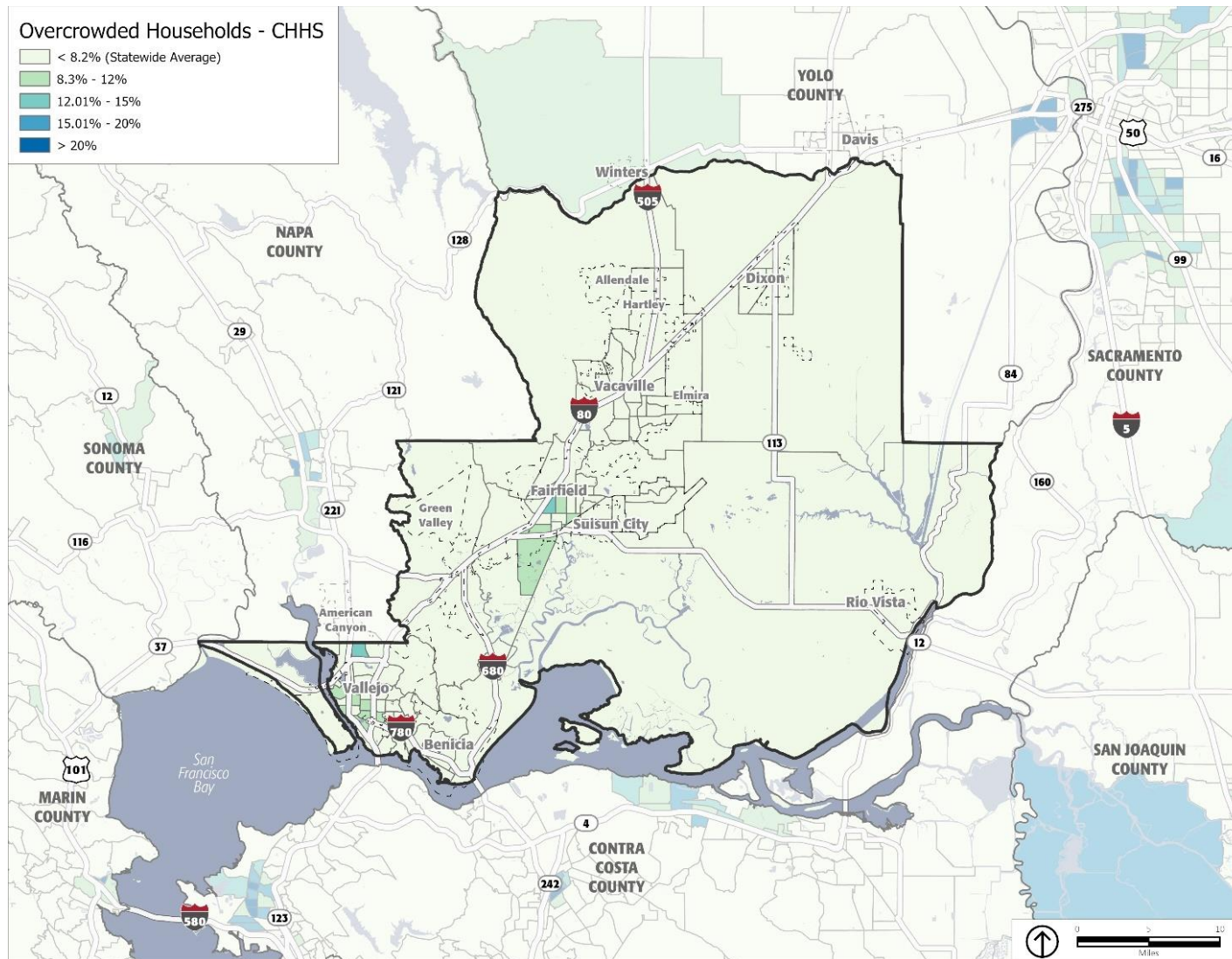
Regional Patterns

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon, and often includes families with children who share

rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units as overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

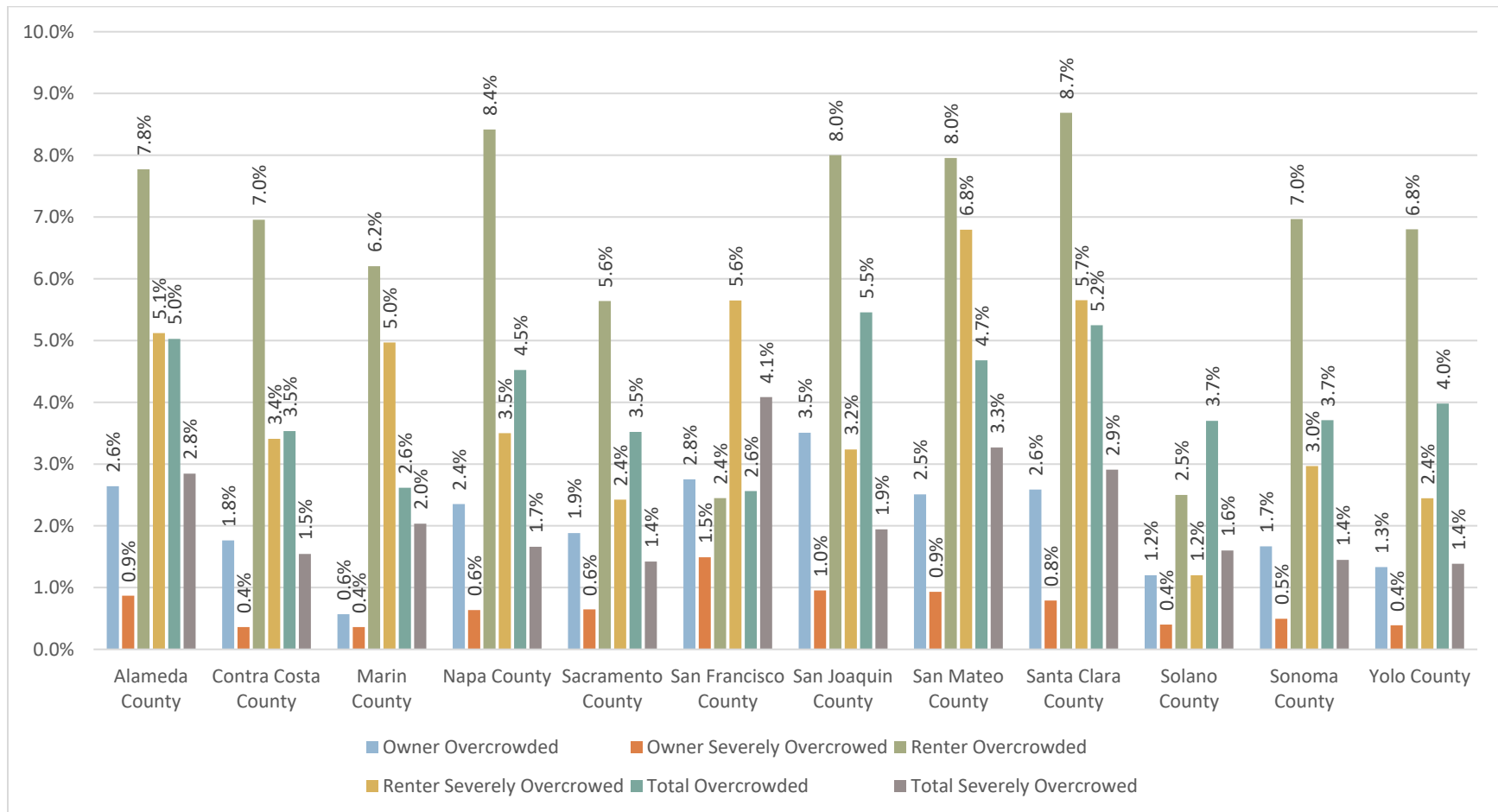
In Solano County, as shown in HNA Table 2-7, Overcrowding by Tenure, of the HNA, approximately 3.7 percent of households experience overcrowding and 1.6 percent experience severe overcrowding. Overcrowding is a slightly greater problem among renter-occupied households, at 2.5 percent of these households, compared to 1.2 percent of owner-occupied households, but remains well below the statewide average of 8.2 percent. Further, the overcrowding rates in Solano County are lower than the greater Bay Area, in which 4.4 percent of households are overcrowded and 2.8 percent are severely overcrowded. **Figure F-33, Overcrowded Households in the Region** presents the percent of households in each census tract that are overcrowded. As shown, there are very few areas of concentrated overcrowding in the county compared to jurisdictions to the south in the ABAG region. Solano County has significantly lower overcrowding rates, across tenures, than most Bay Area and Sacramento region counties (**Figure F-34, Overcrowding Rates in the Region**). Typically, areas with higher rates of lower-income households and more dense housing types have higher rates of overcrowding, as is seen in census tracts adjacent to the San Francisco Bay and to the northeast in the City of Sacramento and southeast in the City of Stockton. The rate and pattern of overcrowding in Solano County reflects the suburban communities in the region, such as eastern portions of Contra Costa and Alameda Counties and all of Marin County. The relatively low rates of overcrowding in Solano County may indicate that there are more appropriately sized housing opportunities at a range of price points to meet housing demand than is found in more urbanized areas of the region.

FIGURE F-33. OVERCROWDED HOUSEHOLDS IN THE REGION



Source: California Health and Human Services (CHHS), 2020

FIGURE F-34. OVERCROWDING RATES IN THE REGION



Source: 2015-2019 ACS

Local Patterns

Overall, approximately 6.9 percent of households in unincorporated Solano County are considered overcrowded, which puts the unincorporated area above the rate of overcrowding countywide (5.3 percent), but at the same level as the ABAG region (6.9 percent). In terms of severity of overcrowding, 13.5 percent of renter households and 1.6 percent of owner households are considered overcrowded, while 1.0 percent of renter households and 1.8 of owner households are severely overcrowded. Unlike more densely populated areas, such as in incorporated communities, overcrowding in the unincorporated county may be a result of multigenerational households or children sharing rooms, as housing unit size has not been an express concern of residents. However, when overcrowding is combined with income or accessibility challenges, some of these households may become at risk ~~for~~ of displacement.

Overcrowding often disproportionately impacts lower-income households. According to Comprehensive Housing Affordability Strategy (CHAS) data, approximately 10.3 percent of extremely low-income households in the unincorporated area are overcrowded and 0.9 percent are severely overcrowded, no very low-income households are overcrowded while 7.5 percent are severely overcrowded, and 5.2 percent of low-income households are overcrowded and 2.2 percent are severely overcrowded. In comparison, households earning above the AMI generally experience lower rates of overcrowding, with 1.3 percent of these households experiencing overcrowding and 0.9 percent are severely overcrowded.

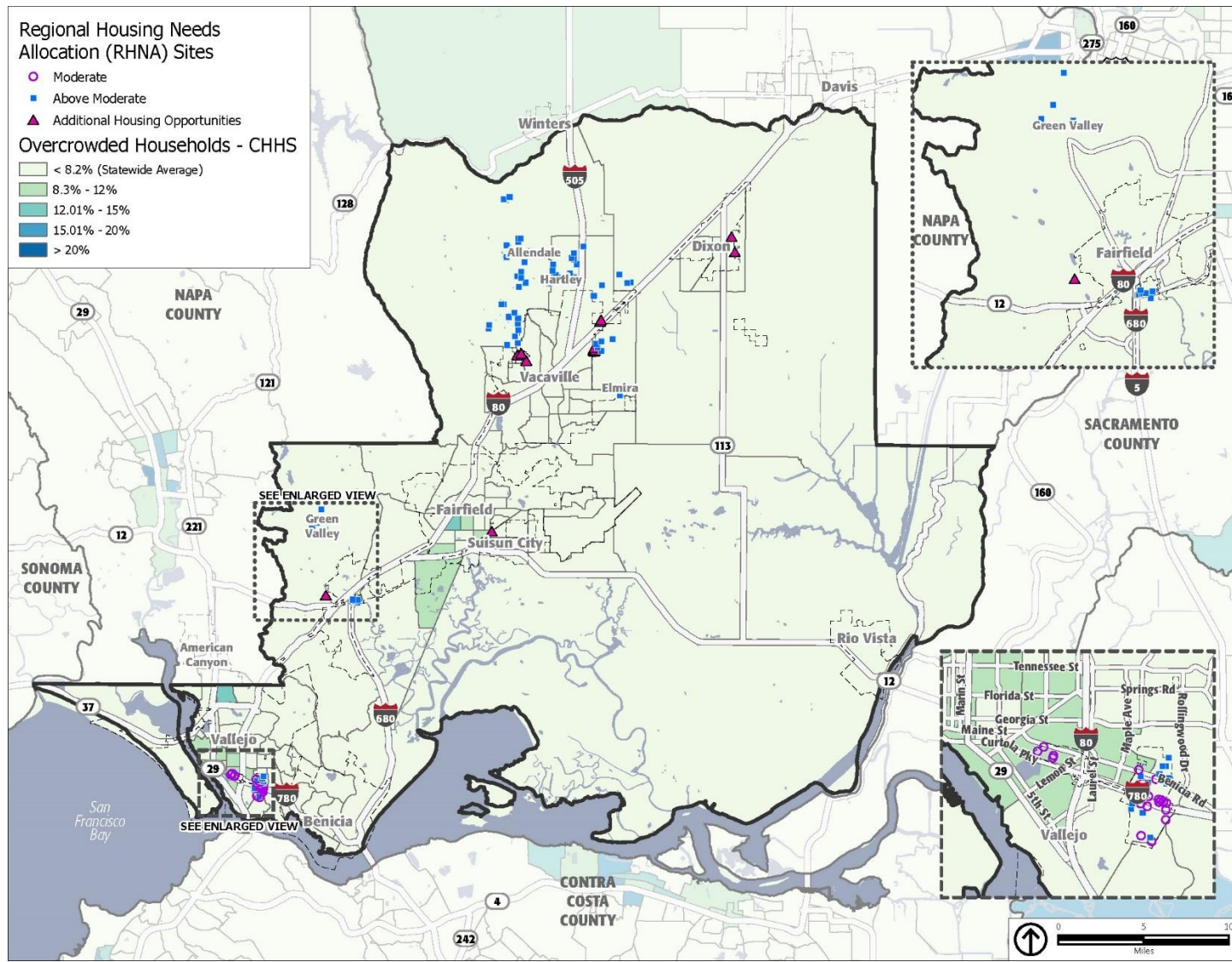
It is possible that some households reported as overcrowded may have chosen to double up inhabitants in one room and therefore the condition is not necessarily based on inability to find and secure adequate housing. However, households living below the poverty line are more likely to live with other families or roommates to afford housing costs, which may result in a higher rate of overcrowding for this population. Although poverty is generally lower in unincorporated Solano County as compared with incorporated cities, there are a few pockets of poverty above 10.0 percent, including the area west of Travis Air Force Base and in the Montezuma Slough, two unincorporated neighborhoods within Vallejo, the area south of and adjacent to Fairfield (although the unincorporated area is predominantly unpopulated), and in an unincorporated neighborhood within Suisun City. One of the unincorporated neighborhoods within Vallejo, near the intersection of I-80 and Curtola Parkway, has an overcrowding rate of 10.8 percent and the area south of Fairfield has an overcrowding rate of 10.2 percent (see **Figure F-7, Local Poverty Rate**, and **Figure 3-35, Overcrowded Households in the Unincorporated Area**). The other areas of higher poverty in the unincorporated area do not necessarily correspond with higher rates of overcrowding.

The availability of housing units in the unincorporated area adequate to house lower-income large families (with five or more persons) may also be a contributing factor to overcrowding rates. The incidence of large-family households in the unincorporated area, at 11.6 percent of all households, as presented in HNA Table 2-6, Households by Size, 2019, is comparable to a countywide representation at 13.6 percent and 10.2 percent throughout the ABAG region. Approximately 41.9 percent of large households are homeowners and 58.1 percent are renters. To meet the needs of large households in the unincorporated area, approximately 66.0 percent of the housing stock has three or more

bedrooms, suitable for some large households, as shown in HNA Table 2-36, Housing Units by Number of Bedrooms, 2015-2019. Of the larger units, 78.6 percent are owner-occupied, and therefore unavailable to renter households. The remaining larger units are part of the unincorporated county's rental stock, comprising 44.6 percent of the total rental stock. Although lower-income large families numerically are a small proportion of the total population, this group may experience challenges in finding adequately sized units within their affordability range.

While there are no areas of concentrated overcrowding in the unincorporated area, any household that is experiencing overcrowding, except for households with children sharing a room by choice, has a disproportionate need for affordable, larger housing units and is at risk of displacement from their housing unit or community. However, by encouraging and supporting the development of a diverse range of housing types, the County will increase housing mobility opportunities for all household types and incomes (**Programs B.2, B.3, C.4, D.1, D.2, and D.4**).

FIGURE F-35. OVERCROWDED HOUSEHOLDS IN THE UNINCORPORATED AREA



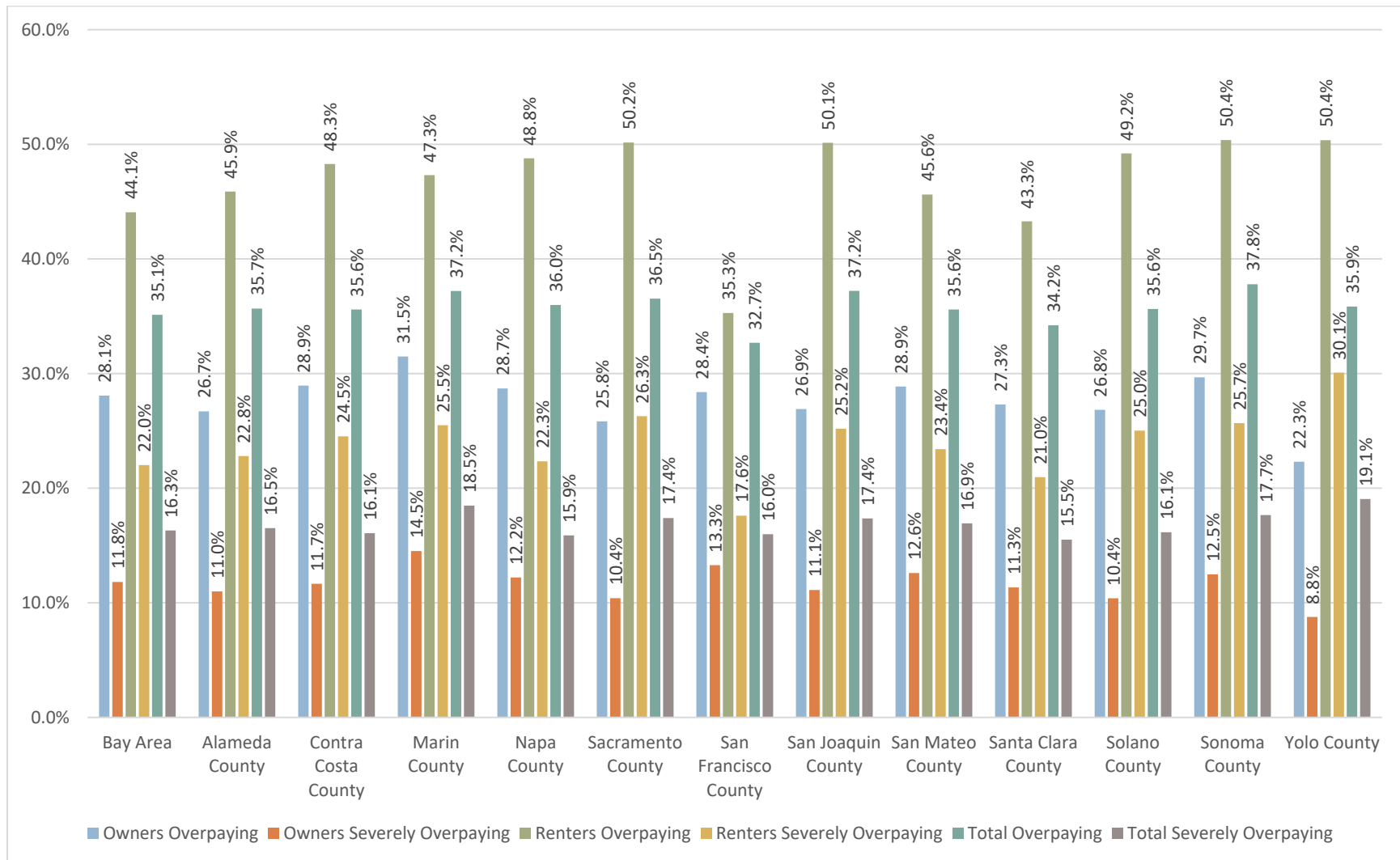
Source: California Health and Human Services (CHHS), 2020; Solano County, 2022

Overpayment

Regional Patterns

HUD considers housing to be affordable for a household if the household spends less than 30.0 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30.0 percent of its monthly income on housing costs, while those who spend more than 50.0 percent of their income on housing costs are considered “severely cost-burdened.” In the Bay Area, approximately 35.1 percent of all households were cost-burdened in 2019, and 16.3 percent were severely cost-burdened (**Figure F-36, Overpayment Rates in the Region**). Of these households, a significantly larger proportion of renters experienced overpayment than owners. This trend can be seen throughout both the Bay Area and Sacramento region, on average 27.7 percent of owners and 47.1 percent of renters are cost burdened, and 11.6 percent owners and 24.1 percent of renters are severely cost burdened. In comparison, in Solano County, 26.8 percent of owners and 49.2 percent of renters are cost burdened and 10.4 of owners and 25.0 percent of renters are severely cost burdened. While owner overpayment rates in Solano County are slightly lower than the regional average, renter overpayment rates are slightly higher. This reflects feedback from local organizations and service providers throughout the region that reported a shortage of rental opportunities resulting in disproportionately high prices for tenants.

FIGURE F-36. OVERPAYMENT RATES IN THE REGION



Source: CHAS 2014-2018

Local Patterns

In the unincorporated area, 17.4 percent of the households are cost burdened and 14.8 percent are severely cost-burdened, for a total of 32.2 percent of the households experiencing some level of overpayment. While renters in the unincorporated area experience overpayment at a slightly higher rate than owners, they are relatively comparable. Approximately 16.8 percent of renters are cost burdened compared to 13.8 percent of homeowners and 15.1 percent of renters are severely cost burdened compared to 13.4 percent of homeowners.

As discussed in the Overpayment section of the HNA, in most circumstances, overpayment is closely tied to income and lower-income households are most at risk of displacement due to overpayment. In unincorporated Solano County, 25.0 percent of lower-income households are cost burdened, and 38.2 percent are severely cost burdened, compared to 10.8 percent and 1.8 percent, respectively, of households earning above the AMI. Therefore, in the unincorporated area, overpayment is more closely tied to income than tenure.

As data for rental and homeowner overpayment is available only at the tract level in unincorporated Solano County, which encompasses large geographical areas and, in some cases, portions of incorporated cities, it is difficult to identify a pattern between areas of high diversity, median income, tenure, and overpayment (see **Figure F-11, Regional Diversity Index**, **Figure F-37, Renter Overpayment in the Unincorporated Area**, and **Figure F-38, Homeowner Overpayment in the Unincorporated Area**).

However, economic disparities between different demographic groups may also contribute toward a higher risk of housing insecurity, displacement, or homelessness. Asian residents in the unincorporated county report the lowest incidence of overpayment for housing at 26.0 percent, followed by White, Non-Hispanic residents at 31.0 percent. Residents in the unincorporated county that identify as Other or Multiple Races experience the highest rate of overpayment (54.0 percent), followed by residents that identify as Other Race or Multiple Races, non-Hispanic (45.8 percent), and Black or African American at 45.0 percent, and Hispanic or Latinx households at 37.0 percent. Further analysis by tenure helps to identify potential communities experiencing housing problems. Approximately 80.0 percent of both White, Non-Hispanic households and Asian households in the unincorporated area are homeowners. In comparison, 34.2 percent of Hispanic or Latinx households, 40.8 percent of Other or Multiple Races, and 48.9 percent of Black or African American households are homeowners. As renters experience overpayment at a slightly higher rate than homeowners, and there is a higher proportion of Hispanic or Latinx, Black or African American, and other races that are renters, this which may indicates that there may be a slightly higher rate of overpayment among these populations in the unincorporated county. This is further supported by the proportion of each demographic group that is below the poverty line. Asian and White, Non-Hispanic households experience the lowest rates of poverty (9.6 percent and 6.4 percent, respectively), and make up 5.2 and 5.7 percent of households, respectively. Residents in the unincorporated area that identify as Hispanic or Latinx experience a slightly higher rate of poverty at 7.4 percent. In contrast, 13.9 percent of Hispanic or Latinx households that identify as Other Race or Multiple Races, non-Hispanic households, 23.1 percent of American Indian or Alaska Native, non-Hispanic households, and 29.8 percent of Black or African

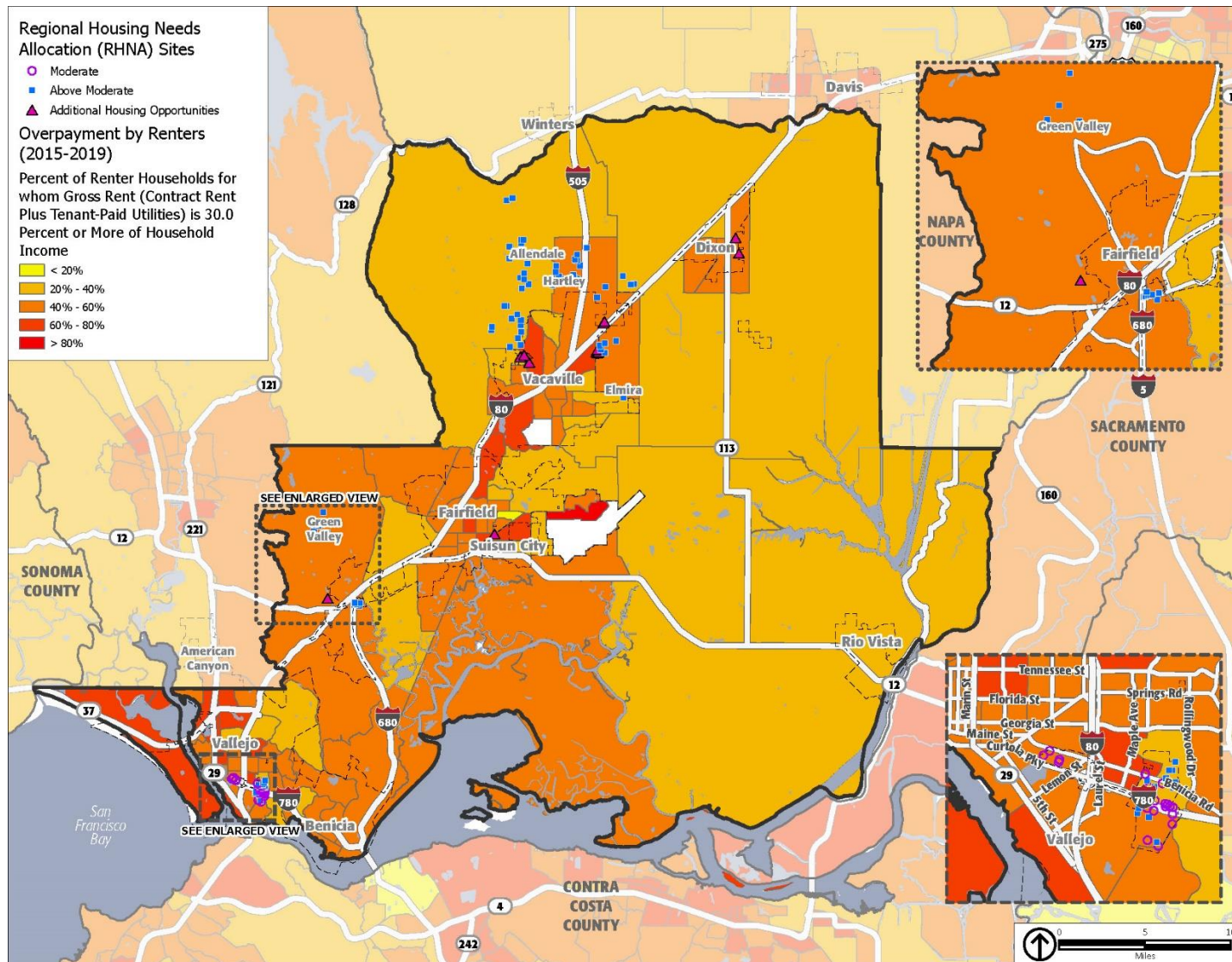
American households experience poverty. As lower-income households experience overpayment at higher rates, it likely that Hispanic or Latinx, American Indian, Alaska Native, and Black or African American households in the unincorporated area experience overpayment at a slightly higher rate than other racial and ethnic populations.

As shown in **Figure F-37**, overpayment among renters in the unincorporated area is greatest in the Green Valley area (53.9 percent of renters), in the western portion of Homeacres in unincorporated Vallejo (53.4 percent of renters), and in unincorporated Suisun City (61.5 percent of renters). In the unincorporated Vallejo and Suisun City areas, there are high rates of poverty, corresponding low median incomes, and high rates of renters, which likely reflect the higher rates of renter overpayment. While the median income is relatively high in the Green Valley area, only 17.7 percent of households are renters. Therefore, home prices exceed the ability to pay for lower- and moderate-income renters, resulting in higher rates of overpayment. Though **Figure F-37** shows an elevated rate of renter overpayment (53.2 percent) in the Grizzly Island tract, the unincorporated portion of this tract is unpopulated open space; therefore, the overpayment rate likely reflects the portion of Suisun City located in the same tract.

In contrast, those areas with the lowest rates of renter overpayment in the unincorporated area include all of eastern and northern Solano County, including the English Hills/Allendale area and those agricultural areas surrounding the City of Dixon. In the English Hills/Allendale area, renters comprise only 16.7 percent of households and the median income is generally among the highest in the unincorporated area, as discussed previously. These conditions likely explain the low rates of renter overpayment in this area. While the median income is lower in the areas surrounding Dixon, the Dixon Migrant Center is located in this area, providing affordable rental options for farmworkers to reduce overpayment.

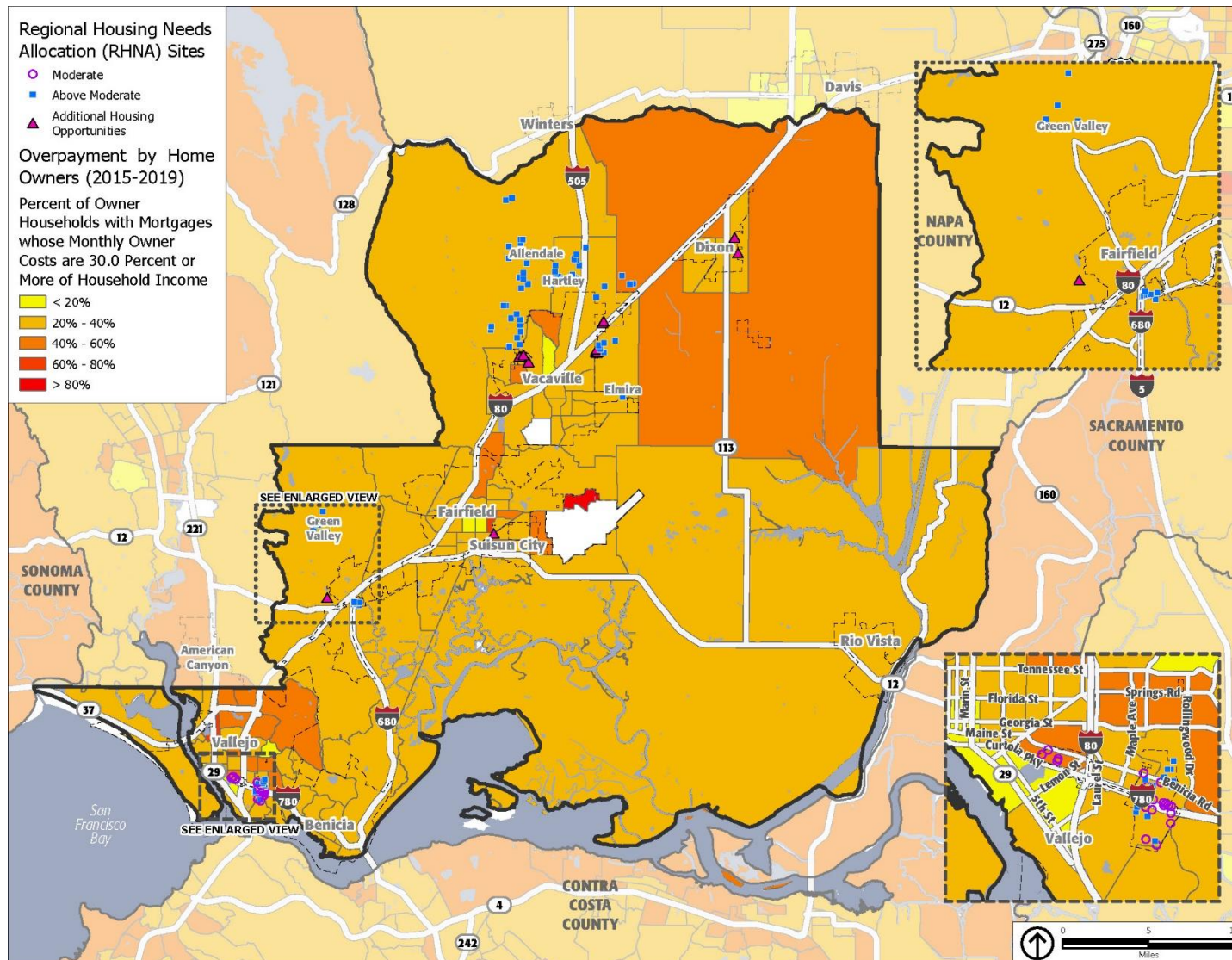
While renter overpayment is among the lowest in the unincorporated area surrounding Dixon, owner overpayment is among the highest in the unincorporated area (41.1 percent). The highest rate of overpayment in unincorporated Solano County is found in the western Homeacres area (51.2 percent of homeowners overpaying for housing), where there are also high rates of renter overpayment. This concentration of overpayment in the Homeacres area likely reflects the concentration of lower- and moderate-income households, paired with typically higher home costs due to proximity to Vallejo services and resources. To address the concentration of overpayment in unincorporated Vallejo, and other areas with increased rates of overpayment, the County has included Program A.2 to assess the need for focused rehabilitation efforts in Homeacres to reduce costs associated with repairs for homeowners in this area, Program B.2 and B.3 to incentivize and promote construction of ADUs as an affordable option to facilitate housing mobility opportunities, and Programs C.1 and C.2 to support development of affordable housing.

FIGURE F-37. RENTER OVERPAYMENT IN THE UNINCORPORATED AREA



Source: 2015-2019 ACS; Solano County, 2022

FIGURE F-38. HOMEOWNER OVERPAYMENT IN THE UNINCORPORATED AREA



Source: 2015-2019 ACS; Solano County, 2022

Special-needs groups that may be disproportionately affected by high housing costs include large families, single-parent households, and seniors. As discussed in the Overcrowding analysis, large-family households often face housing challenges due to a lack of adequately sized affordable housing available. The higher costs of homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden and increase the risk of housing insecurity. In the unincorporated area, of large-family households, 25.8 percent of large-family households are cost burdened and 12.6 percent are severely cost burdened. In comparison, 16.5 percent of households with four or fewer persons are cost burdened and 15.1 percent are severely cost burdened. The ACS reports that female-headed, single-parent households comprise 7.9 percent of households in the unincorporated area, lower than in both Solano County at 14.2 percent and the ABAG area at 10.4 percent. Of female-headed, single-parent households in the unincorporated area, 5.5 percent are below the poverty threshold. This indicates that, although numerically a very small proportion of total households, extremely low-income female-headed households may have to spend a greater percentage of their income on housing and, therefore, are at risk for displacement without assistance.

Seniors, comprising 21.6 percent of the population in the unincorporated area, often face increased displacement risk due to overpayment as this population more frequently relies on fixed incomes such as retirement savings or social security. In total, approximately 17.1 percent of seniors are cost burdened and 13.9 are severely cost burdened. Cost burdened senior households include 9.4 percent of extremely low-income seniors, 35.3 percent of very low-income seniors, 18.9 percent of low-income seniors, 27.5 percent of seniors earning between 80 and 100 percent of the AMI, and 11.9 percent of seniors earning more than the AMI. Severely cost burdened senior households include 53.2 percent of extremely low-income seniors, 39.4 percent of very low-income seniors, 22.7 percent of low-income seniors, 13.2 percent of seniors earning between 80 and 100 percent of the AMI, and 0.4 percent of seniors earning more than the AMI. To address the high rate of overpayment particularly among lower-income senior households, the County will facilitate the construction of residential care facilities and deed-restricted housing, to provide affordable housing mobility opportunities in areas where adequate services are available. **(Programs E.3 and B.3).**

In total, according to the 2015-2019 ACS data, overpayment among homeowners appears to be fairly evenly dispersed throughout the unincorporated area at 20.0 to 40.0 percent in most areas, regardless of median income (**Figure F-38, Homeowner Overpayment in the Unincorporated Area**); in contrast, between 40.0 and 60.0 percent of renters are overpaying in most areas (**Figure F-37, Renter Overpayment in the Unincorporated Area**). These both represent increases in the rate of overpayment since 2014, likely as a result of the increase in housing market prices, and overpayment remains a significant issue to be addressed through rental and homeowner assistance programs, and the provision of increased housing stock options affordable to households at all levels.

As housing prices continue to rise, the sudden loss of employment, a health care emergency, or a family crisis can quickly result in a heavy cost burden, with limited affordable options available, putting populations at greater risk of displacement due to overpayment. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs, health care facilities or schools, or moving out of the region. To reduce displacement risk as a result of overpayment, the County has identified the following programs:

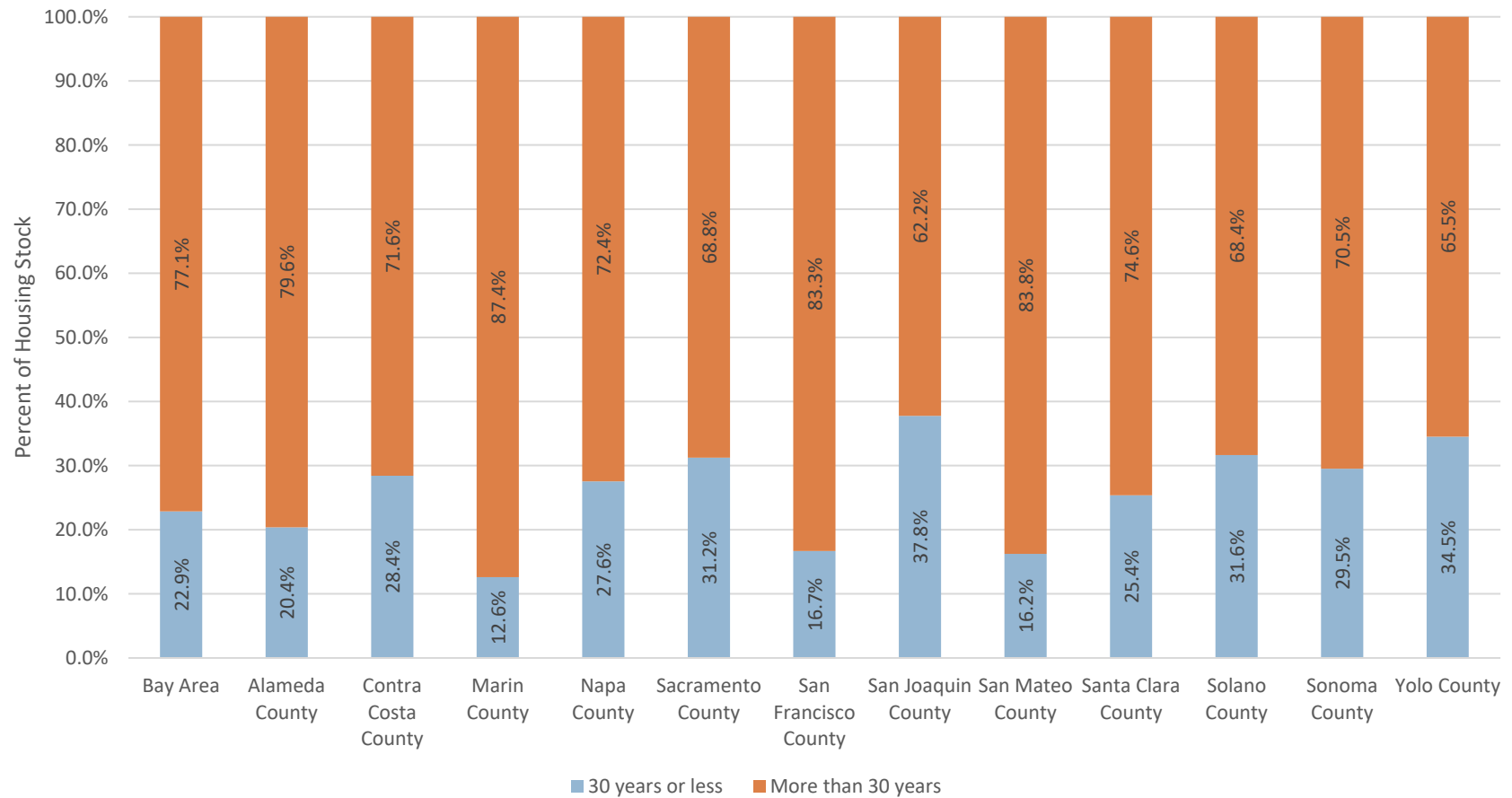
- Incentivize construction of affordable units in all unincorporated communities, though with a priority for construction of high density units in urban areas near services and resources (**Programs B.1, C.1, and C.4**);
- Educate housing providers on benefits of marketing to Section 8 HCVs (**Program C.4**);
- Encourage the construction ADUs, particularly in areas of concentrated affluence or single-family homes (**Programs B.2 and B.3**); and
- Develop a program to connect lower-income households with housing opportunities (**Program D.5**).

Substandard Housing

Regional Patterns

As discussed in the HNA, housing condition can be an indicator of quality of life. Substandard conditions present a barrier to fair housing as occupants are susceptible to health and safety risks associated with poor housing conditions, as well as at risk of displacement if conditions make the unit uninhabitable or if property owners must vacate the property to conduct repairs. As housing units age, they deteriorate without ongoing maintenance, which can present a fair housing issue for occupants, reduce property values, and discourage private reinvestment in neighborhoods dominated by substandard conditions. Typically, housing over 30 years is more likely to need repairs or rehabilitation than newer units. As shown in **Figure F-39, Age of Housing Stock in the Region**, approximately 31.6 percent of housing units in Solano County are older than 30 years and may need repairs. This is notably higher than the Bay Area as a whole, where 22.9 percent of units are older than 30 years but is comparable to individual jurisdictions in the ABAG and Sacramento regions, including Sacramento, Sonoma, and Yolo Counties. However, except for San Joaquin and Yolo Counties, all other counties in the region have a younger housing stock than Solano County. This may indicate a greater need for rehabilitation in Solano County compared to the greater region. Within individual Solano County jurisdictions, this need has informed the inclusion of several programs in each Housing Element, including rehabilitation assistance, relocation assistance, and more.

FIGURE F-39. AGE OF HOUSING STOCK IN THE REGION



Source: 2015-2019 ACS

Local Patterns

Approximately 74.0 percent of housing units in the unincorporated area were built prior to 1990. Typically, homes older than 30 years are more likely to need repairs, regular maintenance, or rehabilitation. The Green Valley community contains a large share of the older housing stock, with 87.8 percent of the units constructed prior to 1990, the majority of which were built during the 1960s and 1970s. Units over 60 years old make up 20.6 percent of the Green Valley housing stock. The largest census-designated place (CDP), the Hartley community, experienced its boom between 1970 and 1980, with 37.5 percent of the stock built in that decade, although 39.0 percent of the stock has been constructed since 1980. Overall, 68.6 percent of Hartley's housing is over 30 years old. In the Allendale community, 83.4 percent of the housing is over 30 years old, with 59.8 percent built between 1970 and 1989. The smallest CDP, Elmira, has the newest housing stock with 86.1 percent built since 1990. The housing stock within the two unincorporated neighborhoods within Vallejo, encompassed by the Sheriff's Annex and Home-Acres neighborhoods, are also predominantly older units, constructed between 1940 and 1970, based on a May 2022 review of homes on Zillow.com. Given the age of some of the unincorporated area housing stock, housing condition could present a risk of displacement for residents if they are not properly maintained over time.

The 2015-2019 ACS and CHAS data report the percentage of households experiencing one or more of the following conditions: lacks complete kitchen, lacks complete plumbing, is severely overcrowded, or is severely cost burdened. In the unincorporated area, this information was reported for Allendale, Hartley, Elmira, Green Valley, and an area southeast of Dixon that is not a CDP. In Allendale, approximately 5.8 percent of households experience one more of these problems, compared to 15.4 percent of households in Green Valley, 21.9 percent in the area southeast of Dixon, 22.3 percent of households in Hartley, and 26.9 percent of households in Elmira. While a large portion of this estimate could include households that are overcrowded or cost-burdened, but do have a complete kitchen and plumbing, it can be assumed that at least a portion are living in units without these basic facilities, which are indicators of substandard housing conditions. CHAS data estimates that within the unincorporated area overall, 0.5 percent of very low-, low-, or moderate-income ownership households reported living without complete kitchen facilities, and 1.1 percent were without complete plumbing. There were no renters living in units lacking complete plumbing facilities, though 0.7 percent reported being without kitchens. Due to the low incidence of kitchen or plumbing problems, most of the households experiencing substandard conditions according to CHAS are attributed to either severe overcrowding, severe overpayment, or both. Therefore, while best estimates indicate that approximately half of the housing units are older than 30 years, it is unlikely that residents in any specific geographical neighborhood are more at risk of displacement due to housing condition. However, to assist those owners of properties in need of repairs or rehabilitation, the County has identified **Program A.1** to improve communication of rehabilitation assistance programs currently available for lower-income property owners.

Homelessness

In 2019, Housing First Solano, with the support of the Community Action Partnership (CAP) Solano Joint Powers Authority (JPA), conducted a Point-in-Time (PIT) survey of Solano County. This count, conducted in January in communities across the county, assesses the size and characteristics of the homeless population. Typically, the PIT survey is conducted in person every two years to estimate both the sheltered and unsheltered population. However, due to the COVID-19 pandemic, in 2021, the CAP Solano JPA conducted a PIT survey of sheltered individuals through a demographic questionnaire sent to all emergency shelters and transitional housing providers. The 2021 Sheltered PIT survey reported 397 homeless individuals, an increase from 230 in 2020 and 219 in 2019. The 2019 PIT survey counted both sheltered and unsheltered individuals, and found 1,151 homeless persons living in Solano County, an increase of 69 since 2015, though the population peaked at 1,232 in 2017. Of the total homeless population in 2019, many reported sleeping in more than one Solano County incorporated jurisdiction during the previous year. Approximately 53.0 percent had stayed in Fairfield for at least one night, 50.0 percent in Vallejo for at least one night, 22.0 percent in Vacaville, 14.0 percent in Vallejo, 4.0 percent in Rio Vista, 4.0 percent in Benicia, and 3.0 percent in Dixon. The total of these exceeds 100.0 percent as some individuals moved around during the year and reported sleeping in multiple jurisdictions. The homeless population in the unincorporated area was not reported. HNA Table 2-39, Local Knowledge on Persons Experiencing Homelessness, reports the estimates, provided by local service providers or police departments on the size of the homeless population in each jurisdiction within Solano County.

Approximately 81.0 percent of the total homeless population of Solano County were unsheltered and 19.0 percent were sheltered. Of the total population, approximately 15.6 percent were chronically homeless, meaning they had been homeless for a year or longer or had experienced at least 4 episodes of homelessness, totaling 12 months in the last 3 years. Additionally, there were approximately 30 families, with at least one child under 18 and one adult over 18, totaling 79 people or 6.9 percent of the population, and there were 5 unaccompanied minors recorded.

The 2019 PIT surveyed for the following protected characteristics: gender identify, sexual orientation, veteran status, race and ethnicity, disability status, and age. **Table F-8, Demographic Composition of Homeless Population, 2019**, identifies the proportion of each of these protected characteristics compared to the proportion of each jurisdiction's population, to identify whether any protected classes are disproportionately represented as part of the homeless population. However, while gender identity and sexual orientation were reported, this information is not collected for the general population and cannot be used for a comparison of demographic composition. The percentages for a protected characteristic population in **bold** are overrepresented in the homeless population compared to that jurisdiction's total population. It is worth noting that, given the small proportion of the homeless population that reported sleeping in Vallejo, Rio Vista, Benicia, and Dixon, and without a report for the unincorporated county, it is unlikely that all protected characteristics are represented in the homeless populations of these jurisdictions. However, without data available at the jurisdiction level, it is assumed that the percentages of each protected class apply to the local homeless population.

TABLE F-8 DEMOGRAPHIC COMPOSITION OF HOMELESS POPULATION, 2019

Protected Characteristic	Homeless Population	Benicia	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Uninc. Solano County
Veteran	13.0%	7.7%	8.0%	9.4%	19.4%	11.4%	12.4%	7.8%	10.0%
Senior	18.0%	19.8%	12.9%	12.2%	48.9%	11.7%	14.0%	15.8%	21.5%
Disabled	31.0%	11.1%	11.1%	11.6%	26.2%	12.5%	11.8%	12.5%	12.7%
White	39.0%	65.1%	45.0%	31.5%	74.8%	26.0%	50.5%	24.1%	55.1%
Black	37.0%	3.2%	1.9%	14.8%	7.6%	20.9%	9.5%	19.7%	5.5%
American Indian or Alaska Native	3.0%	0.0%	0.5%	0.4%	0.2%	0.4%	0.4%	0.1%	0.3%
Asian / Asian Pacific Islander	7.0%	11.4%	5.4%	17.8%	7.5%	20.0%	84.0%	24.2%	5.5%
Multi-racial or other	14.0%	7.5%	4.8%	6.2%	1.8%	4.9%	6.4%	5.6%	3.3%
Hispanic/Latinx	16.0%	12.8%	42.4%	29.3%	8.1%	26.8%	24.8%	26.3%	30.2%

Sources: Housing First Solano PIT, 2019; ABAG Data Packets, 2021; 2015-2019 ACS

As seen in **Table F-8, Demographic Composition of Homeless Population, 2019**, all protected characteristics are overrepresented in the majority of Solano County jurisdictions, with individuals with disabilities, American Indian or Alaska Native residents, and residents that identify as multi-racial or another race being overrepresented in all Solano County jurisdictions. Approximately 30.0 percent of homeless individuals that responded to the survey reported that they believe employment assistance would have prevented homelessness for them, approximately 25.0 percent reported alcohol and drug counseling as a prevention tool, 24.0 percent reported rent or mortgage assistance, and 21.0 percent reported mental health services. For those that were interested in receiving assistance, 20.0 percent did believe they were eligible, 13.0 percent reported that paperwork for assistance was too difficult, and 11.0 percent reported that not having a permanent address was a barrier to assistance.

Homelessness is often a cross-jurisdictional issue, as represented by individuals reporting sleeping in multiple jurisdictions within the year. Therefore, the City participates in, and offers, several homelessness resources and programs that are available regionally and locally, including:

- Countywide Resources and Services:

- **Shelter, Inc:** A Bay Area nonprofit focused on assisting residents experiencing or at risk of homelessness through wrap-around services, including assistance in searching for housing, skill building, and more. Shelter, Inc focuses their programs on three primary areas:
 - ***Inspiring People - Preventing Homelessness:*** Through donations, volunteer work, and partnerships with rental property managers and owners, Shelter, Inc. to create opportunities for employment and housing.
 - ***Changing Lives – Ending the Cycle of Homelessness:*** Includes a variety of services including eviction prevention through one-time financial assistance for move-in or stay-in costs, interim housing, long-term housing, and low-income housing. Shelter, Inc. provides case management, employment assistance, and assistance through the housing search process to help individuals and families end their personal challenge with homelessness.
 - ***Ending Homelessness – Providing Affordable Housing:*** Provides ongoing resources and referrals to help reduce the risk of homelessness.
- **Resource Connect Solano:** Provides assessment and referral services for individuals and families experiencing or at risk of homelessness and to identify the most appropriate response and services need to an individuals' needs.
- **211 Solano:** A one-stop-shop to connect Solano County residents with services including food, housing, substance abuse recovery support, medical and emotional counseling and services, and more.
- **Homeless Outreach Partnership and Engagement (HOPE) Team:** Coordinated by the Solano County Behavioral Health Services Department to go to homeless encampments to engage with homeless residents and offer mental health support.
- **Street Medicine Outreach Team:** A branch of the HOPE Team that has a medical team including a medical prescriber, clinician, and a specialist for psychiatric intervention and engagement to provide services in homeless encampments.
- **Beck Mental Health Facility:** Located in Fairfield but available to all Solano County residents, the County is constructing a new mental health residential treatment facility for adults either on jail diversion, homeless, or at risk of becoming homeless.
- **Fair Haven Commons:** Located in Fairfield but available to all Solano County residents, the County is constructing 72 affordable apartments that will include 44 permanently supportive units for homeless residents and those with mental health needs.

- **Sacramento Street Apartments:** Located in Vallejo but available to all Solano County residents, the County is constructing 75 affordable apartments that will include 23 permanently supportive units for homeless residents and those with mental health needs.
 - **CAP Solano JPA:** Provides oversight and coordination of homeless services and secures and distributes funding to support projects to end homelessness.
 - **Housing First Solano:** Coordinates multi-agency coordination to end homelessness and provides connections to housing, jobs, and medical resources for persons experiencing homelessness.
 - **Food Bank of Contra Costa and Solano:** Distributes perishable and non-perishable foods to residents throughout Contra Costa and Solano Counties through partnerships with local foodbanks and service organizations. Programs include the College Pantry Program to serve junior and four-year colleges as well as adult education schools, delivery of fresh produce and shelf-stable pantry staples to local communities through the Community Produce Program and Community Produce Program Plus, drive through distribution centers for local fresh and non-perishable foods, distribution of lunch and after-school foods to low-income schools through the Farm2Kid Program, provision of healthy foods at elementary through high schools where more than half of students receive free or reduced-price lunch, and a mobile food pharmacy for patients who have prescription for healthy shelf-stable foods from a medical provider. Physical locations are in Vallejo, Fairfield, Rio Vista, and Dixon, with mobile and distribution programs throughout the county.
- Local Resources and Services:
 - **Rio Vista Care:** Provides counseling and a family resource center located in Rio Vista and serving residents of Delta communities, including the unincorporated communities of Birds Landing and Collinsville. Counseling includes crisis intervention, support groups, grief and loss groups, and counseling for mental and emotional health. The Family Resource Center provides assistance and services including assistance obtaining health insurance, assistance with applications for unemployment benefits and employment applications, and referrals to local and regional service organizations and resources.

Homelessness is often a cross-jurisdictional issue, as represented by individuals reporting sleeping in multiple jurisdictions within the year. To address this issue throughout the region, **Program D.3** has been included to coordinate with all other Solano County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness service generally as well as develop targeted assistance and outreach for overrepresented populations.

Displacement Risk

A combination of factors can result in increased displacement risk, particularly for lower-income households. These factors include those listed above, as well as vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

According to an analysis of median sales prices conducted by Redfin, the average home price in Solano County has increased by 56.3 percent between April 2017 and April 2022, from \$400,000 to \$625,000, for an average increase of approximately 11.3 percent annually. It is important to note that this does report on all of Solano County, and not just unincorporated areas, it is assumed that home prices in the unincorporated area have increased at a similar rate. Therefore, the median home price in Solano County is still only affordable to above moderate-income households. While rent prices in Solano County have also increased and present a barrier to lower-income households, it has been at a slower rate than home values. According to the ACS, between 2015 and 2019, the average rent for a two-bedroom unit, for example, increased from \$1,158 to \$1,431, resulting in an annual average increase of 5.9 percent. The median rent in 2019 was affordable to lower-income households.

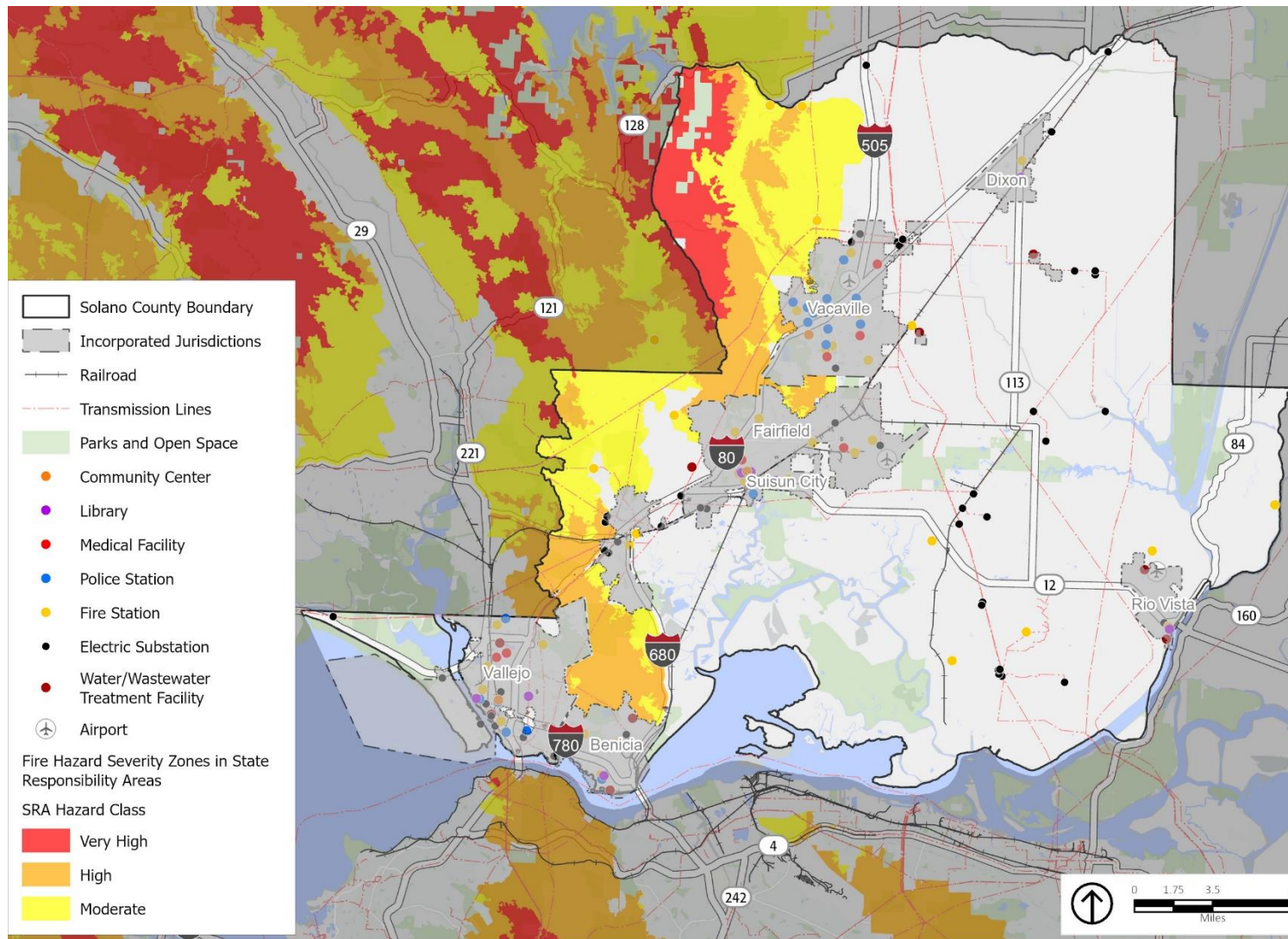
While housing costs have increased rapidly, wages have not kept pace. The median income in Solano County has increased approximately 2.1 percent annually, from \$68,409 in 2010 to \$81,472 in 2019, according to the ACS. The difference in these trends indicates growing unaffordability of housing in Solano County. To address affordability challenges, the County will encourage and incentivize development of affordable housing units, particularly in high opportunity areas and will develop a program to connect lower-income residents with affordable housing opportunities and market availability of financial assistance for first time homebuyers (**Programs C.1 and D.5**).

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these present barriers to stable housing for the occupants. As discussed under Patterns of Integration and Segregation and Overpayment, poverty rates in the unincorporated area are overall relatively low, with few areas of increased rates.

Disaster-Driven Displacement Risk

As shown in Figure F-40, most of unincorporated Solano County is projected to low wildfire hazard risk. The northernmost portion of the county, including the Putah Creek State Wildlife Area and surrounding open spaces, are the only areas in Solano County with very high fire hazard severity risk. At approximately Pleasants Valley Road, marking the transition from open space to established communities, the fire hazard risk drops from very high to high and moderate. In these areas, residential development is typically rural in nature with no high intensity areas, thus reducing wildfire risk to urban areas. North of Cordelia, the communities of Green Valley, Rockville, and Mankas Corner are within, or at the border of, moderate fire hazard severity areas.

FIGURE F-40. WILDFIRE HAZARD SEVERITY ZONES, UNINCORPORATED SOLANO COUNTY

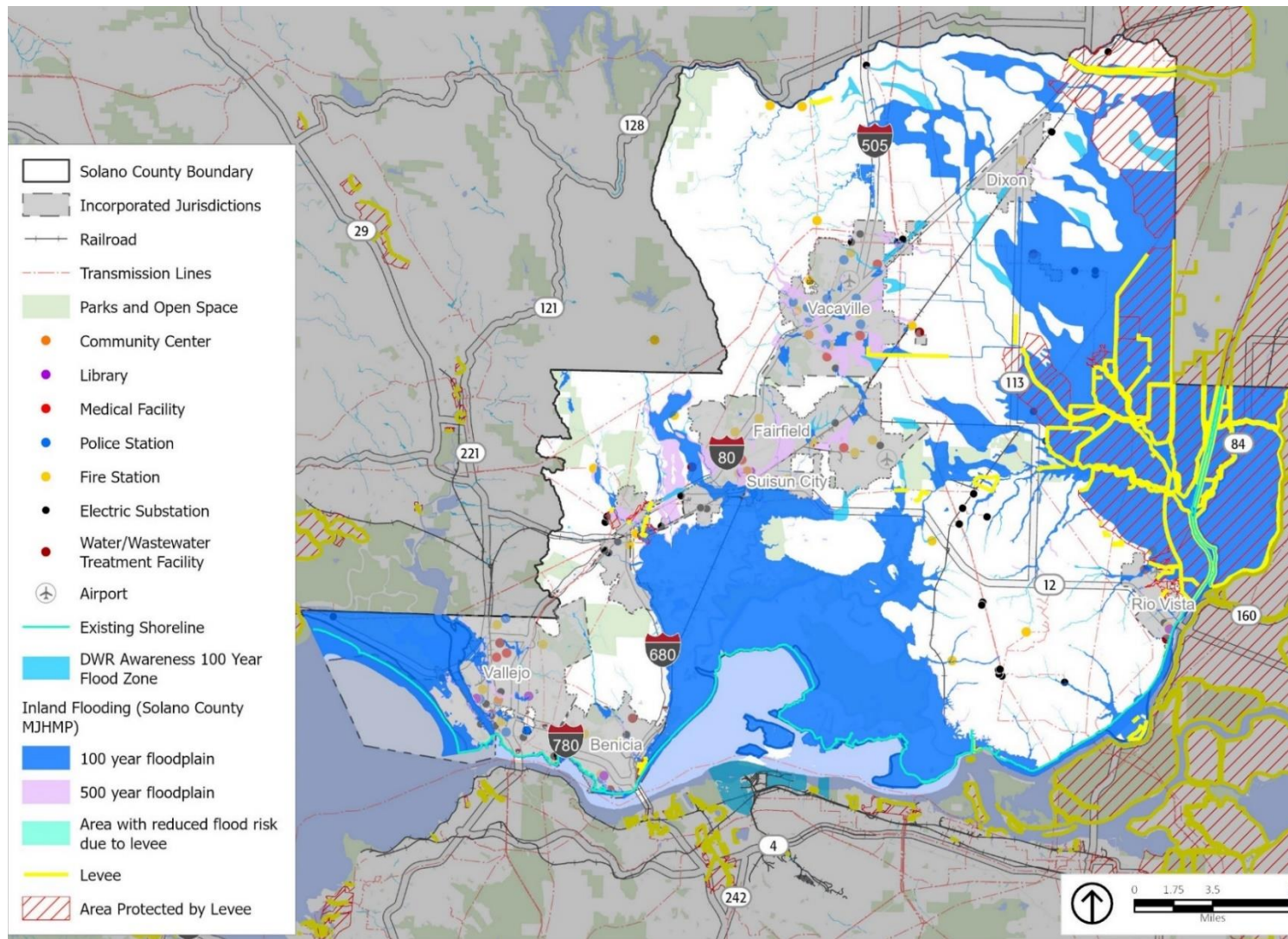


Source: CalFire, 2007; Solano County, 2022

Figure F-9 shows that these communities in the moderate and high fire hazard severity zones have among the highest median incomes in unincorporated Solano County. While wildfires present a displacement risk for all households, a loss of multifamily units and affordable units due to a wildfire disaster disproportionately affect lower-income households, renters, seniors, and persons with disabilities who already faced more limited housing options and have fewer financial resources post-disaster than homeowners do. As the communities in elevated fire hazard zones are higher income and predominantly homeowners, most households likely face fewer long-term displacement risks due to wildfire, particularly considering the low fire hazard in unincorporated Solano County. Actions and strategies to reduce wildfire risk in unincorporated Solano County are included in the County's General Plan Public Health and Safety Element.

The Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating by the degree of severity and frequency of flooding anticipated. In contrast to fire hazard severity zones, most of southern and eastern Solano County, in the unincorporated area, falls within a 100-year floodplain, as defined by FEMA (see **Figure F-41**). However, the area south of Suisun City within the floodplain is entirely uninhabited open space and includes the Grizzly Island Wildlife Area and the area north of Rio Vista is sparsely populated agricultural land, with residences in this area being tied to agricultural production. As is analyzed in the County's General Plan Public Health and Safety Element, agricultural land is often used for de facto flood protection. Historically, farmers have allowed stormwater detention on their properties during storm events and have expressed a desire that the County recognize the positive contributions of farmland as a flood prevention and reduction measure. Given the known symbiotic relationship between agricultural land and flooding, households in the 100-year floodplain and agricultural portion of eastern unincorporated Solano County are not expected to face an increased displacement risk due to flood hazards.

FIGURE F-41. FLOOD RISK IN UNINCORPORATED SOLANO COUNTY



Source: National Levee Database, 2021; Solano County, 2021

Investment-Driven Displacement Risk

Public investment, or lack thereof, has the power to drive displacement, particularly of lower-income households, in two ways: 1) a lack of investment in public infrastructure that may, in turn, spur lack of private investment in homes, parks, and other community features, and 2) concentrated investment that results in increased property and home values that price lower- and moderate-income households out of the market. Therefore, jurisdictions must carefully identify public projects that will create equitable access to services, resources, and amenities, promote public health and safety, and facilitate positive quality of life, without resulting in gentrification.

To combat the potential impacts of lack of investment, the County has identified the unincorporated Vallejo areas as disadvantaged communities due to income, poverty rates, and other factors identified and discussed throughout this Assessment. While these areas have more public infrastructure than many other unincorporated areas in Solano County stemming from their location within the City of Vallejo and connections to city services, the County is working to close gaps in sidewalk and bikeway infrastructure in unincorporated Vallejo compared to other established unincorporated communities. To prevent displacement that may result from limited access to public infrastructure that could impact health and safety, the County's 5-Year Capital Improvement Plan (CIP) incorporates public input annually from residents, local cities, regional Congestion Management Agency, water districts, community groups in unincorporated disadvantaged communities, Bicycle Advisory Committee, Pedestrian Advisory Committee, Agricultural Advisory Committee, and transit providers, to ensure the range of needs has been identified and appropriately prioritized. Projects are prioritized based on maintenance needs, safety gaps, grant funding opportunities, Priority Development Areas, Priority Conservation Areas, and housing support opportunities.

The County's approach to identifying areas of need through local and regional input as well prioritization strategies also aim to reduce risk of gentrification-driven displacement by distributing funding across the unincorporated area to address a range of needs. The result of this process is to ensure no gaps in infrastructure or services between unincorporated areas that would result in better or worse quality of life and eliminate risk of investment-driven displacement.

To further eliminate displacement risk, the County has included **Program A.1** to assist private property owners in rehabilitating their homes to facilitate place-based revitalization, **Program C.3** to work with property owners of subsidized units to preserve this housing opportunity for lower-income households, and **Program D.6** to continue to combat investment-driven displacement through annual checks on the County's CIP.

Other Relevant Factors

In addition to the indicators analyzed previously, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, land use patterns influence where residential uses are built, at what density, and their proximity to other uses. As is common in unincorporated areas throughout the state, unincorporated Solano County is largely low-density development, with most

services in or adjacent to incorporated jurisdictions. Other factors may include mortgage lending patterns, public and private investment, and historic policies.

Land Use and Zoning Patterns

The Othering & Belonging Institute, a UC Berkeley research center, published a report in 2020 analyzing the characteristics of communities in the Bay Area in relation to the degree of single-family zoning.⁴ The research findings identified that in Solano County, and across the Bay Area regionally, cities with high levels of single-family zoning see greater access to resources resulting in positive life outcomes (this comparison is significant even when considering that the Bay Area region is generally wealthy and expensive). Predominance of single-family zoning aligned with higher median incomes, home values, proficient schools, and other factors that are similarly associated with the highest-resource designation in the TCAC/HCD opportunity maps. Single-family zoning predominates residential areas in the Bay Area; the average proportion of residential land zoned only for single-family in Bay Area jurisdictions was found to be 85 percent. Only in two jurisdictions of the 101 surveyed (Benicia and Suisun City) did single-family zoning make up less than 40 percent of the jurisdiction's land area. However, access to higher quality resources was greatest in jurisdictions with at least 90 percent of the land area designated to single-family zoning.

Zoning in unincorporated Solano County is predominantly related to agricultural uses and resource conservation. However, where there is residential zoning, shown in **Figure F-4042, Zoning in Solano County**, they are dominated by single-family development. The largest areas of single-family zoning found in unincorporated communities are in Green Valley, English Hills, and Homeacres. As seen **Figure F-8, Local TCAC/HCD Opportunity Areas**, these areas coincide with highest-resource TCAC/HCD designations, consistent with a countywide pattern finding a predominance of single-family housing in highest-resource areas and multifamily housing primarily in low- and moderate-resource areas. In response, the County will encourage the construction of ADUs as a middle density option to meet a wider range of housing needs than is traditionally served by single-family development (**Program B.2**).

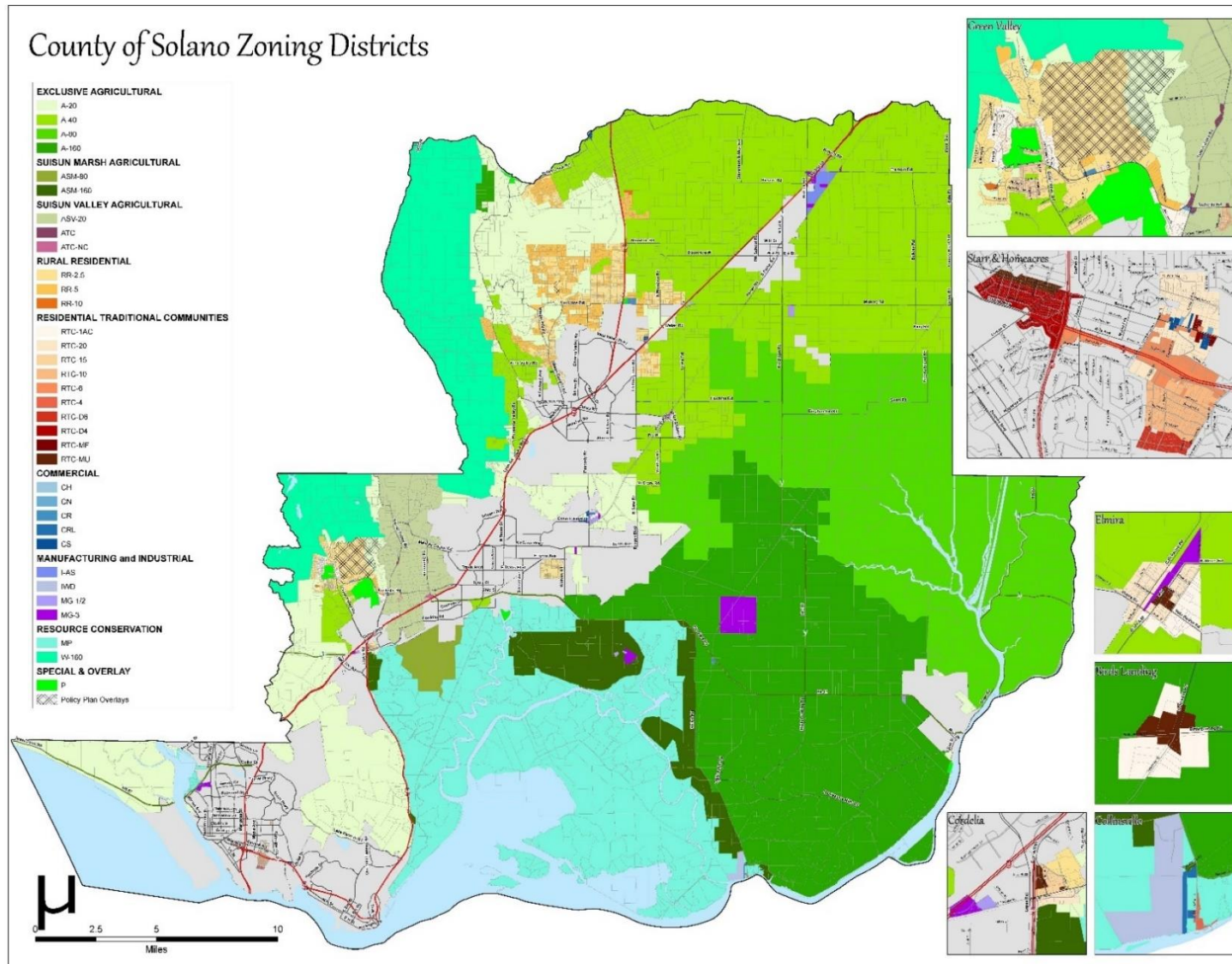
Measure A – Orderly Growth Initiative was adopted in 1984, and extended the ballot measure in 2008 as Measure T, to further protect and preserve agricultural land. The County also has General Plan Policies (LU.P-2, and LU.P-3) that further the goal- and preserve agriculture land, protect open space, and limit sprawl development. Both county guiding documents played a role in development patterns within the unincorporated county. Housing is limited in the unincorporated county with the exception of single-family homes and farmworker housing. Both of these use types serve the housing needs of the agricultural industry. In prior years, it was typical for farmworkers to live in farmworker housing on site, which was developed on agriculture land. Based on recent conversations, farmworkers, especially farmworkers with families are now more interested in housing opportunities in city limits where services, amenities, and schools, are available. In order to continue to

⁴ Menendian, Stephen, Samir Gambhir, Karina French, and Arthur Gailles, "Single-Family Zoning in the San Francisco Bay Area," Othering & Belonging Institute, University of California, Berkeley, October 2020. <https://belonging.berkeley.edu/single-family-zoning-san-francisco-bay-area>.

preserve agricultural land without preventing the development of necessary housing, the County has focused on encouraging multifamily housing within cities, such as through the use of American Rescue Plan Act (ARPA) funding to facilitate development of multifamily and affordable housing in Fairfield (three projects totaling 238 units) and Vallejo (one project, 47 units, permanent supportive housing). The County is also in the process of leasing County-owned land within Vallejo city limits for a mixed-use development called Solano 360 which is expected to include 50 units of housing. In unincorporated areas near cities, the County has focused on encouraging moderate density by zoning for duplexes and multifamily housing near city limits, such as unincorporated land surrounded by Vallejo. Local developers have expressed an interest in developing higher-density zoning in the area, and the County recently conducted a community design workshop in preparation for upzoning to facilitate this. As part of Housing Element **Program B.1** the County will also study the feasibility of a JADU incentive program for unincorporated areas to increase the density of existing built-out areas.

As such, the agricultural preservation goals of Measure T have not inhibited housing development, but have helped the County to focus its efforts on facilitating the development of new housing near to existing infrastructure and services.

FIGURE F-40.FIGURE F-42. ZONING IN SOLANO COUNTY



Source: Solano County, 2022

Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in unincorporated Solano County has been prioritized based on need and available funding, which has prevented disinvestment in any area of the county. County facilities and infrastructure in remote areas typically experience less “wear and tear” in remote areas due to less frequent usage; however, any infrastructure or facilities in need of improvement are identified for investment in the County’s 5-year Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes. These funds are allocated to improve roadways and other transportation infrastructure, expand waste facilities, and expand service capacity, amongst other projects. Projects identified for public investment are typically considered based on the following factors:

- Support for neighborhoods/communities with the highest need
- Consistency with other formal long-range plans
- Recommendations of Planning Commission or the Board of Supervisors
- Input from residents and business owners
- Consistency with the General Plan
- Consistency with adopted master plans
- State, federal, or other legal mandates
- Potential impacts on operating budgets
- Benefits to communities
- Mitigation of health or safety issues

Priority is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, therefore ensuring that projects occur throughout the jurisdiction. Recent target areas for investment include, but are not limited to:

- Bike and pedestrian infrastructure improvements on Abernathy, Mankas Corner, Rockville, and Suisun Valley Roads to improve alternative transportation mobility
- Sidewalk and roadway improvements in the Vallejo area
- Rehabilitation of Bunker Station Road Bridge at Hass Slough, Stevenson Bridge Road, and Main Prairie Road Bridge at Ulatis Creek

These project areas, among others, improve connections between communities, availability of and accessibility to community resources and facilities, and more. The County will continue public investment throughout their jurisdictions, and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment.

As discussed in Appendix B, Housing Constraints, while water and wastewater service providers have described limitations to the current infrastructure and water availability, there is sufficient capacity to meet the County's RHNA of 315 units. Water service in the north Vacaville area is served by wells, which is sufficient for future development. Additionally, though current LAFCO and City servicing policies limit the extension of water and sewer service beyond current city boundaries, the inclusion of RHNA sites in close proximity to with existing housing means that new development could be served by current infrastructure. Existing water and sewer service areas may also be extended if needed with the approval of the LAFCO board.

Mortgage Lending Denial Rates

Data related to home loan applications are made available annually through the Consumer Financial Protection Bureau Home Mortgage Disclosure Act (HMDA). It is important to note, however, that this data does not reflect all lenders, particularly local financial institutions, and does not provide a comparison of applicants based on qualifications, such as income and credit, to determine whether there are factors other than racial or ethnic identity that may have influenced the success rate of securing a mortgage loan. Additionally, the Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries; therefore, data for unincorporated Solano County includes portions of tracts that extend, typically to a small extent, into incorporated jurisdictions' boundaries.

In 2020, White applicants accounted for 22.5 percent of all mortgage loan applications for home purchase and 35.4 percent of all originated loans in unincorporated Solano County, accounting for a significantly smaller proportion of loans than of the total population. Similarly, Hispanic and Latinx residents, who make up 30.2 percent of the ethnic composition of the population in unincorporated areas, accounted for 5.4 percent of loan applications and 8.5 percent of originated loans. Black residents represent 5.5 percent of unincorporated Solano County's racial composition, compared to approximately 5.0 percent of loan applications and 7.9 percent of originated loans. While Asian residents also represented approximately 5.5 percent of the racial composition, Asian applicants made up 7.6 percent of loan applicants and 11.9 percent of originated loans. Other applicants (e.g., American Indian, Alaskan Native, Native Hawaiian or other Pacific Islander, two or more race, and other) represented approximately 1.0 percent of loan applications and 0.6 percent originated loans.

In 2020, applicants from unincorporated areas applied for four types of loans for home purchase: conventional, Federal Housing Administration (FHA), Veterans Administration (VA), and United States Department of Agriculture (USDA). Denial rates, shown in **Table F-9**, indicate that Asian residents in unincorporated Solano County experience higher denial rates for conventional, FHA, and VA loans.

TABLE F-9 MORTGAGE LOAN DENIAL RATES, UNINCORPORATED SOLANO COUNTY

Loan Type	White	Latinx	Black	Asian	Native American or Pacific Islander	American Indian or Alaska Native	Two or More Minority Races	Total
Conventional								
Total Applications	552	117	88	214	0	4	6	981
Denial Rate	1.3%	6.8%	8.0%	11.7%	0.0%	0.0%	16.7%	4.9%
Federal Housing Administration (FHA)								
Total Applications	62	45	52	32	0	0	5	196
Denial Rate	4.8%	0.0%	5.8%	12.5%	0.0%	0.0%	20.0%	5.6%
Veterans Administration (VA)								
Total Applications	88	19	34	35	0	2	2	180
Denial Rate	2.3%	10.5%	14.7%	11.4%	0.0%	0.0%	0.0%	7.2%
United States Department of Agriculture (USDA)								
Total Applications	4	0	1	0	0	0	0	5
Denial Rate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Federal Financial Institutions Examination Council's (FFIEC), Home Mortgage Disclosure Act (HMDA), 2020

The low participation rate by residents of color and barriers to building capital necessary to pursue homeownership may be a result of both past policies, such as racially restrictive covenants, that prevented particular communities of color from building generational wealth, current inequities like occupational segregation, and existing barriers like language access and documentation requirements.

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. Solano County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the County complies with fair housing laws.

- **Density Bonus Law (Government Code Section 65915).** The County has included **Program C.2** to amend the density bonus ordinance to allow up to a 50 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80 percent for projects that are completely affordable, in compliance with state law.
- **No-Net-Loss (Government Code Section 65863).** The County has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the County's surplus unit capacity is ~~489~~**139**, composed of ~~70~~**18** lower-income units, ~~70~~**77** moderate-income units, and ~~49~~**44** above moderate-income units.
- **Housing Accountability Act (HAA) (Government Code, Section 65589.5).** The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. Further, the County allows emergency shelters by-right in the Commercial-Service (C-S) District.
- **Senate Bill 35 (Government Code Section 65913.4).** The County will comply with Senate Bill (SB) 35 (Government Code Section 65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by September 2023 (**Program E.2**).
- **Senate Bill 330 (Government Code Section 65589.5).** The County complies with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.
- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The County provides protections to residents through referrals to legal assistance organizations, such as the Solano County Public Defender, and has included **Program C.4** to work with the Solano County Housing Authority (SCHA) to distribute informational materials produced by SCHA on resources for renters, tenant information, and landlord information at least annually with the intent of reducing, or eliminating, discrimination.
- **Review Processes (Government Code Section 65008).** The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment including, but not limited to, on sites subject to Assembly Bill (AB) 1397.
- **Assembly Bill 686 (Government Code Section 8899.50):** The County has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table F-11, Factors that Contribute to Fair Housing Issues**.

- **Equal Access (Government Code Section 11135 et seq.):** The County has included **Program D.5** to continue to provide translation services for public meetings and materials and currently offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. Solano County ensures dissemination of fair housing information and available services through the County's website and has identified programs to improve equal access to all governmental programs and activities. The County will continue to make fair housing information available, updating annually or as needed, on their website and through annual distribution of printed materials at government buildings and community meetings (**Program D.5**).

Solano County residents are served by two local fair housing organizations to help enforce fair housing laws, in addition to the California Department of Fair Employment and Housing (DFEH) and HUD Office of Fair Housing and Equal Opportunity (FHEO): Fair Housing Advocates of Northern California (FHANC) and Legal Services of Northern California (LSNC). Though FHANC is contracted by the cities of Fairfield and Vallejo for direct services, residents of the unincorporated area can also contact the organization if they believe they are experiencing discrimination. FHANC offers fair housing counseling services, complaint investigation, and assistance in filing housing discrimination complaints to homeowners and renters, with resources available at no charge in English, Spanish, and Vietnamese. Between July 1, 2020, and June 30, 2021, FHANC provided counseling or education to 2,930 tenants, homeowners, homebuyers, housing providers, children, social service providers, and advocates across Marin, Sonoma, and Solano counties. Of the fair housing clients assisted by FHANC, 94 percent of clients were extremely low-, very low-, or low-income. In addition, 27 percent were Latinx, 13 percent of whom spoke no English, and 20 percent were Black or African American. LSNC provides free legal services and assistance to qualifying clients with cases involving tenants' rights, evictions and lock outs, foreclosures, quality of housing, mobile homes, mitigation of homelessness, termination of utilities, unsafe housing, and loss of shelter because of natural disasters. As part of regional outreach efforts, consultations were conducted with FHANC and LSNC for feedback both regionally and locally for each jurisdiction.

In December 2021, LSNC reported that they had received 450 discrimination cases in 2021 from residents of Solano County. The organization identified the most common issue as disability discrimination, most frequently due to failure to make reasonable accommodations, followed by gender-based discrimination, usually resulting from unfair treatment of victims of domestic violence, such as terminating the lease of the entire family for a domestic violence disturbance. LSNC identifies gender-based discrimination as the most common complaint they receive from residents of Vacaville and habitability issues as a greater issue among non-English speakers in Fairfield.

than White, English-speaking residents. The primary concerns related to barriers to fair housing the LSNC reported include a substantial lack of affordable housing, resulting in a myriad of other issues, including substandard units being the only affordable options remaining and absentee landlords due to low vacancy rates so little concern about having a tenant regardless of conditions. LSNC reported that the increase in real estate investors in Solano County has further depleted the limited affordable, substandard stock as properties are remodeled and sold at higher prices. As a result of these concerns and issues, LSNC expressed a need of mechanisms to promote homeownership, reduce property turnover, and support tenants of units that are cited for negative conditions, such as requiring the owner to cover relocation costs. Overall, LSNC identified a need for stronger tenant protections throughout the region, better response to discrimination complaints through contracted service providers, a need for inclusionary housing ordinances, and other mechanisms to support affordable development.

In January 2022, FHANC provided extensive feedback on fair housing issues and needs in Solano County, particularly in Vallejo and Fairfield where the organization is contracted to provide services. Through testing and audits of housing providers, FHANC has identified a great need for more coordinated and extensive education and enforcement related to fair housing laws. For example, in 2021, FHANC tested housing providers to determine whether disability discrimination was an issue and found that approximately half of landlords did not allow exceptions for service animals. Further, FHANC reiterated what LSNC had reported, that the most common discrimination complaints are regarding denials of reasonable accommodations requests. Through testing, FHANC found that landlords and housing providers of fewer units discriminated at a higher rate, identifying a lack of understanding of laws as the most likely cause. The number of new laws related to fair housing has resulted in an increased need for education for both tenants and housing providers on requirements as well as resources available to them. FHANC expressed a need for coordinated resource management in Solano County so residents can easily access resources and know where to go to find services. The primary actions that FHANC recommended jurisdictions take to affirmatively further fair housing include contracting a fair housing organization to provide direct services to residents and adoption of tenant protections, such as a just-cause ordinance, and protections for residents with criminal backgrounds, such as an ordinance ensuring a fair chance to access housing. FHANC emphasized the importance of having fair housing service providers that are separate from the local housing authority, as the housing authority is also a housing provider, which may present a barrier to tenants who feel discriminated against. For example, in 2021, FHANC negotiated a settlement against the Suisun City Housing Authority on behalf of a client, as a result of disability discrimination.

In addition to general feedback, FHANC also shared the results of their 2019-2020 and 2021 audits of discrimination in rental units in Marin, Sonoma, and Solano Counties, as well as information on lawsuits they jointly filed with other fair housing organizations against banks for the maintenance and marketing of foreclosed properties. For their 2019-2020 audit, FHANC investigated 63 rental properties, through 139 individual tests, for discrimination against national origin and source of income. Forty-five tests were conducted on rental properties in Marin County, 29 in Solano County, and 45 in Sonoma County, testing the extent to which Latinx and HCV holders were discriminated against. FHANC found that approximately 82.5 percent of all housing providers tested discriminated based on national origin and/or source of income. In Solano County, 81.0 percent of housing providers tested discriminated against one or both protected classes: 52.4 percent discriminated based on source of income, 19.0 percent based on national origin, and 9.5 percent on both national origin and source of

income. The remaining 19.0 percent of housing providers did not show discrimination against either protected class. The results of these tests indicate a need for education of landlords on source of income discrimination and requirements to accept Section 8 vouchers, as well as providing information on the benefits of participating in the voucher program, such as dependable payments from the public housing authority and regular inspections to check on the condition of the units.

In the May 2021 Audit Report, FHANC reported on discrimination based on disability in the tri-county region, based on testing of 111 rental properties: 32 in Marin County, 39 in Solano County, and 40 in Sonoma County. Solano County properties were in Fairfield, Vallejo, Vacaville, Benicia, and Suisun City. These tests were based on housing providers allowing emotional support animals and/or service animals at properties listed as prohibiting or limiting animals. Approximately 30.7 percent of housing providers in Solano County showed clear evidence of discrimination, 15.4 percent showed some or potential evidence of discrimination, and 53.8 percent showed no evidence of discrimination. The rate of discrimination in Solano County was the lowest in the tri-county region, with 59.4 percent of housing providers in Marin County and 60.0 percent in Sonoma County showing total discrimination. Across all tested properties, FHANC found that discrimination rates were higher among properties with fewer than 11 units, indicating a need for increased education for these housing providers.

In addition to the audit reports, FHANC shared press releases from 2016, 2017, and 2018 that reported on lawsuits filed by FHANC and other fair housing organizations against Fannie Mae, Bank of America, Deutsche Bank, Ocwen Financial, and Altisource companies, alleging racial discrimination based on how banks maintain and market foreclosed properties. In each case, the fair housing organizations compiled data from multiple metropolitan areas throughout the nation, including the Vallejo-Fairfield MSA, that clearly indicated that bank-held properties in neighborhoods of color were consistently neglected and poorly maintained compared to those in White neighborhoods. In the Fannie Mae lawsuit of 2016, 68 properties in the Vallejo-Fairfield MSA were investigated: 1 in a predominantly Hispanic community, 48 in predominantly non-White communities, and 19 in predominantly White communities. Approximately 47.0 percent of foreclosed properties in White communities in the Vallejo-Fairfield MSA had fewer than 5 maintenance or marketing deficiencies, compared to 35.0 percent of properties in communities of color. Further, 12.0 percent of foreclosed properties in communities of color had 10 or more deficiencies, while no properties in White communities had this extent of deficiencies. Similar findings were reported throughout the Bay Area and across the nation in the case against Fannie Mae, as well as the banks. While the findings reported are a national issue, the impacts are seen in Solano County and the greater Bay Area region, presenting fair housing issues for local communities of color. FHANC expressed that the County may help reduce impacts, and in turn affirmatively further fair housing, through strict code enforcement of Fannie Mae properties, and other foreclosed homes, to ensure they are properly maintained and do not negatively impact the neighborhood they are located in. Therefore, the County has included **Program A.2** to implement a proactive code enforcement program for monitoring of units in need of repairs or rehabilitation, including foreclosed properties.

Throughout the region, local organizations and service providers identified a need for stronger enforcement of code violations related to substandard housing conditions and better communication of available resources for a range of programs. For example, the Agency for Aging expressed a need for better marketing of Solano Mobility program that helps connect seniors to necessary services. Urban Habitat and Habitat for Humanity both identified coordination and partnerships between jurisdiction and non-profit staff as an opportunity to reduce barriers to housing through shared resources and outreach capacity. There are a range of services and programs available throughout the county and in individual jurisdictions; however, service providers and fair housing advocates expressed that they often hear from residents who are unaware of these opportunities. Improved outreach and communication efforts will help connect residents with appropriate services and programs, which may aid them in remaining in their home or identifying new opportunities.

Discrimination Cases

In their 2020 Annual Report, DFEH reported that they received eight housing complaints from residents of Solano County, approximately 0.9 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), DFEH also dual-files fair housing cases with HUD's Region IX FHEO, which are reported by the origin of the issue.

HUD FHEO reported that there were no cases were filed by residents of the unincorporated areas of Solano County between January 2013 and April 2021. However, three inquiries were made. Two inquiries were found to have either no valid basis or issue and the third claimant failed to respond to HUD follow-up. While there were no cases in the unincorporated areas, this does not necessarily mean that there is no discrimination. The County has identified **Program D.5** to ensure residents and housing providers are aware of fair housing laws, rights, and requirements as well as resources available to residents should they experience discrimination. Further, the County will work with local and regional fair housing providers to facilitate a training for housing providers and landlords to prevent discriminatory actions and behaviors.

SITES INVENTORY ANALYSIS

Unincorporated Solano County includes 27 census tracts, as shown in **Table F-10, RHNA Capacity by Census Tract**. However, only four of these tracts (2522.02, 2529.03, 2532.02, and 2533.00) are located entirely within the unincorporated area. The remaining tracts partly, and in most cases largely, overlap with at least one incorporated jurisdiction:

- **Benicia:** Tract 2521.02
- **Dixon:** Tracts 2534.02 and 2534.03
- **Fairfield:** Tracts 2522.01, 2523.05, 2523.10, 2523.11, 2523.17, 2524.02, and 2526.11

- **Rio Vista:** Tract 2535.00
- **Suisun City:** Tracts 2527.02 and 2527.07
- **Vacaville:** Tracts 2523.17, 2529.04, 2529.09, 2529.15, 2531.01, and 2532.01
- **Vallejo:** Tracts 2501.06, 2504.00, 2505.01, 2506.01, and 2511.00

As discussed in **Appendix C, Sites Analysis**, specific sites have been identified to meet a portion of the County’s moderate- and above moderate-income RHNA. The remaining RHNA for these income categories, and the entire lower-income RHNA, are projected to be met through construction of ADUs and mobile homes, which are not tied to specific parcels, but rather projected based on historic permitting trends. As shown in **Figure F-8**, moderate- and above moderate-income sites have been identified largely in the communities of Allendale, Hartley, and English Hills north of Vacaville, Green Valley north of Fairfield, and in the unincorporated islands within Vallejo. While there is additional low-density land available, these sites have been identified specifically for their proximity to services and resource opportunities. Much of the unincorporated county is comprised of agricultural lands, which offers potential for low-density residential development, but the County’s growth management policies aim to protect these lands from conversion to higher density residential and commercial uses and, therefore, would offer limited resource opportunities for future housing development if constructed in these zones.

Based on limitations posed by natural resources, environmental hazards, and preservation of prime agricultural land, there are 17 tracts in unincorporated Solano County that have not been identified for any RHNA capacity. However, four of these include land designated Urban Residential, which, as discussed in Appendix C, allows up to 25 dwelling units per acre. The County has included **Program B.1** to work with incorporated municipalities to pre-zone this land for annexation to promote higher density development in urban areas, rather than in agricultural areas. While this land has not been included in the inventory to meet the RHNA, it does offer additional housing opportunities in close proximity to services and in higher resource areas.

Table F-10 presents the distribution of sites identified to meet the RHNA. Approximately 53.8 percent of the site-specific moderate-income and 9.4 percent of site-specific above moderate-income RHNA units are located in tract 2505.01, in an unincorporated island within the City of Vallejo. This tract has a relatively high poverty rate compared to other unincorporated areas, which is reflected by the concentration of low- to moderate-income households. Facilitation of moderate- and above moderate-income units in this area combats this concentration, while **Programs B.2** and **B.3** to promote construction of ADUs throughout the county will facilitate housing mobility opportunities for lower-income households.

While half of the site-specific above moderate-income capacity has been identified in tract 2529.03, which is considered a RCAA, the County has included commitments in **Program B.3** to promote the construction of ADUs in this tract to facilitate housing mobility opportunities and combat the concentration of wealth. By relying on ADUs and manufactured homes to meet the lower-income, and most of the moderate-income, RHNA, the County has eliminated the potential of concentrating units in a way that may result in income segregation. Instead, ADUs will be integrated into existing residential areas to create mixed-income neighborhoods, promote housing mobility opportunities for lower- and moderate-income households, and improve access to services and resources already in place in existing communities. Funding to incentivize homeowners to construct deed-restricted ADUs will also help to ensure integration of lower-income housing opportunities, and is expected to increase the supply of lower- and moderate-income housing opportunities in the unincorporated area to address the disproportionate need for housing and elevated displacement risk for this population.

The distribution of sites for 26 moderate- and 138 above moderate-income units is distributed across tracks that are suitable for residential development without concentrating any one income group or unduly impacting a single census tract with the majority of RHNA sites. Further, the use of units that are not site-specific to meet a large share of the County's RHNA for all income categories provides the County with an opportunity to target marketing of resources to support a range of housing types where demand arises throughout the planning period. For example, the County will target marketing of ADU incentives in the RCAA and in communities with strong job opportunities and other services. However, if the need shifts part-way through the planning period, the County will adjust marketing efforts to address changing needs.

TABLE F-10 RHNA CAPACITY BY CENSUS TRACT

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators										
		Lower	Mod.	Above Mod.	Patterns of Integration & Segregation					Access to Opportunity			Displacement Risk		
					Median Income	Poverty Rate	Low-to-Mod. Income Population	Non-White Population	RCAA	Resource Designation	Jobs Proximity	CalEnviroScreen	Overcrowding	Renter Overpayment	Owner Overpayment
2501.06	1279				\$168,750	3.9%	14.3%	74.6%	2.5%		Low	49	27.3	1.4%	25.5%
2504.00	1205		1		\$61,750	9.8%	44.0%	59.8%	18.2%		Low	26	62.9	10.0%	72.0%
2505.01	790		14	20	\$92,143	13.1%	45.3%	60.2%	3.4%		Low	14	43.4	6.8%	34.9%
2506.01	1433		7	4	\$75,357	15.1%	35.6%	79.8%	9.6%		Low	17	58.9	4.6%	53.5%
2511.00	1137		4		\$52,939	27.4%	53.0%	79.6%	3.2%		High Segregation & Poverty	40	70.4	10.8%	53.4%
2521.02	1509				\$76,477 - \$89,485	9.4%	34.2%	35.3% - 41.4%	14.4%		Moderate	98 - 99	45.7	1.7%	48.4%
2522.01	2802			8	\$116,771 - \$144,904	2.1%	15.6%	14.3% - 59.2%	2.4%		Moderate	71 - 97	23.0	0.0%	53.9%
2522.02	2847			17	\$78,536 - \$148,017	4.2%	13.2%	65.3% - 69.4%	8.1%		Moderate	39 - 93	28.7	2.3%	41.0%
2523.05	1584				\$104,237	2.5%	17.6%	67.0%	9.3%		Low	97	33.9	2.1%	38.3%
2523.10	1151				\$172,283	2.2%	13.7%	47.6%	3.9%	Yes	Moderate	55	7.1	1.5%	50.9%
2523.11	1556				\$112,935	2.8%	12.7%	62.7%	8.1%		Moderate	34	13.6	2.3%	52.9%
2523.17	2019				\$108,623 - \$167,228	4.3%	22.7%	66.3% - 76.4%	8.2%		Low	25 -28	52.9	2.5%	30.9%
2524.02	1539				\$86,563	29.8%	52.6%	72.4%	11.8%		Low	97	47.1	10.2%	50.8%
2526.11	1100				\$98,646	20.7%	52.7%	79.4%	11.8%		Low	11	36.5	7.3%	51.7%
2527.02	2244				\$69,107 - \$99,050	10.0%	36.4%	73.0% - 77.5%	12.7%		Low	80	69.8	4.8%	53.2%
2527.07	1492				\$78,375	12.5%	45.5%	50.4%	19.1%		Low	0	51.7	5.3%	61.5%
2529.03	1626			69	\$84,679 - \$139,449	7.4%	16.1%	24.5% - 36.9%	12.6%	Yes	Highest	61 - 96	34.0	1.3%	39.0%
2529.04	1659			22	\$61,750 - \$113,295	3.6%	28.2%	36.5% - 51.9%	11.3%		Moderate	89 - 99	56.6	2.2%	41.8%
2529.09	1024			1	\$127,440	6.5%	24.9%	35.1%	6.4%		Moderate	29	37.2	0.0%	26.8%
2529.15	958				\$127,031 - \$129,407	3.8%	5.9%	52.6% - 55.0%	5.0%		Moderate	20 - 22	20.0	3.0%	26.1%
2531.01	1955				\$105,357	6.8%	41.9%	26.9%	11.9%		Moderate	58	58.5	1.1%	46.8%
2532.01	1786				\$90,903 - \$120,461	4.3%	14.3%	23.8% - 25.13%	3.4%		Moderate	45 -48	15.2	0.8%	34.4%
2532.02	2212				\$76,191 - \$91,319	8.9%	45.9%	52.0% - 71.4%	13.2%		Moderate	43 - 91	69.2	5.5%	41.8%
2533.00	952			4	\$70,500 - \$100,156	3.6%	34.7%	53.0% - 54.9%	9.2%		Low	62 -98	62.7	2.2%	21.8%
2534.02	2212				\$79,277 - \$91,319	8.9%	45.9%	52.0% - 63.2%	13.2%		Moderate	43 - 52	69.2	5.5%	41.8%
2534.03	1579				\$105,694	5.0%	32.8%	51.9%	9.0%		Moderate	42	46.0	2.1%	45.3%
2535.00	3569				\$64,525 - \$68,080	12.9%	40.7%	29.4% - 39.3%	23.8%		Low/Moderate	24 - 95	83.7	2.6%	33.3%

Sources: 2015-2019 ACS; Esri, 2018; TCAC/HCD 2021; HUD, 2020; OEHLA, 2021; CHHS, 2022

Note:

The remaining RHNA capacity will be met with ADUs and manufactured homes and will not have a concentrated impact on any one census tract.

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Strategy to Address the RHNA

Accessory Dwelling Units

As discussed in **Appendix C, Housing Resources and Opportunities**, the County is projecting construction of ADUs and mobile homes as the only means of addressing the County's lower-income RHNA. Local construction patterns indicate more interest in ADUs in unincorporated areas with more residentially zoned parcels, rather than agricultural parcels, such as the English Hills/Allendale area north of Vacaville and the Homeacres area in unincorporated Vallejo. The parcels in these areas, and others, are sufficiently large to accommodate construction of an ADU on the property and expand leach fields to accommodate the second unit where needed (i.e., English Hills/Allendale). The County has identified 3,635 residential zoned parcels that are available for construction of an ADU. These parcels are located largely north of Vacaville, adjacent to Travis Air Force Base, north of Cordelia in the Green Valley/Rockville area, and the Homeacres area in unincorporated Vallejo. However, the County has only projected that 210 total ADUs will be built during the planning period, with 126 affordable to lower-income households. This projection, paired with Programs B.2 and B.3 to aggressively promote ADU construction, is expected to be achievable. Based on local construction patterns and where the most residentially zoned parcels are located, the County anticipates that the majority of these ADUs will be constructed in the English Hills/Allendale area or the Homeacre area.

As discussed previously, the unincorporated areas north of Vacaville have a relatively high median income compared to other unincorporated areas. Further, this area has a higher rate of married-couple households with children and a lower proportion of the population that identifies as non-White. Construction of ADUs in these communities, particularly affordable ADUs, will combat potential concentrations of affluence by creating alternative and affordable housing choices to serve a wider range of housing needs. In contrast, the Homeacres area has a relatively low median income, high rates of poverty, and high rates of non-White households. This area, as discussed in the Investment-Driven Displacement Risk analysis, had been identified as a disadvantaged community. Therefore, incorporation of ADUs in the housing stock will facilitate private investment that facilitates place-based revitalization, facilitate public investment through **Program B.3 and Program B.6**, and create additional housing opportunities for lower- and moderate-income households to reduce displacement risk in the community.

Mobile Homes and Manufactured Homes

Unlike ADUs, there is not a definitive pattern of where mobile homes are added, likely as they typically serve as the primary residence, so owners seek vacant land throughout the unincorporated county. The largest number of vacant parcels can be found north of Vacaville, which may suggest more capacity in this area, though mobile homes and manufactured homes are permitted in the same manner as traditional single-family homes and therefore can be constructed in any applicable zone. Assuming most new mobile homes and manufactured homes are built north of Vacaville where most vacant residential land is located, these units are anticipated to promote housing mobility and

affirmatively further fair housing in the same manner as ADUs, by incorporating affordable options in higher income and higher resource areas of the unincorporated county.

Missing Middle Housing Opportunities

Affordable housing types in the unincorporated county do not come from high density multifamily products rather affordable housing comes from low to medium density innovative housing opportunities, similar to housing for the missing middle. Missing middle housing types are units that fall between a single-family home and mid-rise apartment buildings – such as townhomes, duplexes, triplexes, and courtyard clusters and even other innovative housing options such as tiny homes, microhomes, and housing cooperatives. These types of housing units allow the County to provide for a variety of housing types and increase the availability of less expensive housing types, while gently increasing density. These housing types help to provide a diverse housing stock and contribute to more inclusive neighborhoods, as well as expand the diversity and affordability of housing in neighborhoods dominated by single-family homes. The County has included **Program B.6** to research innovative housing types to reduce barriers and promote mobility.

CONTRIBUTING FACTORS

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues, as shown in **Table F-11, Factors that Contribute to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the concentration of affluence resulting from primarily single-family development and the shortage of housing in general for lower-income or smaller households. Prioritized contributing factors are **bolded** in **Table F-11** and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in **Goals, Objectives, Policies, and Programs** in the Housing Element.

TABLE F-11 FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

AFH Identified Issues	Contributing Factors	Meaningful Actions
Disproportionate housing need for lower-income households/Presence of RCAAs	<p>Limited range of housing types available</p> <p>High costs of rents and home prices</p> <p>Dominance of single-family housing, typically a more expensive option</p>	<p><i>Facilitate higher density development near urban services, resources, and amenities (Program B.1)</i></p> <p><i>Encourage construction of ADUs (Programs B.2 and B.3)</i></p> <p><i>Provide a variety of housing types (Program B.6)</i></p> <p>Promote homebuyer assistance programs (Program C.4)</p>
Limited access to services and resources	<p>Limited transit availability in the unincorporated area</p> <p>Services concentrated in or adjacent to incorporated areas</p> <p>Concentration of employment opportunities in incorporated areas</p> <p>Limited school facilities in unincorporated areas</p>	<p><i>Facilitate higher density development near urban services, resources, and amenities (Program B.1)</i></p> <p><i>Meet with transit agencies to assess the need to improve transit access to services from unincorporated communities (Program D.6)</i></p> <p>Promote CalWorks in rural areas (Program D.6)</p>
Displacement risk for persons with disabilities and seniors	<p>High costs of accessibility modifications</p> <p>Potential discrimination against persons with disabilities</p> <p>Shortage of supportive housing and accessible units</p>	<p>Promote availability of rehabilitation, repair, and modification assistance programs (Program A.1)</p> <p><i>Facilitate construction of residential care facilities (Programs D.2 and E.3)</i></p> <p><i>Promote availability of Solano Mobility programs (Program D.6)</i></p>





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