

SOLANO COUNTY HOUSING ELEMENT

Housing Element Progress Report And Housing Needs Assessment

**County of Solano
Department of Resource Management**

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Table of Contents

Introduction	1
Purpose.....	1
Authority	1
Status.....	1
Review of Prior Housing Element.....	2
Prior Housing Element Results	2
Appropriateness of Goals, Objectives, and Policies	5
Housing Needs Assessment.....	6
Introduction.....	6
Population and Employment Trends.....	6
Existing Housing Conditions	13
Summary of Housing Conditions Survey Results.....	15
Housing Market Conditions.....	20
Population and Employment Projections.....	27
Regional Housing Needs Allocations (ABAG)	28
Special Housing Needs	31
Community Profiles.....	45
Homeacres.....	45
Starr Subdivision.....	49
Sandy Beach.....	49
Old Cordelia.....	52
Green Valley	55
Rockville	55
Tolenas.....	60
North Vacaville.....	63
East Vacaville	66
Olive School.....	68
Elmira.....	70
Governmental and Non-Governmental Constraints	72
Market Constraints on the Production, Improvement, and Maintenance of Housing.....	72
Governmental Constraints on the Production, Improvement, and Maintenance of Housing.....	73
Assisted Units at Risk of Conversion to Market Rate	79
Opportunities for Energy Conservation.....	85
Appendices	86
Appendix A: Definitions.....	87
Appendix B: Summary of Prior Housing Program Results	88
Appendix C: Affordable Home Price Calculator and HCD Income Limits.....	98
Appendix D: Housing Condition Survey Results	99
Appendix D: Income Limits and Affordable Home Price Calculator.....	105
Appendix E-1: Single-Family Development Assumptions.....	107
Appendix E-2: Manufactured Home Development Assumptions.....	108

Appendix E-3: Townhome Development Assumptions	109
Appendix E-4: Multifamily Development Assumptions	110
Appendix E-5: Secondary Dwelling Unit Assumptions	111
Appendix F-1: Housing Permit Cost Worksheet – General County	112
Appendix F-2: Housing Permit Cost Worksheet – English Hills.....	113
Appendix F-3: Housing Permit Cost Worksheet – Green Valley	114
Appendix F-4: School District Fees	115
Appendix F-5 County Planning Application Fees	116
Appendix G: Solano County Development Approval Process	117

Introduction

Purpose

Solano County is in the process of updating its Housing Element, which is a state-mandated element of the County's General Plan. In updating the Housing Element, the County must identify and analyze the housing needs for the Unincorporated Area of Solano County (Housing Needs Assessment). In addition, the County must review its existing Housing Element's goals, policies, and objectives and revise them in light of the updated Housing Needs Assessment. The Housing Element Progress Report (January 1992) and the Housing Needs Assessment evaluate the housing needs within the Unincorporated Area of Solano County in 2001 and for the Housing Element planning period that extends through mid-2006. This document will be a part of a larger Housing Element Update, which will include revised Housing Element goals, policies, and objectives, to guide the County's housing activities for the 2001-2006 planning period. The County intends to begin work on updating goals, policies, and objectives in the fall of 2002, and targets adoption of the complete Housing Element update in early Spring 2003.

Authority

Housing elements are required as a mandatory element of General Plans by Section 65580(c) of the California Government Code. In 1980, the State Legislature passed a bill (AB2853) which put into statute much of the former advisory guidelines regarding Housing Element content including: the needs assessment; goals, objectives and policies; and implementation program. Since that time, the Legislature has made a number of modifications to the law, which are reflected in this update.

Status

This Housing Element Progress Report and Housing Needs Assessment document is a precursor to the complete Housing Element Update, which will be submitted to the state for approval. The County will use this report (Housing Element Progress Report and Housing Needs Assessment) as background technical information when revising the Housing Element goals, policies, and objectives that were adopted in January, 1992. In the coming months, Solano County will hold a series of community workshops to present the findings of the Housing Element Progress Report and Housing Needs Assessment analysis and to collect public input on revisions to the existing Housing Element goals, policies, and objectives in light of those findings. Another important step for Solano County in the Housing Element update process is to hold a series of meetings with other public agencies regarding inter-jurisdictional cooperation to accommodate regional housing needs. Solano County will hold discussions with the Solano County cities, Solano County LAFCo, the Association of Bay Area Governments (ABAG), and the State Department of Housing and Community Development to determine means for the County to work with these other agencies to successfully fulfill the County's obligations to help plan for adequate residential development to meet a portion of the regional housing needs through June 2006. After holding the community workshops and the meetings with other agencies, Solano County staff and consultants will then draft the complete Housing Element Update for public review and, ultimately, adoption by the Solano County Board of Supervisors.

Review of Prior Housing Element

This section of the Housing Element provides a brief review of the County's accomplishments under the existing Housing Element Progress Report, which was adopted in January 1992. This section also discusses some of the potential changes to the Housing Element programs that may increase the efficacy of existing Housing Element goals and policies.

Prior Housing Element Results

The County has made considerable efforts to improve housing conditions within the Unincorporated Areas of Solano County (Unincorporated Area). The County is using redevelopment set-aside funds, CDBG rehabilitation grants, Section 8 monies, and other housing resources to increase housing affordability to needy populations and reduce homelessness in the County overall. In addition, the County is working to improve infrastructure conditions in existing residential neighborhoods in the Unincorporated Area.

Due to information constraints, the County was unable to provide detailed estimates regarding the type and number of housing units produced in the Unincorporated Area from 1992 to January 1999; however, since 1999, the County Department of Environmental Management has improved its information systems to allow for more detailed permit data tracking, which will assist in documenting local housing production in the future. In an effort to provide a gross estimate of housing production from 1992 to 2001, Bay Area Economics (BAE) obtained from the County data regarding the total number of housing permits issued from 1992 to November of 2001 and the total number of demolition permits issued during the same period. Based on this information, the County added 405 net new housing units during the nine-year period.¹ Solano County overall (including the incorporated cities) grew by 10,059 housing units from 1992 to 2001.

Overall, the County has had difficulty meeting all of the housing goals, policies, and objectives set forth in the Housing Element. The Department of Environmental Management does not have project management staff whose sole task is to administer Housing Element goals and programs but instead must also rely on staff who are also responsible all other current advanced planning functions of the Department of the Environmental Management. In particular, the staff resources are not adequate to pursue special housing activities, such as seeking and administering state and federal affordable housing grants that would provide the County with additional resources to help meet local housing needs. Appendix B summarizes the accomplishments of implementation programs included in the existing Housing Element. The following sections provide a brief description of Solano County's effectiveness in implementing programs to achieve objectives set in the previous Housing Element.

Rehabilitation Programs. Since 1992, the County has rehabilitated 84 housing units occupied by very low- or low-income households and 24 housing units occupied by moderate-income households. The County used housing set-asides from the Homeacres Redevelopment Area funds to rehabilitate 103 of the units and Community Development Block Grant (CDBG) funds to rehabilitate another 12 units. The County uses direct mailings to landowners and tenants within

¹ Solano County issued 430 housing permits and 25 demolition permits from January 1992 to November 2001.

target areas as well as newspaper advertisements, newspaper articles, and open houses to notify residents of availability of housing rehabilitation funds.

Affordability Programs. As discussed previously, the County has not historically kept detailed records on the number of units developed by income group. Nonetheless, since 1999, the County has recorded more detailed permitting data by housing type. Based on this information, BAE has calculated that private developers constructed approximately five very low-income housing units, two low-income housing units, and 31 moderate-income units.² In addition to private development activities, the County was able to obtain \$758,000 in CDBG funds, has approximately \$400,000 in redevelopment housing set-aside funds, and approximately \$1.9 million in Section 8 vouchers. Through its Section 8 program, the County assists approximately 250 very low- and low-income households.

Due to staff and budget constraints, the County has not coordinated with public and private non-profit housing organizations to develop housing, with the exception of Mercy Housing California, which manages the County's housing rehabilitation funds and redevelopment housing set-aside funds. In addition, the County did not set up a below market rate housing development fee, because the County does not have sufficient development activity to generate enough fees to warrant establishment of such program.

Special Housing Needs. Solano County has worked with the Continuum of Care and the Solano County Safety Net Consortium to address homelessness in the County. The Continuum of Care includes representatives from Solano County cities, homeless providers, the faith community, Realtors, the business community, and County staff that meet regularly to coordinate homelessness prevention services and direct homeless services to persons in Solano County. As part of the Continuum of Care, Solano County's Department of Health and Human Services (HHS) runs a winter emergency shelter. The Department of Health and Human Services also runs a family self-sufficiency program that provides Section 8 vouchers, job training, and other social services. Recently, the County's Homeless Day Center, run by Youth and Family Services, closed due to a lack of funding. Solano County Youth and Family Services is currently working on two housing projects. The first project is a six-bedroom transitional living building for women in recovery, which will be located within the City of Vallejo. The second project is a 30-unit village for people in recovery and would be located within the Unincorporated Area of Homeacres.

In addition to homeless services, the County assisted in improving housing conditions at the Dixon Migrant Center, a migrant farmworker housing project in Dixon. Under a CDBG program, Solano County and the Dixon Housing Authority made improvements to the center's water, sewer, and road infrastructure, as well as gating and replacing 12 substandard units. In 1997, the HCD Office of Migrant Housing contracted with the County to construct another eight migrant farmworker units at the Dixon Migrant Center. The County also issued five housing unit permits for farm laborer housing constructed by private property owners.

² BAE assumes that farm laborer housing is very low-income housing, second units are low-income housing, and manufactured housing are moderate-income housing. See Appendix F through Appendix I for development cost assumptions and affordability analyses.

New Housing Development. As discussed earlier, County permit records indicated a net increase of approximately 405 housing units in the Unincorporated Area from January 1992 to November 2001. The County was well below its housing production goal of building 931 units, due – in part – to a lack of suitable residentially zoned land. In the existing Housing Element, the County had suggested developing a Joint Housing Element with the cities of Solano County, but the cities chose to develop their own Housing Elements in the early 90’s. Most of the County’s growth occurred within the incorporated areas, with more than 10,000 units added within the cities during this time frame.

The County’s new permit tracking system allows the County to record the number of secondary dwelling units, accessory units, and companion living units that have been constructed since January 1999. Based on this tracking information, private developers built eleven of these unit types over the last three years (January 1999 to November 2001). In addition, the County permits manufactured homes to be constructed within the Unincorporated Areas, where there are no Covenants Conditions and Restrictions (CC&Rs) that reduce manufactured home construction opportunities. Since January 1999, the County provided 31 permits for placement of manufactured homes in the Unincorporated Area. The County has recently changed zoning policies to allow for accessory units which are units that can only be constructed in an Exclusive Agriculture District. Unlike secondary dwelling units or companion living units, these dwelling units no longer need to be attached and have no unit size limitations; therefore, the County expects to facilitate development of additional accessory units in the coming years. Given that property owners can build these types of units on their existing property, units can be built more affordably than if a separate parcel was required for accessory units.

Housing Location, Density, and Timing. The County continues to implement building and zoning codes that comply with its General Plan. The County developed two Specific Plans during the previous Housing Element period. The English Hills Specific Plan and the Homeacres Neighborhood Plan addressed infrastructure shortages and development and infill areas where residential construction could be completed. While the English Hill Specific Plan was completed in 1994, the plan was never adopted. The Homeacres Neighborhood Plan was completed and adopted in 1993, but later rescinded as a result of housing lawsuits contesting housing development. The County anticipates an increase in accessory unit construction as a result of recently adding accessory units to its zoning code.

Public Facilities and Services. Solano County found the Rural North Vacaville Area to be water deficient and created a new water district to serve local residents. In the General Plan, significant portions of the Rural North Vacaville Area are designated as residential; however, water scarcity in the area prevented many residential property owners from subdividing and developing their properties for residential use. In response to these water supply issues, LAFCO, the County Board of Supervisors, and area voters approved the formation of the Rural North Vacaville Water District. The water district was created in order to supply existing homes with adequate water and to facilitate land divisions in the area as allowed by the General Plan by providing additional connections for new residential development. The District facilities are currently under construction. As discussed earlier, the County also developed specific plans for Homeacres and English Hills, but both plans were not implemented due to legal or neighborhood opposition. The Board of Supervisors did adopt a list of public facilities improvements in Homeacres and allocated \$1.8 million towards housing rehabilitation.

Environmental Quality. Solano County made considerable efforts to reduce blight in Unincorporated communities. The County has a franchise agreement with a local sanitation company in the Homeacres and Starr Subdivision neighborhoods. The company provides five dumpsters per quarter to the residents of the Homeacres subdivision as part of a clean-up and code enforcement program. Solano County also established a paint grant and other housing rehabilitation programs (see Housing Rehabilitation), using CDBG and other public money.

The County enforces Section 17920.3 of the California Health and Safety code regarding substandard housing and enforces County regulations pertaining to septic and well systems. The Department of Environmental Management investigates public complaints in addition to performing routine code enforcement checks throughout the County. The primary environmental safety enforcement procedure is the issuance of permits for wells and septic systems. The Division of Environmental Health follows a similar course of enforcement for hazardous materials issues.

Energy Conservation. Solano County continued its policy of directing urban development to areas that are already urbanized, which helps reduce energy consumption by controlling sprawl. The County also encourages energy conservation through its building codes, which contain minimum energy efficiency requirements for new construction. The County has also allocated more than \$2.5 million dollars towards housing rehabilitation efforts, which includes weatherizing housing units.

Appropriateness of Goals, Objectives, and Policies

Based on the prior housing element results, the County should update its goals, policies, and objectives to better reflect current housing conditions, funding capacities, and staff availability. For the planning period extending through June 2006, the County should prioritize its goals and specify a set of implementation programs that will be manageable with the anticipated staff and which the County can realistically expect to fund.

Housing Needs Assessment

Introduction

State law requires that in preparing its Housing Element, each California jurisdiction conduct a Housing Needs Assessment that includes analysis of local housing, economic, and demographic conditions and analyzes the governmental and non-governmental constraints that discourage housing development. The Housing Needs Assessment should also assess the demand for housing for households at all income-levels and for housing suitable for special needs populations. For Solano County and other counties, the Housing Needs Assessment focuses on the unincorporated area. By providing this required information as background for the Housing Element Update, the Housing Needs Assessment will assist Solano County residents, stakeholders, and policy makers in developing rational goals and programs that can effectively address housing problems within the Unincorporated Area.

To facilitate an understanding of how the characteristics of the unincorporated parts of Solano County (hereafter, “Unincorporated Area”) are similar to, or different from other nearby communities, this Housing Needs Assessment presents data for the Unincorporated Area alongside comparable data for all of Solano County (including the Unincorporated Area) and for the San Francisco Bay Area³ as a whole.

This Needs Assessment incorporates data from numerous sources, including the United States Census; the Association of Bay Area Governments (ABAG); the State of California, Department of Finance; and Claritas, Inc., a private demographic data vendor. One of the challenges in providing reliable data for the Housing Needs Assessment is the 2000 Census data release schedule. A large portion of the 2000 Census results from persons completing the “long form” will not be released until the summer of 2002.⁴ BAE has incorporated available 2000 Census data into the Housing Need Assessment, but will not be able to include 2000 Census household income, disability, and other special need information that has not been released by the U.S. Census Bureau.

Population and Employment Trends

This section presents information regarding changes in the characteristics of population and employment in the Unincorporated Area between 1990 and 2000.

Population. Table 1 compares the population counts from 1990 and 2000 in the Unincorporated Area, Solano County, and the Bay Area based on data from the 1990 and 2000 Census. The Unincorporated Area averaged a -1.2 percent population decrease annually from 1990 to 2000, falling from 21,692 to 19,322 persons. The County overall and the Bay Area grew at annual rates of 1.5 and 1.2 percent respectively between the two Censuses. While the data are insufficient to

³ For the purposes of this Needs Assessment, the Bay Area is defined to include the following counties: Alameda, Contra Costa, Marin, Solano, San Francisco, San Mateo, Santa Clara, Sonoma, Solano.

⁴ Information obtained through the “long form” includes information on household income, disability, poverty level, commute times, and a number of other detailed questions. The “long form” is a five percent sample household survey.

make firm conclusions regarding the population decrease in the Unincorporated Area, it may be safe to assume that the net decrease can be explained by either an undercount by the U.S. Census Bureau in 2000 or an overcount by the U.S. Census Bureau in 1990. According to the Unincorporated Area's permitting records, the County issued 426 housing permits from 1992 to 2000 compared to only 24 demolitions during the same period. In addition, County staff does not have any records of city annexations of existing neighborhoods that would have reduced the Unincorporated Area's overall population. Furthermore, the County's housing vacancy rate actually decreased from 1990 to 2000, indicating that more housing units were occupied in 2000 than in 1990. The average household size also remained relatively constant, dropping slightly from 2.9 in 1990 to 2.88 in 2000, indicating that the net decrease in population could not be explained by fewer persons occupying the same number of housing units in 2000. The Department of Finance, 2000 Population and Housing Estimates indicate a net gain of both housing units and population from 1990 to 2000 in the Unincorporated Area (See Table 4). In summary, it is likely the Unincorporated Area's total population increased from 1990 to 2000, although this is not reflected in the 2000 Census results.

Age Distribution. The distribution of population in the Unincorporated Area among the age categories shown on Table 1 is more weighted toward the older age groups than in the County overall. The Unincorporated Area has larger concentrations of persons 45 and older compared to the County, representing approximately 40 percent of the Unincorporated Area's population compared to 31 percent of the County's overall population. The Unincorporated Area also had significantly smaller concentrations of persons aged 18 to 34, accounting for less than 18 percent of the Unincorporated Area's total population compared to 23.4 percent of Solano County's total population and 22.8 percent of the Bay Area's total population.

From 1990 to 2000, the proportion of persons residing in the Unincorporated Area falling into the 45 to 54 age category grew most rapidly, increasing from 13.1 to 17.1 percent of the total Unincorporated Area's population. The same age group grew most rapidly as a proportion of the total population in Solano County and the Bay Area as well. In the Unincorporated Area, the proportion of residents in the 25 to 34 age category experienced the sharpest decline, going from 15.3 of the total population in 1990 to 9.4 percent in 2000. This is likely due to aging "baby boomers," who constitute a significant portion of the total population and have moved out of their 20's and 30's and into the middle age groups.

Median Age. The median age for the Unincorporated Area (40.4 years in 2000) was higher than the medians in both Solano County and the Bay Area, at 33.6 and 36.9 years respectively. In addition, from 1990 to 2000, the Unincorporated Area experienced the largest increase in median age, compared to Solano County and the Bay Area, increasing from 33.6 to 40.4 years. While the median age also increased in Solano County and the Bay Area, the increases were less pronounced. As a result, the difference in median age between the Unincorporated Area and the other areas became more pronounced between 1990 and 2000.

Households. A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons. Based on 2000 household estimates furnished by the 2000 U.S Census, there are 6,504 households in the Unincorporated Area. As shown in Table 1, between 1990 and 2000, the number of households in the Unincorporated Area decreased by 847 households or by 1.1 percent. This is in contrast to both Solano County and the Bay Area, which averaged 1.4 and 0.8

percent annual growth respectively from 1990 to 2000. Again, it may be safe to assume that the net decrease can be explained by either an undercount by the U.S. Census Bureau in 2000 or an overcount by the U.S. Census Bureau in 1990.

Average Household Size. Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In the Unincorporated Area, the 2000 household average size was 2.88, slightly lower than the Solano County average of 2.90 but higher than the Bay Area average of 2.74 persons. While average household sizes in Solano County and the Bay Area increased annually, albeit slightly, between 1990 and 2000 at a rate of 0.1 and 0.8 percent, the average household size in the Unincorporated Area decreased 0.1 percent annually during the same period.

Household Type. Households are divided into two different types depending on their composition. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups of unrelated individuals. As shown in Table 1, 77.0 percent of Unincorporated Area households are family households, compared to 73.8 percent of all Solano County households. Seventy-two percent of all Bay Area households are families. The relative preponderance of family households in the Unincorporated Area is likely a function of the limited supply of multifamily homes in the Unincorporated Area, which tend to have higher proportions of non-family households. Data on housing stock composition are discussed in detail below.

Household Tenure. As summarized in Table 1, households in the Unincorporated Area, Solano County overall, and the Bay Area were all more likely to own their homes rather than to rent them in 2000. Approximately 69.7 percent of households living the Unincorporated Area owned their homes in 2000. Solano County households overall were less likely to own their homes, with approximately 65.2 percent of households countywide owning their homes in 2000. Still, this figure was higher than the Bay Area homeownership rate of 57.7 percent. Both the Unincorporated Area and the Bay Area experienced a decrease in homeownership rate from 1990 to 2000, while Solano County overall experienced a slight increase in homeownership rates.

Household Income. According to Claritas Inc., a private demographic research vendor, the median household income in the Unincorporated Area was approximately \$53,563 in 2000. Overall, the median household income in the Unincorporated Area of the county is greater than the median household income for Solano County and the Bay Area. In addition, per capita income in the Unincorporated Area was 31 percent higher than per capita income in Solano County overall but 17 percent lower than per capita income in the Bay Area.

Table 2 summarizes the distribution of 1990 household incomes and estimated 2000 household income estimates. In 2000, Unincorporated Area households were more likely to earn over \$60,000 per year compared to Solano County household overall. Approximately 48 percent of Unincorporated Area households earned \$60,000 or more compared to 38 percent of Solano County households overall. On the other hand, Bay Area households were more likely than Unincorporated Area households to earn \$60,000 or more. Bay Area households were also more likely to earn \$100,000 or more (26 percent) than Unincorporated Area households (20 percent). In addition, Unincorporated Area households and Bay Area households were less likely than Solano County overall to earn \$35,000 or less in 2000.

Employment Trends. Table 3 provides a summary of the number of employed residents as well as employment by industry sector and the total number of jobs in each area. The ABAG provides these employment estimates for the Unincorporated Area, all of Solano County, and the Bay Area, from 1990 to 2000.

Employed Residents. As shown in the table, the number of residents in the Unincorporated Area that held jobs declined from 1990 to 2000, averaging negative 2.0 percent annual change.⁵ Solano County and the Bay Area on the other hand experienced 1.4 and 1.2 percent growth in the number of employed residents during the same time period, respectively. According to ABAG, the total number of employed residents decreased from 7,864 to 6,400.

Local Employment Opportunities. The total number of jobs in the Unincorporated Area decreased from 1000 jobs in 1990 to 940 in 2000 resulting in a negative 0.6 percent average annual change. The job count in Solano County overall grew at a rate of 0.5 percent while employment in the Bay Area grew at 1.4 percent. Within the Unincorporated Area, three of the five job sectors lost jobs between 1990 and 2000. Agricultural and Mining, Manufacturing and Wholesale, and the Retail sector lost jobs while the number of Service jobs and the “Other” jobs grew. From 1990 to 2000, the largest absolute gains in employment were in the “Other” jobs sector (increase of 109 jobs).

Summary of Employment Trends. In 1990, the number of employed residents outnumbered the number of jobs in the Unincorporated Area, meaning that the Unincorporated Area was “jobs poor” relative to its population base. By 2000, the number of employed residents had decreased, averaging a -2.0 percent average decline. The total number of jobs available also decreased during the past ten years, but at a much slower pace. Based on the employed residents/total jobs ratio calculated in Table 3, there are 6.81 employed residents for each job available in the Unincorporated Area. Although it has more employed residents than total jobs available, Solano County overall has a 1.43 employed residents/total jobs ratio meaning that over this larger area, there is a better jobs/housing balance compared to looking at the Unincorporated Area in isolation. Nevertheless, Solano County overall is still a net exporter of workers to other counties.

⁵ Employed residents are those persons that live in a given jurisdiction and are employed. They do not necessarily work within the same jurisdiction.

Table 1: Population and Household Trends

	Unincorporated Area			Solano County			Bay Area		
	1990	2000 (a)	Annual Growth 90-'00	1990	2000 (a)	Annual Growth 90-'00	1990	2000 (a)	Annual Growth 90-'00
Total Population	21,692	19,322	-1.2%	340,421	394,542	1.5%	6,023,577	6,783,760	1.2%
Households	7,351	6,558	-1.1%	113,429	130,403	1.4%	2,246,242	2,423,864	0.8%
Family Households	5,806	5,006	-1.5%	86,123	97,375	1.2%	1,458,055	1,745,182	1.8%
Average Household Size	2.90	2.88 (b)	-0.1%	2.88	2.90 (b)	0.1%	2.61	2.74 (b)	0.5%
	21,344	18,729							
Median Household Income	\$45,621	\$53,563 (c)	1.6%	\$39,105	\$49,285	2.3%	\$41,635	\$62,571	4.2%
Median Family Household Income	N/A	N/A		\$43,559	\$55,164	2.4%	\$50,081	\$73,225	3.9%
Per Capita Income	\$19,085	\$26,122	3.2%	\$14,808	\$19,903	3.0%	\$19,630	\$31,521	4.8%
Age Distribution									
Under 18	26.5%	25.7%		28.9%	28.3%		24.1%	23.9%	
18-24	8.7%	7.6%		10.4%	9.2%		6.9%	8.0%	
25-34	15.3%	10.1%		19.4%	14.2%		20.3%	14.8%	
35-44	18.1%	15.7%		17.1%	17.1%		17.8%	18.0%	
45-54	13.1%	17.1%		9.4%	14.0%		11.2%	14.8%	
55-64	8.9%	11.7%		6.6%	7.6%		8.2%	8.8%	
65+	9.4%	11.9%		8.1%	9.5%		11.4%	11.7%	
Total	100.0%	100.0%		100.0%	100.0%		100.0%	100.0%	
Median Age	33.6	40.4	1.8%	30.7	33.6	0.9%	33.4	36.9	1.0%
Household Type									
Families	79.0%	76.3%		75.9%	73.8%		65.0%	72.0%	
Non-Families	21.0%	23.7%		24.1%	26.2%		35.0%	28.0%	
Household Tenure									
Renter	27.6%	30.3%		37.1%	34.8%		40.0%	42.3%	
Owner	72.4%	69.7%		62.9%	65.2%		60.0%	57.7%	

Notes: (a) U.S. Census Bureau has released population & household data by jurisdiction and are included in this table.

(b) The average household size estimates are calculated by subtracting the group quarter population from the total population and dividing the total number of households.

(c) The Unincorporated median household income is an approximation based on the Unincorporated Area's household income distribution.

Sources: Claritas Inc., 2001; U.S. Census, SFT1A, 1990; U.S. Census, 2000; Bay Area Economics, 2001.

Table 2: Distribution of Households by Income

Household Income	Unincorporated Area of Solano County				Solano County				Bay Area			
	1990 (a)		2000		1990		2000		1990		2000	
	Census	percent	Estimate	percent	Census	percent	Estimate	percent	Census	percent	Estimate	percent
under \$15,000	942	12.8%	777	9.4%	16,520	14.6%	14,322	10.9%	337,229	15.0%	239,991	9.4%
\$15,000 to \$24,999	904	12.3%	784	9.5%	15,630	13.8%	14,659	11.1%	281,365	12.5%	213,442	8.4%
\$25,000 to \$34,999	848	11.5%	812	9.9%	16,908	14.9%	14,820	11.3%	304,913	13.6%	218,359	8.6%
\$35,000 to \$44,999	932	12.7%	802	9.7%	17,698	15.6%	15,458	11.7%	289,149	12.9%	228,318	8.9%
\$45,000 to \$59,999	1,180	16.1%	1,153	14.0%	20,481	18.1%	22,164	16.8%	354,931	15.8%	324,397	12.7%
\$60,000 to \$74,999	965	13.1%	1,077	13.1%	13,022	11.5%	18,546	14.1%	250,577	11.2%	302,996	11.9%
\$75,000 to \$99,000	749	10.2%	1,232	15.0%	8,848	7.8%	18,291	13.9%	223,106	9.9%	375,581	14.7%
\$100,000 to \$149,999	548	7.5%	862	10.5%	3,400	3.0%	9,876	7.5%	137,108	6.1%	350,309	13.7%
\$150,000 or more	283	3.8%	741	9.0%	922	0.8%	3,583	2.7%	67,864	3.0%	299,481	11.7%
Total	7,351	100.0%	8,240	100.0%	113,429	100.0%	131,719	100.0%	2,246,242	100.0%	2,552,874	100.0%

Sources: Claritas Inc., Bay Area Economics, 2001.

Table 3: Employment Trends

	Unincorporated Area of Solano County			Solano County			The Bay Area			
	1990	1995	2000	1990	1995	2000	1990	1995	2000	Annual Growth 90-00
Employed Residents	7,864	6,100	6,400	162,219	164,600	185,600	3,151,993	3,127,800	3,538,000	1.2%
Agricultural and Mining Jobs (a)	690	650	610	3,140	3410	3,320	36,980	36,740	37,780	0.2%
Manufacturing & Wholesale Jobs (b)	50	20	30	11,570	13,400	15,530	708,920	673,900	758,410	0.7%
Retail Jobs (c)	200	110	120	24,450	23,100	24,770	534,960	521,210	579,960	0.8%
Service Jobs (d)	30	10	40	26,860	30,440	31,630	1,067,460	1,149,450	1,390,860	2.7%
Other Jobs (e)	31	10	140	57,570	53,300	54,260	857,760	846,090	921,580	0.7%
Total Jobs	1,000	800	940	123,590	123,650	129,510	3,206,080	3,227,390	3,688,590	1.4%
Employed Residents/Total Jobs	7.86	7.63	6.81	1.31	1.33	1.43	0.98	0.97	0.96	

Notes:

- (a) Includes jobs generally in the categories of agricultural production, agricultural services, forestry, fishing, hunting and trapping. Mining jobs include metal, coal, oil and gas extraction, and non metallic minerals except fuels.
- (b) Manufacturing jobs are jobs generally related to the production of products such as textile, metal, fuel, and equipment. Wholesale jobs consist of jobs in the wholesale trade of durable and non-durable goods.
- (c) Retail jobs generally consist of jobs in the building materials, general merchandise, apparel, food stores, furnishing and restaurant categories.
- (d) Service jobs generally include employment in the hotel industry, business service, health care, social services, educational services, and engineering management.
- (e) Includes jobs in construction, transportation, communication, utilities, finance, insurance, real estate and government.

Sources: ABAG, Projections 2000, U.S. Census Bureau, 2000; Bay Area Economics, 2001.

Existing Housing Conditions

This portion of the Needs Assessment evaluates the condition of the existing housing units in the Unincorporated Area. This includes an analysis of the types of housing units found in the Unincorporated Area using several data sources, including the State Department of Finance, the 1990 U.S. Census, and a visual survey of housing units in Unincorporated Areas with large proportions of older housing units that, because of their age, are likely to be in need of rehabilitation.

Housing Stock Characteristics. According to the Department of Finance, a large portion of the Unincorporated Area's housing stock is single-family detached housing, accounting for 87 percent of the total housing stock within the Unincorporated Area. As shown in Table 4, only 0.2 percent of the total housing units within the Unincorporated Area are in buildings with five or more units. This can be compared to Solano County overall, where 15 percent of the total housing units are in buildings that contain five or more units. In addition, the Bay Area has larger proportions of multifamily units than both the Unincorporated Area and Solano County overall, where dwellings in buildings with five or more units represent 26 percent of the total housing stock.

From 1990 to 2000, housing production in the Unincorporated Area was outpaced by the county overall and the Bay Area, averaging 0.5 percent annual growth compared to 1.4 and 0.8 percent annual growth for all of Solano County and the Bay Area, respectively. The share of multifamily units as a proportion of the total housing stock in the Unincorporated Area remained the same from 1990 to 2000. During that period, single-family housing construction accounted for 90 percent of the total housing units constructed in the Unincorporated Area, and approximately 88 percent of the total housing construction in all of Solano County. In contrast, single-family housing construction accounted for approximately 60 percent of the total housing units built in the Bay Area.

The number of mobile homes in the Unincorporated area decreased from 593 to 555 between 1990 to 2000. The loss of mobile home units followed a countywide trend, with the County losing 44 total mobile home units from 1990 to 2000; while the Bay Area overall registered a slight increase in mobile home units. Even in the Bay Area, mobile home units declined as a percentage of the total housing stock, from three percent to two percent during the same ten-year period.

Overcrowding. Data on housing overcrowding are available from the 1990 U.S. Census in the form of statistics regarding the number of persons per room in occupied housing units. Table 5 compares the data for the Unincorporated Area with data for all of Solano County and for the Bay Area overall. Typically, a housing unit is considered to be overcrowded if there is more than one person per room.⁶

In 1990, approximately 93 percent of the Unincorporated Area's housing units had 1.0 or fewer persons per room, meaning only 7.0 percent would have been considered overcrowded. Of all units in the Unincorporated Area, 3.7 percent had between 1.01 and 1.50 persons per room; 1.9

⁶ The U.S. Census excludes kitchens and bathrooms from its persons per room count.

percent had between 1.51 and 2.0 persons per room; and only 1.3 percent had more than 2.01 persons per room. These statistics show overcrowding was less of a problem in the Unincorporated Area than in the Bay Area, where 8.3 percent of all households had more than 1.0 persons per room. Nonetheless, it is likely that overcrowding has increased in Solano County over the last ten years, considering rising housing costs and decreasing vacancy rates.

When broken out according to tenure, almost two-thirds of the overcrowded households are renters. Only about 3.1 percent (167) of the Unincorporated Area owner households had 1.01 or more persons per room while approximately 16.9 percent (344) of the renter households had 1.01 or more persons per room. Solano County overall had slightly higher rates of overcrowding among owner households (4.4 percent) and lower rates for renter households (11.5 percent), while Bay Area homeowners and renters were more likely to live in overcrowded conditions with 4.7 percent of owner households and 13.1 percent of renters household estimated to be living in housing units with more than 1.0 persons per room.

Physical Condition of Housing Stock. Two useful indicators of housing condition are the age of housing and visual inspection. As summarized in Table 6, 2,835 or approximately 35 percent of the housing units in the Unincorporated Area were constructed before 1960. Based on information distributed by the State Department of Housing and Community Development, this figure can serve as an indicator of the maximum potential housing rehabilitation need within the Unincorporated Area. Unless maintained diligently, the older housing stock can pose health, safety, and welfare problems for occupants. Even with normal maintenance, dwellings over 40 years of age can deteriorate, necessitating significant rehabilitation.

The Unincorporated Area contains a significant proportion of renter-occupied units built before 1960. As shown on Table 6, 55 percent of the renter-occupied units in the Unincorporated Area were constructed before 1960, compared to 31 percent of renter-occupied units within the County overall. Twenty-eight percent of owner-occupied units in the Unincorporated Area were constructed before 1960. This Census information may indicate that there is a higher housing rehabilitation need among renter-occupied housing units in the Unincorporated Area.

The second measure of housing condition is a visual inspection of housing units within the Unincorporated Area. Mercy Housing California (MHC) performed a survey of housing unit conditions within the Unincorporated Area during September and October of 2001. Per the direction of Solano County, MHC performed a housing conditions survey within six unincorporated communities considered to have higher housing rehabilitation needs than the Unincorporated Area overall. These communities were Starr Subdivision, Elmira, Old Cordelia, Maple Street, Midway Road, and Rockville. In total, MHC inspected a sampling of 532 units within these communities, or approximately eight percent of the Unincorporated Area's total housing stock. Below is a summary of the results.

Housing Conditions Survey Results. The data shown below summarize the overall housing rehabilitation needs of the six communities surveyed in the Unincorporated Area. Based upon the sample survey within the specified communities, 47 percent of the communities' housing stock are in need of rehabilitation, of which four percent are dilapidated. Two hundred and fifty units of those surveyed were considered substandard, with the majority in need of moderate or minor rehabilitation. By extrapolating from the survey results, the six communities' total housing

rehabilitation need is 346 units.⁷ Appendix D contains a complete summary of the Housing Condition Survey methodology and results.

Summary of Housing Conditions Survey Results

Condition	Number of Units	Percent of Total
Minor	121	23%
Moderate	99	19%
Substandard	11	2%
<u>Dilapidated</u>	<u>19</u>	<u>4%</u>
Subtotal Substandard	250	47%
<u>Subtotal Standard</u>	<u>282</u>	<u>53%</u>
Total Units	532	100%

Substandard Units by Area

Area	Substandard Units	Percent of Total Units Surveyed in Area
Starr Subdivision	137	52%
Elmira	36	51%
Old Cordelia	18	54%
Rockville	27	30%
Maple Street	15	40%
<u>Midway</u>	<u>17</u>	<u>53%</u>
Total Substandard Units	250	47%

Starr Subdivision, Old Cordelia, and Midway have the largest proportion of units in substandard condition. Midway Road and Starr Subdivision also have the largest supply of dilapidated units, accounting for more than half all dilapidated units surveyed in the Unincorporated Area. Rockville and Maple Street have the lowest need of housing rehabilitation among the areas surveyed.

⁷ MHC surveyed nearly all of the housing units within Starr Subdivision, Elmira, Old Cordelia, and Rockville, one out of every four housing units in the Maple Street and Midway Road communities. Based on this methodology, BAE estimates that the communities contained approximately 700 housing units. Using the estimated number of housing units by community and the incidence of units that are in substandard condition, BAE estimates a total housing rehabilitation need of 346 units in these six communities.

Table 4: Housing Type (Department of Finance)**UNINCORPORATED AREA OF SOLANO COUNTY**

Housing Type	1990		2000		Net Production	Annual Growth 1990 - 2000
	Number	%	Number	%		
Single-Family Detached	5,979	86%	6,322	87%	343	0.6%
Single-Family Attached	197	3%	234	3%	37	1.7%
Multifamily (2-4 Units)	172	2%	174	2%	2	0.1%
Multifamily (5+ Units)	13	0%	13	0%	-	0.0%
Mobile Home	593	9%	555	8%	(38)	-0.7%
Total	6,954	100%	7,298	100%	344	0.5%

SOLANO COUNTY

Housing Type	1990		2000		Net Production	Annual Growth 1990 - 2000
	Number	%	Number	%		
Single-Family Detached	80,989	68%	96,064	71%	15,075	1.7%
Single-Family Attached	5,151	4%	5,573	4%	422	0.8%
Multifamily (2-4 Units)	9,827	8%	10,247	8%	420	0.4%
Multifamily (5+ Units)	18,538	16%	19,776	15%	1,238	0.6%
Mobile Home	4,631	4%	4,587	3%	(44)	-0.1%
Total	119,136	100%	136,247	100%	17,111	1.4%

BAY AREA

Housing Type	1990		2000		Net Production	Annual Growth 1990 - 2000
	Number	%	Number	%		
Single-Family Detached	1,251,203	53%	1,365,417	53%	114,214	0.9%
Single-Family Attached	204,163	9%	213,290	8%	9,127	0.4%
Multifamily (2-4 Units)	251,709	11%	261,080	10%	9,371	0.4%
Multifamily (5+ Units)	596,955	25%	656,356	26%	59,401	1.0%
Mobile Home	60,896	3%	61,234	2%	338	0.1%
Total	2,364,926	100%	2,557,377	100%	192,451	0.8%

Sources: Department of Finance, Housing and Population Estimates, 1990-2000; Bay Area Economics, 2001.

Table 5: Overcrowded Households by Tenure

Unincorporated Area				Solano County				The Bay Area			
Owner, Persons per Room (a)	Number	%		Owner, Persons per Room (a)	Number	%		Owner, Persons per Room (a)	Number	%	
0.5 or less	3,718	69.9%		0.5 or less	46,439	65.1%		0.5 or less	921,451	69.9%	
0.51-1.00	1,434	27.0%		0.51-1.00	21,748	30.5%		0.51-1.00	334,271	25.4%	
1.01-1.50	104	2.0%		1.01-1.50	2,124	3.0%		1.01-1.50	36,720	2.8%	
1.51-2.00	45	0.8%		1.51-2.00	786	1.1%		1.51-2.00	17,377	1.3%	
2.01 or more	18	0.3%		2.01 or more	212	0.3%		2.01 or more	7,641	0.6%	
Total	5,319	100.0%		Total	71,309	100.0%		Total	1,317,460	100.0%	
Total HH's w/1.01 or more persons		167		Total HH's w/1.01 or more persons		3122		Total HH's w/1.01 or more persons		61738	
Total % of HH's w/1.01 or more persons		3.1%		Total % of HH's w/1.01 or more persons		4.4%		Total % of HH's w/1.01 or more persons		4.7%	
Renter, Persons per Room (a)	Number	%		Renter, Persons per Room (a)	Number	%		Renter, Persons per Room (a)	Number	%	
0.5 or less	917	45.1%		0.5 or less	19,104	45.4%		0.5 or less	506,204	50.0%	
0.51-1.00	771	37.9%		0.51-1.00	18,186	43.2%		0.51-1.00	373,675	36.9%	
1.01-1.50	169	8.3%		1.01-1.50	2,631	6.2%		1.01-1.50	55,413	5.5%	
1.51-2.00	96	4.7%		1.51-2.00	1,433	3.4%		1.51-2.00	44,584	4.4%	
2.01 or more	79	3.9%		2.01 or more	766	1.8%		2.01 or more	32,472	3.2%	
Total	2,032	100.0%		Total	42,120	100.0%		Total	1,012,348	100.0%	
Total HH's w/1.01 or more persons		344		Total HH's w/1.01 or more persons		4,830		Total HH's w/1.01 or more persons		132,469	
Total % of HH's w/1.01 or more persons		16.9%		Total % of HH's w/1.01 or more persons		11.5%		Total % of HH's w/1.01 or more persons		13.1%	
All HH's, Persons per Room (a)	Number	%		All HH's, Persons per Room (a)	Number	%		All HH's, Persons per Room (a)	Number	%	
0.5 or less	4,635	63.1%		0.5 or less	65,543	57.8%		0.5 or less	1,427,655	61.3%	
0.51-1.00	2,205	30.0%		0.51-1.00	39,934	35.2%		0.51-1.00	707,946	30.4%	
1.01-1.50	273	3.7%		1.01-1.50	4,755	4.2%		1.01-1.50	92,133	4.0%	
1.51-2.00	141	1.9%		1.51-2.00	2,219	2.0%		1.51-2.00	61,961	2.7%	
2.01 or more	97	1.3%		2.01 or more	978	0.9%		2.01 or more	40,113	1.7%	
Total	7,351	100.0%		Total	113,429	100.0%		Total	2,329,808	100.0%	
Total HH's w/1.01 or more persons		511		Total HH's w/1.01 or more persons		7,952		Total HH's w/1.01 or more persons		194,207	
Total % of HH's w/1.01 or more persons		7.0%		Total % of HH's w/1.01 or more persons		7.0%		Total % of HH's w/1.01 or more persons		8.3%	

Note:

(a) For the purposes of this table, "rooms" are defined as: rooms including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

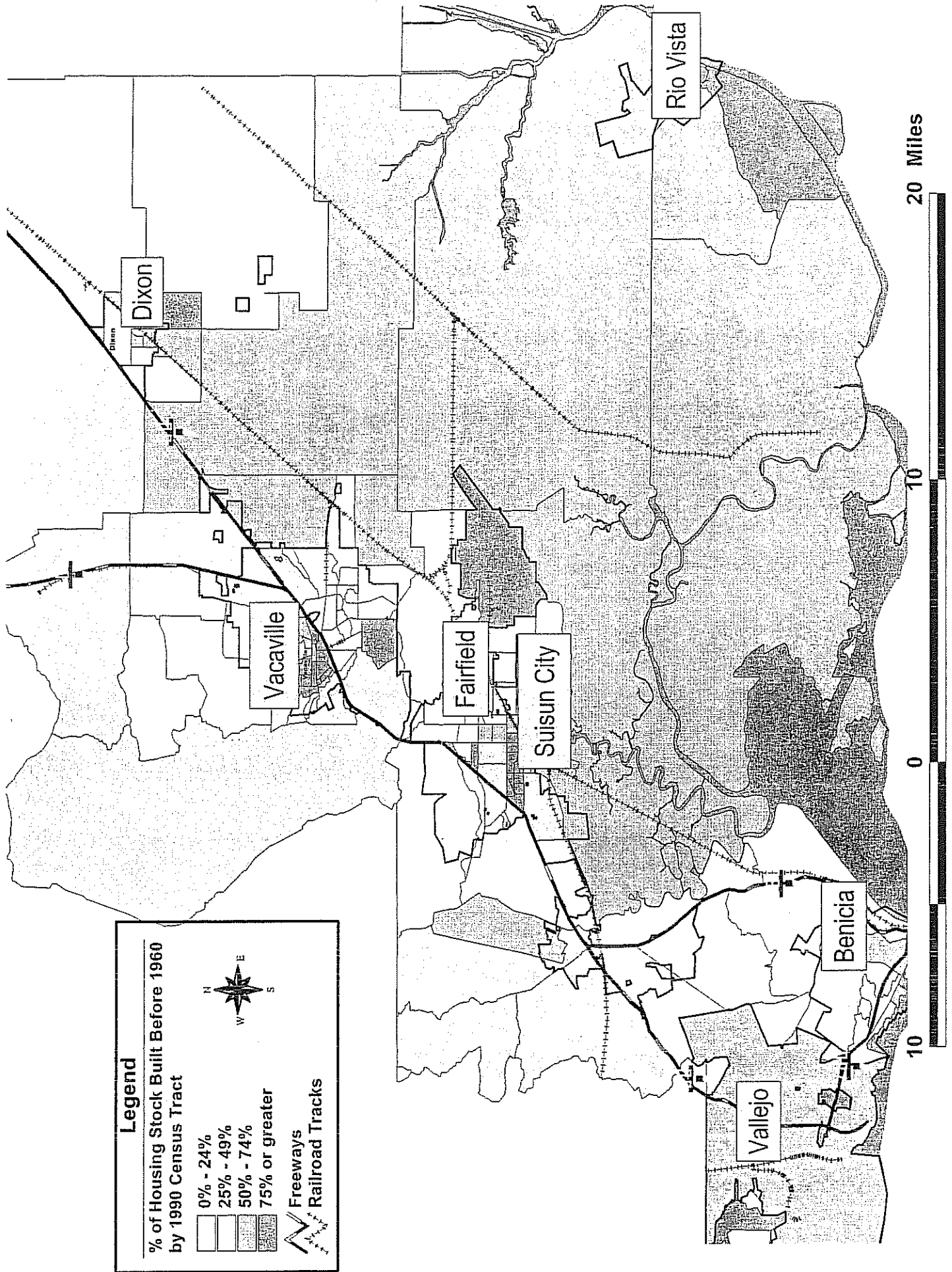
Sources: U.S. Census SFT1A 1990; Bay Area Economics, 2001.

Table 6: Housing Age by Tenure

	Unincorporated Area		Solano County	
	Number	%	Number	%
Owner Occupied				
1989 to March 1990	375	7.1%	4,891	6.9%
1985 to 1988	780	14.7%	11,137	15.6%
1980 to 1984	507	9.5%	7,985	11.2%
1970 to 1979	1,487	28.0%	20,687	29.0%
1960 to 1969	682	12.8%	8,928	12.5%
1950 to 1959	653	12.3%	8,974	12.6%
1940 to 1949	370	7.0%	4,749	6.7%
1939 or earlier	465	8.7%	3,958	5.6%
Total	5,319	100%	71,309	100%
Owner Occupied Units Built Before 1960	1,488	28%	17,681	25%
Renter Occupied				
1989 to March 1990	24	1.2%	706	1.7%
1985 to 1988	171	8.4%	7,264	17.2%
1980 to 1984	140	6.9%	4,791	11.4%
1970 to 1979	337	16.6%	9,732	23.1%
1960 to 1969	251	12.4%	6,361	15.1%
1950 to 1959	351	17.3%	5,470	13.0%
1940 to 1949	345	17.0%	3,408	8.1%
1939 or earlier	413	20.3%	4,388	10.4%
Total	2,032	100%	42,120	100%
Renter-Occupied Units Built Before 1960	1,109	55%	13,266	31%
Total Units				
1989 to March 1990	399	5.4%	5,597	4.9%
1985 to 1988	951	12.9%	18,401	16.2%
1980 to 1984	647	8.8%	12,776	11.3%
1970 to 1979	1,824	24.8%	30,419	26.8%
1960 to 1969	933	12.7%	15,289	13.5%
1950 to 1959	1,004	13.7%	14,444	12.7%
1940 to 1949	715	9.7%	8,157	7.2%
1939 or earlier	878	11.9%	8,346	7.4%
Total	7,351	362%	113,429	269%
Total Units Built Before 1960	2,597	35%	30,947	27%

Sources: 1990 U.S. Census SFT3A; Bay Area Economics, 2001.

Figure 1: Concentration of Units Built Before 1960



Housing Market Conditions

This section of the Housing Needs Assessment provides information on the current market conditions for housing in the Unincorporated Area. This information is important, because it reveals the extent to which the private housing market is providing for the needs of various economic segments of the local population. The information on housing market conditions is combined with information on the demographics of the local population to identify those segments of the population that face difficulties in securing housing in the Unincorporated Area at costs that do not place them under excessive housing cost burden.

Rental Rates and Trends. BAE conducted an analysis of rental conditions in Solano County by contacting local property managers, reviewing rental listings available on-line, and purchasing apartment rent surveys for the incorporated areas of the County. Through this process, BAE was unable to locate any apartment units that were available for rent within the unincorporated areas of the county. This is likely a function of limited supply of multifamily rental units in the Unincorporated Area; however rental units do exist and the market rents for such units, when available, are likely similar to the rents for comparable units located within the adjacent cities. As shown in Table 7, most of the available apartments are located within incorporated parts of Solano County. The Solano County median gross rent adjusted represented in 2000 dollars is approximately \$805. BAE calculated the overall average rent for incorporated parts of Solano County to be \$945.

Based on these rental data, a two-person household earning \$32,000 or more a year could afford the average one bedroom unit in Solano County, which is the income limit for a low-income, two-person household in Solano County, as defined by the State of California, Department of Housing and Community Development (HCD).⁵ A three- or four-person household would need to earn \$44,000 or more a year to afford an average two-bedroom unit in Solano County. This income level is above the income limit set for three- and four-person low-income households. Based the limited rent information available, it appears that smaller low-income households are more likely to find an affordable one-bedroom apartment than larger low-income households searching for an affordable two-bedroom apartment. It appears that most very low- and low-income households cannot rent market rate apartments within the area without paying more than 30 percent of their incomes for their housing, meaning that these lower-income households would likely benefit from increased availability of subsidized affordable units.

Rental Rate Trends. After reviewing 1990 U.S. Census data and adjusting the median rent in 1990 to represent 2000 dollars, BAE compared the median rent with those obtained in its rental survey. The median rent in 1990 – represented in 2000 dollars – was approximately \$860 per month compared to a mean rent of approximately \$925 in 2001. Based on these results, it is likely that apartment rents within the county have not significantly outpaced inflation over the last ten years. Still, the information on market rents compared to area incomes shows clearly that lower-income households face housing affordability problems within the County.

⁵ “Afford” in this context means no more than 30 percent of the household’s gross monthly income. HCD sets very low-income limits (50 percent of Area Median Income) and low-income limits (80 percent of Area Median Income) by household size each fiscal year. The low-income limit for a two person household is \$34,100.

Home Sales Prices and Trends. BAE obtained single-family property transfer records from July 1, 2000 to July 1, 2001 from First American Real Estate Solutions, Inc. During that 12-month period, the median single-family sales price in the Unincorporated Area was higher than the median single-family sales price for the County overall. The median sales price for a home in the Unincorporated Area was \$325,000 compared to Solano County's overall median sales price of \$207,000. In accordance with higher sale prices, single-family units in the Unincorporated Area tend to be larger units with significantly more lot area. The average lot size for housing units sales in the Unincorporated Area was 2.7 acres while the average lot size for single-family units sold in the County overall was approximately one-quarter of an acre.

To afford the higher housing prices, households intending to purchase homes in the Unincorporated Areas would require higher incomes than households seeking to purchase homes in Solano County overall. A household earning more than \$108,000 a year would qualify to purchase a home priced at the median for a single-family home in the Unincorporated Area while a household earning closer to \$69,000 per year would qualify for the median sale price in the County overall.⁹ In the Unincorporated Area, the minimum household income to purchase the median home is well above the moderate-income limit set by HCD. On the other hand, Countywide single-family sales indicate that a household near the upper-end of HCD's moderate-income limits would be able to purchase the median-priced home in Solano County.

Vacancy Rates and Trends. According to the 1990 Census, the overall housing vacancy rate was approximately nine percent in the Unincorporated Area and five percent for Solano County overall.¹⁰ By 2000, the U.S. Census reported the overall vacancy rate in the Unincorporated Area had dropped to six percent, indicating a steady decline in the availability of housing units. During the same period, the County's overall housing vacancy rate dropped even lower from six percent in 1990 to three percent in 2000. Only 1.3 percent of the County's entire housing stock was available for rent in Solano County with the remaining vacant units available for sale, for migrant worker use, for recreational use, or for other reasons not codified.¹¹ The Unincorporated Area had a slightly higher availability of vacant rental units, at 1.7 percent of the total housing stock, but both vacancy rates are relatively low and indicate limited opportunities for households searching for available rental units.

Estimated Number of Households Overpaying for Housing by Income and Household Type. Using 2000 U.S. Census information, the Department of Housing and Urban Development (HUD) estimated the number of households with housing problems by income category and household type. HUD defines overcrowding as those households living in overcrowding conditions¹² paying more than 30 percent of their gross household income towards housing, and/or living in a unit lacking complete plumbing or kitchen facilities. As shown in Table 9,

⁹ BAE assumed that 30 percent of income could be spent on homeowner costs, based on a ten percent down payment, a 7.25 interest rate for a 30-year mortgage, a property tax rate of 1.2 percent, and 0.25 percent for home insurance.

¹⁰ The overall vacancy rate is the total vacant units, including for-rent, vacation units, migrant units, and other vacant units divided by the total housing units (owner-occupied, renter-occupied, and vacant units).

¹¹ The 2000 U.S. Census names this category as "all other vacant units" in its STF1A survey results.

¹² HUD defines overcrowding as more than one person per room. Rooms include living rooms, bedrooms, and kitchens but exclude bathrooms and hallways.

46.9 percent of renters, or approximately 21,256 renter households are overpaying¹³ for housing. Thirty two percent of owners, or approximately 27,448 owner households are also overpaying within Solano County. Renter households are more likely to overpay for housing at a higher rate compared to owner households. Eighty percent of extremely low income renters are overpaying compared to 76.5 percent of owners. As income increases these ratios decrease, but renters generally continue to overpay at a higher rate than owners. Seventy eight percent of very low income renters overpay for housing compared to 61 percent of very low-income owners, and low-income renters and owners overpay at 52.7 and 58.8 percent respectively. A total of 37.4 percent or 48,732 households in Solano County overpay for housing.

¹³ HUD defines overpayment for housing as paying 30 percent or more of gross monthly household income towards housing costs.

Table 7: Solano County Apartment Characteristics by Jurisdiction

BENICIA					
Unit Mix	Units	Average Square Feet	Average Rent	Average Rent/Sq.Ft.	Minimum Household Income to be "Affordable" (a)
Studio	64	496	\$859	\$1.73	\$34,360
1 bedroom/1bath	264	734	\$1,040	\$1.42	\$41,600
2 bedroom/1bath	282	879	\$1,146	\$1.30	\$45,840
2 bedroom/2 bath	141	1,024	\$1,220	\$1.19	\$48,800
2 bedroom townhouse	8	1,000	\$1,233	\$1.23	\$49,320
Totals	759	825	\$1,100	\$1.33	\$43,984
DIXON					
Unit Mix	Units	Average Square Feet	Average Rent	Average Rent/Sq.Ft.	Minimum Household Income to be "Affordable" (a)
1 bedroom/1bath	32	664	\$653	\$0.98	\$26,100
2 bedroom/1bath	132	1,044	\$895	\$0.86	\$35,800
2 bedroom townhouse	32	1,000	\$750	\$0.75	\$30,000
3 bedroom/2 bath	71	1,112	\$1,025	\$0.92	\$41,000
Totals	267	955	\$831	\$0.88	\$33,225
FAIRFIELD					
Unit Mix	Units	Average Square Feet	Average Rent	Average Rent/Sq.Ft.	Minimum Household Income to be "Affordable" (a)
Studio	36	439	\$680	\$1.55	\$27,200
1 bedroom/1bath	719	700	\$869	\$1.24	\$34,760
2 bedroom/1bath	758	869	\$888	\$1.02	\$35,520
2 bedroom/2 bath	557	1,015	\$1,155	\$1.14	\$46,200
2 bedroom townhouse	38	1,056	\$975	\$0.92	\$39,000
3 bedroom/2 bath	64	1,289	\$1,453	\$1.13	\$58,120
Totals	2,172	859	\$965	\$1.12	\$38,600
RIO VISTA					
Unit Mix	Units	Average Square Feet	Average Rent	Average Rent/Sq.Ft.	Minimum Household Income to be "Affordable" (a)
1 bedroom/1bath	23	684	\$652	\$0.95	\$26,070
2 bedroom/1bath	75	864	\$728	\$0.84	\$29,131
3 bedroom/2 bath	4	910	\$807	\$0.89	\$32,280
Totals	102	819	\$729	\$0.89	\$29,160

Note:

(a) HCD defines an apartment to be affordable when the household is paying 30 percent or less of their gross monthly

Sources: Real Facts 2001, Bay Area Economics, 2001.

Table 7: Solano County Apartment Characteristics by Jurisdiction, Continued

SUISUN					
Unit Mix	Units	Average Square Feet	Average Rent	Average Rent/Sq.Ft.	Minimum Household Income to be "Affordable" (a)
1 bedroom/1bath	152	641	\$893	\$1.39	\$35,720
2 bedroom/1bath	292	864	\$1,011	\$1.17	\$40,440
2 bedroom/2 bath	22	919	\$1,085	\$1.18	\$43,400
Totals	466	793	\$976	\$1.23	\$39,040
VACAVILLE					
Unit Mix	Units	Average Square Feet	Average Rent	Average Rent/Sq.Ft.	Minimum Household Income to be "Affordable" (a)
Studio	29	477	\$812	\$1.70	\$32,480
1 bedroom/1bath	1,044	674	\$884	\$1.31	\$35,360
2 bedroom/1bath	616	816	\$944	\$1.16	\$37,760
2 bedroom/2 bath	1,098	959	\$1,086	\$1.13	\$43,440
2 bedroom townhouse	103	1,047	\$900	\$0.86	\$36,000
3 bedroom/2 bath	39	1,221	\$1,341	\$1.10	\$53,640
Totals	2,929	829	\$978	\$1.18	\$39,120
VALLEJO					
Unit Mix	Units	Average Square Feet	Average Rent	Average Rent/Sq.Ft.	Minimum Household Income to be "Affordable" (a)
Studio	40	450	\$817	\$1.82	\$32,680
1 bedroom/1bath	1,200	690	\$974	\$1.41	\$38,960
2 bedroom/1bath	595	881	\$1,019	\$1.16	\$40,760
2 bedroom/2 bath	1,000	949	\$1,129	\$1.19	\$45,160
2 bedroom townhouse	37	944	\$915	\$0.97	\$36,600
3 bedroom/2 bath	92	1,250	\$1,074	\$0.86	\$42,960
Totals	2,964	833	\$1,035	\$1.24	\$41,400

Note:

(a) HCD defines an apartment to be affordable when the household is paying 30 percent or less of their gross monthly

Sources: Real Facts 2001, Bay Area Economics, 2001.

Table 8: Unincorporated Area and County Single-Family Home Sales (7/1/00-8/1/01)

	Lot Square Feet		Living Area Square Feet		Sales Price		Average Bedroom and Bathrooms	Estimated Qualifying Income (b)
	Average	Median	Average	Median	Average	Median		
Unincorporated Area Total	116,107	103,455	1,942	2,007	\$404,652	\$325,000	3 bedroom/2 bath	\$108,165
County Total	10,701	6,098	1,544	1,456	\$234,350	\$207,000	3 bedroom/2 bath	\$68,893

Notes:

- (a) First American Real Estate Solutions only found single-family sales in the communities listed below during the last year.
- (b) Assumes an seven percent mortgage interest rate with a five percent downpayment and an one percent mortgage insurance rate. It also assumes a 30-year mortgage, 0.25 percent of the home value for hazard insurance, and property taxes at 1.2 percent of the home value.

Sources: First American Real Estate Solutions, 2001, Bay Area Economics, 2001.

Table 9: Housing Problems by Income Classification and Household Type for Solano County

Household by Type, Income and Housing Problem	Renters				Total Renters
	Elderly (1-2 Members)	Small Related (2-4 Members)	Large Related (5+ Members)	All Others	
Household Income <= 50% MFI	2,851	6,860	2,400	3,779	15,890
Household Income <=30% MFI	1,721	3,190	1,085	2,179	8,175
% with any housing problems	69.2%	82.9%	89.4%	77.7%	79.5%
% Cost Burden >30%	67.9%	80.6%	82.0%	76.9%	77.1%
% Cost Burden >50%	46.4%	69.1%	61.8%	68.2%	63.1%
Household Income >30 to <=50% MFI	1,130	3,670	1,315	1,600	7,715
% with any housing problems	72.1%	73.6%	86.7%	84.1%	77.8%
% Cost Burden >30%	68.1%	66.2%	53.2%	83.4%	67.9%
% Cost Burden >50%	37.6%	21.5%	12.9%	34.7%	25.1%
Household Income >50 to <=80% MFI	940	5,295	1,860	2,725	10,820
% with any housing problems	54.8%	46.2%	73.9%	50.1%	52.7%
% Cost Burden >30%	52.1%	32.9%	25.0%	47.5%	36.9%
13. % Cost Burden >50%	15.4%	2.5%	0.8%	3.1%	3.5%
Household Income >80% MFI	1,199	9,619	2,274	5,520	18,612
% with any housing problems	22.4%	13.4%	43.3%	9.3%	16.4%
% Cost Burden >30%	21.3%	3.5%	1.5%	5.3%	4.9%
% Cost Burden >50%	3.3%	0.0%	0.0%	0.2%	0.3%
Total Rental Households	4,990	21,774	6,534	12,024	45,322
% with any housing problems	55.9%	41.7%	68.4%	40.9%	46.9%
% Cost Burden >30	53.8%	32.5%	32.0%	38.2%	36.3%
% Cost Burden >50	28.2%	14.4%	13.1%	17.8%	16.6%

Sources: State of Cities Database System, HUD, 2000; BAE, 2005

Table 9: Housing Problems by Income Classification and Household Type for Solano County, Continued

Owners

Household by Type, Income and Housing Problem	Elderly (1-2 Members)		Small Related (2-4 Members)		Large Related (5+ Members)		All Others		Total Owners
	4,777	2,758	1,095	1,468	10,098				
Household Income <= 50% MFI	2,058	1,078	326	810	4,272				
Household Income <=30% MFI	71.8%	80.5%	88.0%	78.4%	76.5%				
% with any housing problems	71.8%	77.3%	83.7%	75.9%	74.9%				
% Cost Burden >30%	46.4%	67.6%	76.4%	63.6%	57.3%				
% Cost Burden >50%	2,719	1,680	769	658	5,826				
Household Income >30 to <=50% MFI	39.3%	77.1%	89.6%	76.4%	61.0%				
% with any housing problems	39.3%	74.1%	76.6%	75.8%	58.4%				
% Cost Burden >30%	23.7%	55.1%	41.6%	57.8%	38.9%				
% Cost Burden >50%	4,114	4,504	2,235	1,692	12,545				
Household Income >50 to <=80% MFI	33.9%	69.1%	77.6%	67.2%	58.8%				
% with any housing problems	33.8%	66.1%	56.8%	67.0%	54.0%				
% Cost Burden >30%	12.9%	21.1%	14.3%	35.2%	19.1%				
13. % Cost Burden >50%	8,485	37,149	9,725	6,975	62,334				
Household Income >80% MFI	12.5%	19.6%	30.6%	27.7%	21.3%				
% with any housing problems	12.2%	17.3%	13.6%	27.3%	17.2%				
% Cost Burden >30%	2.4%	1.3%	0.6%	3.8%	1.6%				
% Cost Burden >50%	17,376	44,411	13,055	10,135	84,977				
Total Owner Households	28.8%	28.3%	43.6%	41.5%	32.3%				
% with any housing problems	28.6%	25.9%	26.5%	41.0%	28.3%				
% Cost Burden >30	13.4%	7.0%	7.3%	17.3%	9.6%				
% Cost Burden >50	Total								
Total Households	Households								
% with any housing problems	130,299								
% Cost Burden >30	37.4%								
% Cost Burden >50	31.1%								
	12.0%								

Sources: State of Cities Database System, HUD, 2000; BAE, 2005

Population and Employment Projections

Projected Population Growth. BAE has utilized ABAG's *Projections 2000* publication as the basis for population, household, and employment projections used in this Needs Assessment; however, BAE has adjusted the ABAG projections to incorporate baseline 2000 population and household data from the 2000 U.S. Census. In Table 10, BAE used the 2000 U.S. Census to establish the base population for each jurisdiction and projected the growth from this based on the net gain in population that ABAG had estimated in *Projections 2000* from the year 2000 forward. As shown in Table 10, based on the adjusted ABAG projections, it is anticipated that population growth in the Unincorporated Area will lag behind Solano County but match the Bay Area, averaging 1.0 percent growth, annually between 2000 and 2010. Furthermore, the adjusted projections indicate that the Unincorporated Area will grow an average of 1.2 percent annually from 2000 to 2005, but will slow down to 0.8 percent annually from 2005 to 2010. Overall, projections suggest that the Unincorporated Area will accommodate 1,200 new residents from 2000 to 2005 and an additional 800 new residents from 2005 to 2010. The projections indicate that the incorporated cities will attract more than 98 percent of population growth in Solano County during this time period.

Projected Household Growth. In Table 10, BAE used the 2000 U.S. Census to establish the base household count for each jurisdiction and then adjusted the projections based on net gain in households for any given time period indicated in ABAG's *Projections 2000* publication. Using this approach, the number of households in the Unincorporated Area can be expected to grow over the next ten years at a rate of about 0.9 percent per year. This growth rate is below the projected household growth for Solano County, but the same as the Bay Area's growth rate. Over the next ten years, this projection approach suggests that Solano County overall and the Bay Area will grow annually at an average of 1.2 and 0.9 percent, respectively. As with the population projections, the adjusted projections indicate that all three areas will experience more of their household growth in the 2000 to 2005 time period, with growth slowing down between 2005 and 2010.

Projected Employment Growth. BAE has utilized the ABAG *Projections 2000* employment estimates and projections without modification for this part of the Needs Assessment. Among the three areas studied, ABAG expects the Unincorporated Area to experience the highest average annual growth rate in total jobs (8.7 percent per year) over the next ten years. During the same period, ABAG expects the number of jobs in Solano County overall to grow an average of 2.9 percent annually, compared to an average of 1.4 percent annual job growth in the Bay Area. ABAG expects total job growth to occur for the Unincorporated Area between 2000 and 2005 at an annual job growth rate of 1.6 percent and then accelerate to 16.3 percent between the years 2005 to 2010. Solano County and the Bay Area, on the other hand, can expect relatively stable rates of job growth over the next ten years, averaging near 2.9 and 1.4 percent annually throughout the period, respectively, according to ABAG. The rapid job growth rate in the Unincorporated Area should be taken into context; from 2005 to 2010 the net projected increase in employment is 1,150 jobs, which would represent only five percent of the total projected employment growth in Solano County. In other words, while the employment growth rate for 2005 to 2010 is high in the Unincorporated Area, the total jobs in the Unincorporated Area is low and would remain a small portion of total employment in Solano County overall.

According to ABAG, Service jobs in the Unincorporated Area will grow at a higher rate than all other job categories (see Table 10). ABAG’s projections also suggest that the “Other” jobs sector will have the greatest increase in the net number of new jobs (460 new jobs) between the years 2000 to 2010. Service jobs are projected to grow at an average annual rate of 23.1 percent between 2000 and 2010, experiencing most of the growth between 2005 and 2010, tapering off during the second half of the decade. It is also worth noting that ABAG projects the Manufacturing & Wholesale jobs sector and the “Other” jobs sector will grow at annual growth rates of 18.2 and 15.7 percent respectively.

From 2000 to 2010, job growth in the Unincorporated Area is expected to slightly outpace the increase in new employed residents living in the Unincorporated Area. In spite of this, the overall number of employed residents is still expected to greatly outnumber the total number of jobs in the Unincorporated Area over the next ten years. According to ABAG projections, the Unincorporated Area will gain about 1,000 employed residents over the next ten years, while adding 1,230 jobs to the local economy. Most of the job growth will take place between the years 2005 to 2010 in which 1,150 new jobs will be added to the Unincorporated Area. According to ABAG, there is expected to be a net surplus of 5,230 total local employed residents versus local jobs. To help measure the change in total jobs versus the change in employed residents, BAE calculated a ratio using Total Jobs/Employed Residents in Table 10. As shown in the table, while the ratio remains the same between 2000 and 2005 at 0.15, this ratio almost doubles from 2005 to 2010. This implies that while most of the employed residents in the Unincorporated Area will commute outside the area for work, a growing number of residents over the next ten years will have opportunities to find employment in new jobs created in the Unincorporated Area.

Regional Housing Needs Allocations (ABAG)

Pursuant to state law (California Government Code Section 65584) at five-year intervals the State Department of Housing and Community Development and regional councils of government (ABAG for Solano County) must determine each locality's share of regional housing need. In conjunction with the State-mandated Housing Element update cycle that requires Bay Area jurisdictions to update their Housing Elements by December 31, 2001, ABAG has allocated housing unit production needs for each jurisdiction within the Bay Area. These allocations set housing production goals for the planning period that runs from January 1, 1999 through June 30, 2007.

The following is a summary of ABAG’s housing need allocation for the Unincorporated Area.

Income Level	Units	Percent
Very Low-Income	500	18.4%
Low-Income	363	13.4%
Moderate-Income	771	28.4%
<u>Above Moderate-Income</u>	<u>1,085</u>	<u>39.9%</u>
Total Units Needed	2,719	100%

The Unincorporated Area’s housing share represents approximately 15 percent of the total housing units allocated to Solano County for the period. For comparison, Vacaville’s housing allocation represents approximately 25 percent of the County’s total allocation and Vallejo’s housing allocation represents 17 percent of the County’s total allocation.

ABAG estimated the Unincorporated Area's housing share by using the Department of Finance's (DOF) 1999 household estimates as the base year and projected household and employment growth using the data published in "ABAG Projections 2000". The DOF estimated the Unincorporated Area's total 1999 households at 6,272; however, the growth projections for the Unincorporated Area contained in "ABAG Projections 2000" were predicated on a total estimate of 9,312 households in the same year, a difference of more than 3,000 households. This becomes critical since the Regional Housing Need Determination (RHND) methodology uses the "ABAG Projections 2000" to estimate the June 30, 2006 household count in the Unincorporated Area and then subtracts the DOF 1999 household estimate to determine household growth for the Unincorporated Area. Therefore, the discrepancy in ABAG base year household estimates and DOF base year household estimates adds 3,000 households arbitrarily to the Unincorporated Area's projected household growth; and since household growth helps to determine a jurisdiction's housing unit allocation, the Unincorporated Area has an inflated housing need allocation that is due primarily to the difference between ABAG and DOF household estimates. Based on 2000 Census data, DOF's population estimates appear to be closer to reality, with the U.S. Census Bureau reporting 6,558 living in the Unincorporated Area. This only further demonstrates that the "ABAG Projections" growth numbers for the Unincorporated Area do not depict current household numbers for the Unincorporated Area nor do the Regional Housing Need Determinations provide a realistic estimate of the amount of growth that the Unincorporated Area can reasonably be expected to accommodate by June 2006.

Table 10: Population and Employment Projections

	Unincorporated Area of Solano County			Solano County			The Bay Area					
	Annual Growth Rate 00-10			Annual Growth Rate 00-10			Annual Growth Rate 00-10					
	2000	2005	2010	2000	2005	2010	2000	2005	2010			
Total Population (a)	19,320	20,522	21,322	394,540	443,540	474,940	6,783,760	7,233,260	7,484,560	1.0%	1.9%	1.3%
Households (a)	6,558	6,898	7,188	130,400	143,140	154,300	2,423,860	2,553,890	2,656,610	0.9%	1.7%	0.9%
Employed Residents	6,400	6,800	7,400	185,600	212,200	234,300	3,538,000	3,799,000	4,017,500	1.5%	2.4%	1.3%
Agricultural and Mining Jobs	610	600	860	3,320	3,480	3,450	37,780	38,120	38,120	3.5%	0.4%	0.1%
Manufacturing & Wholesale Jobs	30	60	160	15,530	19,670	22,560	758,410	824,440	872,880	18.2%	3.8%	1.4%
Retail Jobs	120	130	230	24,770	28,380	31,510	579,960	607,230	634,320	6.7%	2.4%	0.9%
Service Jobs	40	70	320	31,630	37,980	48,930	1,390,860	1,517,310	1,661,020	23.1%	4.5%	1.8%
Other Jobs	140	160	600	54,260	59,360	65,510	921,580	979,890	1,021,220	15.7%	1.9%	1.0%
Total Jobs	940	1,020	2,170	129,510	148,870	171,960	3,688,590	3,966,990	4,227,560	8.7%	2.9%	1.4%
Total Jobs/Employed Residents	0.15	0.15	0.29	0.70	0.70	0.73	1.04	1.04	1.05			

Notes:

(a) The jurisdiction population and household numbers are from the 2000 U.S. Census, which are considered to be the most accurate. Bay Area Economics used ABAG's projected net increase in population to derive the projected population for each jurisdiction.

Sources: ABAG, Projections 2000, U.S. Census, 2000; DOF Population and Housing Estimates, 2000; Bay Area Economics 2001.

Special Housing Needs

Special populations can require non-conventional housing types that serve both as shelter and provide services to their residents. Many special populations are on fixed incomes and have limited ability to absorb increased housing costs. In addition, special populations are often unable to find appropriate shelter due to their living condition. This section estimates the extent of various special housing needs populations found in the Unincorporated Area and discusses their housing needs.

Large Families. The U.S. Department of Housing and Urban Development defines a large family as one containing five or more members. Often, low-income large families live in overcrowded conditions and, due to the presence of minor children, require affordable childcare. Most conventional apartment complexes do not have four-bedroom apartments and many apartment developers dedicate only a small portion, if any, of their unit mixes to three-bedroom units suitable for families. Lacking means to purchase larger homes, this forces many low-income families into smaller dwelling units and overcrowded conditions. According to the 1990 U.S. Census, approximately 37 percent (758 units) of renter occupied units in the Unincorporated Area contained three or more bedrooms and only eight percent (164 units) of renter occupied units contained four or more bedrooms, including renter occupied single-family dwellings. Based on 1990 U.S. Census estimates, there are approximately 4,976 occupied housing units with three bedrooms or more in the Unincorporated Area, mostly single-family dwellings.

BAE used 2000 family household estimates from Claritas, Inc. to adjust the 1990 U.S. Census family household by household size data. As shown in Table 11, there are an estimated 956 large families living within the Unincorporated Area or approximately 19.1 percent of all family households in the Unincorporated Area. The proportion of large family households in the Unincorporated Area is slightly lower than the overall County proportion, at 20.1 percent, but slightly higher than in the Bay Area where large family households represent 18.9 percent of total family households. Considering the large supply of units (4,976 units) with three or more bedrooms in the Unincorporated Area and the estimated number of large families (956 large families), there appears to be a sufficient supply of large housing units to accommodate housing demand for large families. However, the majority of single-family units suitable for large families may only be affordable to households with above-moderate incomes, meaning that there is likely unmet need for affordable (i.e., below market rate) housing for large families.

Large Households. Large households are households with five or more persons, including large family households.¹⁴ The 2000 U.S. Census provides information on the number of large households living in the Unincorporated Area by tenure. As shown in Table 12, there are approximately 600 large owner households and 380 large renter households in the Unincorporated Area, representing 13 percent of total owner households and 19 percent of total renter households in the Unincorporated Area. While large owner households in the Unincorporated Area make a larger portion of the total households in the Unincorporated Area, a greater proportion of renter households are large households, and therefore renters in the Unincorporated Area are more likely to need larger units. This is counter-intuitive because most consider renters to be smaller households in need of one or two bedroom apartments rather than

¹⁴ Large households should not be confused with large family households. While both households include households with five or more persons, large households include family and non-family households.

larger three- and four-bedroom units. In fact, the conventional wisdom is more valid in Solano County overall, where owner households are slightly more likely to be large households than renter households.

Elderly. The elderly population often requires special housing to accommodate part-time or full-time care and are also more likely to have lower incomes than the population in general. Simple housing requirements can include modifications to doors and steps to improve accessibility, and installation of grab bars to make bathing, toileting, and other daily activities more safe. Housing unit types such as apartments or condominiums that do not entail high maintenance requirements can also be beneficial as the elderly continue to age and become less able to perform extensive home maintenance work on their own. The elderly are also commonly on fixed incomes while expending more of their income on medical care, meaning that affordable housing is often needed.

According to the 2000 U.S. Census, there are approximately 2,306 persons 65 years and older, or 11.9 percent of the total residents living within the Unincorporated Area. Overall, residents living within the Unincorporated Area are more likely to be seniors (persons 65 years and older) than Solano County overall and the Bay Area residents, of which 9.5 and 11.2 percent are 65 and over. From 1990 to 2000, the senior population in the Unincorporated Area grew by 1.3 percent annually and 3.0 percent of the population growth occurred in the cohort of persons 75 years and older. With this growth in the upper age groups, increasing needs for supportive housing for the elderly can be expected.

Senior-Headed Households by Tenure. The 2000 U.S. Census also provides data on the number of senior-headed households by tenure. Senior-headed households are households where the head of household is 65 years or older. As shown in Table 14, there are approximately 1,200 senior-headed owner households and 187 senior-headed renter households, indicating that the vast majority of senior-headed households living in the Unincorporated Area are owners. In addition, a larger proportion of owner households in the Unincorporated Area are senior-headed households compared to the County overall. Approximately 26 percent of owner households in the Unincorporated Area are senior-headed households compared to 20 percent of owners in the County overall.

Senior-Headed Households by Income. According to Claritas, Inc., roughly 43 percent of senior households living in the unincorporated areas of the county earn less than \$35,000, which is at the upper ceiling low-income limits published by HCD for two-person households in 2001 (\$35,600). Seniors 75 years and older are slightly more likely to be low-income compared to senior households 65 to 74 years. Approximately 42 percent of senior households between 65 to 74 earn less than \$35,000 a year compared to 44 percent of households headed by persons 75 and older. At \$35,000 per year, a household could afford a one-bedroom unit renting for \$875 per month, which is slightly above the average rent in Solano County for one-bedroom apartments.¹⁵

Compared to Solano County overall, seniors living in the Unincorporated Area tend to have higher incomes. As shown in Table 15, 23 percent of senior households living in the Unincorporated Area earn \$75,000 or more versus 11 percent of Solano County senior

¹⁵ "Affordable rent" is defined as rent set at or below 30 percent of the household's gross monthly income.

households overall. Approximately 330 senior households, or 19 percent of senior households in the Unincorporated Area, have incomes of less than \$15,000 year, which is considered to be very-low income. Another 228 senior households in the Unincorporated Area have income of less than \$25,000 a year. These lower-income senior households are likely to have the greatest affordable housing need, considering the maximum affordable rent for a household earning \$15,000 is \$375 a month and the maximum affordable rent for a household earning \$25,000 is \$625 a month. Both maximum rents are below market rate rents in Solano County.

People With Disabilities. Disabilities can take many forms and have numerous implications for housing need. Many disabled people can live in conventional housing without any modifications, or with only minor modifications, while some disabled people require substantial modifications and/or on-site care to maintain everyday living, while others may need occasional assistance but do not require everyday care. Accessible units can be more expensive to build, including costs for features such as ramps, extra wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility enhancements. Compared to the general population, disabled persons are more likely to live alone, earn less, and be homeless.¹⁶ Overall, the disabled population has a higher demand for studios and one-bedroom units and would benefit from accessible and affordable housing.

To produce an estimate of the number of persons with disabilities in the year 2000, BAE used the 1990 U.S. Census disability data and adjusted that data to reflect the growth in the total population from 1990 to 2000. As shown in Table 16, there is an estimated 882 persons with a disability living in the Unincorporated Area. Based on 1990 Census data regarding the incidence of disabilities in the general population, approximately 6.0 percent of persons 16 and older have a disability that prevent them from working. In addition, 5.6 percent of persons 16 and older have a mobility limitation (in need of a cane, wheel chair, etc.), a self-care limitation (unable to perform household chores on their own), or have both a self-care and a mobility limitation. The Unincorporated Area had proportionately fewer disabled persons than in Solano County overall. Whereas approximately 16.2 percent of the Unincorporated Area population 16 and over had a work disability, a self-care limitation, or a mobility limitation, about 17.5 percent of the population of Solano County overall had one or more of these disabilities.

Because the disabled elderly often have different housing and care needs than those disabled between 16 and 64 years old, BAE estimated the proportion of people with disabilities that prevent them from working, with self-care limitations, or with mobility limitations, and between 16 and 64 years of age. As summarized in Table 17, approximately 4.5 percent of residents 16 to 64 in the Unincorporated Area (or 620 persons) have a disability that prevents them from working, a self-care limitation, or a mobility limitation. These people are likely to have a high need for affordable housing due to their more severe condition and reduced employment opportunities.

Single Female-Headed Households. Single female-headed households with children tend to have a higher need for affordable housing compared to family households in general. Single female-headed households often earn less money than married households with children. In

¹⁶ Tootelian, Dennis, Gaedeke, Ralph. *The Impact of Housing Availability, Accessibility, and Affordability on People with Disabilities*. California State University, Sacramento. State Independent Living Council. April 1999.

addition, single female-headed households with children are more likely to need childcare since the mother is often the sole source of income and the sole caregiver for children within the family. According to the 2000 U.S. Census, there are approximately 260 single female-headed households with children within the Unincorporated Area, which is considerably less as a proportion than the County overall. Approximately five percent of family households in the Unincorporated Area are single female-headed households with children compared to eleven percent of family households for Solano County overall.

Farmworkers. Some farmworkers tend to have special housing needs due to the seasonal nature of their work, along with their need to migrate based on seasonal farmworker demand. Solano County has both a large flux of seasonal workers as well as a substantial base of year ‘round farmworkers who reside permanently in the County. Based on the *Migrant and Seasonal Farmworker Enumeration Profiles Study*¹⁷ conducted in 2000, there are approximately 6,500 farmworkers at peak harvesting season in Solano County each year. Of these, an estimated 3,506 are yearly “seasonal workers” and are likely to remain in Solano County throughout the year. Another 3,023 workers are “migrant workers” that live temporarily within the County to accommodate peak season demand and are more in need of migrant farmworker housing. Along with the 6,500 estimated farmworkers in Solano County, the *Migrant and Season Farmworker Enumeration Profiles Study* estimates another 5,098 non-farmworkers live within farmworker households. While these estimates are at the County level and do not estimate specifically to the Unincorporated Area, it is likely the vast majority of farmworkers work within the Unincorporated Area where most of the agricultural production in the County takes place.

Families and Individuals in Need of Emergency Shelter. According to the 1999 Solano County Continuum of Care, the County has a shortage of emergency shelter beds, transitional housing, and permanent supportive housing for both homeless families with children and homeless individuals. A number of homeless service providers and community support organizations (e.g.: emergency shelter providers, social service agencies, affordable housing providers, local government, and private foundations) collaborated on the comprehensive homeless strategy called the Continuum of Care. The Continuum of Care is a HUD-regulated document that is submitted in conjunction with local homeless service provider applications for federal homeless assistance. The Continuum of Care must identify the estimated need and inventory for shelter, transitional housing, permanent supportive housing, and permanent housing for families and individuals. According to the 1999 Continuum of Care, the largest homeless service shortages within the County appear to be in emergency shelter for both families and individuals. In addition, the Continuum of Care states a significant unmet need for permanent supportive housing for individuals. Table 19 summarizes the Continuum of Care estimates of homeless need and inventory for emergency shelter, transitional housing, permanent supportive housing, and permanent housing.

Military Workers. During community meetings, a few citizens voiced a concern that enlisted persons at Travis Air Force Base were unable to find affordable housing within close proximity to the base. The base is located south of Fairfield, in the Unincorporated Area. According to housing staff at Travis Air Force Base, an estimated 3,230 military personnel live in households

¹⁷ Larson, Alice C. PhD., Larson Assistance Services, *Migrant and Seasonal Farmworker Enumeration Profiles Study*, prepared for the Migrant Health Program, Bureau of Primary Health Care, and Health Resources and Services Administration, September 2000.

off the Air Force base. Approximately 638 households out of the total households live 30 minutes beyond the base. This seems to suggest that the housing allowance provided necessitates some personnel to locate farther from the base due to a lack of nearby affordable housing. In 2001, the Department of Defense increased the housing allowance provided to enlisted persons and officers. The previously frozen housing allowances in 1999 were increased by approximately 50 percent for enlisted persons without dependents and by approximately 40 percent for enlisted persons with dependents. Officers have received similar increases in their housing allowance based on their rank and if they have any dependents. These housing allowance increases have substantially reduced the number of enlisted persons and officers that use other income to pay for suitable housing.

BAE compared the off base housing allowances for 2001 with average rent prices in Fairfield as shown in Table 8. Fairfield is the closest jurisdiction to Travis Air Force Base. Enlisted single persons are given a housing allowance between \$777 and \$1,033, meaning that they should be able to afford market rate studios. Enlisted single persons of higher rank are able to afford a two-bedroom/one bath apartment in Fairfield. Persons enlisted with dependents are given between \$916 and \$1,268 in housing allowance. These households are able to afford anywhere between a two bedroom/one bath apartment and a two-bedroom/two-bath apartment depending on rank. Officers without dependents are given between \$994 and \$1,258 for housing. A low ranking single officer can afford a two-bedroom/one-bath apartment or a two-bedroom townhouse in Fairfield. High ranking officers without dependents are able to afford a two-bedroom/two-bath apartment. In general, low ranking officers with dependents are given a housing allowance that enables them to rent a two-bedroom/two-bathroom apartment, while high ranking officers with families are able to rent three-bedroom/two-bath housing units. Based on this data, it appears that higher ranking officers are able to afford nearby housing using solely their housing allowance while lower ranking enlisted persons with dependents may require additional resources to afford a sufficient-sized apartment.

Table 11: Large Families (2000 Estimates)

	Unincorporated Area				Solano County				Bay Area			
	1990		2000		1990		2000		1990		2000	
	Number	% of family households	Number	% of family households	Number	% of family households	Number	% of family households	Number	% of family households	Number	% of family households
Family Households												
2 persons	2,213	38.1%	2,139	42.7%	29,604	34.4%	33,062	34.0%	568,819	39.0%	593,764	37.2%
3 persons	1,273	21.9%	957	19.1%	20,755	24.1%	22,778	23.4%	343,950	23.6%	362,953	22.8%
4 persons	1,290	22.2%	954	19.1%	20,140	23.4%	21,946	22.5%	301,203	20.7%	335,693	21.1%
5 persons	599	10.3%	514	10.3%	9,336	10.8%	11,331	11.6%	135,292	9.3%	159,324	10.0%
6 persons	248	4.3%	255	5.1%	3,784	4.4%	4,777	4.9%	57,223	3.9%	71,586	4.5%
7 persons	183	3.2%	187	3.7%	2,504	2.9%	3,481	3.6%	51,568	3.5%	71,150	4.5%
Large Families (w/ 5 or more persons)	1,030	17.7%	956	19.1%	15,624	18.1%	19,589	20.1%	244,083	16.7%	302,060	18.9%
Total Family Households	5,806	100.0%	5,006	100.0%	86,123	100.0%	97,375	100.0%	1,458,055	100.0%	1,594,470	100.0%

Sources: U.S. Census, ST1A, 1990 and 2000; Bay Area Economics, 2001.

Table 12: Large Households by Tenure (2000 Estimates)

Household Size	Unincorporated Area				Solano County					
	Owner Households		Renter Households		Owner Households		Renter Households		Total Households	
	Number	% of owner-occupied HH	Number	% of renter-occupied HH	Number	% of owner-occupied HH	Number	% of renter-occupied HH	Number	% of total households
5 persons	335	7.3%	191	9.6%	7,716	9.1%	3,748	8.3%	11,464	8.8%
6 persons	164	3.6%	96	4.8%	3,193	3.8%	1,676	3.7%	4,869	3.7%
7 persons	100	2.2%	93	4.7%	2,266	2.7%	1,254	2.8%	3,520	2.7%
Total Large Households (a) (w/ 5 or more persons)	599	13.1%	380	19.1%	13,175	15.5%	6,678	14.7%	19,853	15.2%
Total Households	4,570	69.7%	1,988	30.3%	84,994	65.2%	45,409	34.8%	130,403	100.0%

Note:

(a) Large households should not be confused with large family households in Table 10. These total both family and non-family households.

Sources: U.S. Census, ST1A, 2000; Bay Area Economics, 2001.

Table 13: Housing Stock by Tenure and Housing Size (1990)

UNINCORPORATED AREAS

Number of Bedrooms	Owner Occupied		Renter Occupied		Total	
	Number	%	Number	%	Number	%
No Bedrooms	28	1%	107	5%	135	2%
1 Bedroom	244	5%	519	26%	763	10%
2 Bedrooms	829	16%	648	32%	1,477	20%
3 Bedrooms	2,369	45%	594	29%	2,963	40%
4 Bedrooms	1,531	29%	137	7%	1,668	23%
5 Bedrooms	318	6%	27	1%	345	5%
Total	5,319	100%	2,032	100%	7,351	100%

SOLANO COUNTY

Number of Bedrooms	Owner Occupied		Renter Occupied		Total	
	Number	%	Number	%	Number	%
No Bedrooms	275	0%	1,802	4.3%	2,077	2%
1 Bedroom	2,762	4%	10,469	24.9%	13,231	12%
2 Bedrooms	11,833	17%	16,712	39.7%	28,545	25%
3 Bedrooms	34,321	48%	10,117	24.0%	44,438	39%
4 Bedrooms	19,783	28%	2,824	6.7%	22,607	20%
5 Bedrooms	2,335	3%	196	0.5%	2,531	2%
Total	71,309	100%	42,120	100%	113,429	100%

Sources: U.S. Census STF3A, 1990; Bay Area Economics, 2001.

Table 14: Senior Population

UNINCORPORATED AREA	1990		2000		Annual Growth 1990-2000
	Number	% of Total Pop.	Estimate	% of Total Pop.	
Total Population	21,692	100.0%	19,322	100.0%	-1.2%
Population 65 to 74	1,341	6.2%	1,372	7.1%	0.2%
Population 75 and older	693	3.2%	934	4.8%	3.0%
Total Senior Population	2,034	9.4%	2,306	11.9%	1.3%
SOLANO COUNTY					
	1990		2000		Annual Growth 1990-2000
	Number	% of Total Pop.	Estimate	% of Total Pop.	
Total Population	340,421	100.0%	394,542	100.0%	1.5%
Population 65 to 74	17,428	5.1%	20,246	5.1%	1.5%
Population 75 and older	10,258	3.0%	17,180	4.4%	5.3%
Total Senior Population	27,686	8.1%	37,426	9.5%	3.1%
BAY AREA					
	1990		2000		Annual Growth 1990-2000
	Number	% of Total Pop.	Estimate	% of Total Pop.	
Total Population	6,023,577	100.0%	6,783,760	100.0%	1.2%
Population 65 to 74	387,258	6.4%	389,437	5.7%	0.1%
Population 75 and older	274,240	4.6%	368,070	5.4%	3.0%
Total Senior Population	661,498	11.0%	757,507	11.2%	1.4%

Sources: Claritas Inc., 2000, U.S. Census 1990 & 2000; Bay Area Economics, 2001.

Table 15: Senior-Headed Households by Tenure (2000)

Household Age	Unincorporated Area				Solano County					
	Owner Households		Renter Households		Owner Households		Renter Households		Total Households	
	Number	% of owner-occupied HH	Number	% of renter-occupied HH	Number	% of owner-occupied HH	Number	% of renter-occupied HH	Number	% of total households
65 to 74 years	677	14.8%	108	5.4%	9,577	11.3%	2,158	4.8%	11,735	9.0%
75 to 84 years	423	9.3%	61	3.1%	6,219	7.3%	1,730	3.8%	7,949	6.1%
85 years and older	99	2.2%	18	0.9%	1,362	1.6%	673	1.5%	2,055	1.6%
Total Senior Households	1,199	26.2%	187	9.4%	17,178	20.2%	4,561	10.0%	21,739	16.7%
All Households	4,570	69.7%	1,988	30.3%	84,994	65.2%	45,409	34.8%	130,403	100.0%

Note:

Senior-Headed Household should not be confused with seniors. Senior-Headed households are households where the head-of-household is 65 years or older.

Sources: U.S. Census, ST1A, 2000; Bay Area Economics, 2001.

Table 16: Senior-Headed Households by Income (2000)

UNINCORPORATED AREA

Household Income	Seniors 65 to 74		Senior 75 and older		Total Seniors	
	Estimate	%	Estimate	%	Estimate	%
\$0 to 14,999	163	16%	167	22%	330	19%
\$15,000 to \$24,999	144	15%	84	11%	228	13%
\$25,000 to \$34,999	108	11%	86	11%	194	11%
\$35,000 to \$49,000	153	15%	124	16%	277	16%
\$50,000 to \$74,999	169	17%	148	20%	317	18%
\$75,000 and Greater	252	25%	148	20%	400	23%
Total Households	989	100%	757	100%	1,746	100%

SOLANO COUNTY

Household Income	Seniors 65 to 74		Senior 75 and older		Total Seniors	
	Estimate	%	Estimate	%	Estimate	%
\$0 to 14,999	2,372	21%	3,210	35%	5,582	27%
\$15,000 to \$24,999	2,081	18%	1,933	21%	4,014	20%
\$25,000 to \$34,999	1,831	16%	1,214	13%	3,045	15%
\$35,000 to \$49,000	1,944	17%	1,134	12%	3,078	15%
\$50,000 to \$74,999	1,729	15%	911	10%	2,640	13%
\$75,000 and Greater	1,468	13%	728	8%	2,196	11%
Total Households	11,425	100%	9,130	100%	20,555	100%

Sources: Claritas Inc., 2001; Bay Area Economics, 2001

Table 17: Persons with Disability

	Unincorporated Area			Solano County		
	1990		2000 (a)	1990		2000 (a)
	Number	%	Estimate	Number	%	Estimate
Total Persons	21,692	100%	19,322	340,421	100%	394,542
Total Persons 16+	16,415	75.7%	15,092	231,855	68.1%	268,716
Persons with Work Disability and Prevented from Working with a Work Disability and 16-64	992	6.0%	882	15,682	6.8%	18,175
Persons with a Mobility Limitation with a Mobility Limitation and 16-64	465	2.8%	400	8,062	3.5%	9,344
Person with a Self-Care Limitation with a Self-Care Limitation and 16-64	275	1.7%	247	4,217	1.8%	4,887
Persons with both Self-Care and Mobility Limitation with both Self-Care and Mobility Limitation and 16-64	44	0.3%	36	889	0.4%	1,030
Total Persons with either Self-Care, Mobility Limitation, or a Work Disability	2,664	16.2%	2,396	40,540	17.5%	46,985

Note:

(a) Disability estimates are based on the percentage of persons with a disability in 1990 as a proportion of the total 1990 population, and projected to represent 2000 U.S. Census population estimates.

Sources: 1990 U.S. Census, STF3A; 2000 U.S. Census, STF3A; Bay Area Economics, 2001.

Table 18: Single Female-Headed Households

Unincorporated Area	1990		2000	
	Number	Pct. of Total HH	Number	Pct. of Total HH
Total Number of Households	7,351	100%	6,558	100%
Family Households	5,806	79%	5,006	76%
Female Head of Households with Children	345	6% of Family HH	315	6% of Family HH

Solano County	1990		2000	
	Number	Pct. of Total HH	Number	Pct. of Total HH
Total Number of Households	113,429	100%	130,542	100%
Family Households	86,123	76%	97,375	75%
Female Head of Households with Children	9,503	11% of Family HH	11,054	11% of Family HH

Sources: 1990 U.S. Census, STF3A; 2000 U.S. Census, STF1A, 2000; Bay Area Economics, 2001.

Table 19: Estimated Need and Inventory for Emergency Shelter, Transitional Housing, and Permanent Supportive Housing

	Emergency Shelter		Transitional Housing		Permanent Supportive Housing	
	Individuals	Families	Individuals	Families	Individuals	Families
Estimated Need	460	848	330	450	389	120
Current Inventory	80	72	97	40	0	40
Unmet Need/Gap	380	776	233	410	389	80

Sources: Solano County Continuum of Care, 1999; Bay Area Economics, 2001.

Community Profiles

Several unincorporated areas of the County contain smaller residential communities that have unique housing and population characteristics. The purpose of this section is to describe these housing and population characteristics for the eleven communities within the unincorporated areas of Solano County. The eleven communities included in this section are Homeacres, Starr Subdivision, Sandy Beach, Cordelia, Rockville, Green Valley, Tolenas, North Vacaville, East Vacaville, Olive School, and Elmira. Figure 2 is a map of the unincorporated communities and where they are located within the County. While there are other housing units outside of the eleven communities, these eleven communities represent the majority and the largest concentrations of housing units within the Unincorporated Area. Approximately 62 percent of the Unincorporated Area population lives within one of these eleven communities.

Homeacres

Homeacres is surrounded by the City of Vallejo and contains approximately 300 acres of unincorporated land, located north and south of Highway 780 between Homeacres Avenue and Rollingwood Drive (See Figure 3 for a map of Homeacres, Sandy Beach, and Starr Subdivision). Homeacres is designated in the Solano County General Plan as Low Density Residential with two to seven units per acre. It is presently zoned under a mixture of residential and commercial districts. In the area to the north and south of Benicia Road, approximately 102 acres are zoned as Residential Estate (RE ½), 90 acres Residential Estate (RE ¼), 21 acres One-Family Residence (R-S 6), 28 acres Duplex, and seven acres Multifamily.

Approximately 1,690 people live in Homeacres, which contains 612 housing units. Nearly 30 percent of the persons are under 18 years of age and approximately ten percent are 65 years and older. As shown in Table 20a, Homeacres has larger proportions of female-headed households than the Unincorporated Area population in general, representing 12 percent of the total households in Homeacres compared to five percent in the greater Unincorporated Area. Homeacres households are also more likely to be single person households than Unincorporated Area households overall, and simultaneously, are more likely to be large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Homeacres household tend to be larger than Unincorporated Area households and County households, averaging 3.0 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, Homeacres households are less likely to own their homes than Unincorporated Area households and County households overall. Approximately 55 percent of Homeacres households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Homeacres also has a higher proportion of vacant housing units compared to the Unincorporated Area with nine percent of its housing stock vacant.

Figure 2: Unincorporated Communities

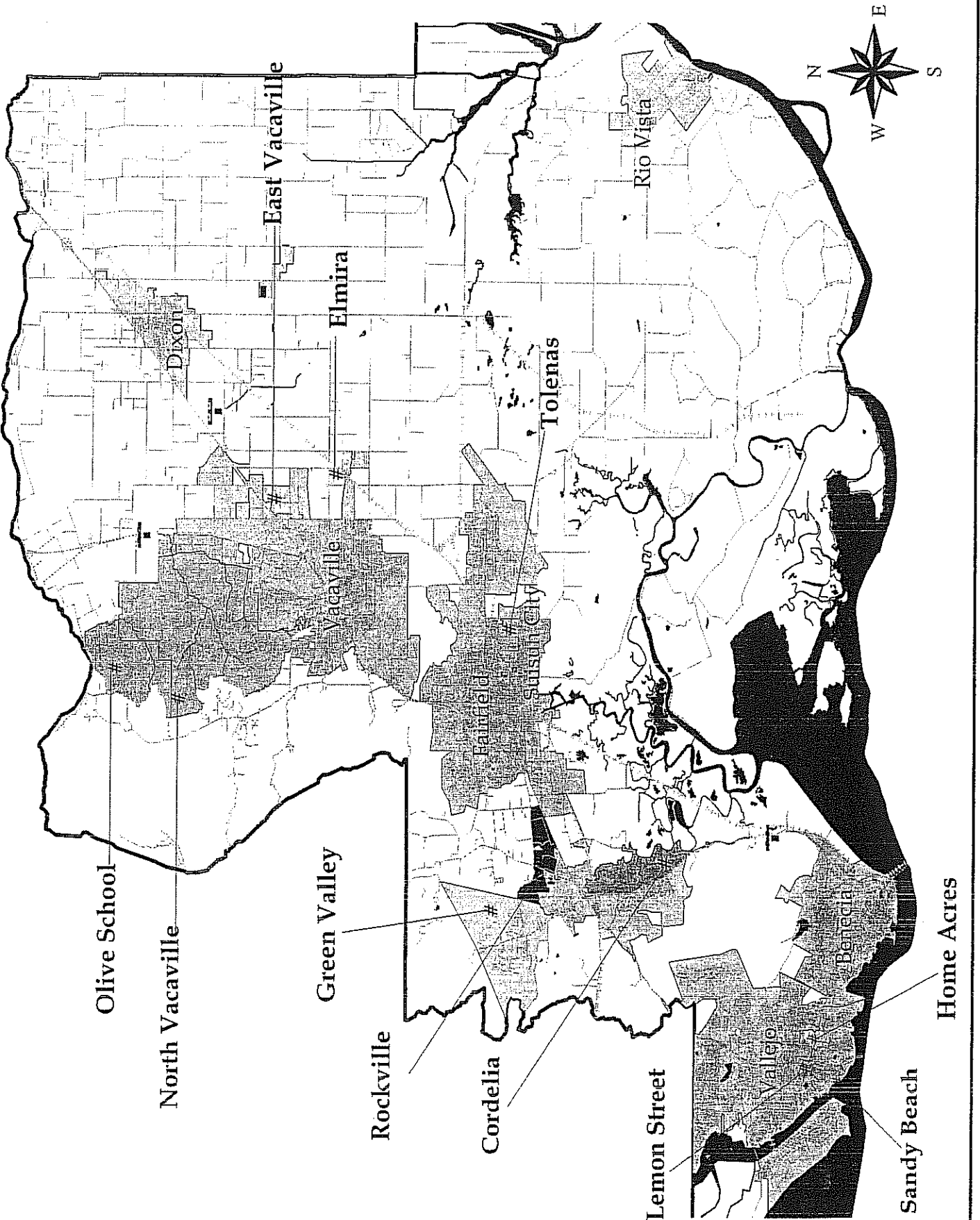


Figure 3: Home Acres, Lemon Street, and Sandy Beach

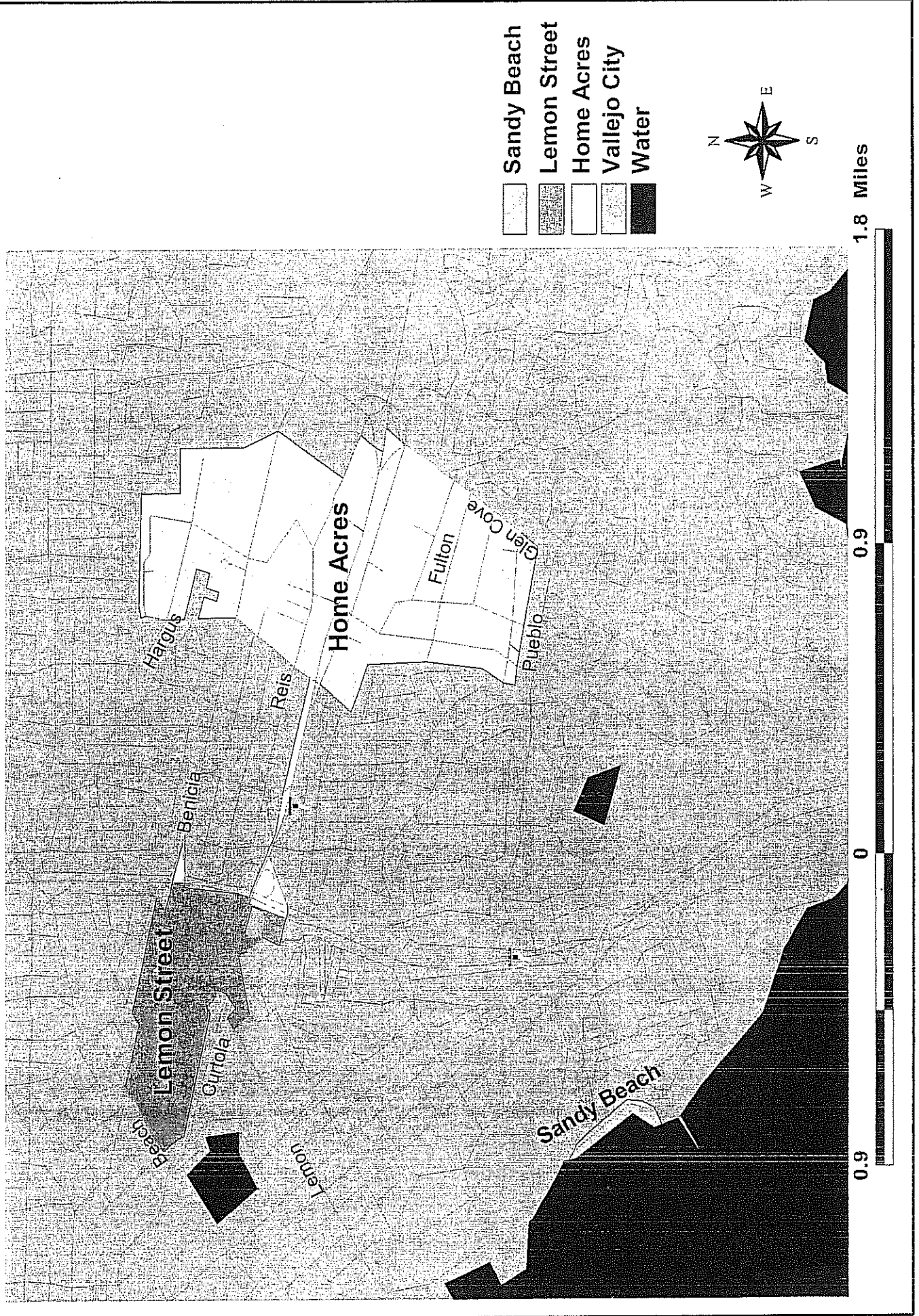


Table 20a: Home Acres Population, Household, and Housing Characteristics (2000 U.S. Census Results)

Population Characteristics	Home Acres		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	479	28%	4,974	26%	111,852	28%
Persons 18 to 65	1,040	62%	12,042	62%	245,264	62%
Persons 65 and older	172	10%	2,306	12%	37,426	9%
Total Population	1,691	100%	19,322	100%	394,542	100%
Household Population	1,661	98%	18,729	97%	378,568	96%
Group Quarter Population	30	2%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	3.0	N/A	2.88	N/A	2.90	N/A
Total Households	559	100%	6,558	100%	130,403	100%
Single-Person Households	131	23%	1,147	17%	25,525	20%
Family Households	379	68%	5,006	76%	97,375	75%
Female-Headed Households w/Children	65	12%	315	5%	11,054	8%
Large Family Households (5 persons+)	100	18%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	559	91%	6,558	94%	130,403	97%
Owner Occupied	338	55%	4,570	70%	84,994	63%
Renter Occupied	221	36%	1,988	30%	45,409	34%
Vacant Housing Units	53	9%	409	6%	4,110	3%
Available For-Rent	17	3%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	36	6%	277	4%	2,320	2%
Total Housing Units	612	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Starr Subdivision

The Starr Subdivision community contains approximately 97 acres of unincorporated land located west of Interstate 80 between Benicia Road and Carlson Street, surrounded by the City of Vallejo. Starr Subdivision is primarily zoned for Duplex Residential (R-D) with areas along Benicia Road zoned Neighborhood Commercial (N-C). Approximately 78 acres of land are zoned duplex residential (R-D). Sixteen acres of Neighborhood Commercial (N-C) also zoned along Benicia Road. Starr Subdivision is relatively densely populated compared to other urbanized areas in the County, containing an average population density of 14.4 persons per acre. In comparison, the City of Vallejo's average population density is six persons per acre.

Approximately 1,400 people live in Starr Subdivision, which contains 455 housing units. As shown in Table 20b, about 35 percent of the persons are under 18 years of age, which is the highest percentage of persons under 18 of all the unincorporated communities. Starr Subdivision contains the highest proportion of female-headed households of any unincorporated communities discussed in this report, representing 18 percent of the total households in Starr Subdivision compared to five percent in the Unincorporated Area overall. In addition, Starr Subdivision contains the highest percentage of large family households of all the unincorporated communities, representing 26 percent of Starr Subdivision households. Further illustrating the tendency towards large households within Starr Subdivision is its average household size; Starr Subdivision averages 3.4 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

Starr Subdivision households are less likely to own their homes than Unincorporated Area households and County households overall. Approximately 33 percent of Starr Subdivision households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Starr Subdivision also has a higher proportion of vacant housing units compared to the Unincorporated Area with nine percent of its housing stock vacant. The housing conditions survey indicated that approximately three percent of the housing stock is dilapidated and another two percent is substandard. Based on the housing conditions survey results, approximately 23 units are in need of major rehabilitation or replacement.

Sandy Beach

Sandy Beach is a small unincorporated area adjacent to the bay along Sandy Beach Road. The entire area is zoned single-family residential and is surrounded by the City of Vallejo. There are approximately 65 people living in 39 housing units within Sandy Beach. Sandy Beach households tend to be older households without children. As summarized in Table 20c, only two persons in Sandy Beach are under 18 years, while 23 percent of Sandy Beach's population are 65 years and older. Overall, Sandy Beach households tend to be smaller than Unincorporated Area households and County households, averaging 1.9 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, the majority of Sandy Beach households own their homes; approximately 69 percent compared to 70 percent for the Unincorporated Area households overall.

Table 20b: Starr Subdivision Population, Household, and Housing Characteristics (2000 U.S. Census Res

Population Characteristics	Lemon Street		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	493	35%	4,974	26%	111,852	28%
Persons 18 to 65	806	58%	12,042	62%	245,264	62%
Persons 65 and older	102	7%	2,306	12%	37,426	9%
Total Population	1,401	100%	19,322	100%	394,542	100%
Household Population	1,378	98%	18,729	97%	378,568	96%
Group Quarter Population	23	2%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	3.4	N/A	2.88	N/A	2.90	N/A
Total Households	413	100%	6,558	100%	130,403	100%
Single-Person Households	92	22%	1,147	17%	25,525	20%
Family Households	298	72%	5,006	76%	97,375	75%
Female-Headed Households w/Children	76	18%	315	5%	11,054	8%
Large Family Households (5 persons+)	107	26%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	413	91%	6,558	94%	130,403	97%
Owner Occupied	152	33%	4,570	70%	84,994	63%
Renter Occupied	261	57%	1,988	30%	45,409	34%
Vacant Housing Units	42	9%	409	6%	4,110	3%
Available For-Rent	25	5%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	17	4%	277	4%	2,320	2%
Total Housing Units	455	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Table 20c: Sandy Beach Population, Household, and Housing Characteristics (2000 U.S. Census Results)

Population Characteristics	Sandy Beach		Unincorporated Area		Sofano County	
	Number	%	Number	%	Number	%
Persons under 18	2	3%	4,974	26%	111,852	28%
Persons 18 to 65	48	74%	12,042	62%	245,264	62%
Persons 65 and older	15	23%	2,306	12%	37,426	9%
Total Population	65	100%	19,322	100%	394,542	100%
Household Population	65	100%	18,729	97%	378,568	96%
Group Quarter Population	-	0%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	1.9	N/A	2.88	N/A	2.90	N/A
Total Households	35	100%	6,558	100%	130,403	100%
Single-Person Households	8	23%	1,147	17%	25,525	20%
Family Households	21	60%	5,006	76%	97,375	75%
Female-Headed Households w/Children	1	3%	315	5%	11,054	8%
Large Family Households (5 persons+)	-	0%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	35	90%	6,558	94%	130,403	97%
Owner Occupied	27	69%	4,570	70%	84,994	63%
Renter Occupied	8	21%	1,988	30%	45,409	34%
Vacant Housing Units	4	10%	409	6%	4,110	3%
Available For-Rent	-	0%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	4	10%	277	4%	2,320	2%
Total Housing Units	39	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Old Cordelia

Old Cordelia is located south of Interstate 80 and to the east of Interstate 680 (See Figure 4). The townsite of Old Cordelia was established in the late 1800's. The townsite consists of approximately 80 acres located within the City of Fairfield urban growth line under the County General Plan. The area is identified as a historic townsite and is zoned for Highway Commercial Development. The community is presently zoned under several residential districts including 27 acres in Residential Estate (RE-½) and 40 acres in Rural Residential (RR 2½). One acre is presently zoned for Highway Commercial.

According to the 2000 U.S. Census, Old Cordelia has 64 housing units containing 220 residents. About 28 percent of Old Cordelia residents are under 18 years of age and eleven percent are 65 years and older. As shown in Table 20d, Old Cordelia has larger proportions of female-headed households than the unincorporated population in general, representing 12 percent of the total households in Old Cordelia compared to five percent in the greater Unincorporated Area. Old Cordelia households are also more likely to be single person households than households in the Unincorporated Area overall. Nearly one quarter of the households are single-person households (24 percent) compared to 17 percent of Unincorporated Area households overall.

Old Cordelia is less likely to contain large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Old Cordelia households tend to be slightly smaller than Unincorporated Area households and County households, averaging 2.7 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

Old Cordelia households are more likely to own their homes but at a lower percentage than Unincorporated Area households and County households overall. Approximately 56 percent of Old Cordelia households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Old Cordelia also has a higher proportion of vacant housing units compared to the Unincorporated Area, with eight percent of its housing stock vacant.

The housing conditions survey discussed earlier in this report included portions of Old Cordelia. According to survey results, approximately 40 percent of the housing stock or 26 units are substandard and in need of rehabilitation or replacement. While the housing conditions survey shows lower rates of substandard units in Old Cordelia compared to other communities surveyed, Old Cordelia has a higher proportion of dilapidated units, with nine percent of the units surveyed in dilapidated condition.

Figure 4: Cordelia

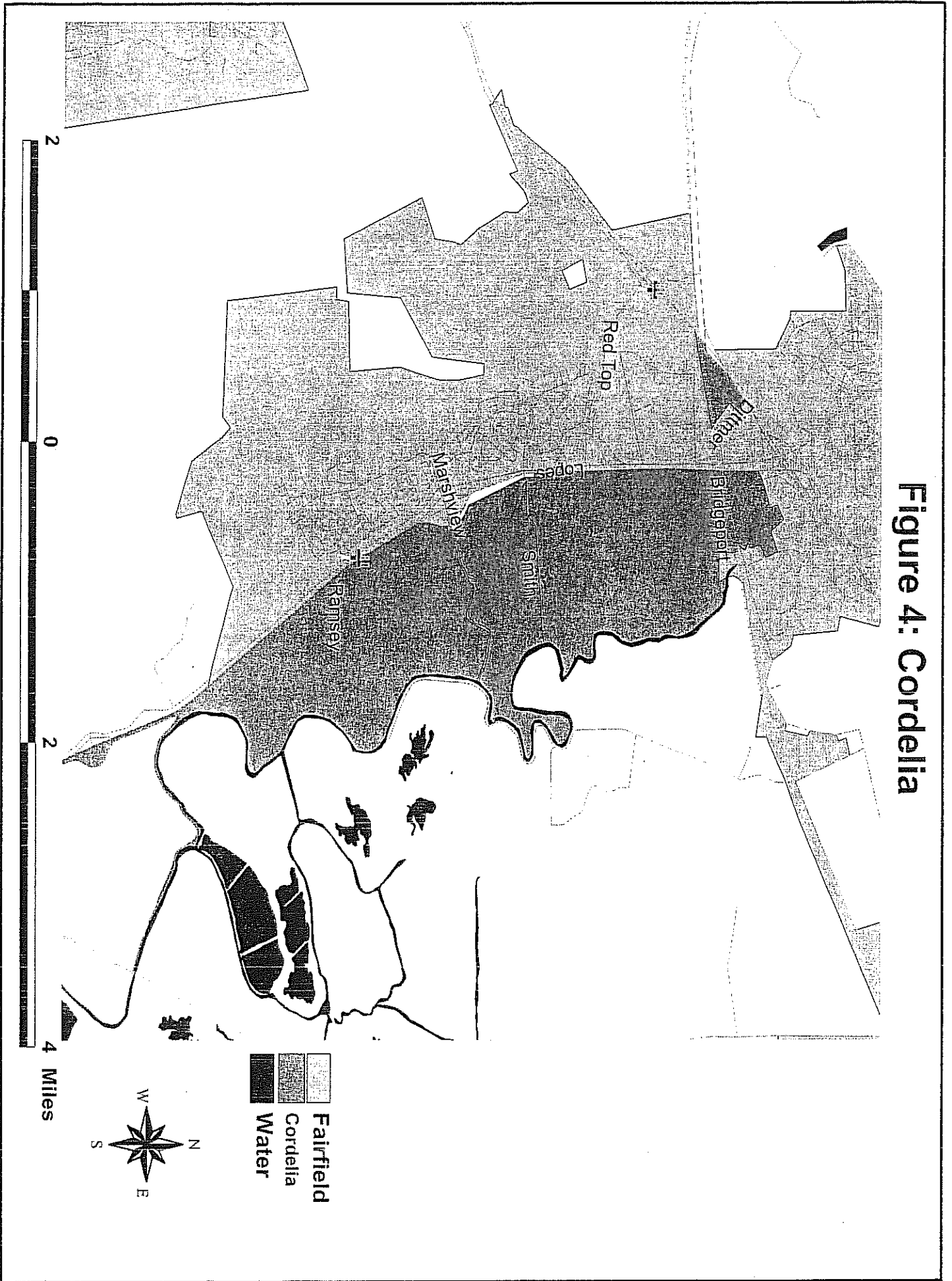


Table 20d: Cordelia Population, Household, and Housing Characteristics (2000 U.S. Census Results)

Population Characteristics	Cordelia		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	61	28%	4,974	26%	111,852	28%
Persons 18 to 65	134	61%	12,042	62%	245,264	62%
Persons 65 and older	25	11%	2,306	12%	37,426	9%
Total Population	220	100%	19,322	100%	394,542	100%
Household Population	159	72%	18,729	97%	378,568	96%
Group Quarter Population	61	28%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	2.7	N/A	2.88	N/A	2.90	N/A
Total Households	59	100%	6,558	100%	130,403	100%
Single-Person Households	14	24%	1,147	17%	25,525	20%
Family Households	38	64%	5,006	76%	97,375	75%
Female-Headed Households w/Children	7	12%	315	5%	11,054	8%
Large Family Households (5 persons+)	7	12%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	59	92%	6,558	94%	130,403	97%
Owner Occupied	36	56%	4,570	70%	84,994	63%
Renter Occupied	23	36%	1,988	30%	45,409	34%
Vacant Housing Units	5	8%	409	6%	4,110	3%
Available For-Rent	-	0%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	5	8%	277	4%	2,320	2%
Total Housing Units	64	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Green Valley

The Green Valley Community is located to the northwest of Fairfield along Green Valley and Rockville Roads. Green Valley contains approximately 850 acres designated for residential development. The General Plan designated 355 acres for rural residential development and 470 acres for suburban residential development. The area is zoned with a mixture of residential districts. About 150 acres are zoned Residential Estate (RE ½), 35 acres Residential Estate (RE-½), and 104 acres Residential Estate (RE 1). In addition, there are 263 acres zoned Rural Residential (RE 2½) and 46 acres zoned Rural Residential (RR 5). The remainder is zoned under the Parks, Agricultural and Watershed classification.

Approximately 1,859 people live in Green Valley, which contains 759 housing units. About 21 percent of the persons are under 18 years of age and approximately 20 percent are 65 years and older. As shown in Table 20e, Green Valley has slightly larger proportions of female-headed households compared to the Unincorporated Area overall, representing seven percent of the total households in Green Valley compared to five percent in the greater Unincorporated Area. Green Valley households are also less likely to be single person households than households in the Unincorporated Area. Single households represent only 12 percent of total Green Valley households compared to 17 percent of Unincorporated Area households and 20 percent of County households overall. Simultaneously, while Green Valley does not have a significant concentration of single person households, Green Valley also does not have a large concentration of large households. According to the 2000 U.S. Census, only six percent of total households are large family households (family households with five or more persons) compared to 15 percent for both Unincorporated Area households and County households. On average, Green Valley households tend to be slightly smaller than Unincorporated Area households and County households, averaging 2.5 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, Green Valley households are more likely to own their homes than Unincorporated Area households and County households overall. Approximately 85 percent of Green Valley households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Green Valley contains the highest proportion owner occupied housing units of all the unincorporated communities in Solano County. Green Valley also has a lower proportion of vacant housing units compared to the Unincorporated Area with three percent of its housing stock vacant.

Rockville

Rockville is a community located north of Interstate 80 along Suisun Valley and Rockville Road. Rockville is directly southeast of Green Valley and north of Fairfield City limits (See Figure 5). Approximately 275 acres are zoned for rural residential development. The Rockville Corners is primarily low density residential units that are within the Fairfield urban growth line. Approximately 100 acres of Rockville is zoned Rural Residential (RR 2 ½) and Rural Residential (RR 5). The Rockville Corners consist of approximately 130 acres of Residential Estate (RE 1) and 11 acres of Neighborhood Commercial (N-C). The remainder is zoned low and medium density residential within the Fairfield urban growth line. Rockville Hills Park is zoned for park and recreation use.

Rockville has approximately 110 housing units and 243 people. Rockville contains the highest proportion of persons 65 years and older of the unincorporated communities, representing 25 percent of Rockville's total population. Comparatively, the 12 percent of the Unincorporated Area's population and nine percent of the County's population are 65 years and older. As might be expected by the high proportion of seniors in Rockville, the area has higher proportions of single households and lower proportions of large family households. The U.S. Census counted seven large households in Rockville or approximately seven percent of total households. Furthermore, Rockville households tend to be smaller than Unincorporated Area households and County households, averaging 2.30 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.90 persons per household for the County overall. Rockville also has slightly smaller proportion of female-headed households than the Unincorporated Area in general, representing four percent of the total households in Rockville compared to five percent in the greater Unincorporated Area and eight percent of County households.

Rockville households are more likely to own their homes than Unincorporated Area households and County households overall. Approximately 74 percent of Rockville households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households.

Figure 5: Green Valley and Rockville



Table 20e: Green Valley Population, Household, and Housing Characteristics (2000 U.S. Census Results)

Population Characteristics	Green Valley		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	394	21%	4,974	26%	111,852	28%
Persons 18 to 65	1,085	58%	12,042	62%	245,264	62%
Persons 65 and older	380	20%	2,306	12%	37,426	9%
Total Population	1,859	100%	19,322	100%	394,542	100%
Household Population	1,859	100%	18,729	97%	378,568	96%
Group Quarter Population	-	0%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	2.5	N/A	2.88	N/A	2.90	N/A
Total Households	735	100%	6,558	100%	130,403	100%
Single-Person Households	91	12%	1,147	17%	25,525	20%
Family Households	609	83%	5,006	76%	97,375	75%
Female-Headed Households w/Children	51	7%	315	5%	11,054	8%
Large Family Households (5 persons+)	47	6%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	735	97%	6,558	94%	130,403	97%
Owner Occupied	644	85%	4,570	70%	84,994	63%
Renter Occupied	91	12%	1,988	30%	45,409	34%
Vacant Housing Units	24	3%	409	6%	4,110	3%
Available For-Rent	2	0%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	22	3%	277	4%	2,320	2%
Total Housing Units	759	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Table 20f: Rockville Population, Household, and Housing Characteristics (2000 U.S. Census Res

Population Characteristics	Rockville		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	44	18%	4,974	26%	111,852	28%
Persons 18 to 65	139	57%	12,042	62%	245,264	62%
Persons 65 and older	60	25%	2,306	12%	37,426	9%
Total Population	243	100%	19,322	100%	394,542	100%
Household Population	243	100%	18,729	97%	378,568	96%
Group Quarter Population	-	0%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	2.3	N/A	2.88	N/A	2.90	N/A
Total Households	105	100%	6,558	100%	130,403	100%
Single-Person Households	25	24%	1,147	17%	25,525	20%
Family Households	76	72%	5,006	76%	97,375	75%
Female-Headed Households w/Children	4	4%	315	5%	11,054	8%
Large Family Households (5 persons+)	7	7%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	105	95%	6,558	94%	130,403	97%
Owner Occupied	81	74%	4,570	70%	84,994	63%
Renter Occupied	24	22%	1,988	30%	45,409	34%
Vacant Housing Units	5	5%	409	6%	4,110	3%
Available For-Rent	-	0%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	5	5%	277	4%	2,320	2%
Total Housing Units	110	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Tolenas

Tolenas is located between the City of Fairfield and Suisun City. It is bounded at the north by Tabor Avenue, on the east by Travis Air Force Base, and on the south and west by the Suisun City limits (See Figure 6 for an area map). Tolenas comprises approximately eight hundred and fifty acres zoned rural residential.

Approximately 488 people live in Tolenas, which contains 163 housing units. About 22 percent of the persons are under 18 years of age and 16 percent are 65 years and older. As shown in Table 20g, Tolenas has a slightly smaller proportion of female-headed households than the unincorporated population in general, representing three percent of the total households in Tolenas compared to five percent in the greater Unincorporated Area. Tolenas households are also less likely to be single person households than households in the Unincorporated Area overall, and simultaneously, are more likely to be large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Tolenas households tend to be larger than Unincorporated Area households and County households, averaging 3.10 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.90 persons per household for the County overall.

According to the 2000 U.S. Census, Tolenas households are more likely to own their homes compared to Unincorporated Area households and County households overall. Approximately 80 percent of Tolenas households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Tolenas also has a slightly lower proportion of vacant housing units compared to the Unincorporated Area with two percent of its housing stock vacant.

Figure 6: Tolenas

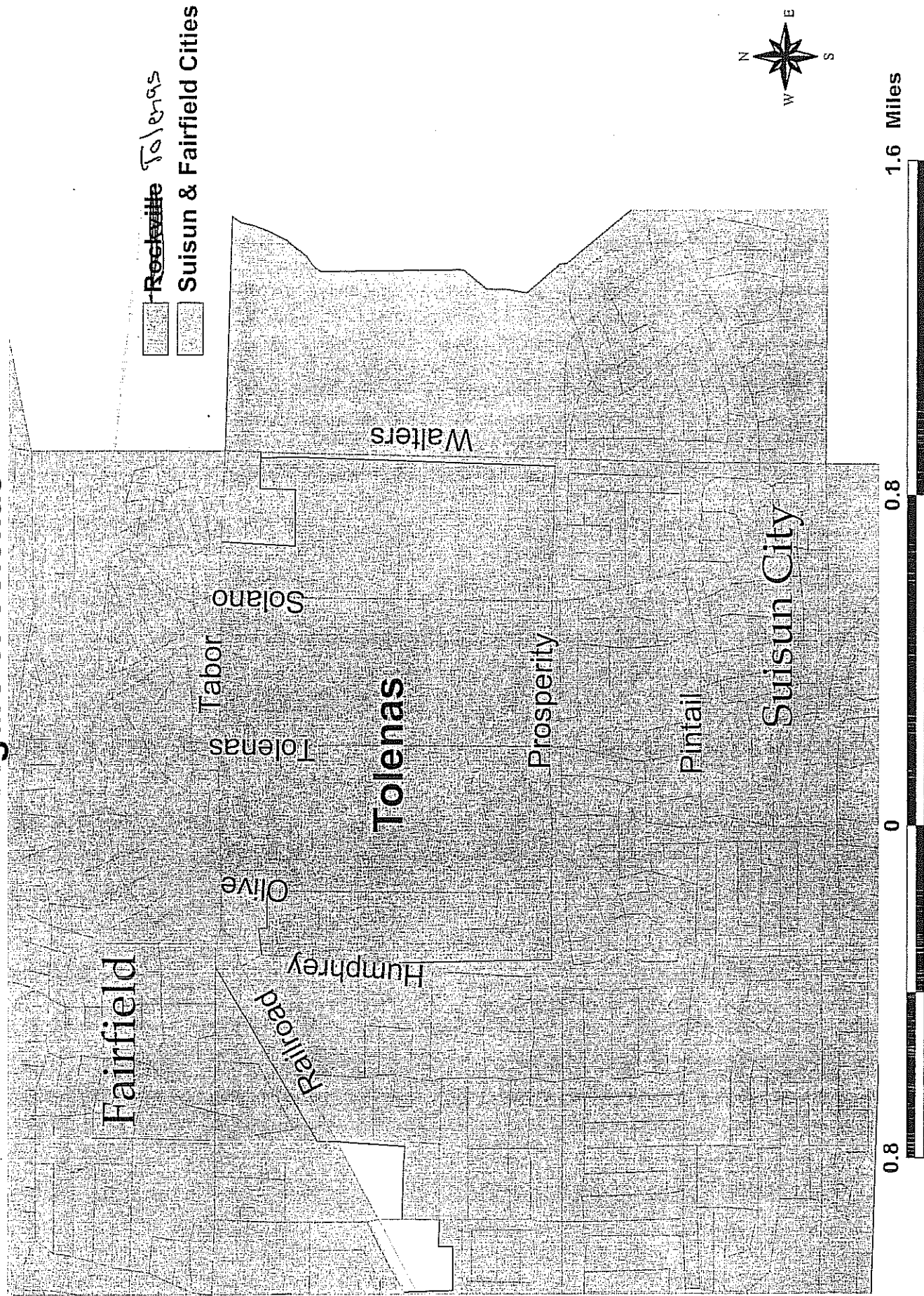


Table 20g: Tolenas Population, Household, and Housing Characteristics (2000 U.S. Census Res

Population Characteristics	Tolenas		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	105	22%	4,974	26%	111,852	28%
Persons 18 to 65	303	62%	12,042	62%	245,264	62%
Persons 65 and older	80	16%	2,306	12%	37,426	9%
Total Population	488	100%	19,322	100%	394,542	100%
Household Population	488	100%	18,729	97%	378,568	96%
Group Quarter Population	-	0%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	3.1	N/A	2.88	N/A	2.90	N/A
Total Households	160	100%	6,558	100%	130,403	100%
Single-Person Households	19	12%	1,147	17%	25,525	20%
Family Households	136	85%	5,006	76%	97,375	75%
Female-Headed Households w/Children	5	3%	315	5%	11,054	8%
Large Family Households (5 persons+)	31	19%	956	15%	19,589	15%
Housing Characteristics	Tolenas		Unincorporated Area		Solano County	
Occupied Housing Units	160	98%	6,558	94%	130,403	97%
Owner Occupied	131	80%	4,570	70%	84,994	63%
Renter Occupied	29	18%	1,988	30%	45,409	34%
Vacant Housing Units	3	2%	409	6%	4,110	3%
Available For-Rent	1	1%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	2	1%	277	4%	2,320	2%
Total Housing Units	163	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

North Vacaville

North Vacaville is a large rural residential community located directly north of the City of Vacaville. A large portion of North Vacaville is zoned Exclusive Agriculture at 20 acres minimum per parcel, but includes rural residential zones that are 2.5 acres minimum per parcel and five acres minimum acres per parcel. Only a small area within North Vacaville is zoned commercial, just northwest of the Vacaville City limits.

According to the 2000 U.S. Census, 4,366 people live in North Vacaville, which contains 1,523 housing units. The population is by far the largest of the unincorporated communities in Solano County discussed in this report. About 26 percent of the persons are under 18 years of age and approximately 10 percent are 65 years and older. These percentages are similar to proportions for the Unincorporated Area. As shown in Table 20h, North Vacaville has a slightly lower proportion of female-headed households compared to the Unincorporated Area, representing three percent of the total households in North Vacaville compared to five percent in the greater Unincorporated Area. North Vacaville households are less likely to be single person households than households in the Unincorporated Area overall. North Vacaville households tend to be similar in size with Unincorporated Area households and County households, averaging 3.0 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, North Vacaville households are more likely to own their homes than Unincorporated Area households and County households overall. Around 84 percent of North Vacaville households own their home, which is one of the higher ownership rates of the unincorporated communities. This is in comparison to 70 percent with Unincorporated Area households and 63 percent of County households. There are 52 vacant housing units in North Vacaville, which comprise three percent of the total housing units.

Figure 7: Olive School, North Vacaville, East Vacaville and Elmira

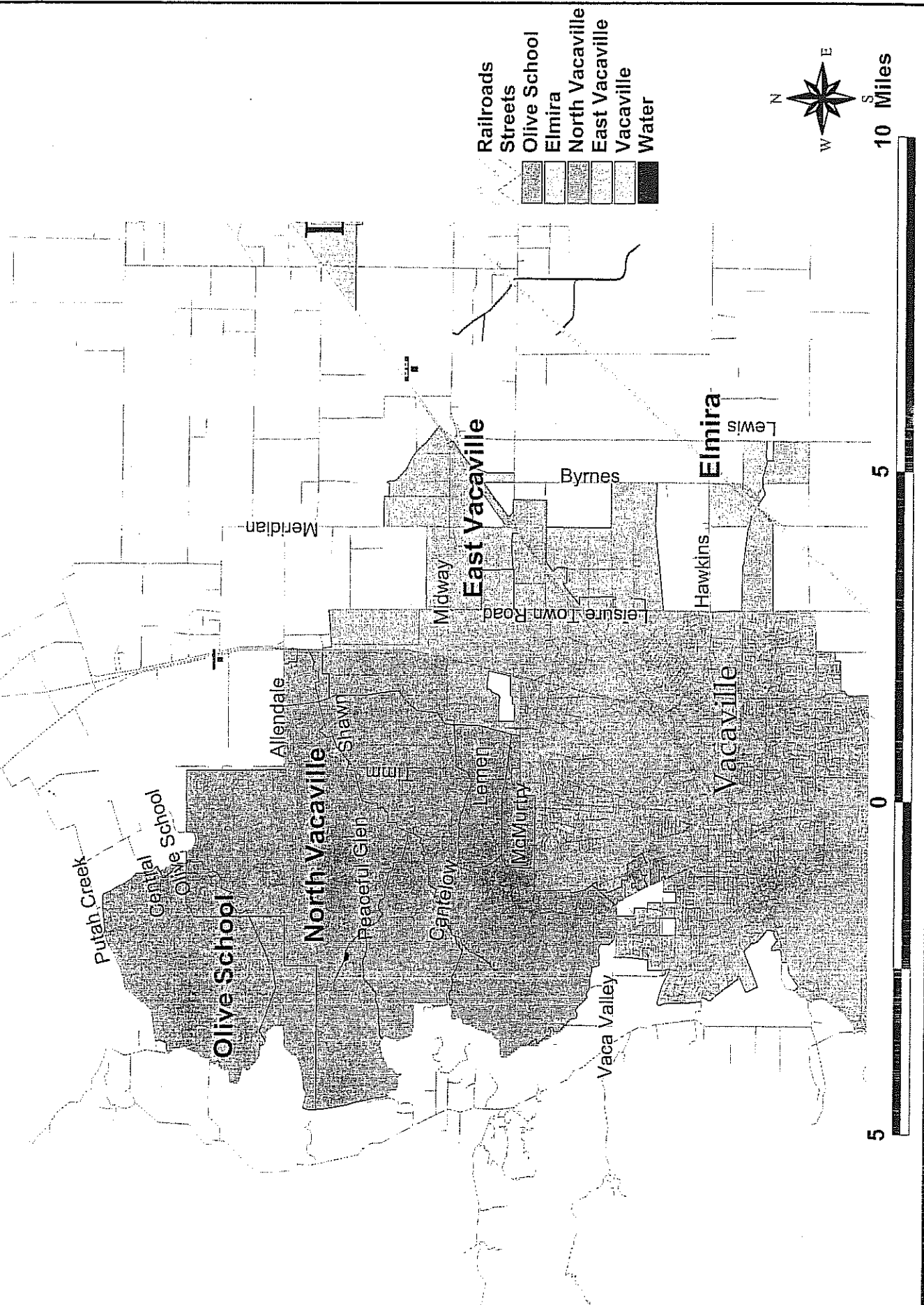


Table 20h: North Vacaville Population, Household, and Housing Characteristics (2000 U.S. Census Results)

Population Characteristics	North Vacaville		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	1,126	26%	4,974	26%	111,852	28%
Persons 18 to 65	2,803	64%	12,042	62%	245,264	62%
Persons 65 and older	437	10%	2,306	12%	37,426	9%
Total Population	4,366	100%	19,322	100%	394,542	100%
Household Population	4,344	99%	18,729	97%	378,568	96%
Group Quarter Population	22	1%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	3.0	N/A	2.88	N/A	2.90	N/A
Total Households	1,471	100%	6,558	100%	130,403	100%
Single-Person Households	170	12%	1,147	17%	25,525	20%
Family Households	1,223	83%	5,006	76%	97,375	75%
Female-Headed Households w/Children	50	3%	315	5%	11,054	8%
Large Family Households (5 persons+)	222	15%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	1,471	97%	6,558	94%	130,403	97%
Owner Occupied	1,273	84%	4,570	70%	84,994	63%
Renter Occupied	198	13%	1,988	30%	45,409	34%
Vacant Housing Units	52	3%	409	6%	4,110	3%
Available For-Rent	12	1%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	40	3%	277	4%	2,320	2%
Total Housing Units	1,523	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

East Vacaville

East Vacaville is located east of Leisure Town Road and Highway 505, and intersected by Interstate 80. The area is primarily zoned for exclusive agricultural use with rural residential uses allowed in parcels directly adjacent to the City of Vacaville and north of Interstate 80. A small swath of land directly north of Interstate 80 is zoned for industrial use with areas further north and south of the Interstate 80 zoned for exclusive agriculture.

Approximately 1,189 people live in East Vacaville, containing 442 housing units. About 23 percent of the persons in East Vacaville are under 18 years of age and approximately 10 percent are 65 years and older. These percentages are similar to proportions for the Unincorporated Area. As shown in Table 20i, East Vacaville has a slightly lower proportion of female-headed households compared with the unincorporated population in general, representing four percent of the total households in East Vacaville. East Vacaville households are slightly more likely to be single person households as households in the Unincorporated Area overall. East Vacaville's average household size of 2.90 person per household is similar to the Unincorporated Area households and County households, 2.88 persons per household and 2.90 persons per household, respectively.

According to the 2000 U.S. Census, East Vacaville households are more likely to be homeowners than Unincorporated Area households and County households overall. Around 76 percent of East Vacaville households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. There are 25 vacant housing units in East Vacaville, which comprise six percent of the total housing units.

Table 20i: East Vacaville Population, Household, and Housing Characteristics (2000 U.S. Census Results)

Population Characteristics	East Vacaville		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	270	23%	4,974	26%	111,852	28%
Persons 18 to 65	806	68%	12,042	62%	245,264	62%
Persons 65 and older	113	10%	2,306	12%	37,426	9%
Total Population	1,189	100%	19,322	100%	394,542	100%
Household Population	1,184	100%	18,729	97%	378,568	96%
Group Quarter Population	5	0%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	2.9	N/A	2.88	N/A	2.90	N/A
Total Households	417	100%	6,558	100%	130,403	100%
Single-Person Households	85	20%	1,147	17%	25,525	20%
Family Households	311	75%	5,006	76%	97,375	75%
Female-Headed Households w/Children	17	4%	315	5%	11,054	8%
Large Family Households (5 persons+)	60	14%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	417	94%	6,558	94%	130,403	97%
Owner Occupied	335	76%	4,570	70%	84,994	63%
Renter Occupied	82	19%	1,988	30%	45,409	34%
Vacant Housing Units	25	6%	409	6%	4,110	3%
Available For-Rent	11	2%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	14	3%	277	4%	2,320	2%
Total Housing Units	442	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Olive School

Olive School is the northernmost community discussed in this section. Olive School is west of Highway 505 and south of Putah Creek. Olive School is primarily zoned rural residential with a minimum parcel size of 2.5 acres. Olive School also includes rural residential areas with a minimum parcel size of 5 acres and exclusive agricultural areas with a minimum parcel size of 20 acres.

There are 291 persons residing in Olive School and 122 total housing units. As shown in Table 20j, Olive School has a slightly smaller proportion of female-headed households than the unincorporated population in general, representing four percent of the total households in Olive School compared to five percent in the greater Unincorporated Area. Olive School households are also less likely to be single person households than households in the Unincorporated Area overall, and simultaneously, are less likely to be large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Olive School households tend to be smaller than Unincorporated Area households and County households, averaging 2.50 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.90 persons per household for the County overall. Olive School residents are more likely to be seniors than the County overall with 15 percent of Olive School residents 65 years and older compared to nine percent for the County overall.

According to the 2000 U.S. Census, Olive School households are significantly more likely to own their homes than Unincorporated Area households and County households overall. Approximately 81 percent of Olive School households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Olive School also has a slightly lower proportion of vacant housing units compared to the Unincorporated Area, with three percent of its housing stock vacant.

Table 20j: Olive School Population, Household, and Housing Characteristics (2000 U.S. Census Results)

Population Characteristics	Olive School		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	52	18%	4,974	26%	111,852	28%
Persons 18 to 65	194	67%	12,042	62%	245,264	62%
Persons 65 and older	45	15%	2,306	12%	37,426	9%
Total Population	291	100%	19,322	100%	394,542	100%
Household Population	291	100%	18,729	97%	378,568	96%
Group Quarter Population	-	0%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	2.5	N/A	2.88	N/A	2.90	N/A
Total Households	118	100%	6,558	100%	130,403	100%
Single-Person Households	17	14%	1,147	17%	25,525	20%
Family Households	94	80%	5,006	76%	97,375	75%
Female-Headed Households w/Children	5	4%	315	5%	11,054	8%
Large Family Households (5 persons+)	7	6%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	118	97%	6,558	94%	130,403	97%
Owner Occupied	99	81%	4,570	70%	84,994	63%
Renter Occupied	19	16%	1,988	30%	45,409	34%
Vacant Housing Units	4	3%	409	6%	4,110	3%
Available For-Rent	-	0%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	4	3%	277	4%	2,320	2%
Total Housing Units	122	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Elmira

Elmira is located east of Vacaville between Fry Road, Lewis Road, and Interstate 80, adjacent to the Southern Pacific rail line. The Elmira Community contains approximately 500 acres. The Elmira townsite is designated suburban residential and neighborhood commercial and the surrounding area is designated intensive agriculture. The townsite is primarily zoned residential estate with a minimum parcel size of ½ acre and single-family residential with a minimum lot size of 5,000 square feet. Elmira also contains approximately three acres of neighborhood commercial zoned land and 12 acres of general manufacturing zoned land for a wood treating facility.

Approximately 205 people live in Elmira's 92 housing units. About 25 percent of the residents are under 18 years of age and approximately eight percent are 65 years and older. As shown in Table 20k, Elmira has roughly the same proportion of female-headed households as the unincorporated population in general, representing six percent of the total households with five percent in the Unincorporated Area. Elmira households are more likely to be single person households than households in the Unincorporated Area overall. There is a smaller proportion of large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Elmira households tend to be smaller than Unincorporated Area households and County households, averaging 2.4 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, Elmira households are less likely to own their homes than Unincorporated Area households and County households overall. Approximately 51 percent of Elmira households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Elmira also has roughly the same proportion of vacant housing units compared to the Unincorporated Area, with seven percent of its housing stock vacant.

Table 20k: Elmira Population, Household, and Housing Characteristics (2000 U.S. Census Results)

Population Characteristics	Elmira		Unincorporated Area		Solano County	
	Number	%	Number	%	Number	%
Persons under 18	51	25%	4,974	26%	111,852	28%
Persons 18 to 65	137	67%	12,042	62%	245,264	62%
Persons 65 and older	17	8%	2,306	12%	37,426	9%
Total Population	205	100%	19,322	100%	394,542	100%
Household Population	205	100%	18,729	97%	378,568	96%
Group Quarter Population	-	0%	593	3%	15,974	4%
Household Characteristics	Number	%	Number	%	Number	%
Average Household Size	2.4	N/A	2.88	N/A	2.90	N/A
Total Households	86	100%	6,558	100%	130,403	100%
Single-Person Households	31	36%	1,147	17%	25,525	20%
Family Households	52	60%	5,006	76%	97,375	75%
Female-Headed Households w/Children	5	6%	315	5%	11,054	8%
Large Family Households (5 persons+)	9	10%	956	15%	19,589	15%
Housing Characteristics	Number	%	Number	%	Number	%
Occupied Housing Units	86	93%	6,558	94%	130,403	97%
Owner Occupied	47	51%	4,570	70%	84,994	63%
Renter Occupied	39	42%	1,988	30%	45,409	34%
Vacant Housing Units	6	7%	409	6%	4,110	3%
Available For-Rent	4	4%	102	1%	1,758	1%
Migrant Farmworker Units	-	0%	30	0%	32	0%
All Other Units	2	2%	277	4%	2,320	2%
Total Housing Units	92	100%	6,967	100%	134,513	100%

Sources: 2000 U.S. Census STF1A, Census Block Data, Bay Area Economics, 2001.

Governmental and Non-Governmental Constraints

Market Constraints on the Production, Improvement, and Maintenance of Housing

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, sales costs, and profit.

Land Costs. Due to the very limited data available on vacant residential property sales within the Unincorporated Area over the last year, BAE contacted housing developers that work in the Unincorporated Area to ascertain a range of residential land costs in the Unincorporated Area. Based on the limited land sales and discussion within residential developers, land costs vary greatly, from as low as \$3.00 per square foot to as high as \$40 per square foot. Developers indicated that land prices tend to be slightly lower in eastern County areas compared to land near Vallejo, Benicia, and Fairfield.

Construction Costs. BAE estimated construction costs for single-family, townhome, multifamily, and manufactured home construction. According to the *2001 R.S. Means, Construction Costs Manual* and discussions with local developers, the average construction cost for a 1,600 square foot single family unit is approximately \$170,000 or \$106 a square foot, plus another \$34,000 in soft costs, excluding infrastructure, impact fees, and developer profit.¹⁸ Townhome construction costs are slightly less than single-family construction costs at approximately \$95 per square foot. Soft costs for owner-occupied townhomes are higher overall than for renter-occupied townhomes. This is due partly to the increased cost of construction defect liability insurance for multifamily units intended for sale, due to the prevalence of litigation associated with this product type. After comparing the *1997 R.S. Means, Construction Costs Manual* and receiving qualitative data on local and regional housing developers, it appears construction costs increased considerably over the last four years, due in part to increased construction demand. In the short term, construction costs may decrease as the economy slows and demand for building materials and labor decreases, but overall, developers should not anticipate a significant reduction in costs that would subsequently reduce the cost of building new housing.

Manufactured homes can provide significant savings in overall housing cost compared to traditional stick-built construction. According to Victory Manufactured Homes, a 1,500 square foot single level home averages \$55 per square foot, excluding delivery costs. When including total delivery, site preparation, set-up, and developer fees, manufactured homes average approximately \$100 per square foot, which is approximately 60 percent the cost of conventional stick built housing.

Financing. Prevailing low inflation rates and other favorable economic conditions since the early 1990's have helped to produce relatively low real estate interest rates. Recent single-family mortgage rates range from 6.25 percent to eight percent, depending on the terms of the loan. Long-term loans for multifamily developments range from as low as 6.5 percent to over ten percent. With these relatively low rates, finance costs do not create a severe constraint to housing

¹⁸ See Appendices E for a summary of development assumptions.

production from the standpoints of development costs, homeownership affordability, or operating costs for multifamily projects.

Overall Housing Production Costs. Based on the factors discussed above, 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 1,600 square feet on a relatively small lot (eight to ten dwelling units per acre) is at least \$280,000. The total manufactured housing cost for a similar sized home and lot (1,500 square feet at eight dwelling units per acre) range from \$160,000 to \$180,000 per unit. For multifamily units developed at 20 dwelling units per acre, the estimated production cost is \$140,000 to \$180,000 per unit.

Governmental Constraints on the Production, Improvement, and Maintenance of Housing

Local government has few direct influences on housing production cost factors. The one direct cost affected by local agencies is fees. Lot improvement costs are indirectly influenced by local standards for streets and other site improvements. Planning densities also indirectly affect housing costs. The potential for using these governmental influences on housing costs to lower costs will be discussed in more detail in the Housing Program section of the forthcoming complete Housing Element Update. These examples represent constraints to housing production that local government can influence, to some extent, by policies and regulations. Among these are land use and development controls, building codes and their enforcement, site improvements, fees and local processing and permit procedures.

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 upon the goal of urban development occurring in urban areas, principally within the seven cities in the County.

Zoning Regulations. 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 that remove land use constraints. While residential units are allowed in other zoning categories, the principal zoning categories that allow for residential development are agricultural, rural residential, residential estate, one family residence, duplex residence, and multiple residence.

Accessory units are permitted in exclusive agriculture zones and secondary dwelling units and companion living units are permitted in residential zones with the exception of multiple residence districts and duplex residence zones. Accessory units and secondary dwelling units are limited in size and may be attached or unattached to the existing unit. Manufactured housing is permitted in residentially zoned areas but must adhere to the same site requirements as any other residential building constructed on a residential lot.

Solano County Measure A. Measure A is 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 General Plan restricts the conversion of land¹⁹ designated 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.
- 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 five acres if the following criteria are met:

- a. The higher density will not constitute or encourage piece-meal development.
- b. The land is not defined as prime agricultural land.
- c. The land is not suitable for agricultural 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, the conversion must meet a number of criteria that make any conversion of agricultural zoned land to higher density residential difficult. In summary, while 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.

Building Codes. Solano County has adopted two amendments to the Uniform Building Codes that address residential structures. The first requires that all materials applied as roof covering shall have a fire rating of class "B". This requirement is to address health and safety by reducing the potential for the loss of the structure as a result of grass and wild land fires. This change in the code does not result in a significant increase in the cost of residential structures and will result in a greater protection of structure during grass and wild land fires. The second amendment allows the use of a "standard plan" which allows an approved plan to be used on separate parcels which reduces the cost of the Plan Review Fee for each identical structure.

The Cordelia Fire Protection District, Dixon Fire Protection District, and Vacaville Fire Protection District have each amended their fire codes to require residential sprinkler systems within their Districts. Because of limited water supplies and longer response times to locations within the unincorporated area, these districts have imposed this requirement to address health and safety concerns. While residential sprinkler systems increase the cost of residential units, these fire districts have determined that the increased safety and fire protection provided by the sprinkler systems out way the increased cost of the residence.

¹⁹ Agricultural lands include Intensive Agriculture and Extensive Agriculture land use designations. Open Space lands include Park and Recreation, Watershed and Marsh land use designations.

Code Enforcement. Code enforcement within Solano County is conducted 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 re-inspected and if violations have not been corrected a second notice is issued. If after the third notice the violations have not been correct, the complaint is referred to County Counsel for legal action.

Site Improvements. The zoning district regulations set forth the basic site improvement requirements, which are summarized in Table 21. These regulations are standard requirements.

Table 21A summaries the County Road Improvement Standards. No road improvements are required for subdivision of properties under the A-20, A-40, A-80, A-160 zoning districts. Properties zoned RR-10 and RR-5 are required to meet private road standards if parcels do not front on a county public road but no public road improvements are required for subdivision. Subdivisions of properties zoned RR 2- 1/2 or greater density are subject to the public road improvement standards and properties zoned RE-1/2 or greater density required 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 to be a constraint to residential development and the cost of housing.

Fees. Solano County's building and planning fees are shown in Appendix F. Building permit fees are based upon the Uniform Building Code and are set at levels designed to offset the County's cost to monitor building construction activities. Planning fees are also set at or below cost-recovery levels. County planning fees vary by area, development type, and any special investigations necessary to process the application. This is common practice in most jurisdictions. Impact fees are established based at the levels deemed necessary to offset the cost of providing new development with required infrastructure and public facilities, in accordance with the nexus requirements of AB 1600. Based on information furnished by the County Department of Environmental Management, the total planning and building fees for a 1,500 square foot single-family home within English Hills are \$18,246 per unit. Fees within Solano County can vary by area with total planning and building fees for 1,500 square foot single family home ranging between \$13,322 in Unincorporated Areas with no road benefit fee to \$18,336 in Green Valley with a road benefit fee. Residential fees also vary by school district because school districts within the County charge different fees that range as low as \$2.05 per square foot of living area to as high as \$7.25 per square foot of living area due to Mello Roos fees (See Appendix F-4).

Relative to fees charged in many other jurisdictions, Solano County development fees are below average. As shown in Table 22, most cities in Solano County charge higher fees for residential development. This can be partially attributed to water and sewer hook-up fees, which the County does not charge to residential builders that are building onsite septic and well systems. The lower permit costs will therefore be at least partially offset by increased construction costs.

Fees for processing various types of planning applications are provided in Appendix F-5. These fees are set at cost recovery levels based on the average cost of processing the various types of planning applications. These fees are comparable to those of surrounding communities and are not considered a constraint to residential development.

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 department complies with the Permit Streamlining Act, which sets deadlines for plan review. In the case of subdivision applications, the planning department has 30 days after the application is submitted to find if 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 Environmental Management will normally take between 60 to 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 Transportation (unless a Parcel Map waiver is approved, in which case the Tentative Map is finalized through recordation of a Certificate of Compliance).

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 Department of Transportation. All Parcel Maps and Final Maps are approved by the Board of Supervisors. Based on experience, the Department of Environmental Management estimates the average final map subdivision application will take anywhere between six to eight weeks longer than the parcel map subdivision process.

(See Appendix G for a detailed matrix of the development approval process)

Both parcel map 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 final map subdivisions 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 Environmental Management’s Building and Safety Division. The applicant must submit four sets of plans and normally takes up to two weeks or 10 business days for review. The plans also must be submitted to the fire district, Environmental Health Services Division, and to the 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.

In total, approval for construction of a single-family housing unit in an area zoned for single-family housing development typically take 12 to 16 weeks, assuming no special conditions. Since the first of January 1999, the fastest residential approval took only 14 calendar days while

the slowest residential approval took 411 calendar days. Interviews with residential builders indicated that the Unincorporated Area approval process and timeline was comparable to other jurisdictions within the County.

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 can be processed within the same time periods as subdivisions. Rezoning applications are subject to environmental review. The environmental documents prepared for the rezoning applications also incorporated the subdivision into the same environmental document.

Multi-family project are allowed uses with the RM zoning districts subject to a building permit, which are processed in the same manner and timeframe as building permits for single-family housing units. As part of the building permit review process, the proposed landscape plans for a multi-family project would be reviewed. There are no other permits or reviews that are required that would act as a constraint to the provision of multi-family housing.

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. While rural residential development on larger parcels can rely on septic systems for sewage disposal, single-family and multifamily development at urban densities must be connected to public sewer systems. In Solano County, these only exist in Homeacres, Starr Subdivision, Cordelia, Rockville Corners and Elmira. While rural residential parcels can often be supplied with potable water using on-site wells, producing housing at urban densities in general, and affordable housing in particular, community water is normally a necessity for producing housing at urban densities in general and affordable housing in particular. Because such utilities are not available except in Homeacres, Starr Subdivision, and Green Valley area supplied by the City of Vallejo; the Rural North Vacaville Area supplied by the Rural North Vacaville Water District, and certain areas within the Solano Irrigation District (SID) including Elmira, Gibson Canyon, Qual Canyon, Blue Ridge Oaks, Pleasant Hills Ranch, and Vaca Valley area. Many of the areas served by SID are provided water with on site treatment system. New requirements currently limit SID's ability to provide additional water service connections with on site treatment systems until new water quality standards are met. City and LAFCO servicing polices today limit the extension of sewer and water service beyond current city boundaries. This limits the County's ability to provide addition water and sewer service to the unincorporated area

Other Constraints. The Unincorporated Area currently has limited vacant land zoned for multifamily development in the Homeacres area. While Solano County and local jurisdictions agree that development should occur within city boundaries, the lack of land zoned for multifamily development in the Unincorporated Area significantly inhibits lower cost housing construction. In addition, affordable housing developers, in interviews conducted with BAE, cited the lack of available funding assistance in Solano County as an impediment towards the construction of subsidized affordable housing.

Analysis of Potential Constraints Upon the Development, Maintenance, and Improvement of Housing for Persons with Disabilities. The State of California recently amended housing element law (Government Code Section 65008) to require local jurisdictions to analyze potential

and actual constraints upon the development, maintenance, and improvement of housing for persons with disability as part of their housing element updates. This includes reviewing permitting processes, zoning, and building codes and jurisdictions' ability to respond to housing needs for persons with disabilities. In compliance with these new requirements, Solano County reviewed its permitting process, existing zoning regulations, and building codes for their ability to accommodate housing for persons with disabilities.

Building Regulations. Solano County adopted the California Uniform Building Code in 2001, 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 be in ACA compliance. In general, the County does not receive many –if any- requests for permits to retrofit homes for disabled access or 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, etc.) 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. Any application for retrofit of homes or the construction of new homes for disabled persons would be processed as any building permit with no additional requirements. The County's building regulations do not act as a constraint on the provisions of housing for persons with disabilities.

Site Development Standards. Furthermore, retrofitting homes for disabled access in the County would not normally violate set-back regulations, as existing lots are sufficiently sized and set-back 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 set-backs it is necessary to build a wheelchair ramp within the required set-back area, wheelchair ramps would likely be low enough so as not to require that the wheelchair ramp comply with set back 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 set back requirements, provisions in the zoning code provide for unenclosed porches or stairways to extend into set back areas. These provisions have been interpreted to include structures for disabled access. However, as part of the zoning code update, the code will be amended to clarify that facilities to provide disabled access for residential and commercial structures may encroach within the required set back areas. 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.

Zoning Restrictions. The County allows by right group homes of six persons or less within single-family zones. Group homes of six persons or less have the same parking requirements as conventional single-family units. The zoning ordinance permits community care facilities for seven or more people in residential zoning districts (RR, RE, RS, RD, RM), subject to a conditional use permit. Conditional use permits require a public hearing with public notice. As part of this process, the Planning Commission establishes parking requirements after determining actual parking need; thus, projects that would generate minimal parking demand would not be held to "standard" parking requirements that might represent an un-necessary constraint. Community care facilities are defined as "any facility, place or building for seven or more

persons which is maintained and operated to provide non-medical residential care, day care, or home finding agency services for children, adults, or children and adults; including but not limited to the physically handicapped, mentally impaired or incompetent persons; and includes residential facility, residential care facility for elderly, day care center, home-finding agency, and foster family home.” The ordinance requires that “community care facilities shall not be located on any ownership within four hundred feet of any other ownership containing a community care facility...” The number of persons under care living in such facilities shall not exceed three percent of the total unincorporated population within the census tract where the facility is located. If not already obtained, state authorization, certification or licensing by the appropriate agency is required within six months of issuance of a use permit. If not obtained within six months, the use permit becomes null and void.

Through the conditional use permit process, the County is able to ensure that a proposed location is best suited for larger group homes 7 person or greater and that no residential neighborhood 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 above. However, the County will further review the provisions for community care facilities including facilities for persons with disabilities as part of the County Zoning Code update.

The Zoning Code currently defines Family as “One or more persons occupying a premises and living as a single, nonprofit housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house.. Family shall be deemed to include necessary servants.” The County will review it’s definition of Family as part of it’s Zoning Code update.

The County specifically addresses disabled persons within its public hearing notices with the following or similar insert: *“The County of Solano, in compliance with the Americans With Disabilities Act of 1990, will provide accommodations for persons with disabilities who attend public meetings and or participate in county sponsored programs, services, and activities. If you have the need for an accommodation, such as, interpreters or materials in alternative format, please contact Kristine Letterman, Department of Environmental Management, 601 Texas Street, Fairfield, CA 94533, (707) 421-6765.”*

Assisted Units at Risk of Conversion to Market Rate

BAE has reviewed the list of federally assisted projects provided by HUD as part of locating any subsidized projects that may be at-risk of conversion to market rate. Based on this review and conversations with local planning staff, Solano County does not have any subsidized projects in the Unincorporated Area.

Although Solano County does not contain subsidized units within the unincorporated area that are at risk of conversion to market rate, there are other affordable units that could be converted to above moderate-income housing. First, the county has two mobile home parks, Gandy Dancers and Neil’s Vineyard, that if redeveloped would displace existing low- and moderate-income households. These parks were originally established as Recreation Vehicle parks under the

County's Park zoning district. Under the County's current Park zoning, the sites are protected from conversion to other residential lands uses, but could be converted to other commercial recreation land uses. The County recognizes state law which requires the mobile home park property owner must provide notification to the local jurisdiction of any sale that would displace park residents. The Housing Element directs the County to require the replacement of these affordable units if a park is converted to non-affordable housing or other uses.

Second, the County has established requirements rent limitations agreements under the County's Housing Rehabilitation Program in the Homeacres and Starr Subdivision area. Under the Rehabilitation Program, 14 rental units were rehabbed and are subject to the agreement. Under the agreement, the rents must remain affordable for a period of 15 years. To insure compliance with these agreements, the County has contracted with Mercy Housing to monitor landowner compliance with the agreements. No of the rent limitation agreements will expire during the planning time period.

Table 21 Regulations for Residential Development by Zone

	Agriculture		Rural Residential				Residential Estate					
	20	40	80	160	2.5	5	10	1/4	1/3	1/2	1	
Minimum Lot Area	20 acres	40 acres	80 acres	160 acres	2.5 acres	5 acres	10 acres	10,000 sf.	15,000 sf.	20,000 sf.	1 acre	
Minimum Lot Width	None											
Minimum Front Setback	30' (1)	30' (1)	30' (1)	30' (1)	30' (1)	30' (1)	30' (1)	20' (1)	30' (1)	30' (1)	30' (1)	
Minimum Sideyard Setback	20'	20'	20'	20'	10'	10'	10'	10'	10'	10'	10'	
Minimum Rear Setback	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
Maximum Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	
Maximum Density	1 single family + 1 accessory unit per parcel as employee housing. Ag Employee Housing (2)											
Maximum Lot Coverage	None											
Off Street Parking	2 spaces/unit and 1 space for accessory unit		2 spaces/unit plus 1 space for accessory unit		2 spaces/unit plus 1 space for secondary unit		2 spaces/unit plus 1 space for secondary unit		2 spaces/unit plus 1 space for secondary unit			

(1) But at least 50 feet from center line of street.

(2) Permitted as a conditional use.

Table 21 Regulations for Residential Development by Zone

	One Family Residence		Duplex Residence	Multiple Residence		
	RS 5	RS 6	RS 7.5	RM 4	RM 2	RM 1
Minimum Lot Area	5000 sf.	6000 sf.	7500 sf. Interior	5,000 sf.	5,000 sf.	5,000 sf.
Minimum Lot Width	50	60 Corner	75	60	60	60
Minimum Front Setback	0'	20'	25'	20'	20	30
Minimum Sideyard Setback	5'	5'	5'	5'	None	None
Minimum Rear Setback	0'	15'-25'	15'-25'	15'	15'	15'
Maximum Height	35'	35'	35'	50'	50'	50'
Maximum Density	1 family dwelling & 1 secondary unit/pool	2 family dwellings or 1 duplex/parcel	2 family dwellings or 1 duplex/parcel	1 unit/1,250 sf.	1 unit/2,250 sf.	1 unit/4,000 sf.
Maximum Lot Coverage	None	None	None	None	None	None
Off Street Parking	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit	2 spaces/unit

(1) But at least 50 feet from center line of street.

(2) Permitted as a conditional use.

TABLE 21A

SUMMARY OF ROAD IMPROVEMENT STANDARDS

Average Daily Traffic	Traveled Way	Paved Shoulder	Graded Shoulder	Total	Surface	Right of Way	
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							
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							
	12'	-	-	12'	AB	30'	

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 four 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 RE-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.

Table 22: North Bay Residential Development Fee Survey

Jurisdiction	Approximate Fee Levels		Comments
	SFR/Unit	MFR/Unit	
SOLANO COUNTY JURISDICTIONS			
Solano County	\$18,248	n. avail.	Fees include school fees and road benefit district. Assumes 1,500 square foot, 3 bedroom/2 Bath floorplan. See Appendix C for details.
Fairfield	\$30,000	\$18,000	Fees consist of water connection, parks & recreation, sewer connection, school and county fees. The SFR assumes a 1,700 sq. ft. house The MFR assumes a 2 bedroom apt.
Vacaville	\$28,906	n. avail.	School fees are not collected by the planning department. They are \$2.05/sq foot (included in total at left).
Dixon	n. avail.	n. avail.	Information not available at time of survey.
Rio Vista	\$25,959	\$18,171	Fees include water, sewer, traffic, municipal park and school fees (which are not collected by the planning department).
Benicia	\$33,200	\$21,744	According to Building staff, a 2500 sq. ft. SFR was about \$26,500 excluding school impact fees. School impact fees are \$2.68 per sq. ft.
NAPA COUNTY JURISDICTIONS			
City of Napa	\$21,000-\$28,000	\$13,000-\$15,000	These figures are estimates which include outside fees on typical residential developments. Outside fees include school and sanitation fees.
St. Helena	n. avail.	n. avail.	City in process of putting info. together at time of survey.
American Canyon	\$20,000-\$25,000	n. avail.	MFR fees not included since there have been no MFR developments since incorporation. Fees include building permit, plan check, sewer & water connection, park/traffic fees, inspection fees, and traffic/mitigation fees.
Calistoga	\$30,000	\$30,000	These figures are estimates which include outside fees. Outside fees include building permit, school mitigation (sq. ft.) water, sewer, and public safety (based on valuation of the property)
Yountville	\$15,390	\$11,460	Fees include water connection, traffic mitigation, sewer, and utility connection fees. School impact fees are \$2.05/sq ft. and are calculated into the overall cost along with CDF fees (which are not collected by the planning department).
SONOMA COUNTY JURISDICTIONS			
Unincorporated Sonoma County	\$17,338-\$31,631	n. avail.	According to staff, a more definitive total could not be determined because of the wide variation of costs for various development impact fees.
Petaluma	\$22,298	\$19,349	Petaluma assumes a 1400 sq. ft SFR unit.
Santa Rosa	\$23,915	n. avail.	Santa Rosa has not calculated the total impact cost for multifamily residential development. The figure quoted for SFR is in the southwest area of Santa Rosa. Elsewhere, costs can be as low as \$17,815 per SFR.
Windsor	\$31,461	\$23,588	Fire fees \$503/unit (SFR) & \$347/unit (MFR) & school \$2.05/sq ft.
Cotati	\$23,795	\$12,302	
Rohnert Park	\$13,277	\$9,658	Includes water connection, traffic signal, sewer connection, waste/conservation, capital outlay and school/park. \$1.65/sq ft after 500 sq ft. for school impact fee

Sources: Planning and building departments of surveyed jurisdictions; Bay Area Economics, 2001.

Opportunities for Energy Conservation

With respect to residential construction, opportunities primarily take the form of construction of new homes using energy efficient designs, materials, fixtures, and appliances, or retro-fitting existing homes to be more energy efficient (e.g., weather stripping, upgrading insulation, upgrading to more energy efficient fixtures and appliances). At a minimum, new housing construction in Solano County must comply with the State of California Title 24 energy efficiency standards. These requirements are enforced through the building plan check process.

In addition to the design and construction of individual buildings, the development industry is becoming increasingly aware of opportunities for energy conservation at the site planning level and even at the community planning level. New developments are increasingly being planned so that building orientations will take advantage of passive solar energy benefits. Larger scale land use planning is increasingly considering benefits of compact urban form (i.e., higher densities) as a means to reduce auto dependency for transportation, and the benefits of mixed-use land use patterns to make neighborhoods more self-contained so that residents can walk or bicycle to places of work, shopping, or other services. Compact urban development patterns are necessary to improve the effectiveness of buses and other forms of public transit. If effective public transit is available and convenient, energy will be conserved through reduced auto use.

In addition to the Orderly Growth Initiative, the County and jurisdictions within the County have followed a general policy of discouraging urban level development outside of existing urban areas. While the impetus behind these policies was to reduce the consumption of agricultural land and lower infrastructure costs, an ancillary benefit is that these policies promote energy efficiency because they encourage new development to locate near existing community facilities, employment centers, and public transportation routes.

Appendices

Appendix A: Definitions

Terms Related to Households

Household: All persons occupying a single dwelling unit.

Family Household: Two or more related persons occupying a dwelling unit.

Non-Family Household: A single person living alone, or two or more unrelated persons sharing a dwelling unit.

Large Family: A family of five (5) or more persons.

Elderly: Persons 65 years of age or older.

Disabled: Persons legally defined as having a physical impairment or mental disorder which is expected to be of long continued or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

Very Low-Income Household: A household whose income, with adjustments for household size, does not exceed 50 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Low-Income Household: A household whose income, with adjustments for household size, does not exceed 80 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Moderate-Income Household: A household whose income, with adjustment for household size, falls between 80 percent and 120 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Above Moderate-Income Household: A household whose income, with adjustment for household size, is greater than 120 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Terms Related to Housing Units

Dwelling Unit: The place of customary abode of a person or household that is either considered to be real property under State law or cannot be easily moved.

Affordable Housing: Housing Solano County households can buy or rent without paying over 30 percent of their income.

Appendix B: Summary of Prior Housing Program Results
(For Period from January 1, 1990 through June 30, 2001)

1. Housing Conservation and Rehabilitation Programs.

Program 1a. Continue and expand housing rehabilitation programs.

Accomplishment: (See Table)

Number of Rehabilitated Units by Funding Source from 1992 to present

Income level	CDBG ²⁰	RDA ²¹	VHA ²²
Moderate	0	24	0
Low to Very Low	10	79	0

Program 1b. Notify the public of available housing rehabilitation programs.

Accomplishment. Direct mailings to landowners and tenants within target areas, newspaper advertisements, newspaper articles, and open houses.

2. Housing Costs.

Program 2a. Seek funding for low-income housing assistance through State and Federal programs, County RDA, and Housing Authority.

Accomplishment. CDBG: \$758,500 obtained from 1999 and 2000 disbursements. The entire amount was available for housing rehabilitation projects. \$234,065 spent from the 1999 disbursement. None of 2000 disbursement has been spent yet. All grants are awarded to low and very-low income brackets (80 percent of median income and lower).

RDA: Mercy Housing California administers the County's RDA fund of \$1.8 million for the Homeacres Neighborhood. Of this amount, \$400,000 of housing set-aside funds remains to be spent. More funding will become available from the Southeast Vallejo Redevelopment District. Funds are available to all three income categories (Moderate, low, and very low incomes).

Section 8: 250 units were funded for the 2001-2002 fiscal year: 21 units were funded by certificates (\$156,199), 229 units were funded by vouchers: (\$1,721,883). In the future, certificates will be done away with and only vouchers will be used.

For CDBG and RDA, same numbers as in Program 1a. For Section 8 (VHA), 21 units received certificate aid and 229 units received voucher aid.

²⁰ 1999 CDBG grants awarded to the occupant of the dwelling (whether tenant or owner). Occupant must be at low or very-low income level (defined as 80 percent of median income or lower).

²¹ Units rehabilitated between 1996-1999. Moderate defined as more than 80 percent of median income; low/very low defined as 80 percent of median income or lower. RDA projects are located in the Homeacres neighborhood.

²² VHA only administers the Section 8 program; it is not involved in County housing rehabilitation.

Program 2b. Implement provisions of zoning code relative to manufactured homes, companion living units, and secondary living units to provide housing opportunities for low and moderate-income households.

Accomplishment. (See Table)

Completed dwelling units by type and year 1999 - November 2 2001 ²³			
Unit Type	1999	2000	2001
Single-Family	12	8	11
Manufactured			
Single-Family Stick-Built	13	30	18
Secondary Living Unit ²⁴	3	0	0
Guest House ²⁵	1	0	0
Farm Laborer Housing ²⁶	4	1	0
Companion Living Unit ²⁷	2	0	1
<u>Caretaker Mobile</u>	<u>2</u>	<u>1</u>	<u>1</u>
Total	37	40	31

Program 2c. The County will adopt an ordinance establishing a developer fee for the provision of below market rate housing.

Accomplishment. The County does not typically receive major development proposals, therefore the County never created this ordinance.

²³ The above numbers were derived through the following process: A query was performed in SCIPS, which called up final building permits for all residential structures (categorized as either “New Single Family Dwelling”, “Permanent MFG Home”, or “Mobile Home”). The resulting list was compared with the Planning Division’s “Permit Log,” a spreadsheet listing all building permits processed through the Planning Division. The Permit Log provides a more specific description of the types of residential units applied for, such as secondary living units, farm laborer housing, and companion living units. For this reason, the list derived from SCIPS was cross-referenced with the Permit Log. Accessory units have not been constructed as of November 2001 because they are have only recently been added to the zoning code.

²⁴ Secondary Living Unit Definition: One additional dwelling unit attached to the principal residence on the same ownership, providing independent living quarters for rent, including sleeping, eating, cooking and sanitation facilities except that detached units are permitted in the R-E and R-S Districts provided they are connected to public sewer. Either the principal residence or secondary living unit shall be owner-occupied. One parking space is required (covered or enclosed parking is preferred).

²⁵ Guest House Definition: Detached living quarters of a permanent type of construction, without kitchens or cooking facilities, clearly subordinate and incidental to the main building on the same building site, and not to be rented, let or leased, whether compensation be direct or indirect.

²⁶ Farm Labor Quarters Definition: Rooming houses and boardinghouses and mess halls for any number of farm help customarily employed on land owned by the owner of the building site occupied by such houses or halls.

²⁷ Companion Living Unit. A temporary mobilehome subordinate to and detached from the principal residence on the same ownership providing independent living quarters including sleeping, eating, cooking and sanitation facilities for one or more adult persons who are 60 years of age or over, handicapped or convalescent. Either the principal residence or companion living unit shall be owner occupied. One parking space is required for each unit.

Program 2d. The County will seek to expand its existing supply of assisted housing through the development of programs in coordination with public and private non-profit housing agencies.

Accomplishment. The County has sought additional Section 8 housing resources. It also contracts the administration of its CDBG and RDA activities to Mercy Housing California.

Program 2e. The County will support and coordinate with private non-profit housing groups in the development of below market rate housing for low and moderate income households.

Accomplishment. The County has not coordinated with private non-profit housing groups in the development of below market rate housing. See answer to Program 2d.

Program 2f. The County will work to ensure coordination between County and other public and private housing assistance programs.

Accomplishment. Solano County works with the Continuum of Care and the Solano Safety Net Consortium – Community Action Agency.

The Continuum of Care (C of C) functions primarily during the HUD funding period and lies dormant in off periods. In the last 2-3 years, the C of C became a regularly scheduled meeting once a month, tied into a Providers' Meeting. During the HUD funding period, they meet separately. During the HUD off period, the two meetings are combined. The C of C includes representatives from Solano County cities, providers, the faith community, realtors, the business community, city officials (occasionally) County staff, etc.

The Board of Supervisors recently established the Solano Safety Net Consortium – Community Action Agency (SSNC-CAA). This group functions with by-laws, a fiscal agent (the County), staff, and regular monthly meetings. The SSNC-CAA is working with the various housing authorities in the cities, community based organizations, and the faith community, to bring together workshops and seminars centered on the housing issues facing Solano County. The first workshop was held at the end of July (2001) and another is planned for February 2002. A clearinghouse (the C-Star System) has been established for safety net issues, homeless issues, as well as housing issues. The C-Star System will soon be operational and will be used to track client needs throughout Solano County. 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.

Program 2g. The County will notify the public of available assistance programs in coordination with city housing authorities, redevelopment agencies and other public and private agencies.

Accomplishment. VHA notifies Social Services, Community Action Council, and other welfare and assistance agencies when it opens its Section 8 waiting list.

3. Special Housing Needs.

Program 3a. The County will seek funding for special groups with specific demonstrated needs through State and Federal housing programs and in the development of local housing assistance programs through the County Redevelopment Agency and Housing Authority.

Accomplishment. The County obtained a CDBG grant to upgrade housing conditions at the Dixon Migrant Center and rehabilitate twelve of its units. Improvements were related to water, sewer, and road infrastructure, as well as gating. The State Department of Housing and Community Development Office of Migrant Services contracted with the County to construct eight additional migrant housing units at the Dixon Migrant Center.

Program 3b. The County will continue to work with the Dixon Housing Authority in providing farm labor housing, as well as, providing assistance to private individuals and organizations in obtaining financial assistance for private farm labor housing.

Accomplishment. The County obtained a CDBG grant to upgrade housing conditions at the Dixon Migrant Center and rehabilitate twelve of its units. Improvements were related to water, sewer, and road infrastructure, as well as gating. The State Department of Housing and Community Development Office of Migrant Services contracted with the County to construct eight additional migrant housing units at the Dixon Migrant Center. The Dixon Housing Authority contracts with the Yolo County Housing Authority for administration of the Migrant Center.

Program 3c. The County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless through the Solano County Homeless Task Force.

Accomplishment. The Homeless Task Force no longer exists. The Community Action Council is trying to establish a new homeless task force that would consolidate all homeless programs in the County. Solano County HSS recently hired someone to act as liaison between the various homeless programs in the County.

Program 3d. The County will promote the use of community facilities and 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 and special need shelters such as battered women's shelters, sober housing, etc.).

Accomplishment. HSS runs a winter shelter.

The Homeless Day Center, run by Youth and Family Services, was recently closed due to a lack of funding.

Program 3e. The County will continue to encourage non-profit housing development corporations to promote, assist or sponsor housing for the homeless. The County will also consider the feasibility of using its Community Development Block Grants (CDBG) and redevelopment funding to provide redevelopment or seed money to assist non-profit agencies in this effort.

Accomplishment. Due to staff and budget constraints, the County took no action.

Program 3f. The County will seek to ensure coordination between County and other public and private assistance programs for those with identified special housing needs.

Accomplishment. The Department of Health and Human Services runs a Family Self Sufficiency Program which provides programs including: Section 8 vouchers, job training, and other social services.

Youth and Family Services is working with the County. Youth and Family Services bought a building in Vallejo with CDBG and HUD money. The building will be used as a six bedroom transitional living center for women in recovery. Youth and Family Services is also negotiating with a church in Homeacres to acquire land for a 30-unit (one, two, and three bedroom dwellings) village for people in recovery. The village would include such on site services as a community center, childcare facility, and job training.

Program 3g. The County will actively notify the public of available special assistance programs in coordination with city housing authorities and other public and private agencies.

Accomplishment. Currently no notification has been made.

Program 3h. The County will seek funding to support fair housing counseling service agencies operating locally, and it will publicize local policies and statements supportive of fair housing.

Accomplishment. The County does not provide such services.

4. Future Housing Development

Program 4a. 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.

Accomplishment. The County suggested a Joint Housing Element to the Cities. However, the Cities did not consider the idea.

Program 4b. The County will continue to implement building and zoning codes to accommodate manufactured dwelling units, secondary units and companion living units within the County.

Accomplishment. (See Table on page 81 in Program 2b Accomplishment explanation)

5. Housing Location, Density, and Timing.

Program 5a. The County shall complete the English Hills Specific Plan and Homeacres Neighborhood Plan planning programs.

Accomplishment. The English Hills Specific Plan was completed August 1994. Its purpose was to enable development in the English Hills that would be compatible with continuing agricultural

operations, that would preserve the existing rural character of the area, and that would not exceed the capacities of available water resources and public services. The plan was not adopted.

The Homeacres Neighborhood Plan was completed May 1993. It was intended as a basic framework for housing rehabilitation, infrastructure improvements, and other neighborhood improvement programs. Programs instituted by the Homeacres Plan would be funded by a portion of the increment of taxes collected from the Southeast Vallejo Redevelopment District by the City of Vallejo Redevelopment Agency, as per an agreement between the Redevelopment Agency and Solano County. The Homeacres Plan was adopted, then unadopted in response to lawsuits contesting housing developments and infrastructure improvements proposed in the Plan. In place of the Homeacres Plan, the Board of Supervisors adopted a list of public facilities projects that would be funded by the five million dollars agreed upon by the County and the Vallejo Redevelopment Agency. Of the five million dollars, \$3.2 million would go towards public facilities improvements and \$1.8 million would go towards housing rehabilitation. In the coming years, more funding will become available for housing improvements through increment financing of the Southeast Vallejo Redevelopment District.

Program 5b. The County shall review residential projects for conformity with General Plan policies.

Accomplishment. Residential projects are reviewed for conformity with the development standards of the zoning district in which they are located. Zoning districts must conform to the General Plan.

Program 5c. The County shall review General Plan amendments and development proposals for conformity with Housing Element policies.

Accomplishment. The County reviewed the White Wing project for its conformity to Housing Element policies. In general, residential development proposals are allowed only in conformance with the Zoning Ordinance, which must conform to the General Plan.

6. Public Facilities and Services.

Program 6a. The County will undertake studies to identify those areas that may have insufficient water supplies and to explore alternative solutions for providing water service. Particular attention will be given to the following areas:

Green Valley-Rockville Area
Pleasants Valley Area

Accomplishment. No specific groundwater studies were conducted in the Green Valley-Rockville or Pleasants Valley Areas.

The Rural North Vacaville Area was found to be water deficient. In the General Plan, significant portions of the Rural North Vacaville Area are designated as residential areas. However, water scarcity caused several existing residential wells to dry up and limited some residential property owners from subdividing and developing their properties for residential use, consistent with the General Plan. In response to these water supply issues, a new water district, the Rural North

Vacaville Water District was approved through LAFCO and the County Board of Supervisors. The water district was created in order to supply existing homes with adequate water and to facilitate the development of new subdivisions consistent with the General Plan. The district is currently under construction.

A USGS map (attached) indicates where likely groundwater supplies are located in portions of the Pleasant Valley, Twin Sisters, and Rural North Vacaville Areas. Areas categorized as A and B zones contain the most marginal water supplies. Developments proposed in these areas must conduct water tests to demonstrate sufficient water supply.

Program 6b. The County will implement public facility improvements to address the identified needs within the County residential areas.

Accomplishment. Generally, the County has taken no steps to improve public facilities in support of residential development, although a few exceptions exist: the County has obtained funding for road improvements in the Homeacres neighborhood; the County has established the Rural North Vacaville Water District to address water deficiency issues.

Program 6c. The County will undertake studies of residential development and its impact on County services and revenues in the unincorporated area.

Accomplishment. The County took no action.

Program 6d. The County will complete the English Hills Specific Plan which includes an analysis of water supplies in the study area and solutions for providing water service; a program for funding and providing public facility improvements and services to support residential development in the area.

Accomplishment. The English Hills Specific Plan was completed in August 1994 but never adopted. However, the Rural North Vacaville Water District was founded based on the findings from the study.

Program 6e. The County will complete the Homeacres Neighborhood Plan, which will analyze needed infrastructure improvements and housing opportunities within the community.

Accomplishment. The Homeacres Neighborhood Plan was completed May 1993. It was adopted and then unadopted. The Board of Supervisors then adopted a list of public facilities projects that would be funded by the five million dollars promised to the County by the Vallejo Redevelopment Agency. Of the five million dollars, \$3.2 million would go towards public facilities improvements and \$1.8 million would go towards housing rehabilitation. In the coming years, more funding will become available for housing improvements through increment financing of the Southeast Vallejo Redevelopment District.

7. Environmental Quality.

Program 7a. The County will establish and support a definitive program to reduce community blight including a public/private program of trash removal and establishment of an ordinance for the removal of abandoned and dilapidated housing units.

Accomplishment. The County has a franchise agreement with a local sanitation company in the Homeacres neighborhood and Starr Subdivision. The company provides five dumpsters per quarter to the residents of the Homeacres subdivision as part of a clean-up and code enforcement program.

The County established a paint grant and other housing rehabilitation funds using CDBG and other public money.

Program 7b. The County will continue to enforce health, weed, fire and inoperative automobile abatement ordinances.

Accomplishment. Enforcement of Health Ordinances: The County enforces Section 17920.3 of the California Health and Safety code regarding sub standard housing and enforces local County regulations pertaining to septic and well systems. Enforcement occurs on a routine and complaint basis. Complaints filed by the public are investigated by the Department of Environmental Management. Routine enforcement occurs through the issuance of permits for wells and septic systems. The Division of Hazardous Materials follows a similar course of enforcement for hazardous materials issues.

Environmental Health Investigation Requests, 2000 and 2001

Complaint Category ²⁸	Number of Investigation Requests 01/01/00-11/30/00	Number of Investigation Requests 01/01/01-09/26/01
Housing	411	331
Solid Waste	308	195
Liquid Waste	97	64
<u>Vector</u>	<u>56</u>	<u>26</u>
Total ²⁹	872	616

Enforcement of Weed and Fire Abatement Ordinances: Solano County Fire Districts enforce these and related ordinances.

Inoperative Vehicle Abatement Ordinances: The County operates under an on-view/as-viewed program and on a complaint basis with regard to abandoned/inoperable/stowed vehicles. If a code enforcement officer observes an abandoned vehicle in the public right-of-way, the vehicle is tagged for towing. Otherwise, abandoned vehicles are removed on a complaint basis.

Program 7c. The County shall implement needed public facility improvements through the County community development and redevelopment programs.

²⁸ Although not all complaints are listed as Housing, often complaints in other categories are attributable to existing housing stock. For example, a liquid waste complaint may be referring to sewage spill from a residential lateral; a solid waste complaint may refer to garbage in someone's yard; a vector may refer to a house or yard attracting rodents to the neighborhood.

²⁹ Year-end totals are estimated as follows: Year 2000: Approximately 950 complaints; Year 2001: Approximately 980 complaints.

Accomplishment. The Dixon Migrant Center upgrade focused primarily on public facility improvements (water, sewer, roads). The alternative to the May 1993 Homeacres Neighborhood Plan focused on public facility improvements as well. All other community development and redevelopment programs implementing public facility improvements occurred before 1992.

There are deficiencies in the community development and redevelopment programs for the Homeacres Neighborhood. The County is in the process of implementing a program to address those deficiencies. The Board of Supervisors approved the Annual Road Improvement Plan on November 13, 2001. A total of \$3.2 million from the Homeacres Settlement Program will pay for road, drainage, water line and sewer line improvements over the next five years.

Program 7d. The County shall implement architectural review to ensure that future development within rural communities is harmonious with existing development.

Accomplishment. The County has not implemented Architectural Review for new housing units. In residential zoning districts, Architectural Review is generally only applied to proposed non-dwelling structures (accessory buildings) that would exceed the limitations of some development standard (e.g. the area of a proposed accessory building would exceed the maximum allowed area for accessory buildings in the zoning district). As the County does not apply architectural review to dwelling units, architectural review does not create any undue governmental constraints to housing production.

Program 7e. The County shall review residential projects for conformity with General Plan policies.

Accomplishment. During the building permitting process, residential projects are reviewed for conformity with the Zoning Ordinance and with General Plan policies.

8. Energy Conservation.

Program 8a. The County will conduct a public information program on energy conservation measures and programs.

Accomplishment. Due to staff and budget constraints the County took no action.

Program 8b. The County will incorporate provisions of the California Solar Rights Act of 1978 into the County's subdivision ordinance and adopt provisions of the State Solar Shade Control Act to assure that solar access is protected in major and minor subdivisions in residentially zoned areas.

Accomplishment. Due to staff and budget constraints, the County took no action.

Program 8c. The County will provide landscaping and vegetation guidelines for new residential units.

Accomplishment. The draft ordinance was prepared. However, given the limited applicability to the unincorporated area, the County chose not to adopt the ordinance, but rely on the State Model ordinance.

Program 8d. The County will continue to support local implementation of Residential Service Programs to provide free home energy audits to utility customers.

Accomplishment. Due to staff and budget constraints the County took no action.

Program 8e. The County will advocate continued funding for the existing Solano County Economic Opportunity Council Weatherization Program.

Accomplishment. This program no longer exists.

Appendix C: Affordable Home Price Calculator

Very Low-Income Households		Amount Avail. for Housing		Principal & Interest		Property Insurance		Property Taxes		Mortgage Insurance		Total Monthly Payment		Down-Payment		Affordable Home Price (a)	
Weighted Average	Income	\$646	\$476	\$25	\$85	\$34	\$620	\$4,250	\$85,000								
1-Person	\$25,850	\$739	\$560	\$29	\$100	\$40	\$729	\$5,000	\$100,000								
2-Persons	\$29,550	\$839	\$645	\$34	\$115	\$46	\$839	\$5,750	\$115,000								
3-Persons	\$33,550	\$933	\$701	\$36	\$125	\$49	\$911	\$6,250	\$125,000								
4-Persons	\$37,300	\$1,008	\$757	\$39	\$135	\$53	\$984	\$6,750	\$135,000								
5-Persons	\$40,300																
Low-Income Households		Amount Avail. for Housing		Principal & Interest		Property Insurance		Property Taxes		Mortgage Insurance		Total Monthly Payment		Down-Payment		Affordable Home Price (a)	
Weighted Average	Income	\$1,006	\$701	\$36	\$125	\$129	\$991	\$6,250	\$125,000								
1-Person	\$40,250	\$1,150	\$785	\$41	\$140	\$144	\$1,110	\$7,000	\$140,000								
2-Persons	\$46,000	\$1,294	\$897	\$47	\$160	\$165	\$1,268	\$8,000	\$160,000								
3-Persons	\$51,750	\$1,438	\$1,009	\$53	\$180	\$185	\$1,427	\$9,000	\$180,000								
4-Persons	\$57,500	\$1,553	\$1,093	\$57	\$195	\$201	\$1,545	\$9,750	\$195,000								
5-Persons	\$62,100																
Median-income Households		Amount Avail. for Housing		Principal & Interest		Property Insurance		Property Taxes		Mortgage Insurance		Total Monthly Payment		Down-Payment		Affordable Home Price (a)	
Weighted Average	Income	\$1,294	\$911	\$45	\$155	\$160	\$1,271	\$7,750	\$155,000								
1-Person	\$51,750	\$1,478	\$1,058	\$53	\$180	\$185	\$1,476	\$9,000	\$180,000								
2-Persons	\$59,100	\$1,663	\$1,176	\$58	\$200	\$206	\$1,640	\$10,000	\$200,000								
3-Persons	\$66,500	\$1,848	\$1,323	\$66	\$225	\$232	\$1,845	\$11,250	\$225,000								
4-Persons	\$73,900	\$1,995	\$1,411	\$70	\$240	\$247	\$1,968	\$12,000	\$240,000								
5-Persons	\$79,800																
Moderate-income Households		Amount Avail. for Housing		Principal & Interest		Property Insurance		Property Taxes		Mortgage Insurance		Total Monthly Payment		Down-Payment		Affordable Home Price (a)	
Weighted Average	Income	\$1,553	\$1,117	\$55	\$190	\$195	\$1,558	\$9,500	\$190,000								
1-Person	\$62,100	\$1,774	\$1,264	\$63	\$215	\$221	\$1,763	\$10,750	\$215,000								
2-Persons	\$70,950	\$1,996	\$1,411	\$70	\$240	\$247	\$1,968	\$12,000	\$240,000								
3-Persons	\$79,850	\$2,218	\$1,588	\$79	\$270	\$278	\$2,214	\$13,500	\$270,000								
4-Persons	\$88,700	\$2,395	\$1,705	\$85	\$290	\$298	\$2,378	\$14,500	\$290,000								
5-Persons	\$95,800																
Ownership Cost Assumptions		30% of gross annual income		CHFA Low-income Household Mortgage Terms		5% of home value		5.85% fixed		30 years		1.30% of mortgage		1.2% of home value		0.35% of home value	
% of Income for Housing Costs	Standard Mortgage Terms	5% of home value		6.30% fixed		30 years		1.30% of mortgage		1.2% of home value		0.35% of home value					
Mortgage Terms	Down Payment	6.30% fixed		30 years		1.30% of mortgage		1.2% of home value		0.35% of home value							
Annual Interest Rate	Loan Term	30 years		1.30% of mortgage		1.2% of home value		0.35% of home value									
Annual Mortgage Insurance	Annual property tax rate	1.2% of home value		0.35% of home value													
Annual Hazard Insurance	Annual Hazard Insurance																

Note: Home prices are rounded to take into account the monthly variation in lending terms.

Source: Department of Housing and Community Development, 2004; Bay Area Economics, 2004.

Appendix D: Housing Condition Survey Results

Survey Methodology and Summary

Bay Area Economics contracted with Mercy Housing California (MHC) for services to conduct housing conditions surveys in the unincorporated territory. Solano County officials selected the following areas to be surveyed: Starr Subdivision (Valley area), Old Cordelia, Elmira, Rockville, Maple Street and Midway Road areas. One in four of the housing units were surveyed in the Maple Street and Midway Road areas.

The purpose of the housing conditions survey is to provide an assessment of the condition of the housing stock in the unincorporated areas of Solano County. This information will then be used to assess the need for housing rehabilitation programs and/or identify specific strategies for low and moderate-income rental housing and owner-occupied housing. Specifically, the surveys allow the County to determine the total number of residential units within each of these unincorporated communities and to categorize the number and types of units according to rehabilitation need.

Mercy Housing California Rehabilitation Inspector conducted the visual assessment with information recorded by an assistant in the months of September and October of 2001. Mercy Housing California's Project Assistant tabulated the data collected. The survey instrument used was the housing conditions survey instrument provided by the California's Department of Housing and Community Development Community Development Block Grant Program. The assessments were exterior assessments and do not reflect interior assessments of electrical and plumbing systems.

The housing conditions survey instrument rates the conditions of five housing elements: foundation, roofing, siding/stucco, windows and electrical. The units are identified by address and provided with a rating for each element from zero to 25 with zero representing that the housing element is in good condition and needs no repair to 25, which would warrant replacement. The total score from each of the five ratings determine the overall assessment, which is categorized as follows according to the state:

Assessment	Points	Description
Sound	9 or less	Structurally sound - no need of repair or signs of deferred maintenance
Minor	10 - 15	Appears structurally sound, but shows signs of deferred maintenance -- i.e. roof replacement needed
Moderate	16 - 39	Repairs needed for at least one major component and other repairs -- i.e. roof replacement, painting, and window repairs
Substantial	40 - 55	Replacement need for several major systems and possibly other repairs -- i.e. complete foundation work and roof replacement, along with painting and windows
Dilapidated	56 and over	Structurally unsound -- all systems need repair. May need demolition if not major rehabilitation.

Housing Conditions Survey Results. Based on the methodology discussed above, Mercy Housing California found 250 units or 47 percent of the housing units surveyed to be in substandard condition. The information below summarizes the survey results.

Summary of Housing Conditions Survey Results.

Condition	Number of Units	Percent of Total
Minor	121	23%
Moderate	99	19%
Substandard	11	2%
<u>Dilapidated</u>	<u>19</u>	<u>4%</u>
Total Substandard	250	47%
<u>Total Standard</u>	<u>282</u>	<u>53%</u>
Total Units	532	100%

Substandard Units by Area.

Area	Substandard Units	Percent of Total Units Surveyed in Area
Starr Subdivision	137	52%
Elmira	36	51%
Old Cordelia	18	54%
Rockville	27	30%
Maple Street	15	40%
<u>Midway</u>	<u>17</u>	<u>53%</u>
Total Substandard Units	250	47%

Based upon the sample, countywide 47 percent of the housing units in these six communities are in need of rehabilitation of which four percent is dilapidated. Two hundred and fifty units were considered substandard.

The statistics for the six communities in Solano County surveyed are reflected as follows. It is interesting to note that both ends of Solano County reflected substandard rates of housing than the overall average. The communities' closer to the center, Old Cordelia and Elmira, had statistics that revealed 40 percent or less of the homes were considered substandard.

Starr Subdivision Area.

Condition	Number of Units	Percent of Total
Minor	74	28%
Moderate	52	20%
Substandard	5	2%
<u>Dilapidated</u>	<u>6</u>	<u>3%</u>
Total Substandard	137	52%
<u>Total Standard</u>	<u>129</u>	<u>48%</u>
Total Units	266	100%

The Starr Subdivision area is in the southwest quadrant of Highway 780 and Highway 80. It lies immediately adjacent to homes within the city limits of Vallejo.

More than half of the housing units in the Starr Subdivision area, 52 percent are considered substandard. One in five are considered as being in need of moderate repair or substandard.

Elmira.

Condition	Number of Units	Percent of Total
Minor	14	20%
Moderate	17	24%
Substandard	4	6%
<u>Dilapidated</u>	<u>1</u>	<u>1%</u>
Total Substandard	36	51%
<u>Total Standard</u>	<u>34</u>	<u>49%</u>
Total Units	70	100%

Elmira is located on either side of the Southern Pacific Railroad off of Interstate 80, East of the Highway 505 Interchange.

Over 51 percent of the housing stock in the community of Elmira is in need of some repair. Thirty percent are considered in need of moderate to substandard condition. The last housing conditions survey indicated that 58 percent were substandard.

Old Cordelia.

Condition	Number of Units	Percent of Total
Minor	5	11%
Moderate	8	18%
Substandard	1	2%
<u>Dilapidated</u>	<u>4</u>	<u>9%</u>
Total Substandard	18	40%
<u>Total Standard</u>	<u>27</u>	<u>60%</u>
Total Units	45	100%

Cordelia is located Northeast intersection of Interstate 80 and Highway 680. Like Elmira, it is located on the Southern Pacific Railroad line.

Forty percent of the homes in Cordelia were considered substandard. Almost ten percent of all the homes are considered dilapidated.

Maple Street.

Condition	Number of Units	Percent of Total
Minor	4	14%
Moderate	8	29%
Substandard	0	0%
<u>Dilapidated</u>	<u>3</u>	<u>1%</u>
Total Substandard	15	54%
<u>Total Standard</u>	<u>13</u>	<u>46%</u>
Total Units	28	100%

The Maple Street community lies on either side of Interstate 80 east of Highway 505. The community lies just east of and includes a portion of Leisure Town Road.

Since the last housing conditions survey, this area had the most dramatic increase in homes needing repair. Whereas eight percent in 1992 were considered substandard, 54 percent are now rated as substandard.

Midway Road.

Condition	Number of Units	Percent of Total
Minor	6	19%
Moderate	5	16%
Substandard	1	3%
<u>Dilapidated</u>	<u>5</u>	<u>16%</u>
Total Substandard	17	53%
<u>Total Standard</u>	<u>15</u>	<u>47%</u>
Total Units	32	100%

The Midway Road area is located just north of the Maple Street community. Its major streets include Midway, Elizabeth and Meridian Roads.

Fifty three percent of the housing units were considered in need of repair. Of those homes a little less than one in three are rated as dilapidated.

Rockville.

Condition	Number of Units	Percent of Total
Minor	18	20%
Moderate	9	10%
Substandard	0	0%
<u>Dilapidated</u>	<u>0</u>	<u>0%</u>
Total Substandard	27	30%
<u>Total Standard</u>	<u>64</u>	<u>70%</u>
Total Units	91	100%

Rockville is a community located west of Fairfield, near Interstate 80. Its major streets include Suisun Valley Road, Rockville Road, and Oakwood Drive.

Homes needing repair range from minor to dilapidate are scattered throughout this small community. Less than one third of the homes are rated as in need of minor or moderate rehabilitation. No homes are considered substandard or dilapidated. Almost 70 percent of the homes are rated as standard.

CDBG HOUSING CONDITION SURVEY (Sample)

MAP # _____
 Vacant (—Yes/—No)
 For Sale (—Yes/—No)

ADDRESS _____
 CITY _____

CONSTRUCTION TYPE

Wood Frame _____
 Masonry _____
 Mobile _____
 Modular _____
 Other _____

STRUCTURE TYPE

Single Family with Detached Garage _____
 Single Family with Attached Garage _____
 Duplex _____
 Multi-Family _____ # of Units _____
 Other _____

FRONTAGE IMPROVEMENTS IF APPLICABLE:

_____ CURBS (—Yes/—No) _____ PAVED STREET (—Yes/—No)
 _____ GUTTERS (—Yes/—No) _____ SIDEWALKS (—Yes/—No)
 _____ ADEQUATE SITE DRAINAGE (—Yes/—No) _____ Driveway (—Yes/—No)

#1 - FOUNDATION:

0 Existing foundation in good condition.
 10 Repairs needed
 15 Needs a partial foundation
 25 No foundation or needs a complete foundation.

#4 - WINDOWS:

0 No repair needed.
 1 Broken window panes
 5 In need of repair.
 10 In need of replacement.

#2 - ROOFING:

0 Does not need repair
 5 Shingles missing
 5 Chimney needs repair
 10 Needs re-roofing
 25 Roof structure needs replacement and re-roofing.

#5 - ELECTRICAL:

0 No repair needed.
 5 Minor repair.
 10 Replace main panel.

#3 - SIDING/STUCCO:

0 Does not need repair.
 1 Needs re-painting.
 5 Needs to be patched and re-painted.
 10 Needs replacement and painting.
 10 Asbestos/Lead-Based.

Sound	9 or less
Minor	10 - 15
Moderate	16 - 39
Substantial	40 - 55
Dilapidated	56 and over

56 Dilapidated—a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum major rehabilitation will be required.

	#1 Foundation	#2 Roofing	#3 Siding/ Stucco	#4 Windows	#5 Electrical	TOTAL
Points						

Comments:

Surveyor _____ Date _____
 Revised 7/98

CDBGMM.9/00

Appendix D: Income Limits and Affordable Home Price Calculator

Affordable Unit Mix in the General Plan Amendment Area		
Income	Total	Pct.
Very Low-Income	365	35%
Low-Income	245	24%
Moderate-Income	420	41%
	1,030	100%

Average Income for the General Plan Amendment Area

Income Limits	Household Size				
	1-Person	2-Persons	3-Persons	4-Persons	5-Persons
Very Low-Income	\$18,650	\$21,300	\$24,000	\$26,650	\$28,800
Low-Income	\$29,850	\$34,100	\$38,400	\$42,650	\$46,050
Moderate-Income	\$44,750	\$51,150	\$57,550	\$63,950	\$69,050
Weighted Aver.	\$32,000	\$36,500	\$41,100	\$45,700	\$49,300

Affordable Home for the Average Qualifying Household

Weighted Average	Weighted Average		Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
	Income	Amount Avail. for Housing							
1-Person	\$32,000	\$800	\$551	\$18	\$88	\$91	\$749	\$4,423	\$88,462
2-Persons	\$36,500	\$913	\$628	\$21	\$101	\$104	\$854	\$5,048	\$100,957
3-Persons	\$41,100	\$1,028	\$708	\$24	\$114	\$117	\$962	\$5,684	\$113,674
4-Persons	\$45,700	\$1,143	\$787	\$26	\$126	\$130	\$1,070	\$6,320	\$126,390
5-Persons	\$49,300	\$1,233	\$849	\$28	\$136	\$140	\$1,154	\$6,817	\$136,342
Very Low-Income Households									
Weighted Average	Income	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance (a)	Total Monthly Payment	Down-Payment (a)	Affordable Home Price
1-Person	\$19,500	\$488	\$388	\$13	\$62	\$25	\$488	\$3,117	\$62,331
2-Persons	\$22,300	\$558	\$444	\$15	\$71	\$28	\$558	\$3,564	\$71,272
3-Persons	\$25,050	\$626	\$498	\$17	\$80	\$32	\$626	\$3,998	\$79,958
4-Persons	\$27,850	\$696	\$553	\$19	\$89	\$35	\$696	\$4,445	\$88,899
5-Persons	\$30,100	\$753	\$599	\$20	\$96	\$38	\$753	\$4,809	\$96,179

Low-Income Households

Weighted Average	Amount Avail. for Housing		Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
	Income	Amount Avail. for Housing							
1-Person	\$31,200	\$780	\$568	\$20	\$95	\$97	\$780	\$4,732	\$94,636
2-Persons	\$35,600	\$890	\$648	\$22	\$108	\$111	\$890	\$5,399	\$107,982
3-Persons	\$40,100	\$1,003	\$731	\$25	\$122	\$125	\$1,003	\$6,085	\$121,692
4-Persons	\$44,550	\$1,114	\$812	\$28	\$135	\$139	\$1,114	\$6,758	\$135,159
5-Persons	\$48,100	\$1,203	\$876	\$30	\$146	\$150	\$1,203	\$7,298	\$145,957

Median-Income Households

Weighted Average	Amount Avail. for Housing		Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
	Income	Amount Avail. for Housing							
1-Person	\$39,000	\$975	\$717	\$24	\$115	\$119	\$975	\$5,761	\$115,215
2-Persons	\$44,550	\$1,114	\$819	\$27	\$132	\$135	\$1,114	\$6,582	\$131,640
3-Persons	\$50,150	\$1,254	\$922	\$31	\$148	\$153	\$1,254	\$7,409	\$148,184
4-Persons	\$55,700	\$1,393	\$1,025	\$34	\$165	\$169	\$1,393	\$8,230	\$164,609
5-Persons	\$60,150	\$1,504	\$1,106	\$37	\$178	\$183	\$1,504	\$8,886	\$177,726

Sources: Department of Housing and Community Development, 2001; Bay Area Economics, 2001.

Appendix D: Affordable Home Price Calculator, continue

Moderate-Income Households Weighted Average	Amount Avail. for Housing	Principal & Interest	Property Insurance	Property Taxes	Mortgage Insurance	Total Monthly Payment	Down-Payment	Affordable Home Price
1-Person	\$46,800	\$861	\$29	\$138	\$142	\$1,170	\$6,913	\$138,258
2-Persons	\$53,500	\$984	\$33	\$158	\$163	\$1,338	\$7,906	\$158,110
3-Persons	\$60,150	\$805	\$27	\$129	\$133	\$1,094	\$6,464	\$129,277
4-Persons	\$66,850	\$894	\$30	\$144	\$148	\$1,215	\$7,179	\$143,575
5-Persons	\$72,200	\$966	\$32	\$155	\$160	\$1,313	\$7,758	\$155,156

Ownership Cost Assumptions

% of Income for Housing Costs	30% of gross annual income
Mortgage Terms	Standard Mortgage Terms
Down Payment	5% of home value
Annual Interest Rate	6.85% fixed
Loan Term	30 years
Annual Mortgage Insurance	1.30% of mortgage
Annual property tax rate	1.2% of home value
Annual Hazard Insurance	0.25% of home value

CHFA Low-Income Household Mortgage Terms	5% of home value
	6.50% fixed
	30 years
	1.30% of mortgage
	1.2% of home value
	0.25% of home value

Source: Department of Housing and Community Development, 2001; Bay Area Economics, 2001.

Appendix E-1: Single-Family Development Assumptions

DEVELOPMENT ASSUMPTIONS

Single-Family Unit	Number	Unit Cost	Unit	Total Cost
Land Costs				
Lot Square Feet	5,000	\$10.00	Lot Sq. Ft.	\$50,000
Site Preparation (a)	5,000	\$2.50	Lot Sq. Ft.	\$12,500
Total Land Costs				\$62,500
Hard Costs				
Living Area (b)	1,600	\$92.64	Sq. Ft.	\$148,216
Bathrooms	2.00	\$2,015.44	Baths	\$4,031
Fire Place/Chimney	1.00	\$4,077	Fire Place	\$4,077
Attached Garage	2.00	\$6,682	Car Garage	\$13,365
Total Hard Costs				\$169,689
Soft Costs				
Development Impact Fees	1,600	\$8.88	Sq. Ft. (c)	\$14,210
Other Soft Costs	20%	as a percent of hard costs		\$33,938
Total Soft Costs				\$48,148
Developer Profit				
Return on Investment	12.5%	% of total development costs		\$35,042
				\$35,042
Total Development Costs				
Land Costs	5,000	\$12.50	Lot Sq. Ft.	\$62,500
Hard Costs	1,600	\$106.06	Sq. Ft.	\$169,689
Soft Costs	1,600	\$30.09	Sq. Ft.	\$48,148
Developer Profit	1,600	\$21.90	Sq. Ft.	\$35,042
Total Development Costs				\$280,337

Minimum Qualifying Income Calculator

Down Payment	5% of home value	\$14,017
Mortgage Amount	95% of home value	\$266,320
Monthly Housing Payment		
Principal and Interest	6.85% fixed, 30 Year Loan	\$1,745
Mortgage Insurance	1.30% of mortgage	\$288.51
Property tax rate	1.2% of home value	\$280.34
Hazard Insurance	0.25% of home value	\$58.40
Total Monthly Costs		\$2,372
Income Available For Housing	30% of gross income	\$7,908 /month
Minimum Qualifying Income		\$94,894 /year

Notes:

- (a) Assumes flat surface near utilities without any soil or flooding concerns.
- (b) Assumes average construction quality, one story, stucco on wood frame, and air conditioning.
- (c) Assumes no road benefit fee and no investigation fee.

Sources: RS Means, Square Foot Costs, 22nd Addition, 2001; Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix E-2: Manufactured Home Development Assumptions

DEVELOPMENT ASSUMPTIONS

Single-Family Unit	Number	Unit Cost	Unit	Total Cost
Land Costs				
Lot Square Feet	5,000	\$10.00	Lot Sq. Ft.	\$50,000
Site Preparation (a)	5,000	\$2.50	Lot Sq. Ft.	\$12,500
Total Land Costs				\$62,500
Hard Costs				
Living Area (b)	1,500	\$45.00	Sq. Ft.	\$67,500
Upgrades	1.00	\$7,500	Unit Upgrades	\$7,500
Garage	2.00	\$4,125	Car Garage	\$8,250
Total Hard Costs				\$83,250
Soft Costs				
Development Impact Fees	1,500	\$8.88	Sq. Ft. (c)	\$13,322
Delivery and Set-Up	1.00	\$5,000	Per Unit	\$5,000
Total Soft Costs				\$18,322
Total Development Costs				
Land Costs	5,000	\$12.50	Lot Sq. Ft.	\$62,500
Hard Costs	1,500	\$55.50	Sq. Ft.	\$83,250
Soft Costs	1,500	\$12.21	Sq. Ft.	\$18,322
Total Development Costs				\$164,072

Minimum Qualifying Income Calculator

Down Payment	5% of home value	\$8,204
Mortgage Amount	95% of home value	\$155,868
Monthly Housing Payment		
		<u>Monthly Costs</u>
Principal and Interest	6.85% fixed, 30 Year Loan	\$1,021
Mortgage Insurance	1.30% of mortgage	\$168.86
Property tax rate	1.2% of home value	\$164.07
Hazard Insurance	0.25% of home value	\$34.18
Total Monthly Costs		\$1,388
Income Available For Housing	30% of gross income	\$4,628 /month
Minimum Qualifying Income		\$55,538 /year

Notes:

- (a) Assumes flat surface near utilities without any soil or flooding concerns.
 (b) Assumes three piece manufactured home, three bedrooms and two baths.
 (c) Assumes no road benefit fee and no investigation fee.

Sources: Victory Manufactured Homes, 2001; Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix E-3: Townhome Development Assumptions

DEVELOPMENT ASSUMPTIONS

Townhome	Number	Unit Cost	Unit	Total Cost
Land Costs				
Lot Square Feet	1,500	\$15.00	Sq. Ft.	\$22,500
Site Preparation (a)	1,500	\$2.50	Lot Sq. Ft.	\$3,750
Total Land Costs				\$26,250
Hard Costs				
Living Area (b)	1,250	\$84.85	Sq. Ft.	\$106,067
Bathrooms	2.00	\$2,015.44	Baths	\$4,031
Attached Garage	1.00	\$8,408	Car Garage	\$8,408
Total Hard Costs				\$118,506
Soft Costs				
Development Impact Fees	1,250	\$8.88	Sq. Ft.	\$11,102
Other Soft Costs	25%	% of hard costs		\$29,626
Total Soft Costs				\$40,728
Developer Profit				
Return on Investment	15%	% of total development costs		\$27,823
				\$27,823
Total Development Costs				
Land Costs	1,500	\$17.50	Lot Sq. Ft.	\$26,250
Hard Costs	1,250	\$94.80	Sq. Ft.	\$118,506
Soft Costs	1,250	\$32.58	Sq. Ft.	\$40,728
Developer Profit	1,250	\$22.26	Sq. Ft.	\$27,823
Total Development Costs				\$185,484

Minimum Qualifying Income Calculator

Down Payment	5% of home value	\$9,274	
Mortgage Amount	95% of home value	\$176,210	
Monthly Housing Payment		Monthly Costs	
Principal and Interest	6.85% fixed, 30 Year Loan	\$1,155	
Mortgage Insurance	1.30% of mortgage	\$190.89	
Property tax rate	1.2% of home value	\$185.48	
Hazard Insurance	0.25% of home value	\$38.64	
Total Monthly Costs		\$1,570	
Income Available For Housing	30% of gross income	\$5,232	/month
Minimum Qualifying Income		\$62,786	/year

Notes:

- (a) Assumes flat surface near utilities without any soil or flooding concerns.
- (b) Assumes average construction quality, one story, stucco on wood frame, and air conditioning.
- (c) Assumes no road benefit fee and no investigation fee.

Sources: RS Means, Square Foot Costs, 22nd Addition, 2001; Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix E-4: Multifamily Development Assumptions

DEVELOPMENT ASSUMPTIONS

	Number	Unit Cost	Unit	Total Cost	Cost Per Unit
Land Costs					
Lot Square Feet (one acre)	43,560	\$10.00	Sq. Ft.	\$435,600	\$21,780
Total Land Costs				\$435,600	\$21,780
Building Detail					
Unit Square Feet	17,500				
Common Area Square Feet	1,225				
Units Per Acre	20				
Unit Detail					
Average Unit Size	875	\$102.59	Sq. Ft. (a)	\$1,795,360	\$89,768
Appliances (b)	1.00	\$2,875	Per Appliance Set	\$57,500	\$2,875
Building Amenities					
Common Area	1,225	\$102.59	Sq. Ft.	\$125,675	\$6,284
Covered Parking Spaces Per Unit	1.00	\$12,000	Covered Space	\$240,000	\$12,000
Uncovered Parking Spaces Per Unit	1.00	\$3,000	Uncovered Space	\$60,000	\$3,000
Total Hard Costs				\$2,218,535	\$110,927
Soft Costs					
Development Impact Fees	18,725	\$8.88	Sq. Ft. (b)	\$166,304	\$8,315
Other Soft Costs	20%	as a percent of hard costs		\$443,707	\$22,185
Total Soft Costs				\$610,011	\$30,501
Developer Profit					
Return on Investment	12.0%	% of total development costs		\$391,698	\$19,585
				\$391,698	\$19,585
Total Development Costs					
Land Costs	43,560	\$10.00	Lot Sq. Ft.	\$435,600	\$21,780
Hard Costs	18,725	\$118.48	Sq. Ft.	\$2,218,535	\$110,927
Soft Costs	18,725	\$32.58	Sq. Ft.	\$610,011	\$30,501
Developer Profit	18,725	\$20.92	Sq. Ft.	\$391,698	\$19,585
Total Development Costs				\$3,264,146	\$163,207

Notes:

(a) Assumes stucco on concrete block with wood joists.

(b) Assumes one dishwasher, refrigerator, and one combination oven for each unit.

Sources: RS Means, Square Foot Costs, 22nd Addition, 2001; Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix E-5: Secondary Dwelling Unit Assumptions

DEVELOPMENT ASSUMPTIONS

Second Unit	Number	Unit Cost	Unit	Total Cost
Land Costs				
Lot Square Feet	800	\$0.00	Sq. Ft.	\$0
Site Preparation (a)	800	\$1.50	Lot Sq. Ft.	\$1,200
Total Land Costs				\$1,200
Hard Costs				
Living Area (b)	800	\$92.51	Sq. Ft.	\$74,011
Total Hard Costs				\$74,011
Soft Costs				
Development Impact Fees	800	\$10.00	Sq. Ft.	\$8,000
Other Soft Costs	20%	% of hard costs		\$14,802
Total Soft Costs				\$22,802
Total Development Costs				
Land Costs	800	\$1.50	Lot Sq. Ft.	\$1,200
Hard Costs	800	\$92.51	Sq. Ft.	\$74,011
Soft Costs	800	\$28.50	Sq. Ft.	\$22,802
Total Development Costs				\$98,013
Rent Calculator				
Annual Return on Investment Goal (c)	\$98,013	9.0%	of Total Costs	\$8,821 /Year
Annual Unit Expenses	1	\$2,800	/Unit	\$2,800 /Year
Monthly Return on Investment	\$98,013	9.0%	of Total Costs/12 months	\$735 /Month
Monthly Expenses	1	\$233	/Unit	\$233 /Month
Second Unit Monthly Rent				\$968 /Month
Minimum Qualifying Income Calculator				
Monthly Rent				\$968 /Month
Income Available For Housing	30%	of gross income		\$3,228 /month
Minimum Qualifying Income				\$38,737 /year

Notes:

- (a) Assumes flat surface requiring additions to the existing foundation.
- (b) Assumes average construction quality, wood siding and wood frame with air conditioning.
- (c) Assumes the existing homeowner only wants to recover his/her costs plus a small profit margin of approximately 300 basis points.

Sources: RS Means, Square Foot Costs, 23rd Edition, 2002; Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix F-1: Housing Permit Cost Worksheet - General County

Development Assumptions

Unit Type	Single-Family
Unit Size	1,500 sq. ft.
Garage	2-car garage @ 480 sq. ft.
Floor Plan	3 Bedroom/2 Bath

Residential Development Fees

Planning Fees		
(please itemize typical fees)	Plng Supplemental Fee*	232.00
		232.00
Building Permit Fees		
(please itemize typical fees)	Building Permit (a)	1,094.58
	Building Plan Check (a)	711.48
	Building Supplemental	576.00
	Mechanical (b)	200.00
	Plumbing (b)	400.00
	Electrical (b)	350.00
		3,332.06
Development Impact Fees/Utility Connection Fees		
(please itemize typical fees)	County Cap Imps	2,983.00
	Transportation	50.00
	Road Benefit (c)	0.00
	School District (d)	5,460.00
		8,493.00
	Microfilm	8.00
	Floodzone Determination	19.00
	Strong Motion (e)	13.00
Other Fees		
(please itemize typical fees)	Title 24 Plan Check	40.00
	Investigation (f)	0.00
	Fire District	150.00
	Septic	678.00 or 1,256.00. If 1,256.00, pay annual fee of 150.00.
	Water	357.00
		1,265.00
TOTAL		13,322.06

Notes:

- (a) Based on valuation.
- (b) Based on floor plan.
- (c) For housing built outside of English Hills and Green Valley.
- (d) See School District Fees worksheet.
- (e) Variable, but estimated at between \$10-\$15.
- (f) Assume no investigation fee.

Sources: County of Solano, Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix F-2: Housing Permit Cost Worksheet - English Hills (road benefit area)

Development Assumptions

Unit Type	Single-Family
Unit Size	1,500 sq. ft.
Garage	2-car garage @ 480 sq. ft.
Floor Plan	3 Bedroom/2 Bath

Residential Development Fees

Planning Fees		
(please itemize typical fees)	Plng Supplemental Fee*	232.00
		232.00
Building Permit Fees		
(please itemize typical fees)	Building Permit (a)	1,094.58
	Building Plan Check (a)	711.48
	Building Supplemental	576.00
	Mechanical (b)	200.00
	Plumbing (b)	400.00
	Electrical (b)	350.00
		3,332.06
Development Impact Fees/Utility Connection Fees		
(please itemize typical fees)	County Cap Imps	2,983.00
	Transportation	50.00
	Road Benefit (c)	4,926.00
	School District (d)	5,460.00
		13,419.00
	Microfilm	8.00
	Floodzone Determination	19.00
	Strong Motion (e)	13.00
Other Fees	Title 24 Plan Check	40.00
(please itemize typical fees)	Investigation (e)	0.00
	Fire District	150.00
	Septic	678.00 or 1,256. If 1,256.00, pay annual fee of 150.00.
	Water	357.00
		1,265.00
TOTAL		18,248.06

Notes:

- (a) Based on valuation.
- (b) Based on floor plan.
- (c) This fee is adjusted every 6 months.
- (d) See School District Fees worksheet.
- (e) Variable, but estimated at between \$10-\$15.
- (e) Assume no investigation fee.

Sources: County of Solano, Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix F-3: Housing Permit Cost Worksheet - Green Valley (road benefit area)

Development Assumptions

Unit Type	Single-Family
Unit Size	1,500 sq. ft.
Garage	2-car garage @ 480 sq. ft.
Floor Plan	3 Bedroom/2 Bath

Residential Development Fees

Planning Fees		
(please itemize typical fees)	Plng Supplemental Fee*	232.00
		232.00
Building Permit Fees		
(please itemize typical fees)	Building Permit (a)	1,094.58
	Building Plan Check (a)	711.48
	Building Supplemental	576.00
	Mechanical (b)	200.00
	Plumbing (b)	400.00
	Electrical (b)	350.00
		3,332.06
Development Impact Fees/Utility Connection Fees		
(please itemize typical fees)	County Cap Imps	2,983.00
	Transportation	50.00
	Road Benefit (c)	5,014.00
	School District (d)	5,460.00
		13,507.00
	Microfilm	8.00
	Floodzone Determination	19.00
	Strong Motion (e)	13.00
Other Fees	Title 24 Plan Check	40.00
(please itemize typical fees)	Investigation (e)	0.00
	Fire District	150.00
	Septic	678.00 or 1,256.00. If 1,256.00, pay annual fee of 150.00.
	Water	357.00
		1,265.00
TOTAL		18,336.06

Notes:

- (a) Based on valuation.
- (b) Based on floor plan.
- (c) This fee is adjusted every 6 months.
- (d) See School District Fees worksheet.
- (e) Variable, but estimated at between \$10-\$15.
- (e) Assume no investigation fee.

Sources: County of Solano, Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix F-4: School District Fees

School District	Fee	Notes
Benecia	2.67/ sq ft	
Dixon	3.363/ sq ft	
Fairfield-Suisun	3.61/sq ft	
River Delta	4.08/sq ft OR 3.51/ sq ft	Depends on area
Travis	0.30/sq ft OR 1,100/ac	Mello Roos #1
	7.25/sq ft lump OR 2.04/sq ft permittng + 0.45/sq ft by homeowner	Mello Roos #2
	3.40/sq ft	
Vacaville	2.05/sq ft	
Vallejo	2.05/sq ft	
Winters	2.87/sq ft	

Note:

Rates change every year. These rates apply to current year, 2001.

Sources: Department of Environmental Management, 2001; Bay Area Economics, 2001.

Appendix F-5 County Planning Application Fees¹

Architectural Review	\$580
Development Agreement	\$6,032
General Plan Amendment	
Preliminary application	\$2,540
Completed Application	\$3,886
Planned Unit Development Application	\$2,610
Rezoning Application	\$2,540
Specific Plan Review	\$2,436
Building Envelope Modification	\$1,067
Tentative Parcel Map	\$3,585
Tentative Final Map	\$5,462 plus \$231 for each additional parcel after 5 parcels
Use Permit Application (Zoning Admin.) ²	\$1,364
Variance Permit Application	\$870

¹ Includes all County processing costs for Planning Services Division, Environmental Health Services Division, Public Works Division and Building Division review

² Housing related Use Permits are processed by Zoning Administrator

Appendix G: Solano County Development Approval Process

