



Solano County Collaborative Regional Housing Element Workshops

January 26 – 11:30 am – 1:00 pm

January 27 – 6:00 pm – 8:00 pm

Project Team

» Solano County Transportation Agency

- Robert Guerrero, Project Manager

» Consultant Team

- Jennifer Gastelum, Project Director
 - Housing Element
 - Amy Sinsheimer, Cynthia Walsh, Lucy Rollins, Nicole West
 - Safety Element
 - Tammy Seale, Eli Krispi, Jacqueline Protsman Rohr
 - CEQA
 - Mark Teague, Patrick Hindmarsh

Solano County Collaborative

Dixon

Fairfield

Rio Vista

Suisun City

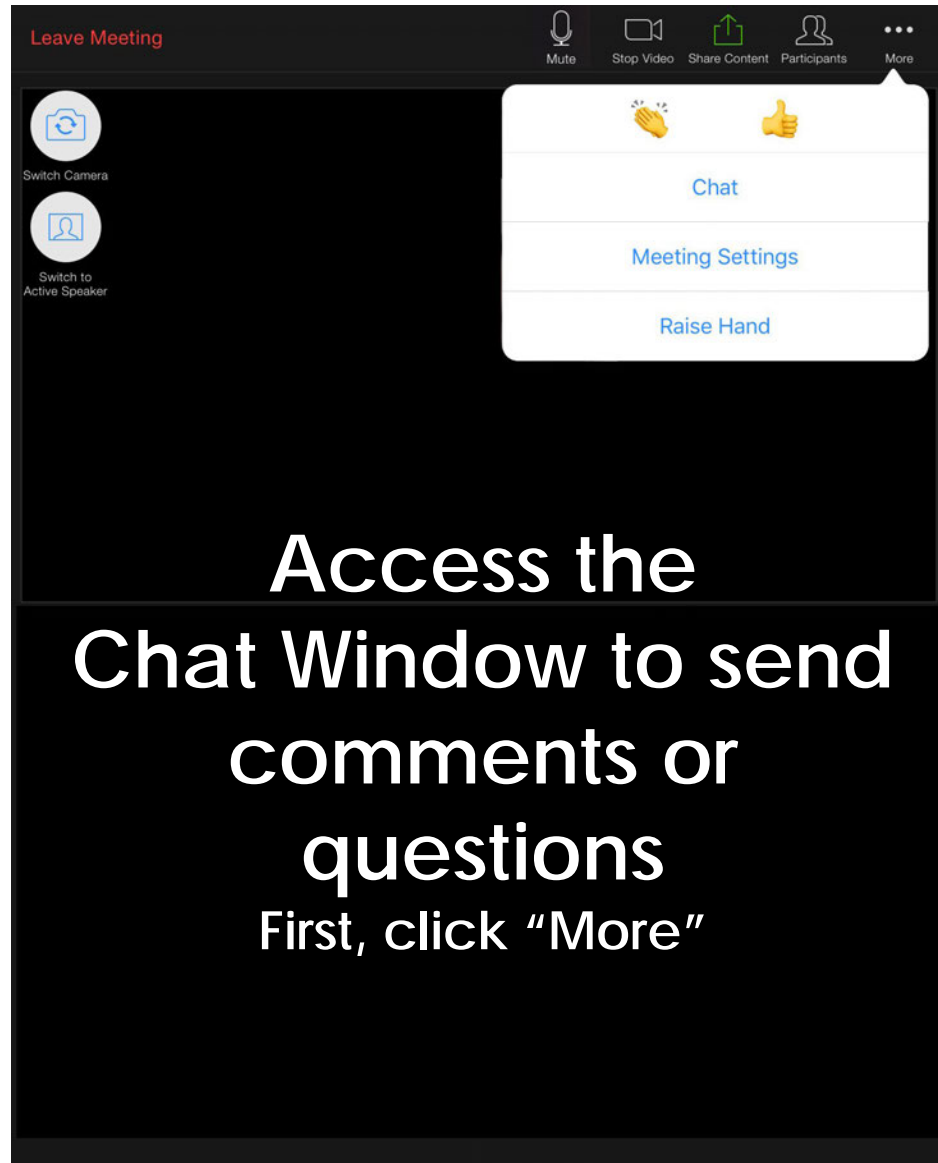
Vacaville

Vallejo

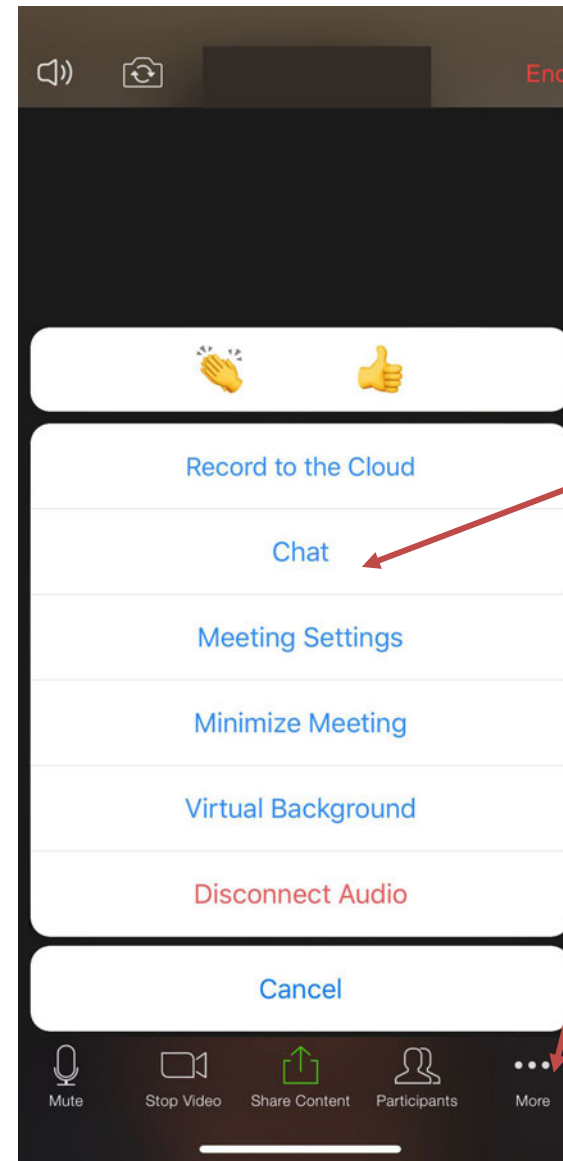
Solano County



Zoom Meeting Controls



Tablet



Smart Phone

Access the Chat Window to send comments or questions
First, click "More"



Comments / Questions?

Send a Chat Message to "Jennifer Gastelum"



Zoom Meeting Controls

Zoom Meeting ID: [redacted]

Speaker View

Participants (22)

Find a participant

- Janet Chang (Me)
- Tammy Seale (Host)
- GR Grant R
- SC Sloan Campi
- MT Mark Teague (Co-host)

Zoom Group Chat

Type Message Here

To: Everyone

Type message here...

Unmute Stop Video Invite Participants 22 Share Screen Chat Record Reactions Leave Meeting

Annotations:

- Hover over your name and select "More" -> "Rename" to change your display name, if needed
- Participant list
- View meeting participant list
- Use Chat window To send comments/questions
- Choose Comments/Questions in drop-down menu
- Type Message Here

How You Can Participate - Submit Comments/Questions during the Workshop

Send a Chat Message to "Jennifer Gastelum" in drop down chat menu



Help with Tech Issues

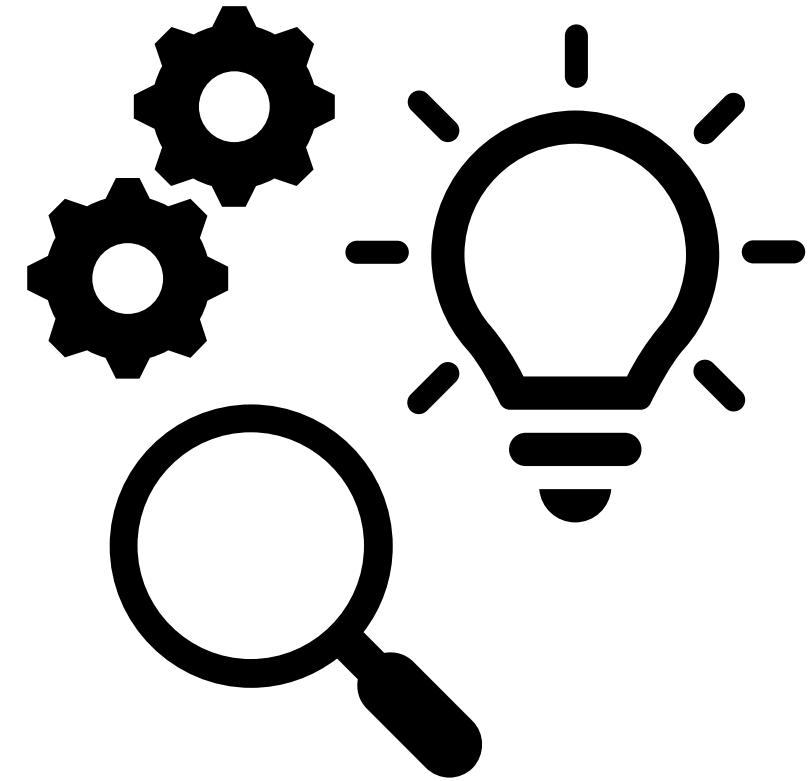
Contact: Lucy Rollins

1. Email: lrollins@placeworks.com
2. Send a message in the chat to Lucy Rollins



Meeting Objective

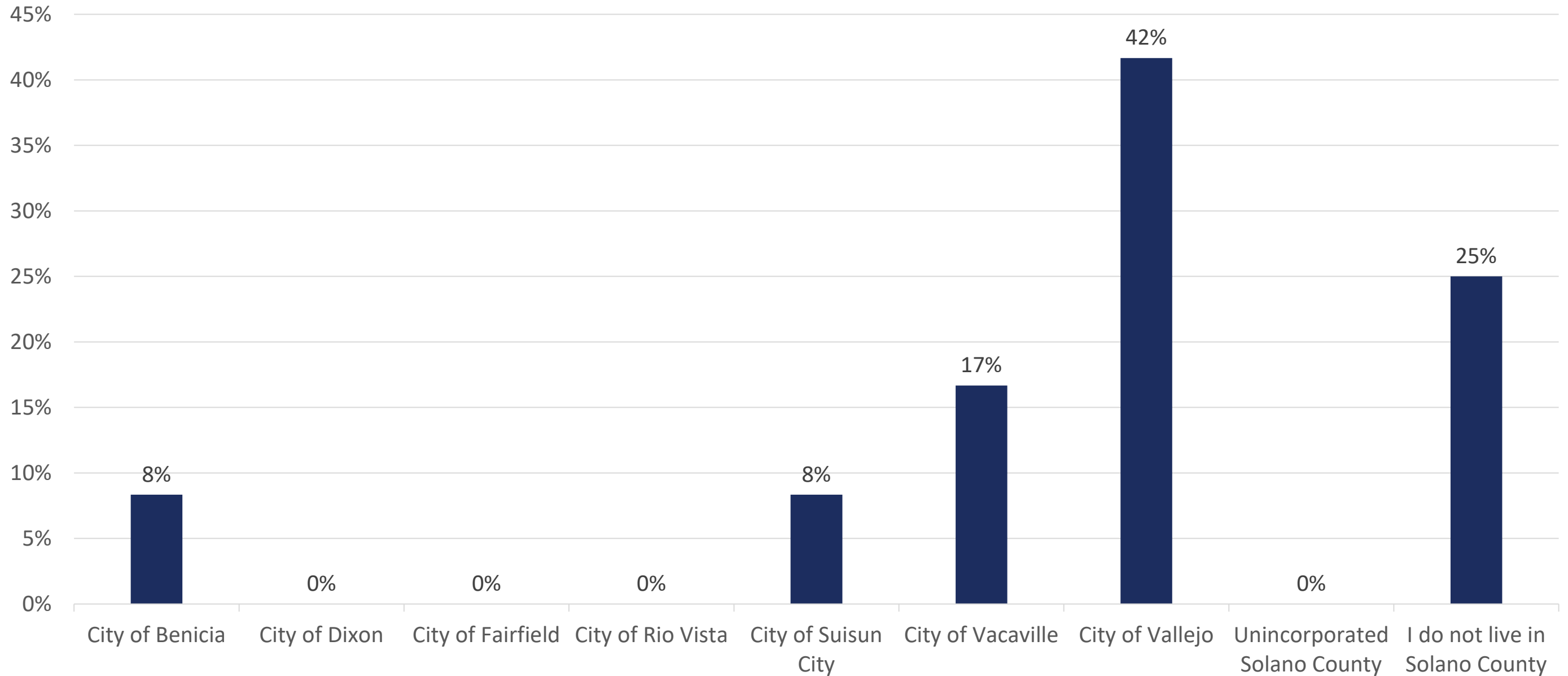
- » Provide an overview of the Housing Element Update process
- » Share information about Solano County that informs each jurisdiction's housing plan
- » Gather initial community input on housing assets, issues and opportunities
- » Provide an overview of the Safety and Environmental Justice elements and gather initial input on relevant issues



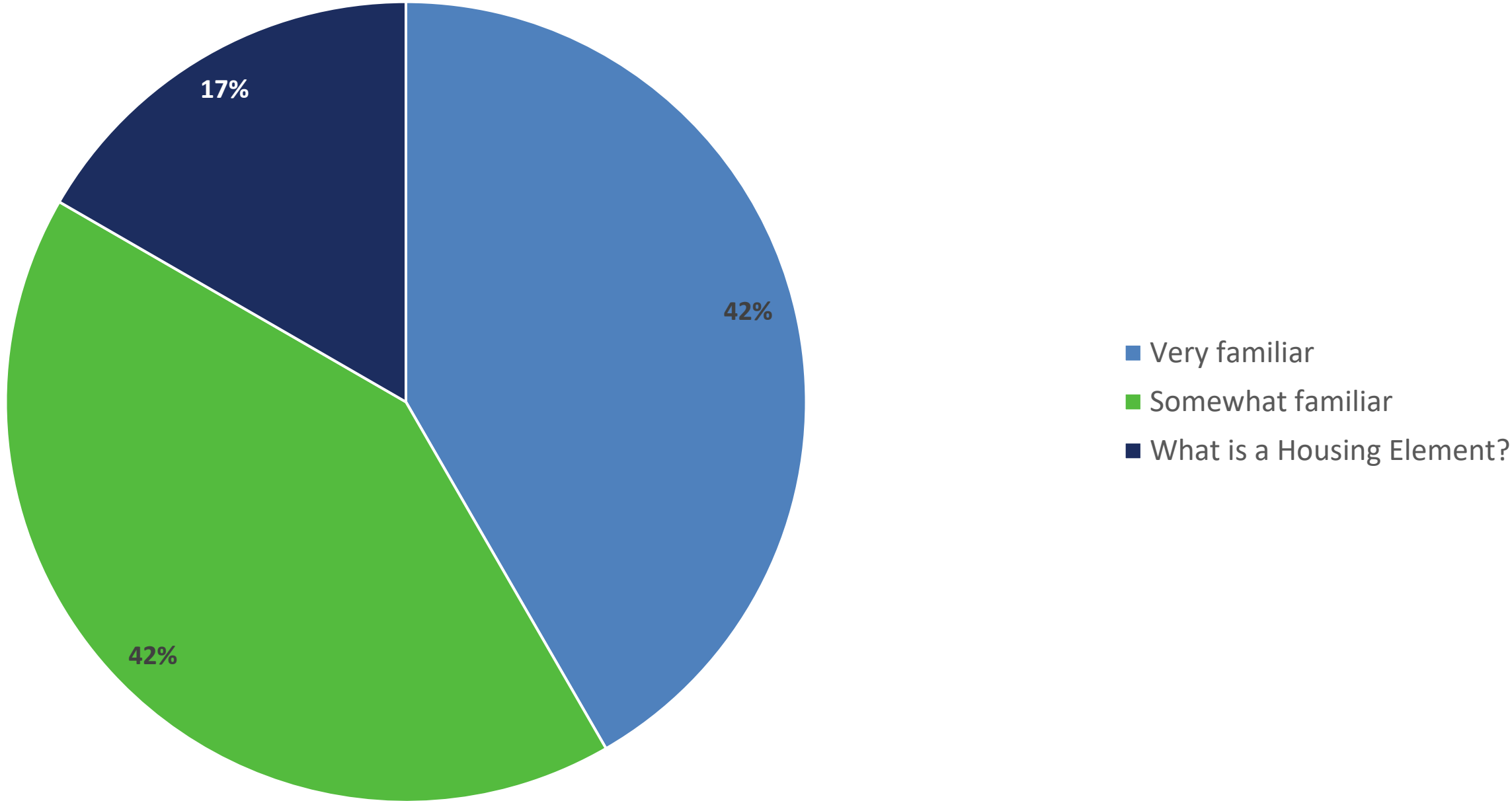
Polling Questions



Do you live in Solano County? Where?

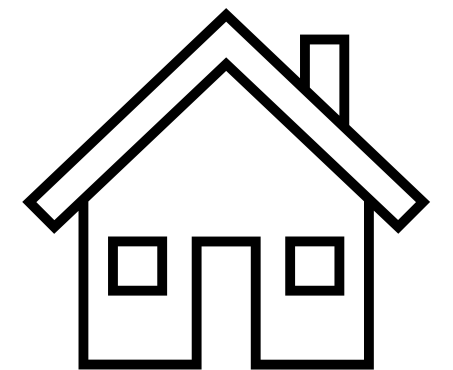


What is your familiarity with Housing Elements?



What is the Housing Element?

- » **One of the eight mandatory element of the General Plan**
- » **Must be updated every 8 years**
- » **Adoption Deadline: January 31, 2023**
 - 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
 - 5th Cycle Planning Period: January 31, 2015 – January 31, 2023
- » **Plan for accommodating the jurisdiction’s “fair share” of the regional housing need**



What does the Housing Element Include?

Regional
Effort

Housing Needs Assessment

- Analysis of existing and projected housing needs

Fair Housing Assessment

- Identifies fair housing issues and strategies to address any barriers to fair housing

Housing Sites Inventory

- Inventory of land to accommodate housing

Constraints Analysis

- Analysis of potential constraints to housing (i.e. Permit processing procedures, fees, etc.)

Evaluation of Past Performance

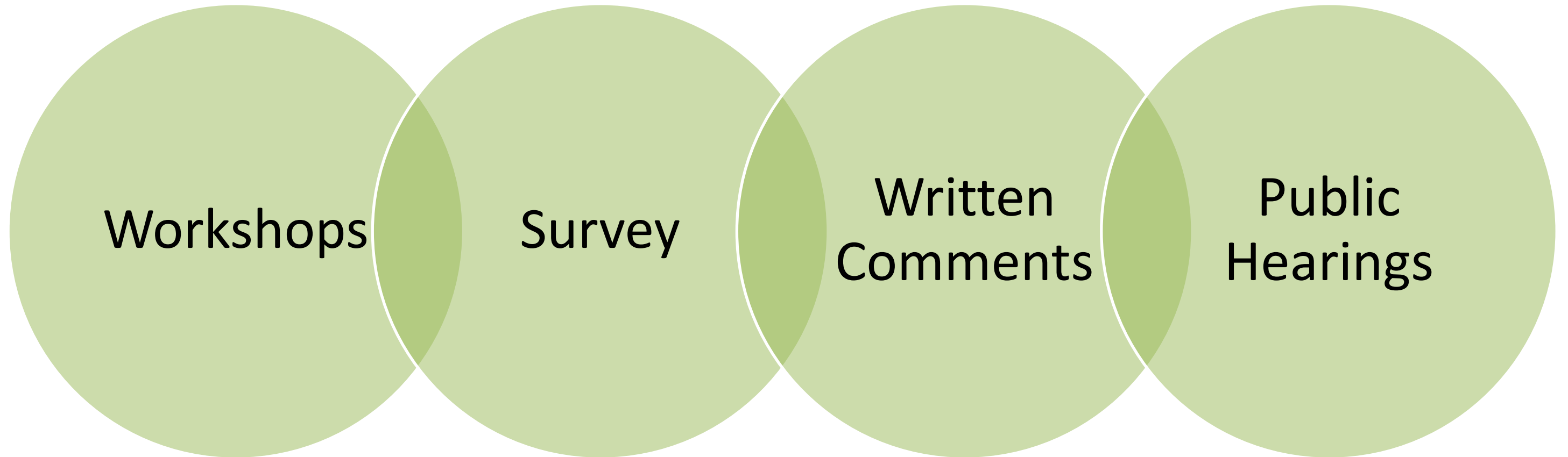
- Evaluates implementation progress on the past Housing Element

Goals, Policies, Programs

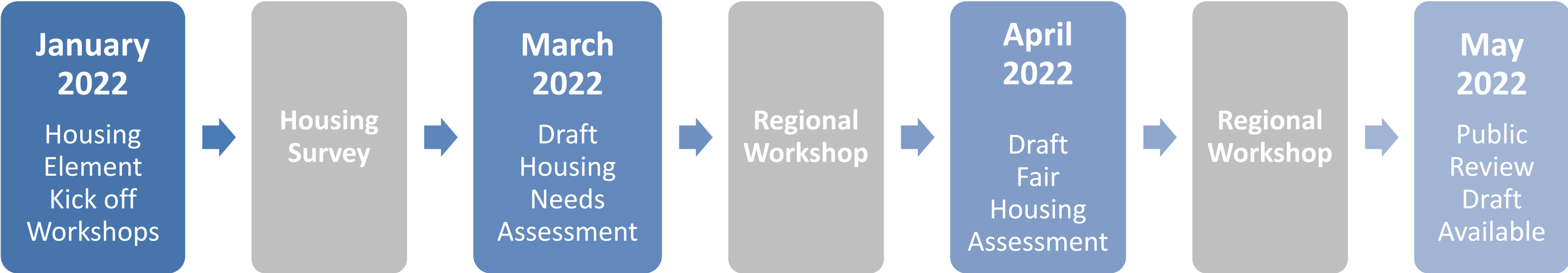
- Includes new programs to comply with state law and reflect the plan for accommodating the communities needs



Public Outreach Opportunities



Schedule – Regional Efforts



Key Terms and Acronyms

HCD – Department of Housing and Community Development

COG – Council of Government

ABAG – Association of Bay Area Governments

RHNA – Regional Housing Needs Allocation

HE – Housing Element

APR – Annual Progress Report

SB – Senate Bill

AB – Assembly Bill



How is the RHNA Determined?

State Role



Regional Role



Local Role

The State projects future housing needs at various income levels and allocates units to COGs Statewide

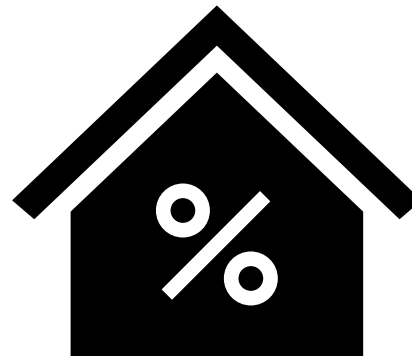
Total RHNA = 2,502,971

The COG develops a methodology to evaluate factors for distribution of units to each jurisdiction; methodology approved by HCD

ABAG RHNA = 441,174

Solano County Subregion = 10,992

Cities and counties are allocated units they must then find ways to accommodate – enough land at appropriate densities



Solano County RHNA (by jurisdiction)

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	5 th Cycle RHNA
Benicia	212	127	123	288	750	327
Dixon	113	62	62	179	416	197
Fairfield	792	464	539	1,274	3,069	3,100
Rio Vista	79	41	50	157	327	299
Suisun City	160	95	98	267	620	505
Vacaville	677	404	409	1,105	2,595	1,084
Vallejo	690	369	495	1,346	2,900	1,362
Unincorporated Solano	80	50	56	129	315	103
Total	2,803	1,612	1,832	4,745	10,992	6,877



Ways to Accommodate the RHNA

Starting with sites from the 5th cycle element



Focus on sites larger than 0.5 acres and smaller than 10 acres



Look and Vacant and Underutilized sites



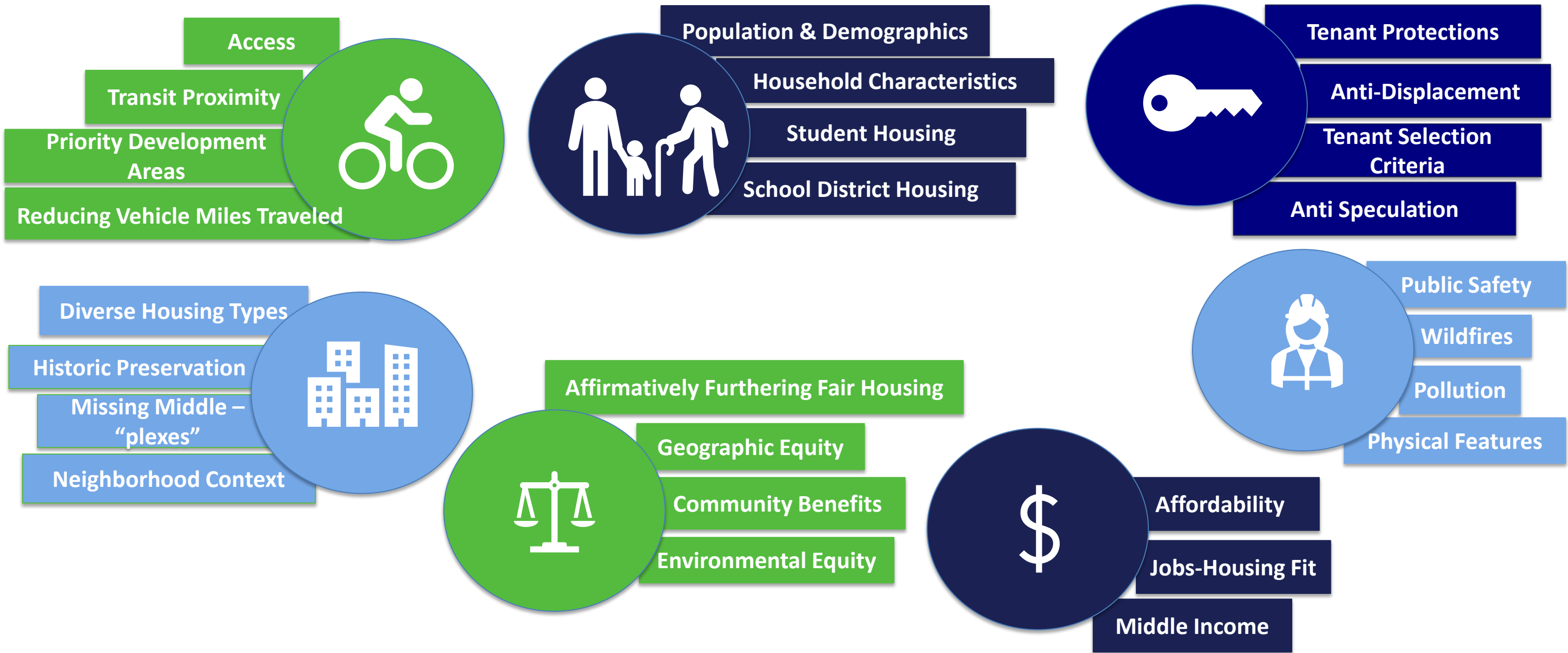
Projected Accessory Dwelling Units (ADU)



Pipeline Projects



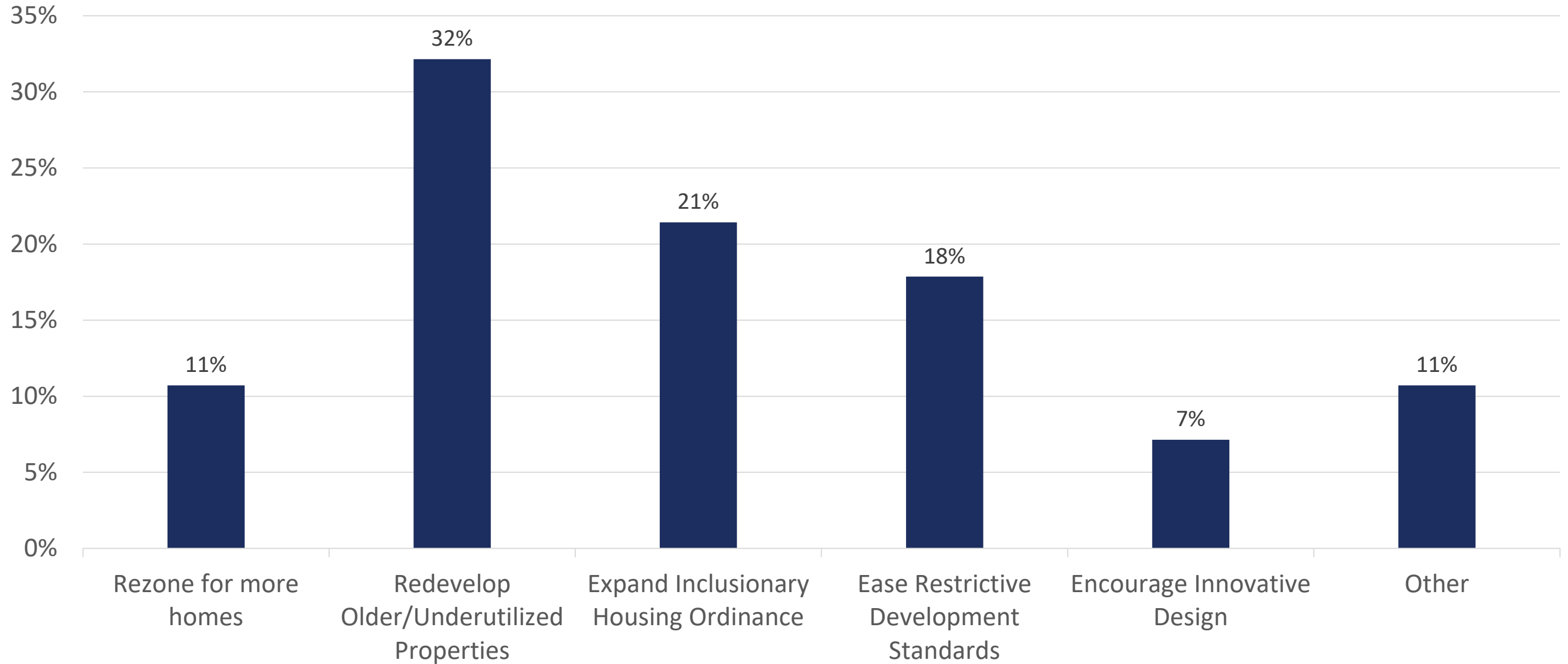
Fair Housing Consideration – AB 686



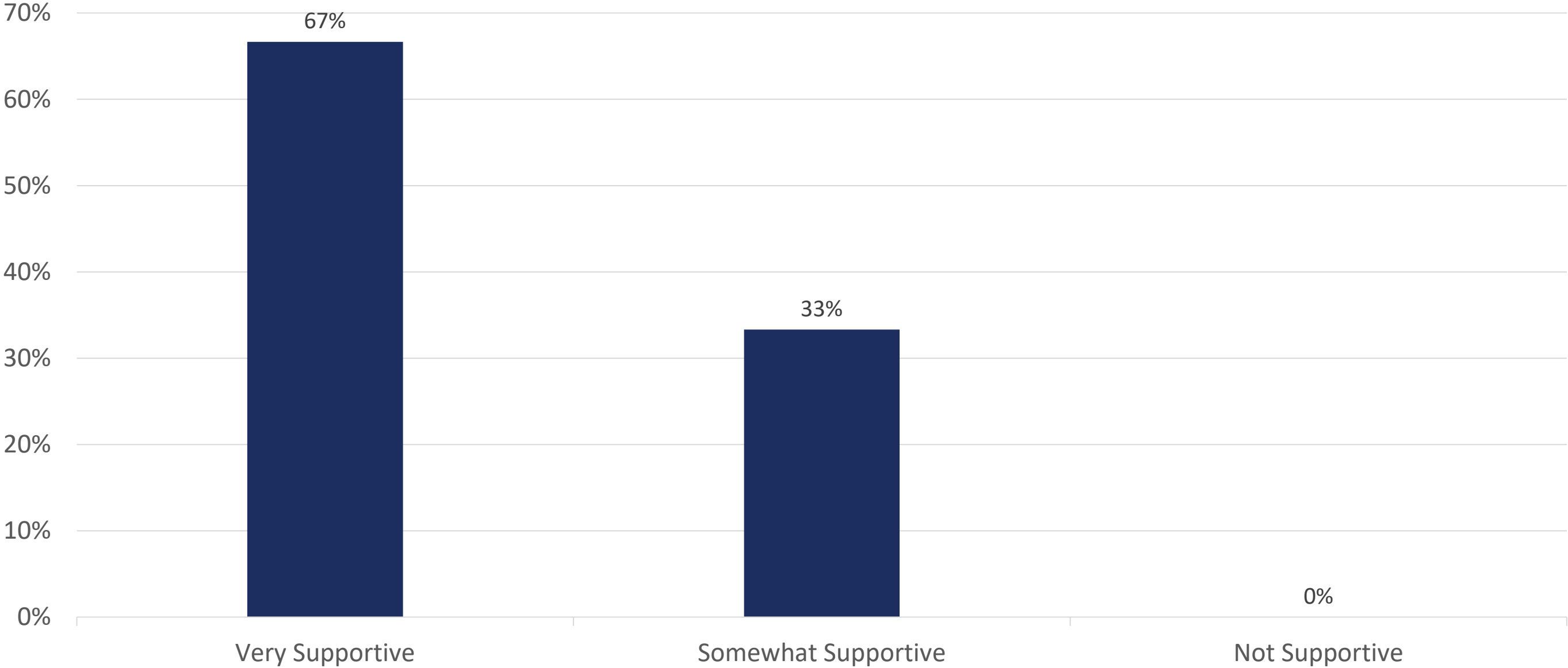
Polling Questions



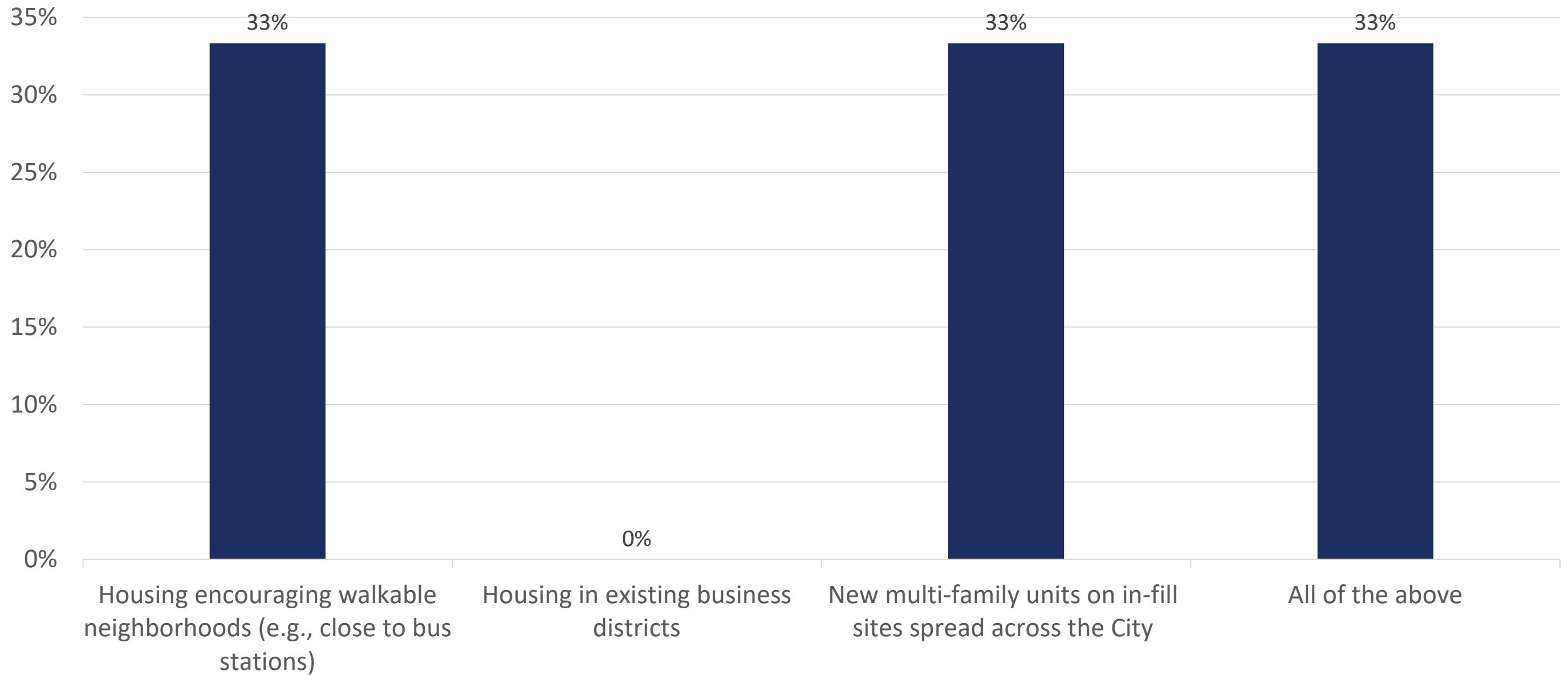
Which housing strategies should be prioritized and pursued?



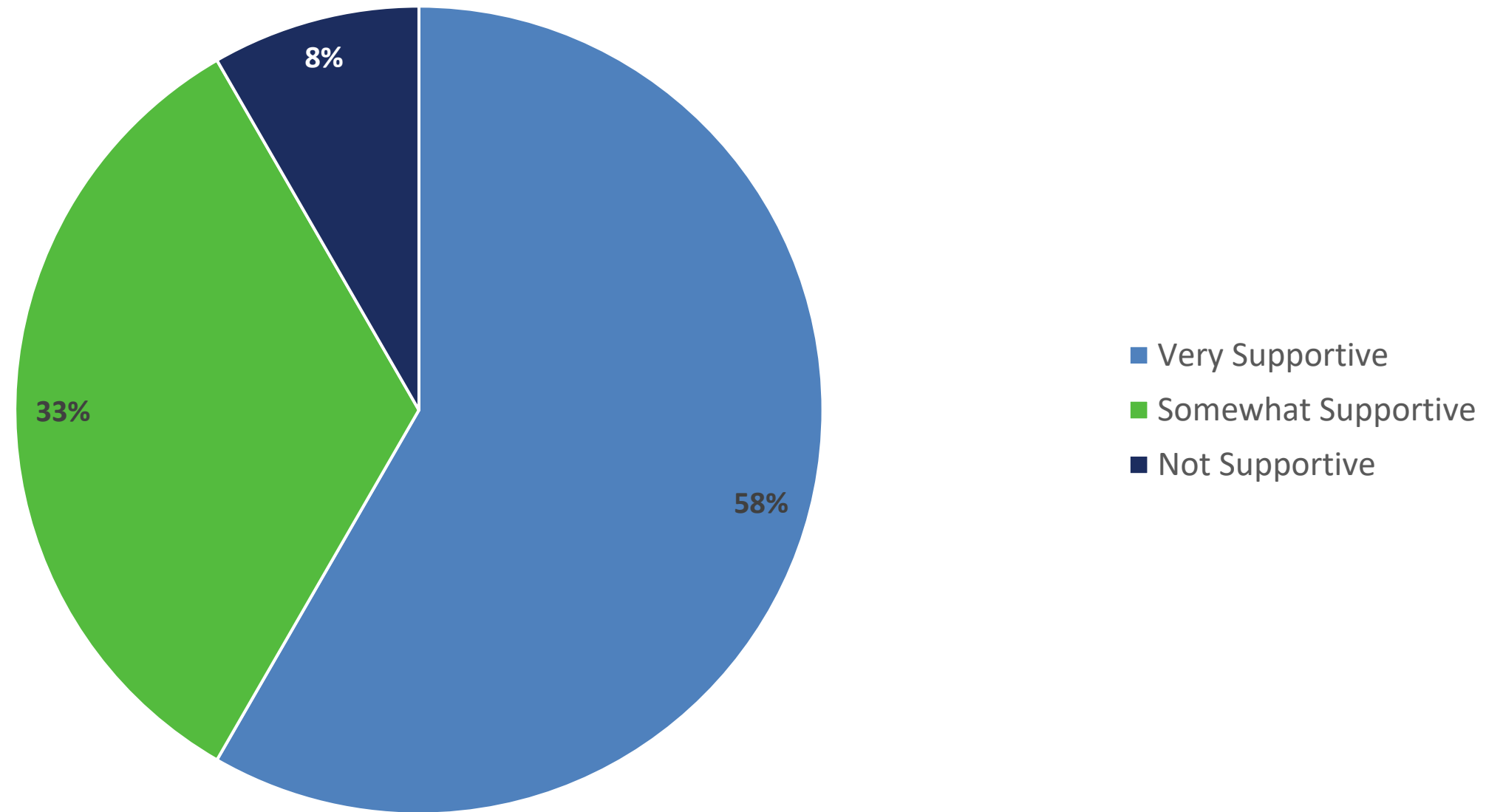
How do you feel about adding residential uses to underutilized retail centers (i.e., in parking lot)?



What is the most important consideration for location?



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



Income Categories

- State and HUD define affordability level
- Area Median Income for Solano County = \$99,300

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



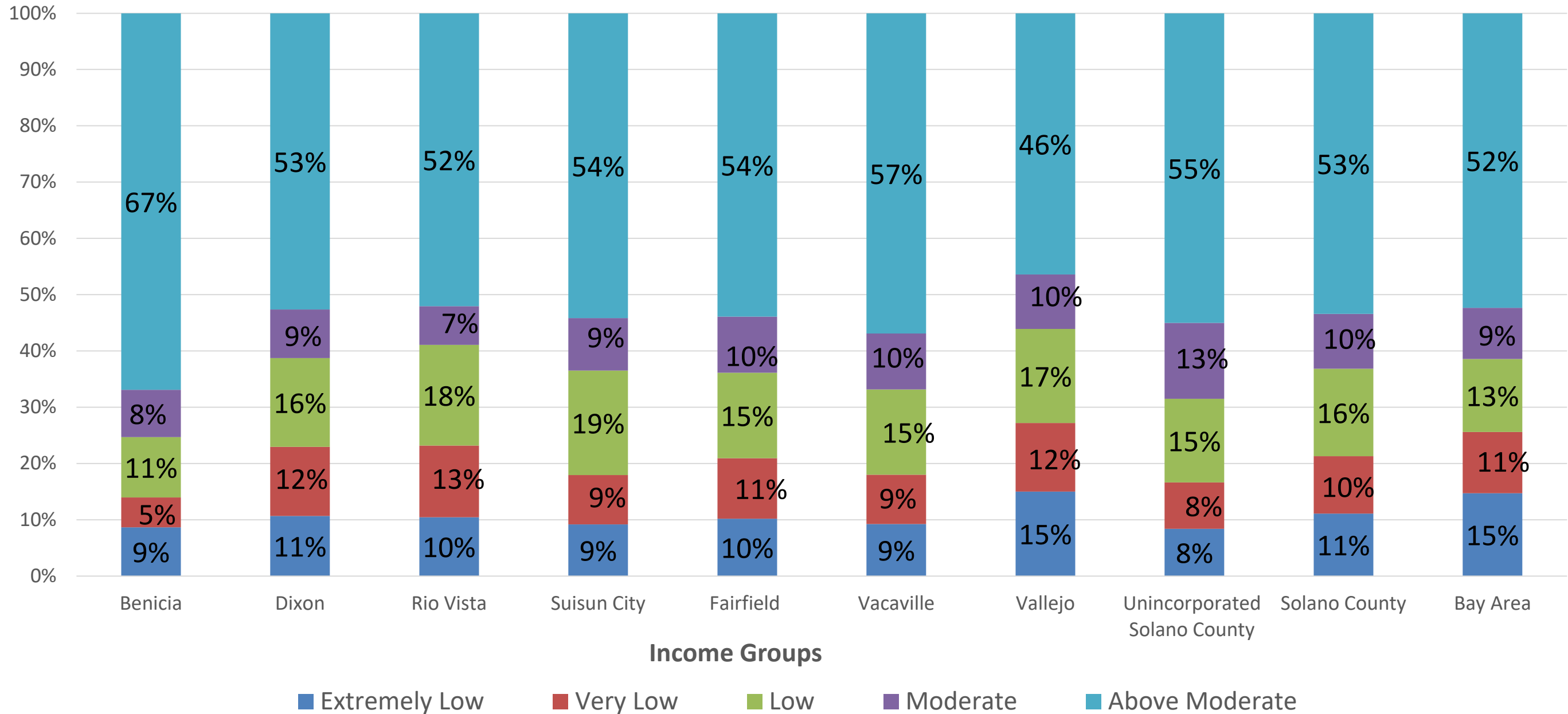
Who is considered Low Income?

- » **HCD 2021 Median Income for a household of four in Solano County: \$99,300**
 - A household of four earning 80% or less of the median income ($\leq \$77,600$) is considered low income
 - ***Approximately 37% of households in Solano County fall into the lower income category***

Income Category	Percent of Median Income	Typical Occupations
Extremely Low	30%	Part-Time Employees, Social Security Income Recipients
Very Low	50%	Personal Care Aides, Veterinary Assistants
Low	80%	Graphic Designers, School Social Workers, Mail Carriers



Solano County Households



How Affordable is Solano County?

» **Median Sales Price Countywide (December 2021): \$569,000**

» **Based on 2021 Median Income \$99,300**

- Maximum Affordable Sale Price:
 - Moderate Income: \$404,000
 - Low-Income: \$206,000

Community	Median Sales Price
Benicia	\$695,000
Dixon	\$596,500
Fairfield	\$575,000
Rio Vista	\$480,000
Suisun City	\$552,500
Vacaville	\$585,000
Vallejo	\$560,000
Unincorporated Solano County	\$810,580 \$449K - \$1.1M ¹

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

¹ Average of 8 properties and high and low of listings



How Affordable is Solano County?

» Median Rent Countywide (December 2021):

- Three Bedroom: \$2,314
- Two Bedroom: \$1,617

» Based 2021 Median Income \$99,300

- Maximum Affordable Rent:
 - Moderate Income: \$2,570
 - Low-Income: \$1,640

Jurisdiction	Includes 2-, 3- & 4-Bedrooms Listings	# of listings
Benicia	\$2,613	13
Dixon	\$2,982	5
Fairfield	\$2,901	34
Rio Vista	\$2,331	10
Suisun City	\$2,825	6
Vacaville	\$2,729	25
Vallejo	\$2,603	47
Unincorporated Solano	n/a	

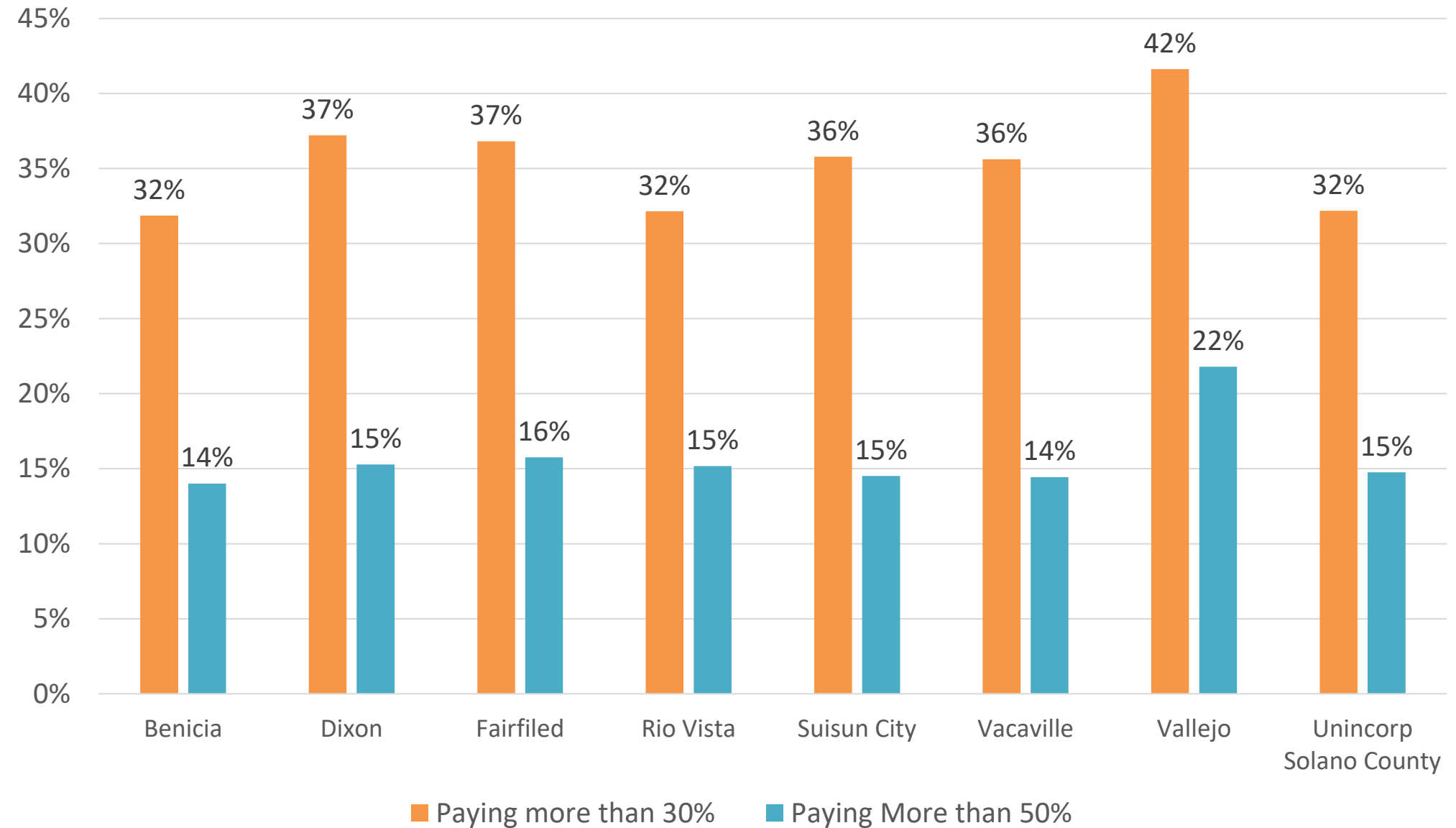
Sources: HUD, 2021 and Zillow



Who is affected by high prices?

» **Housing Cost Burden** refers to households overpaying for housing

» **Overpayment=**
Paying more than 30% for housing

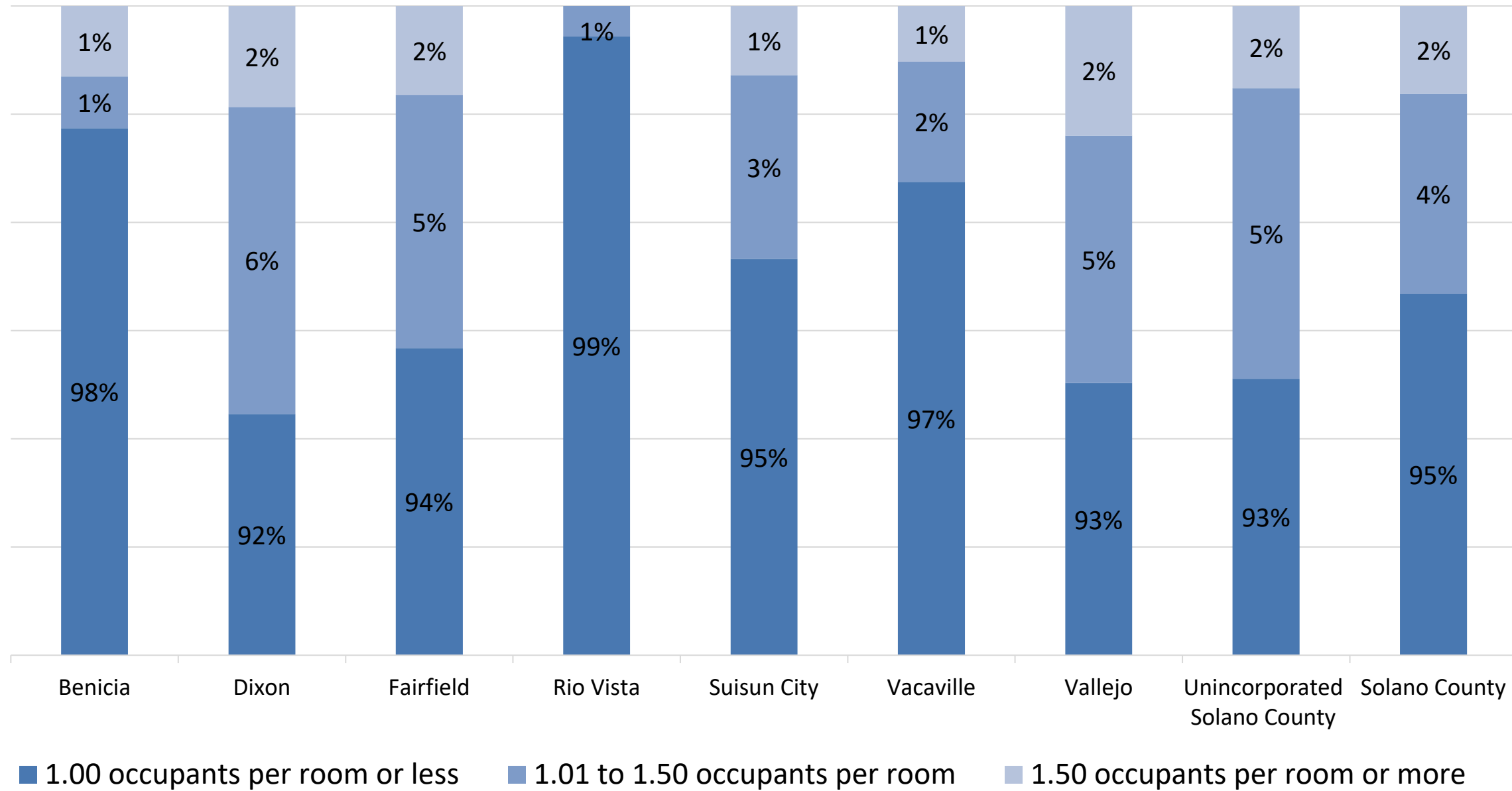


Overcrowding

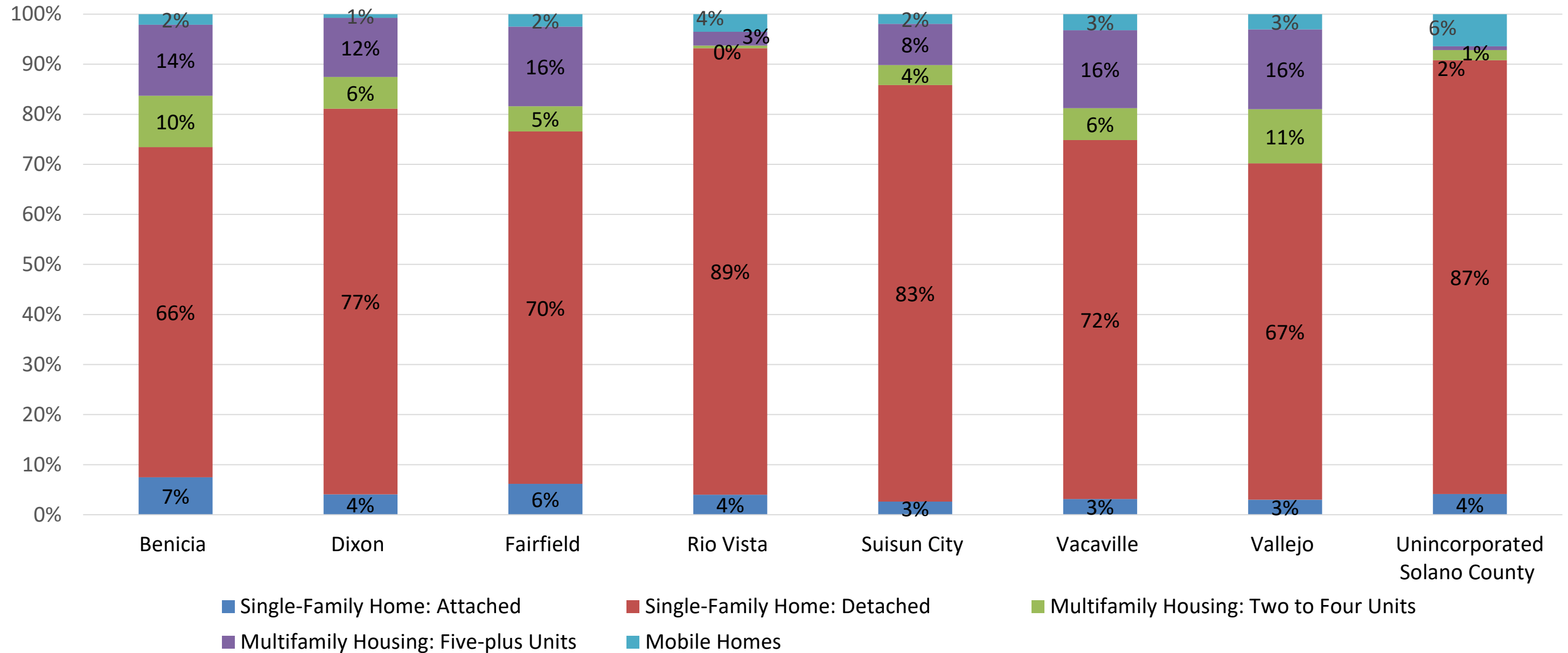
» **Overcrowding =**
More than 1
person per room

» **Severely
Overcrowded =**
More than 1.5
persons per room

*excludes
bathrooms and
kitchens



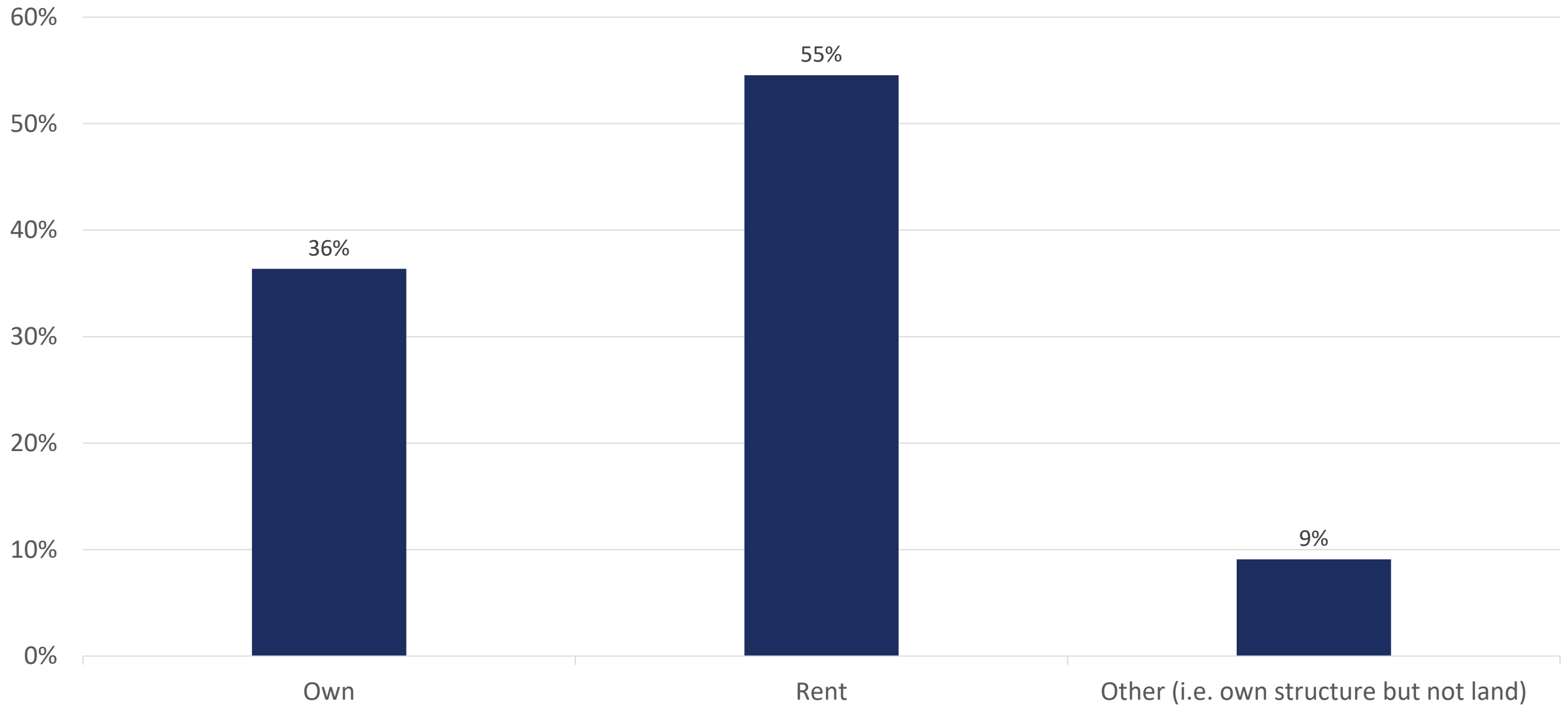
Housing types in Solano County



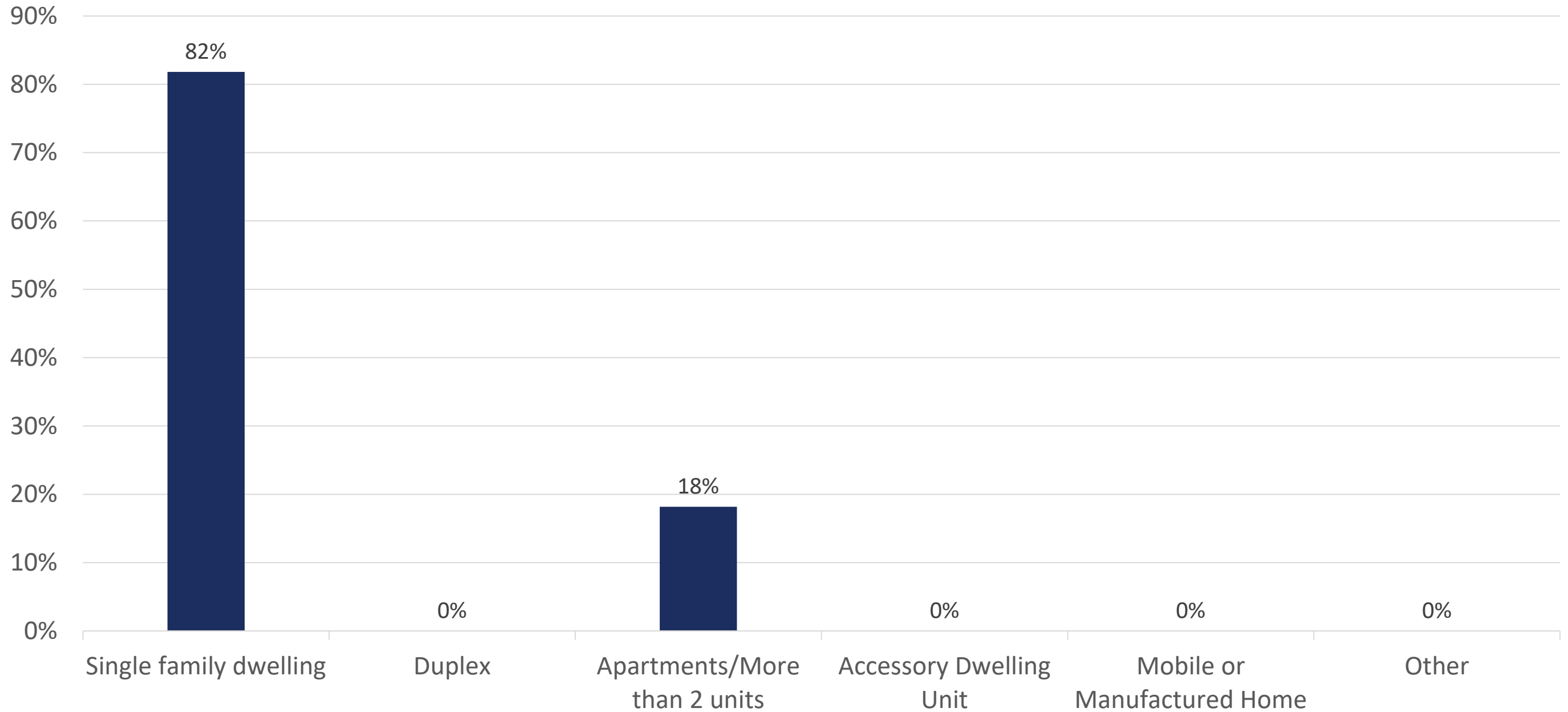
Polling Questions



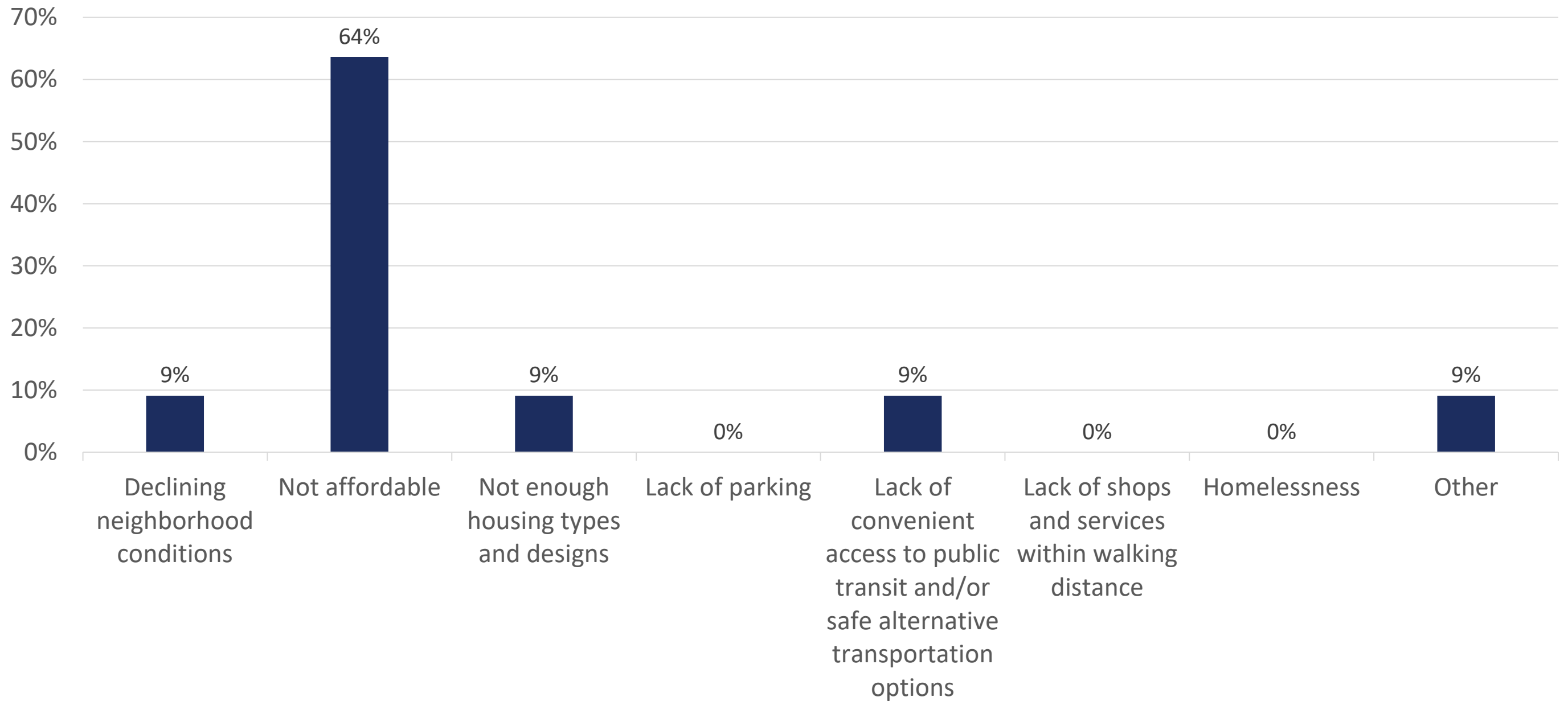
Do you own or rent your home?



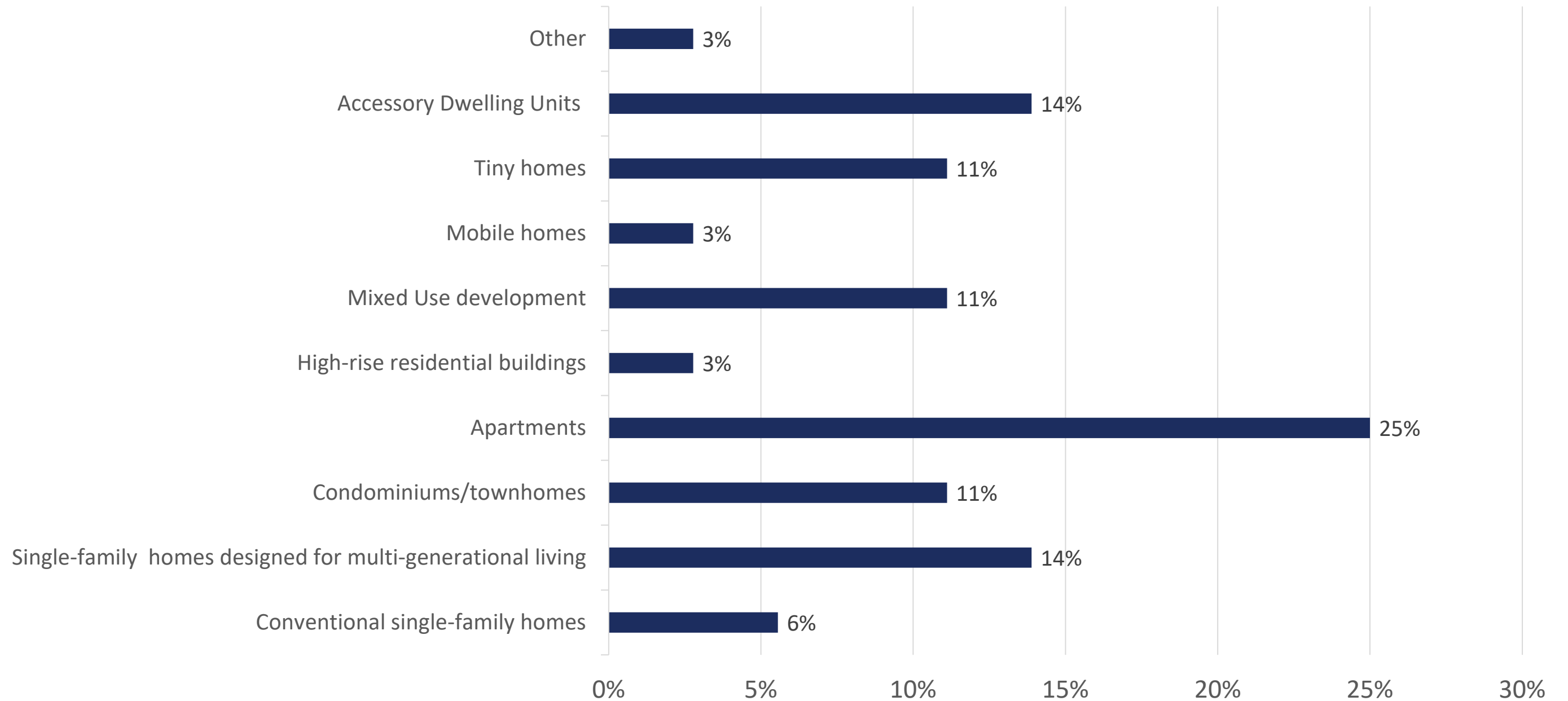
What type of housing do you live in?



What do you consider the biggest issue related to housing?



What types of housing is needed?



Residents Experiencing Homelessness

Solano County	Variable	Sheltered – Emergency Shelter	Sheltered – Transitional Housing	Unsheltered
	Chronic Substance Abuse	34	24	120
	HIV/AIDS	2	0	7
	Severely Mentally Ill	19	27	212
	Veterans	17	12	118
	Victims of Domestic Violence	9	13	89

Source:
U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)



Seniors

Jurisdiction	Age 65-74	Age 75-84	Age 85+	Percent of Total Population
Benicia	12.5%	5.1%	2.2%	19.8%
Dixon	6.7%	4.8%	1.4%	13.0%
Fairfield	7.2%	3.3%	1.7%	12.2%
Rio Vista	29.0%	14.4%	5.5%	48.9%
Suisun City	7.1%	2.8%	1.8%	11.7%
Vacaville	8.5%	3.7%	1.8%	14.0%
Vallejo	10.0%	4.1%	1.7%	15.8%
Unincorporated Solano County	13.4%	5.9%	2.2%	21.6%
Total	94.5%	44.1%	18.3%	----

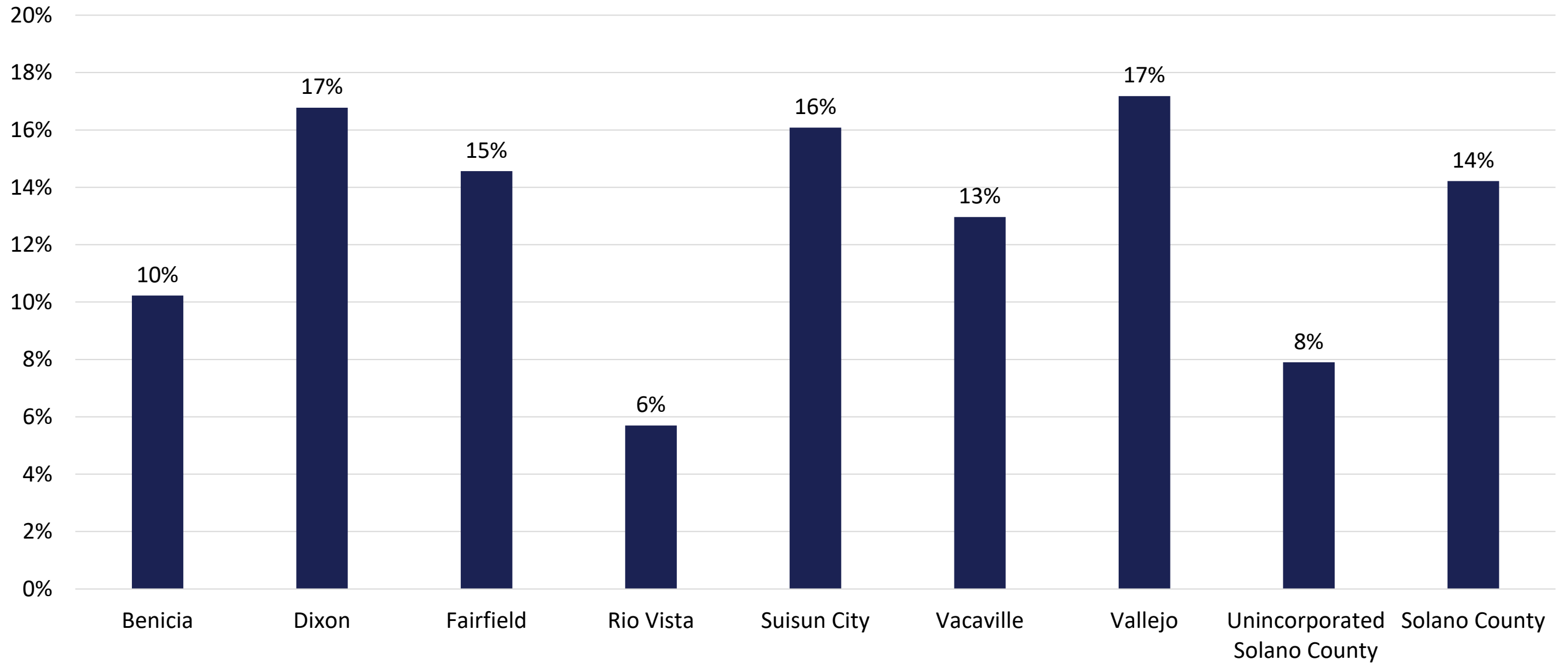


Residents that have a disability

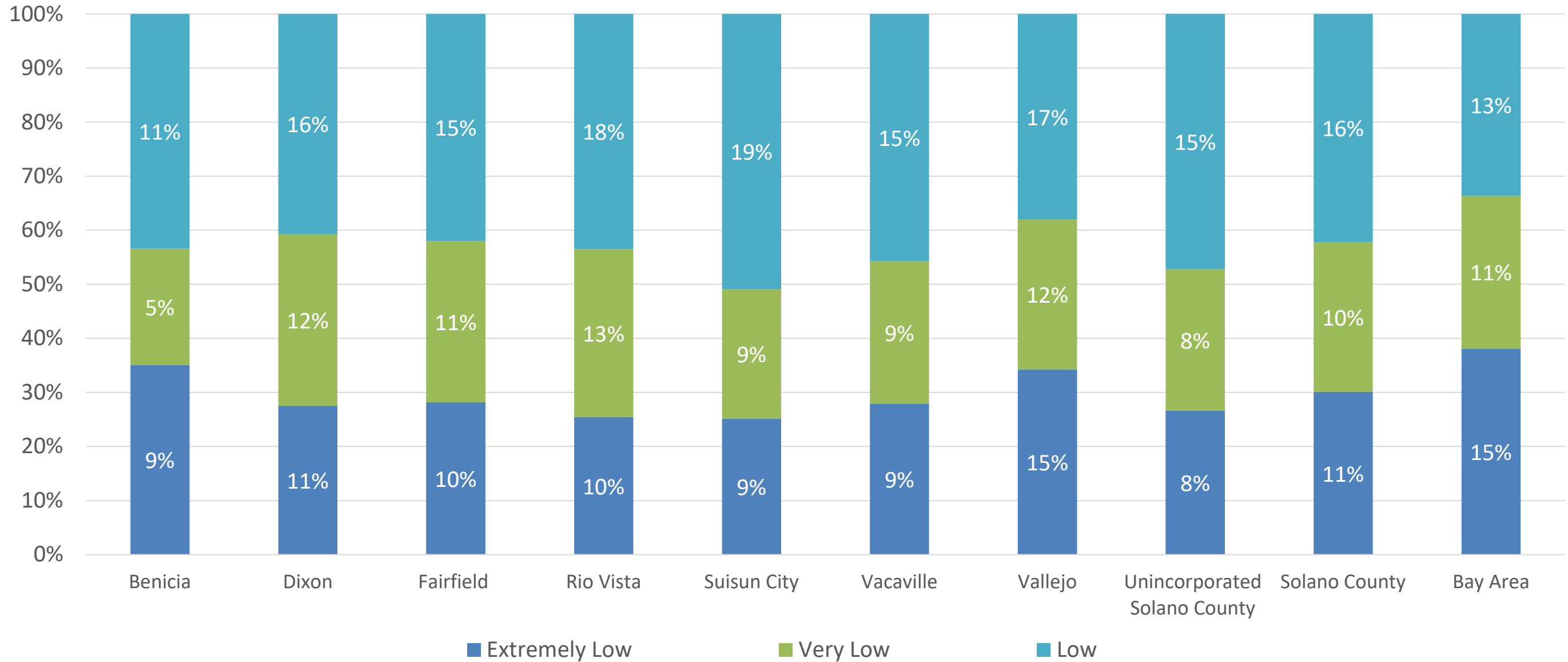
Jurisdiction	Number of residents with a disability	Percent of Total Population
Benicia	3,130	11.1%
Dixon	2,214	11.1%
Fairfield	13,038	11.6%
Rio Vista	2,341	26.2%
Suisun City	3,627	12.5%
Vacaville	10,709	11.8%
Vallejo	15,100	12.5%
Unincorporated Solano County	2,483	12.7%
Solano County	52,642	12.3%



Households that are Female-Headed



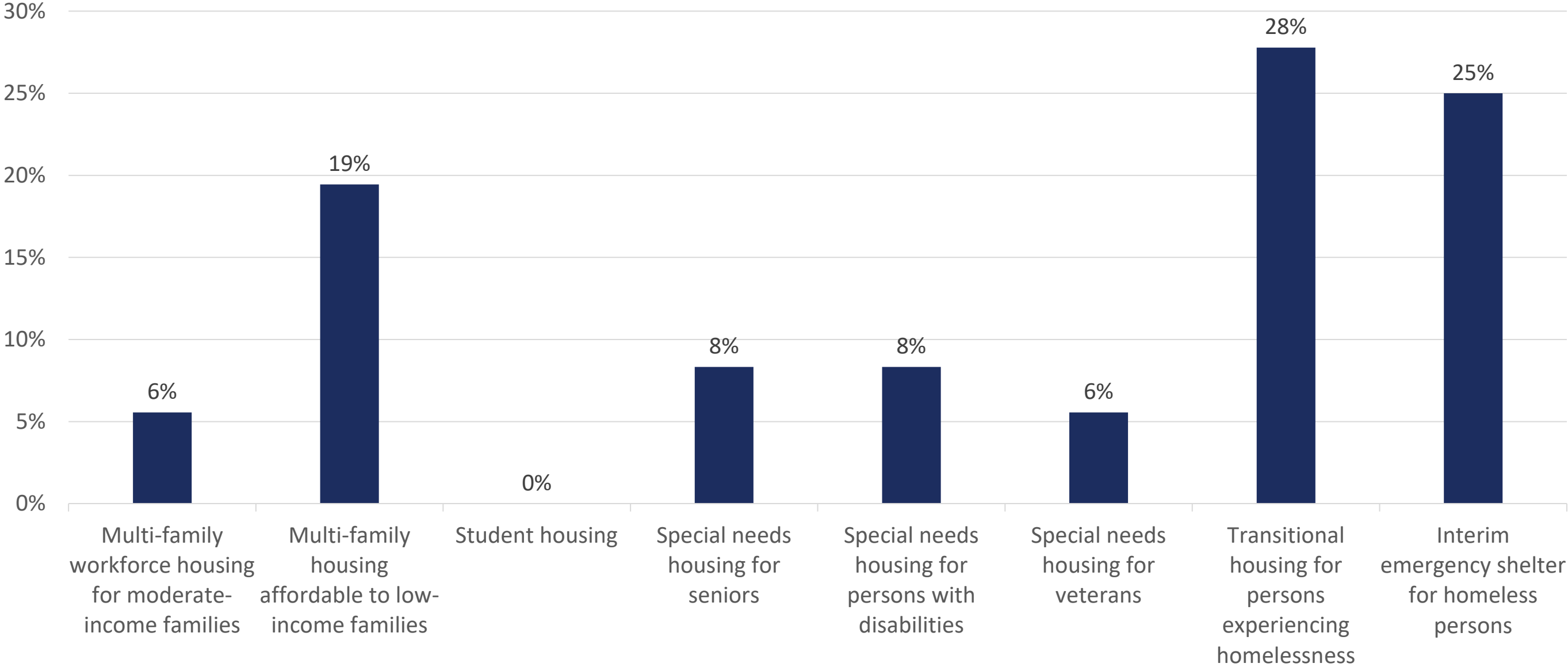
Households that are Extremely Low Income



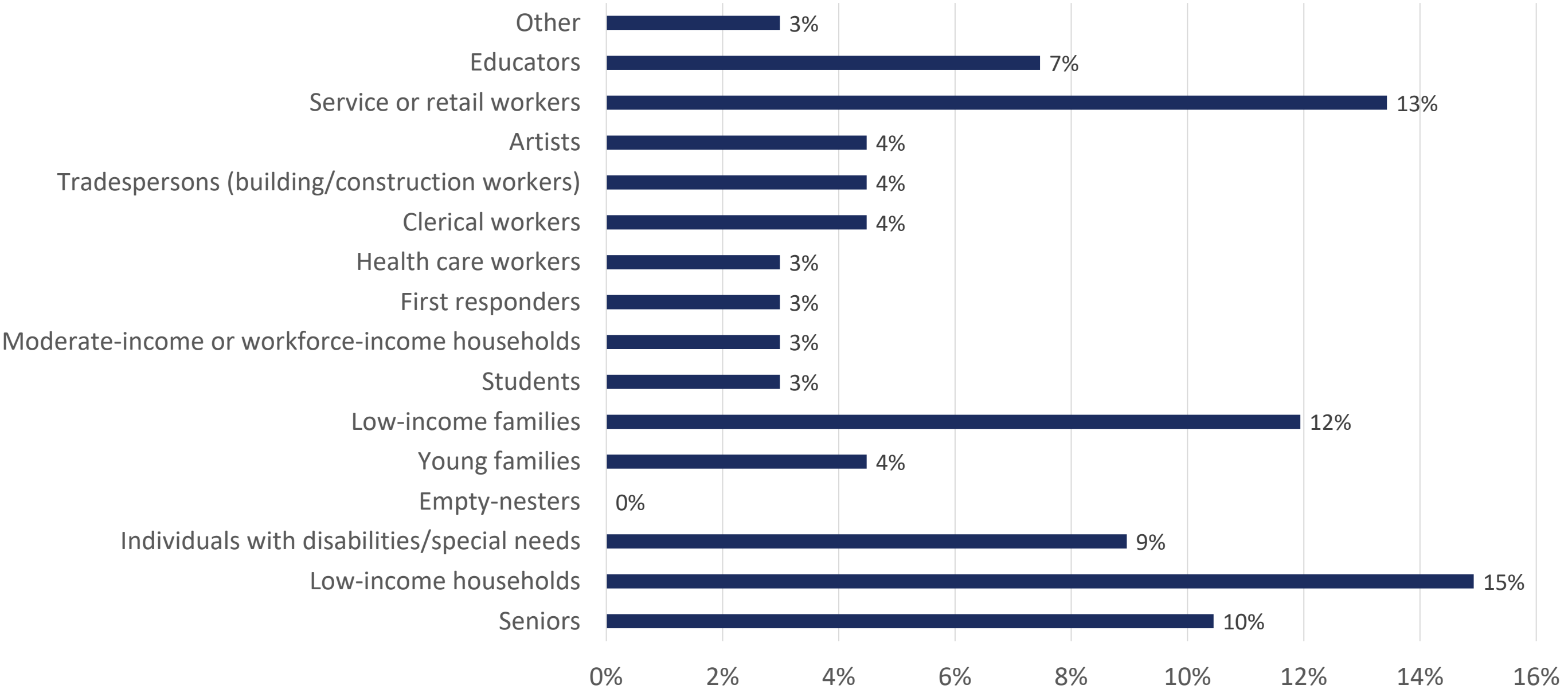
Polling Questions



What populations and income levels are most in need of housing?



Are there populations that you believe are underserved in the region?



Safety Element



Safety Element Updates

- » **A mandatory part of the General Plan.**
- » **Must be updated every eight years along with the Housing Element.**
- » **Helps protect communities against natural disasters and other public safety concerns.**
 - Fires
 - Floods
 - Earthquakes
 - Evacuation issues



New Required Content

- » **Include details about floods and wildfires, including background information and specific policies.**
- » **Evaluate how climate change affects hazards locally.**
 - Identify risks posed to vulnerable persons and community assets.
 - Assess what is currently available to protect against these threats.
- » **More detailed analyses related to evacuations.**



Climate Change in Solano County

- » **Increased wildfire activity.**
- » **More frequent extreme heat and severe weather events.**
- » **Increased frequency and intensity of droughts and floods.**
- » **Sea level rise and increased frequency of bayshore flooding.**

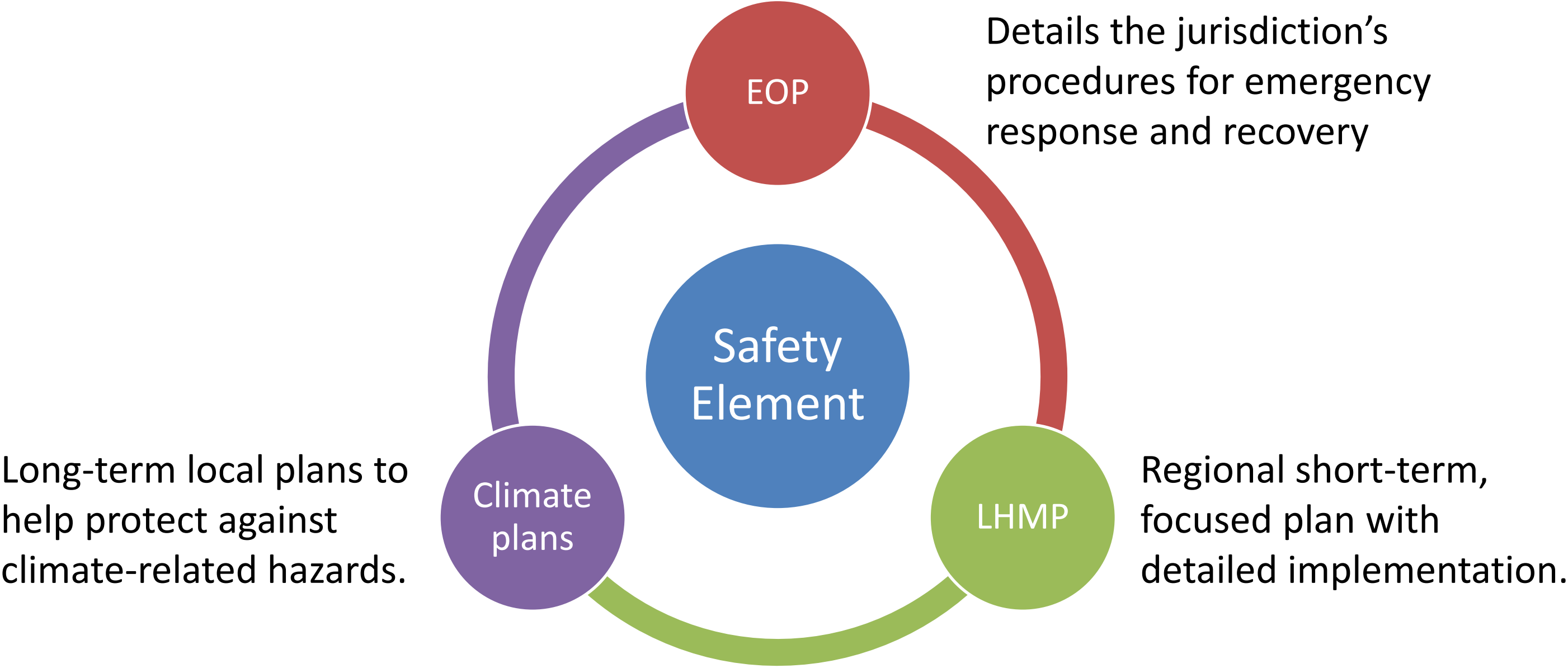


Vulnerability Assessment

- » **Identifies who and what in the community may be most harmed by climate change and its effects on natural hazards.**
 - At-risk populations.
 - Buildings and infrastructure.
 - Economic activity.
 - Natural systems.
 - Key public services.
- » **Foundation for new policies.**



Safety Element and Other Plans



Environmental Justice

» **What is Environmental Justice?**

- The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

» **Required by SB 1000 for some Solano County jurisdictions.**

» **Disadvantaged Communities Analysis.**

» **CalEnviroScreen 4.0.**



Topics Covered by the EJ Element

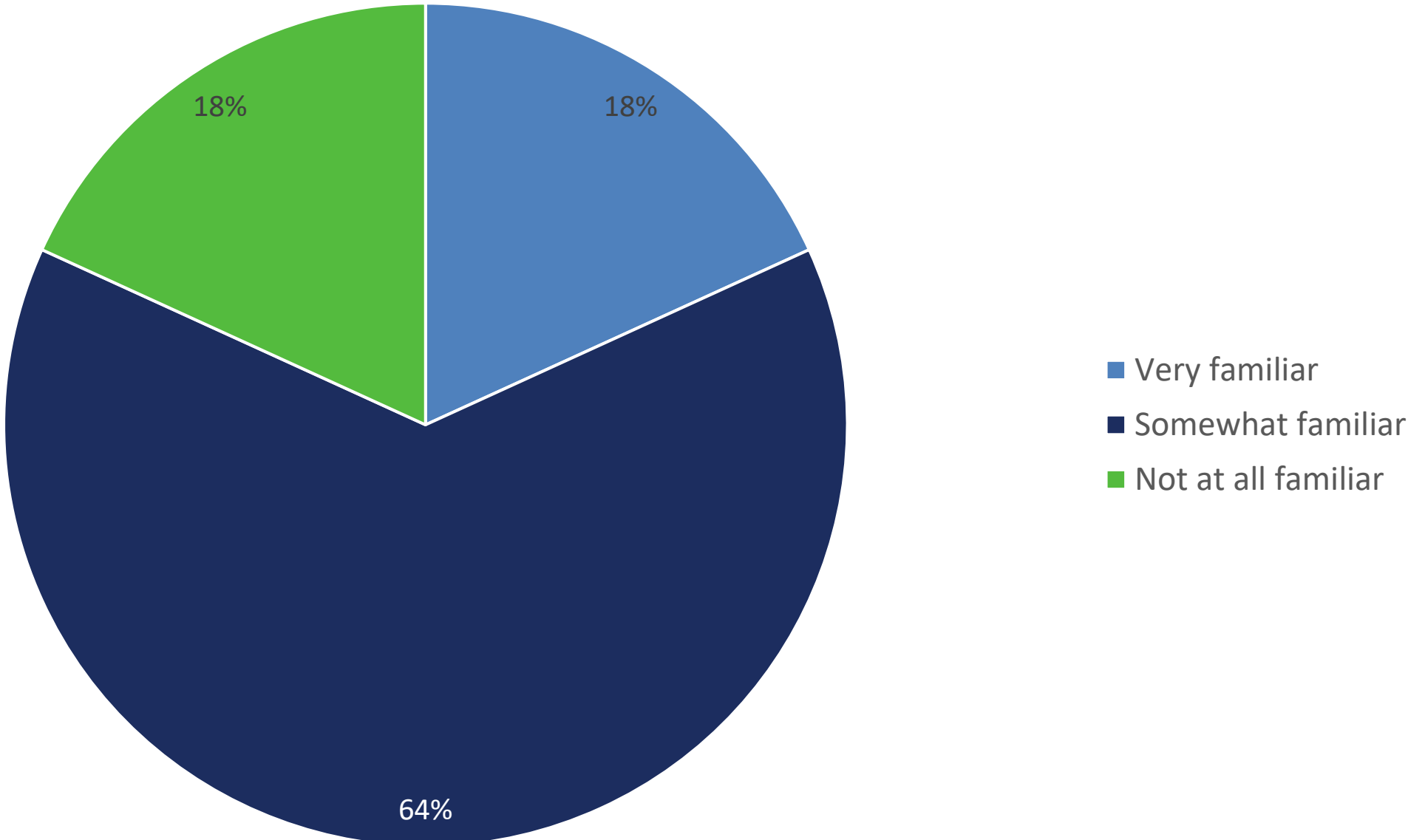
- » **Improving air quality**
- » **Public facilities**
- » **Food access**
- » **Safe and sanitary homes**
- » **Physical activity**
- » **Unique or compounded health risks**
- » **Civic engagement in the public decision-making process**
- » **Prioritizing improvements that address the needs of disadvantaged communities**



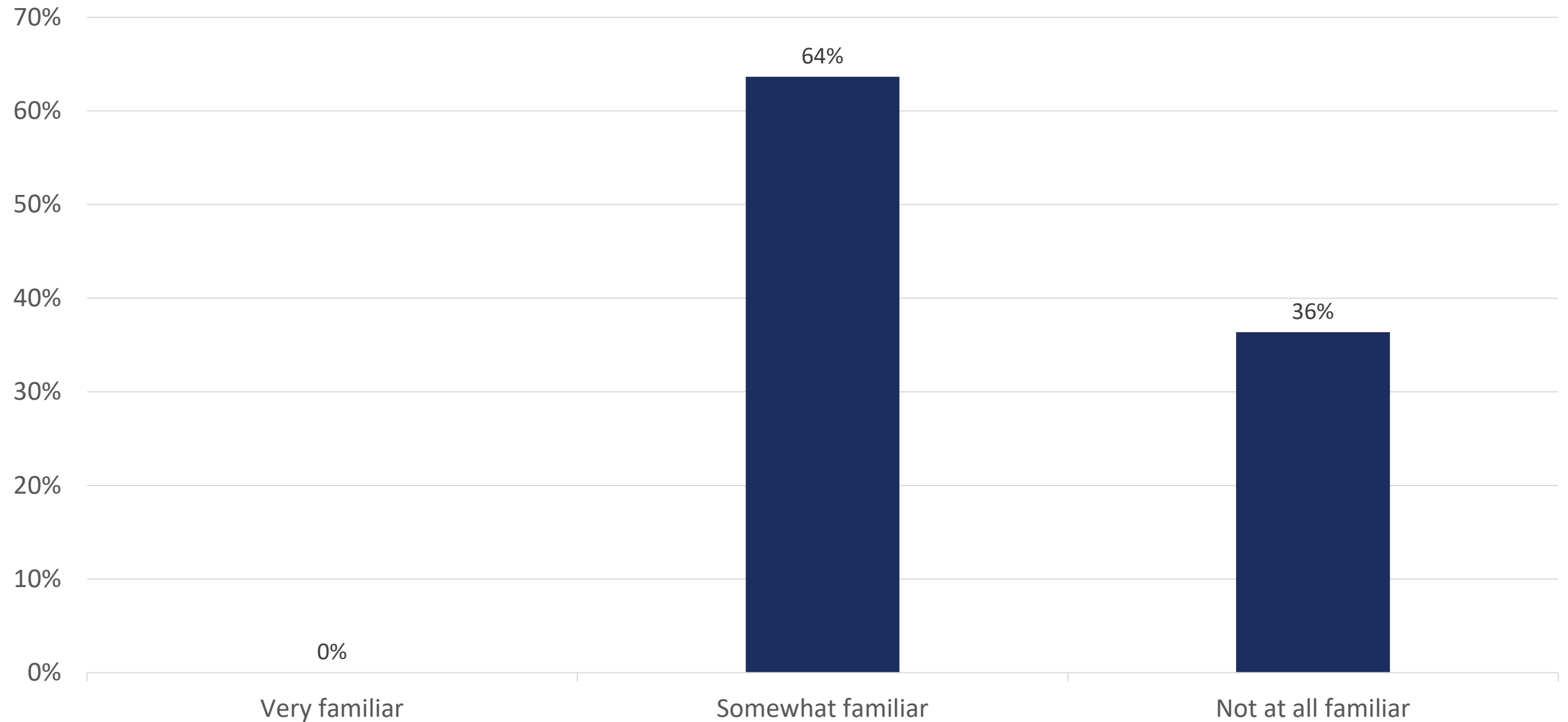
Polling Questions



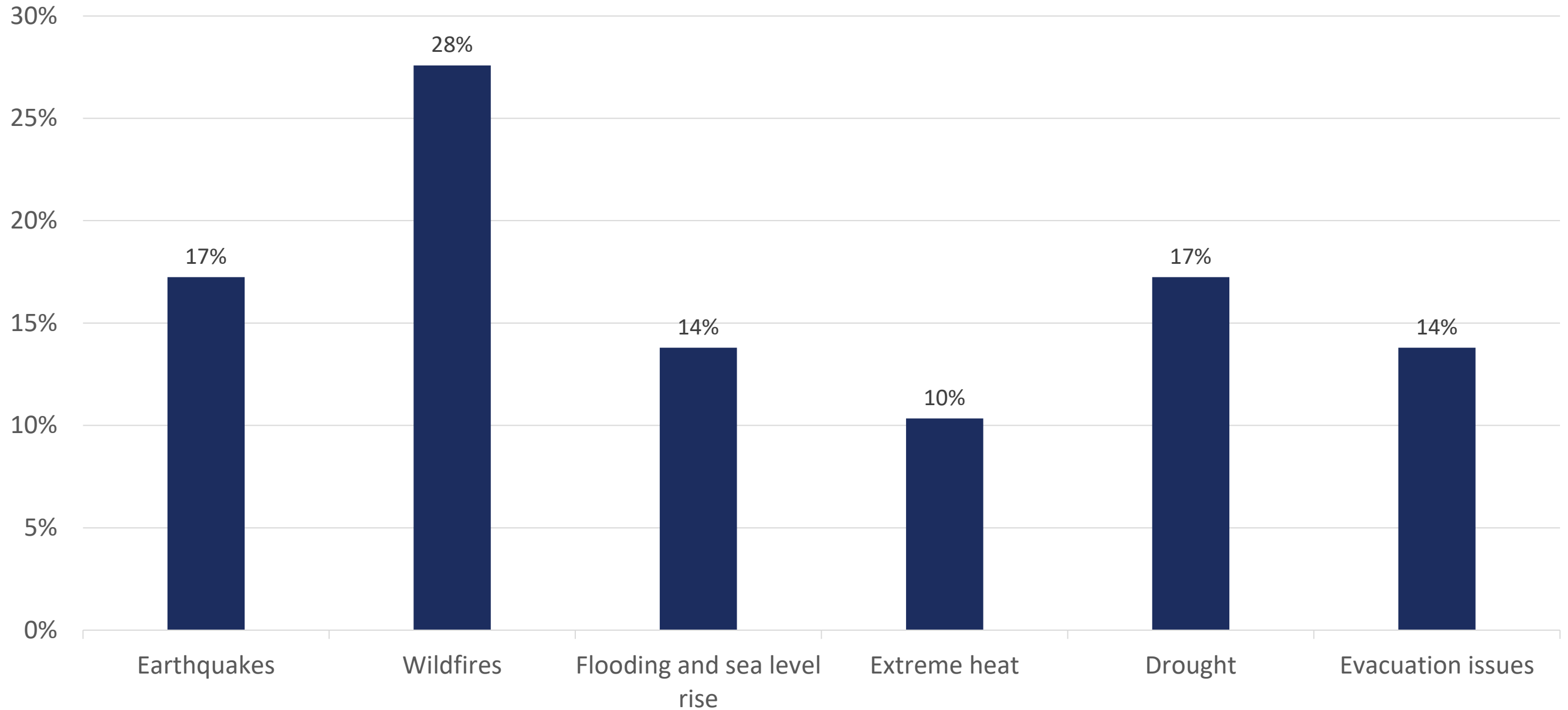
What is your familiarity with Environmental Justice Elements?



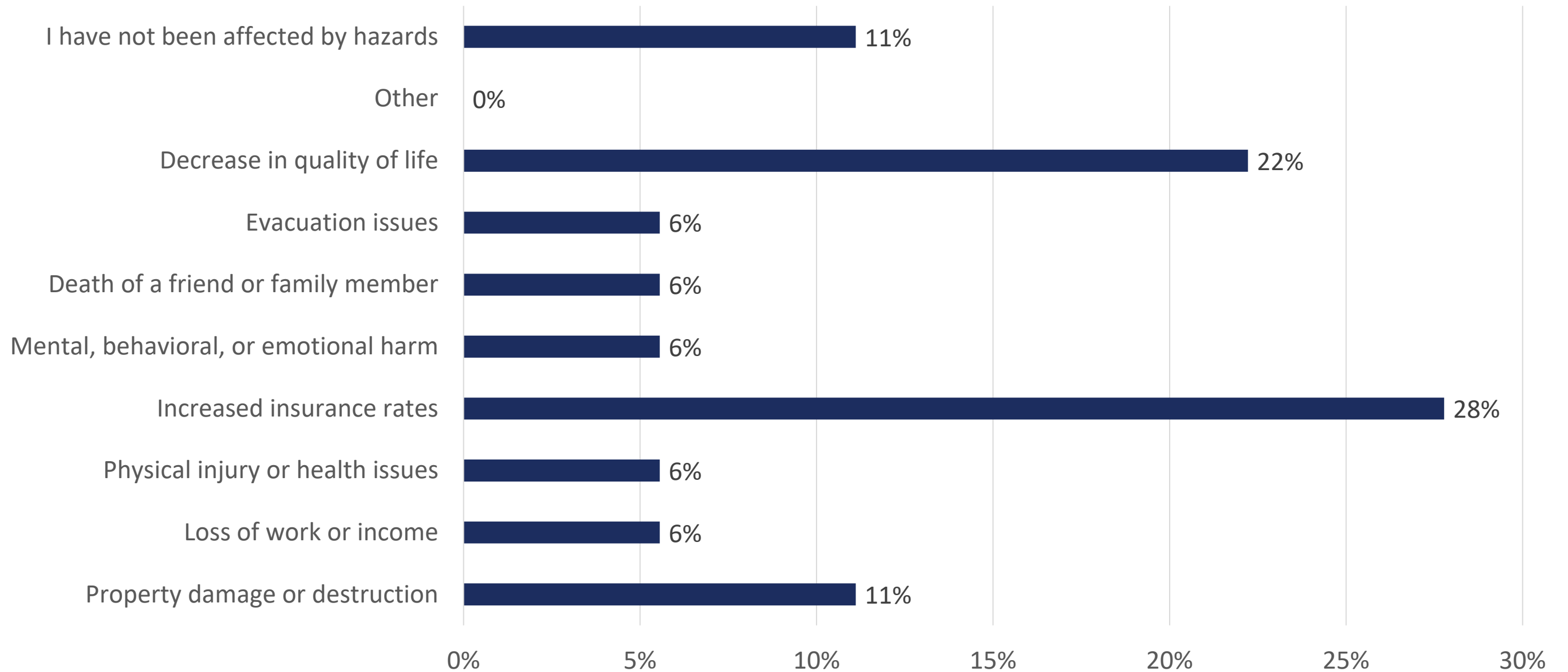
What is your familiarity with Safety Elements?



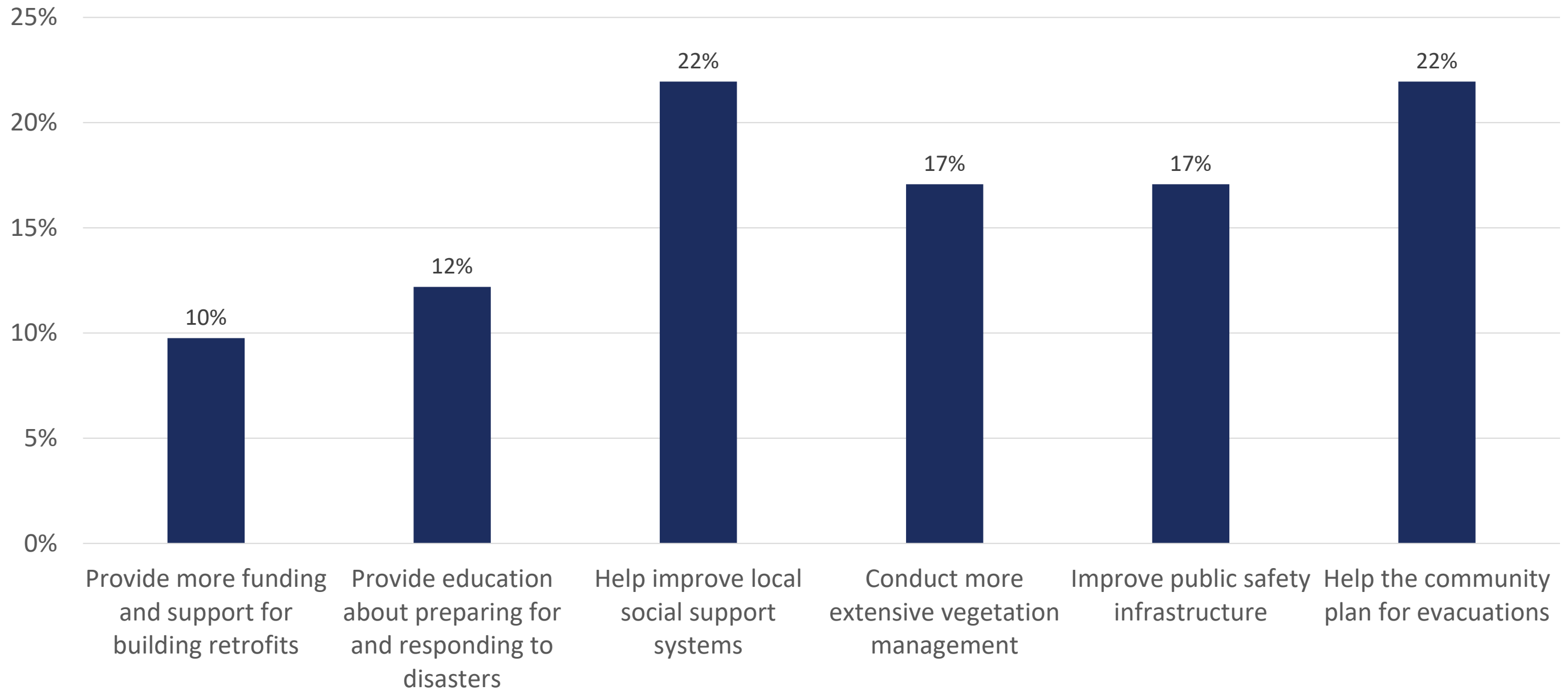
What are the greatest hazard concerns to you?



How have you been affected by hazards?



What should your community do to improve safety issues?



Contact

» **Robert Guerrero, STA Project Director**

▪ rguerrero@sta.ca.gov

» **Jennifer Gastelum, Consultant Team Project Director**

▪ jgastelum@placeworks.com

» **Website: solhousingelements.com**

Coming soon!





Thank You

