



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

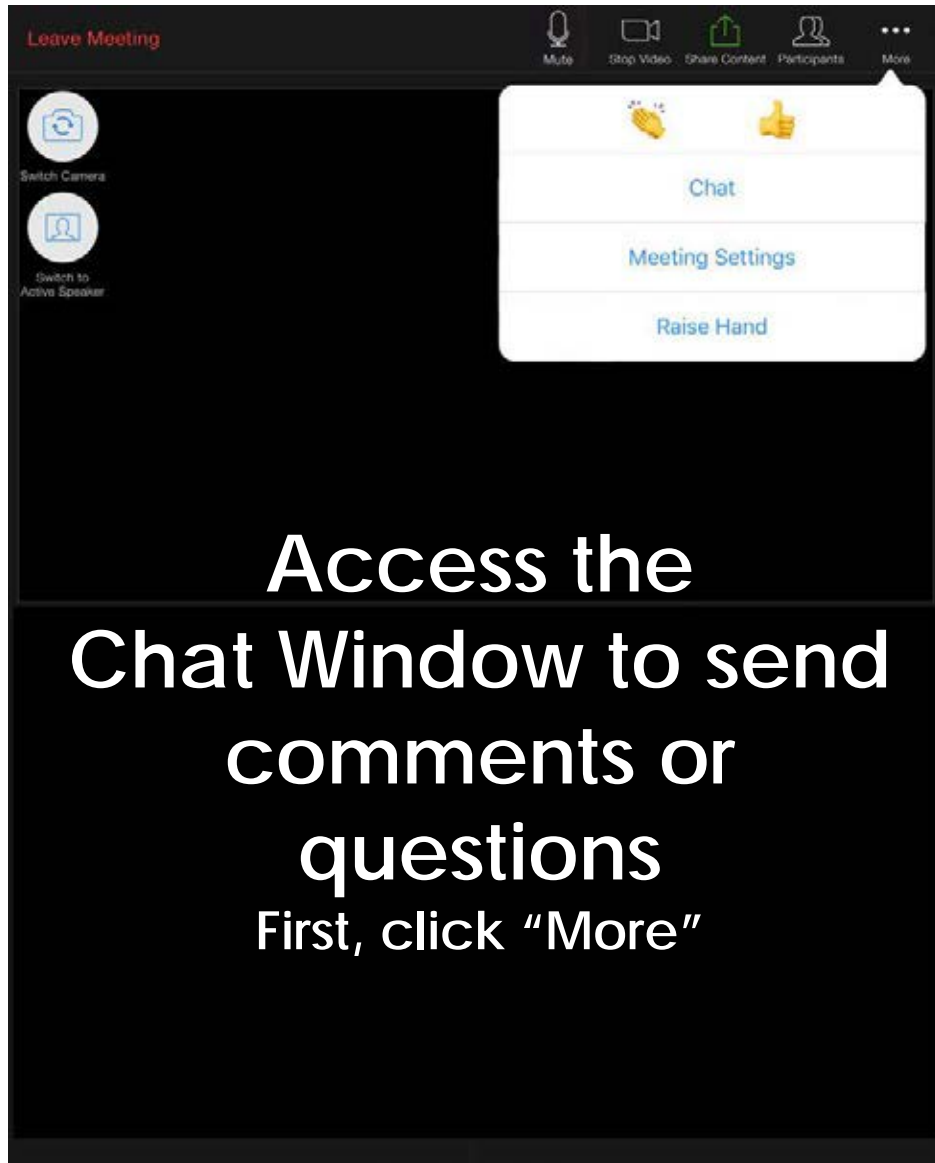
Vacaville

Vallejo

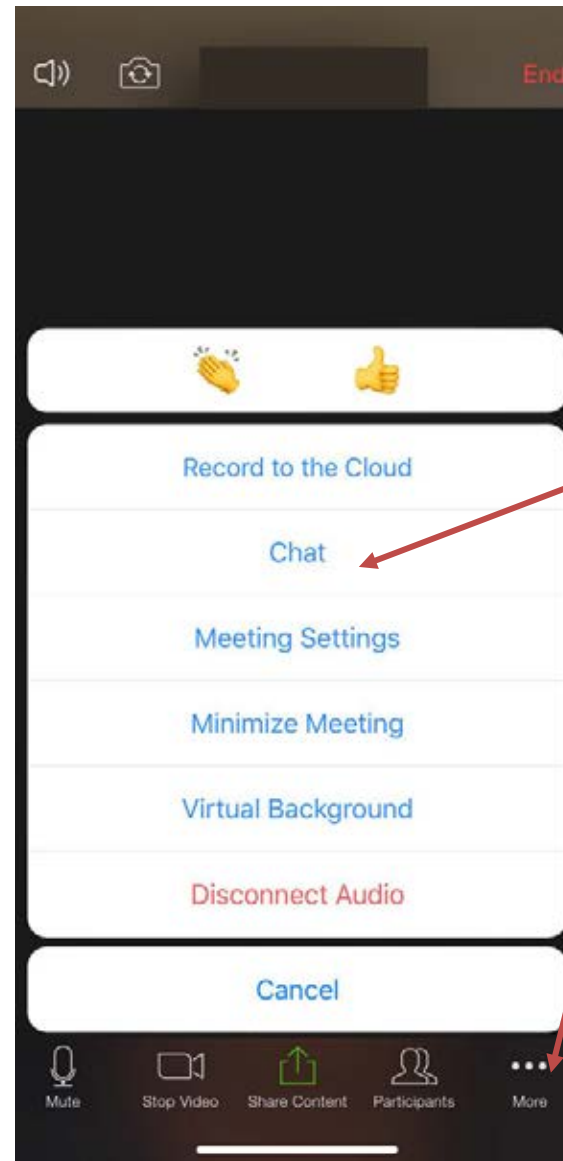
Solano County



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

Hover over your name and select "More" -> "Rename" to change your display name, if needed

Participant list

View meeting participant list

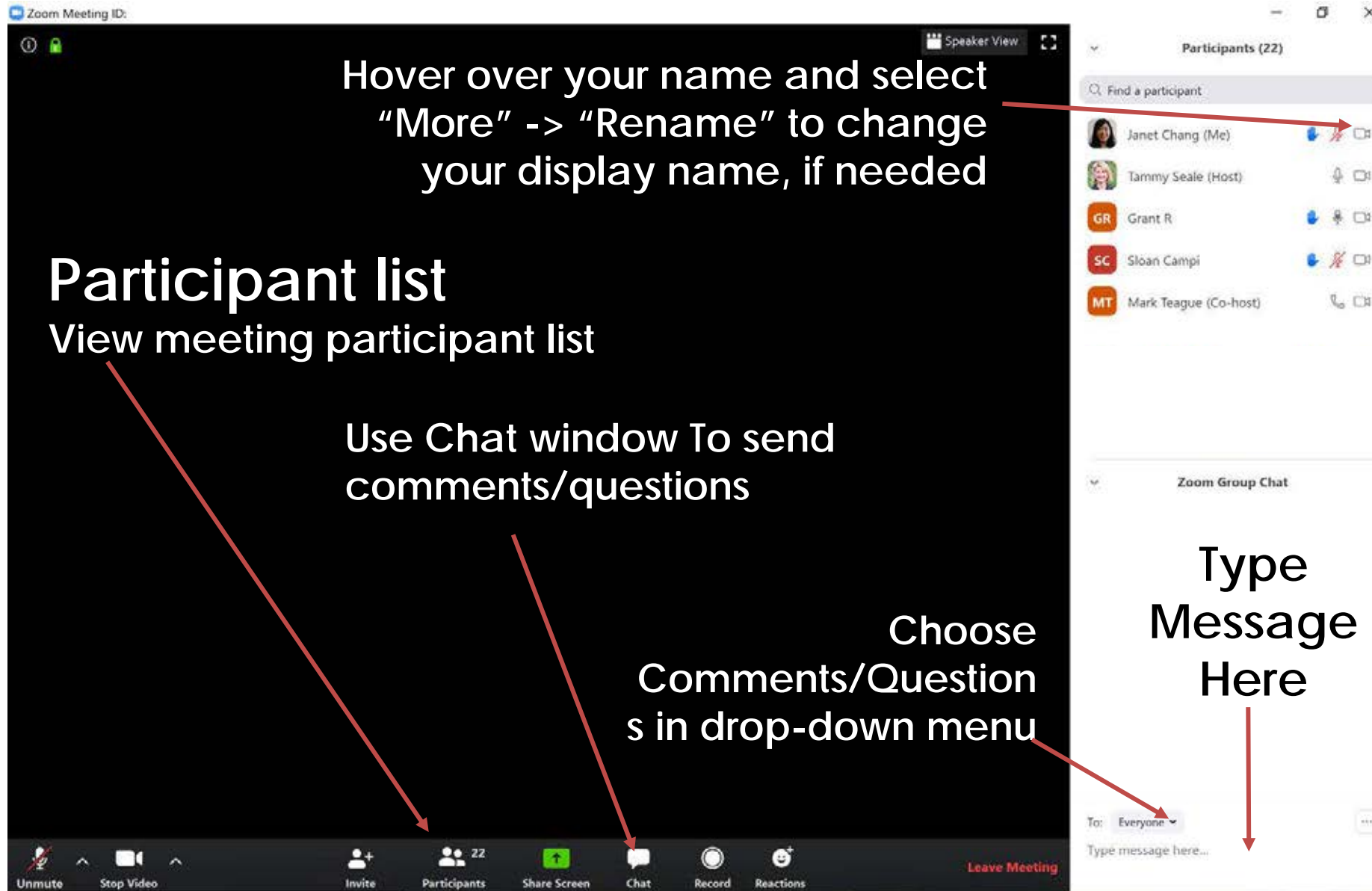
Use Chat window To send comments/questions

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

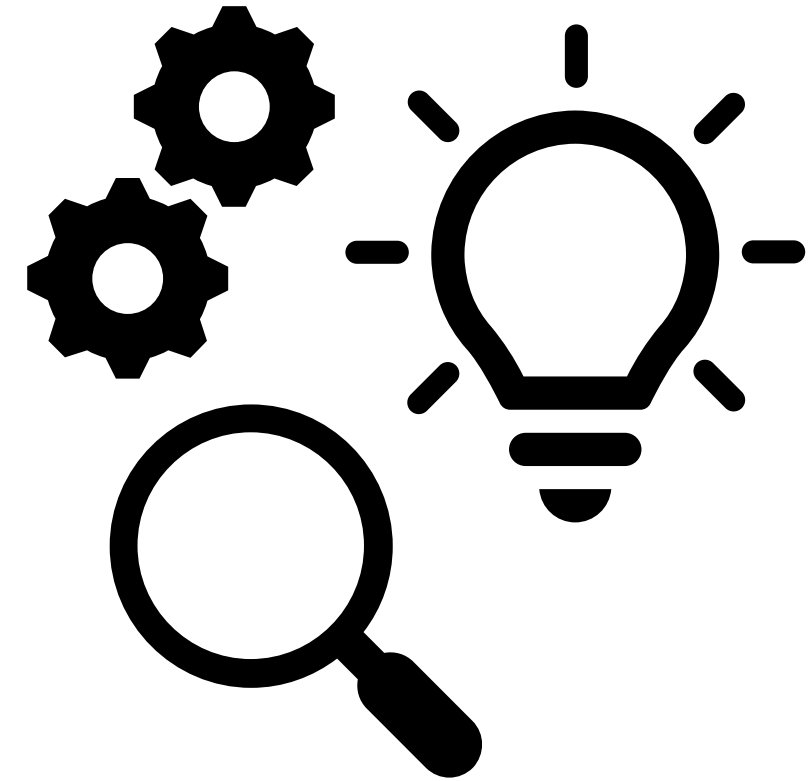
Contact: Lucy Rollins

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

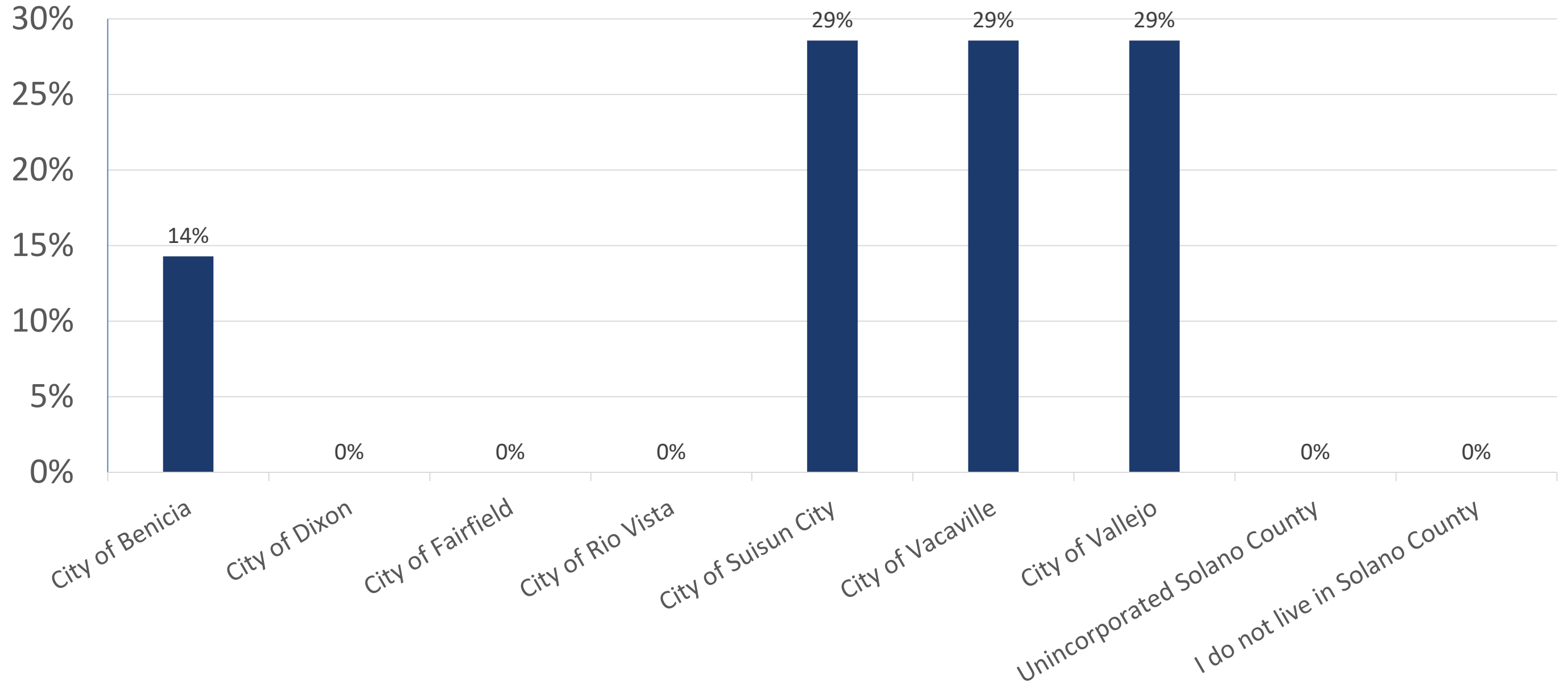
- » **We have a series of questions throughout the presentation**
- » **We would like to hear from you on your familiarity with the topic of a Housing Element, Safety Element and Environmental Justice Element**
- » **We would like to identify what types of housing you would like to see built in your community**
- » **We would like to know which groups of residents need housing options and support services**



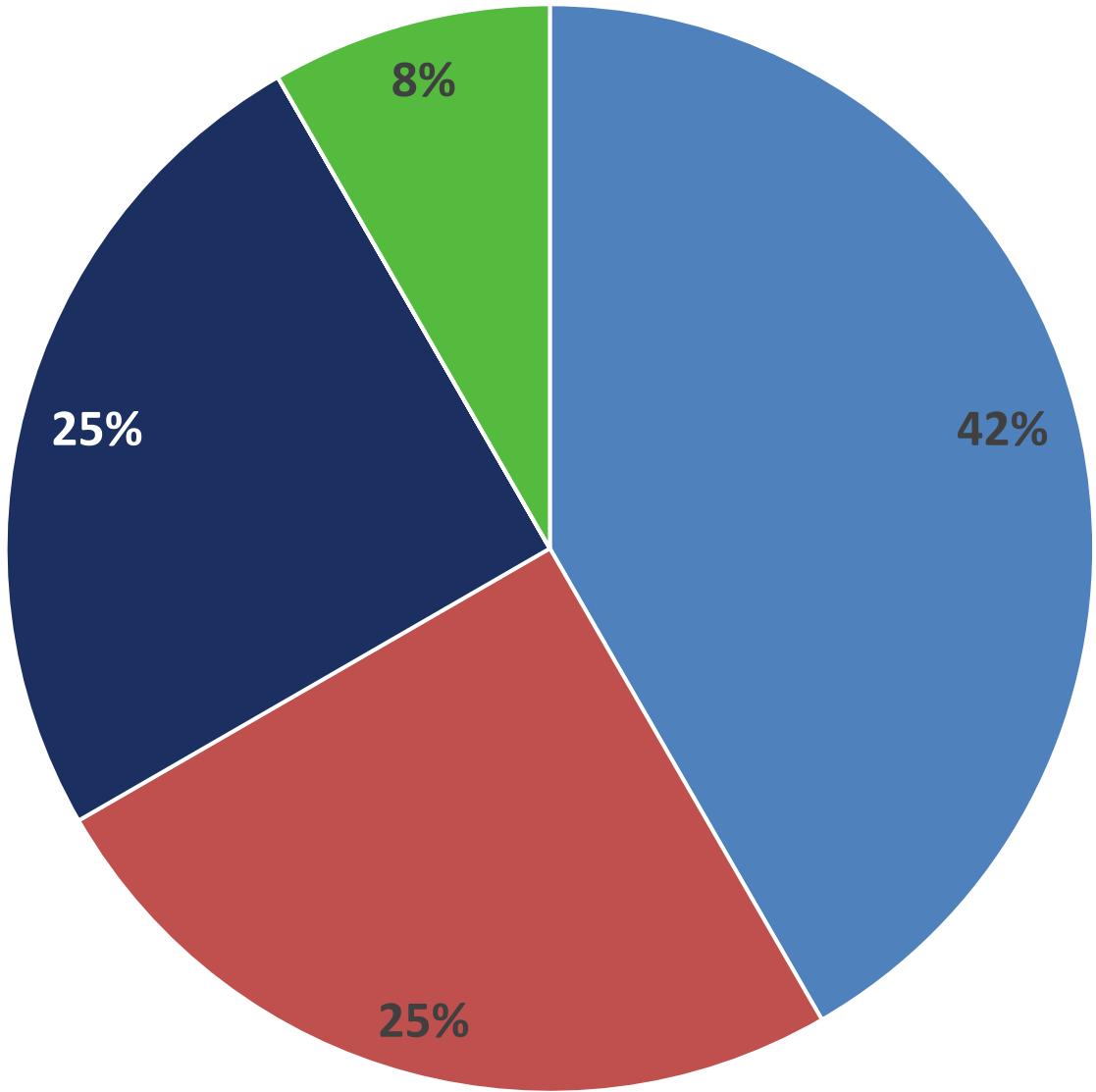
Polling Questions



Do you live in Solano County? Where?



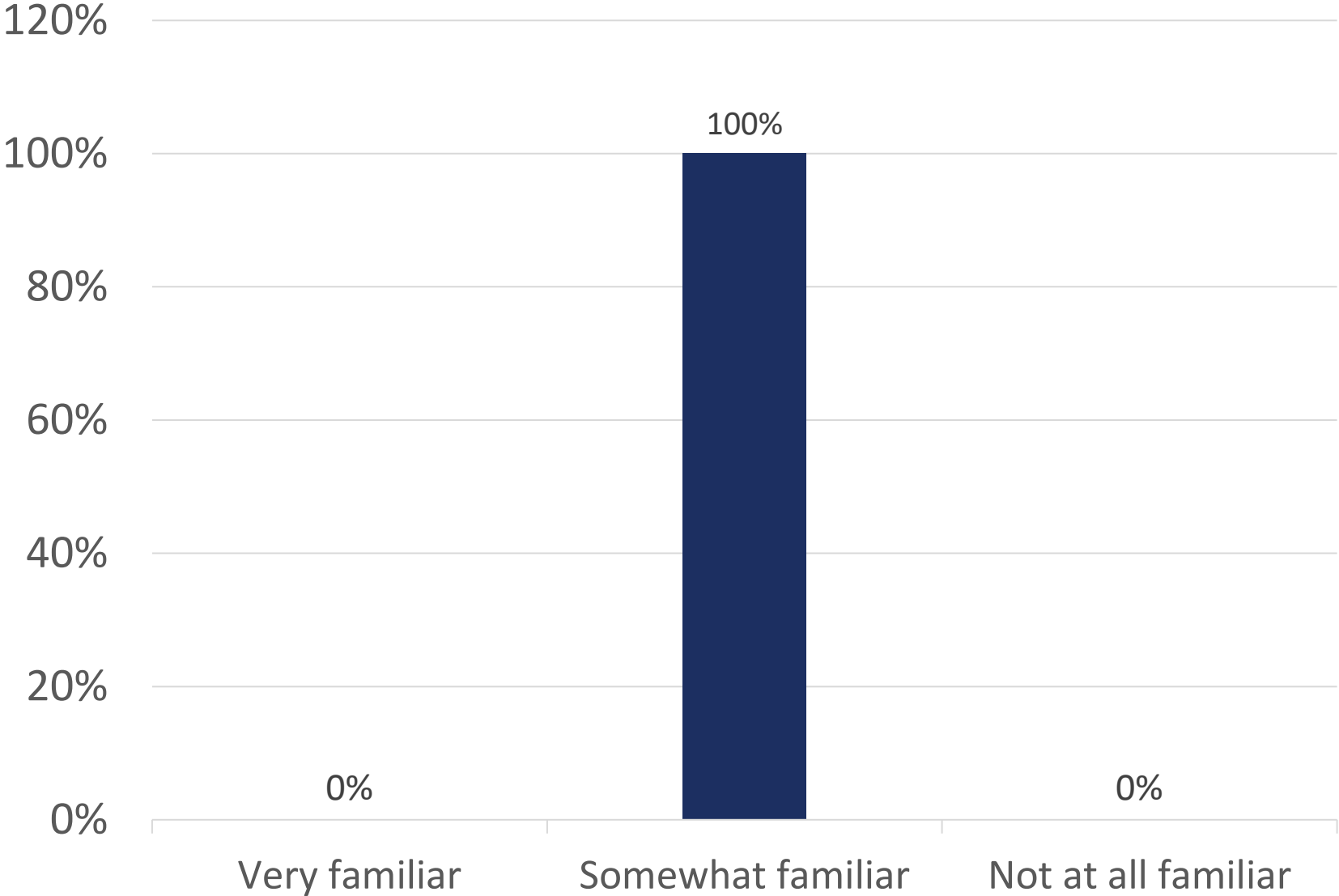
Select any of the following that describes your role in the Solano County region.



- I am a resident of a community in Solano County
- I work in Solano County
- I am an advocate or represent a community organization in Solano County
- I own a business in Solano County
- I am a housing provider in Solano County
- I am a home builder in Solano County
- I would like to live in a community in Solano County
- I am unhoused/do not have permanent housing

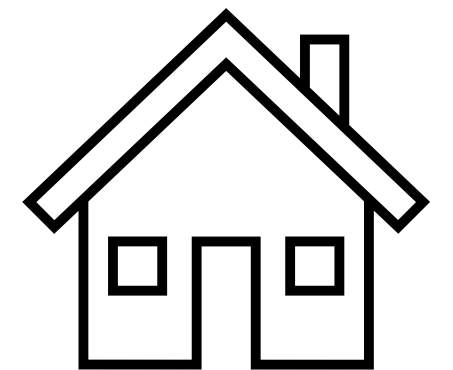


What is your familiarity with Housing Elements?



What is the Housing Element?

- » **One of the eight mandated elements 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**



About the Housing Element?

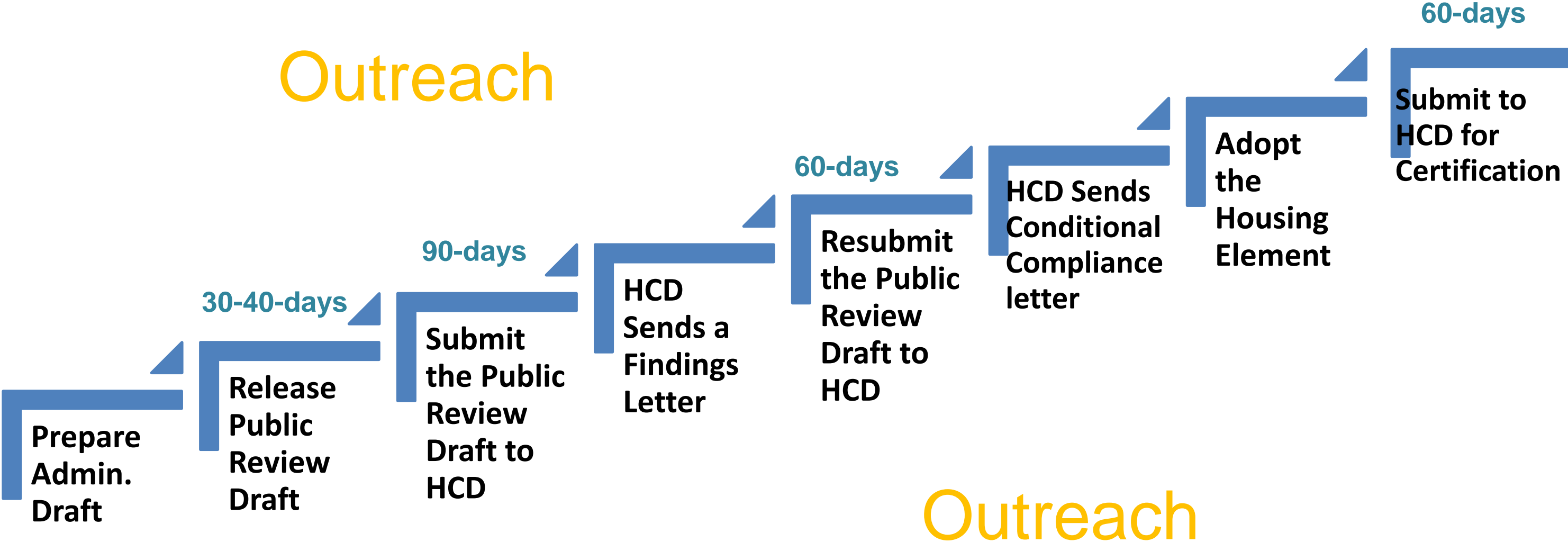
- » **Plans for housing needs of all economic segments of the community**
 - Must have adequate zoning to meet the housing needs (ordinance and zoning changes may be required as a result of the Housing Element)
 - Must include goals and policies to ensure each jurisdiction provides adequate housing support for the entire community, including special needs households.

- » **Does not:**
 - Require the city or county to build the units
 - Provide funding to build units
 - Approve specific residential developments or projects

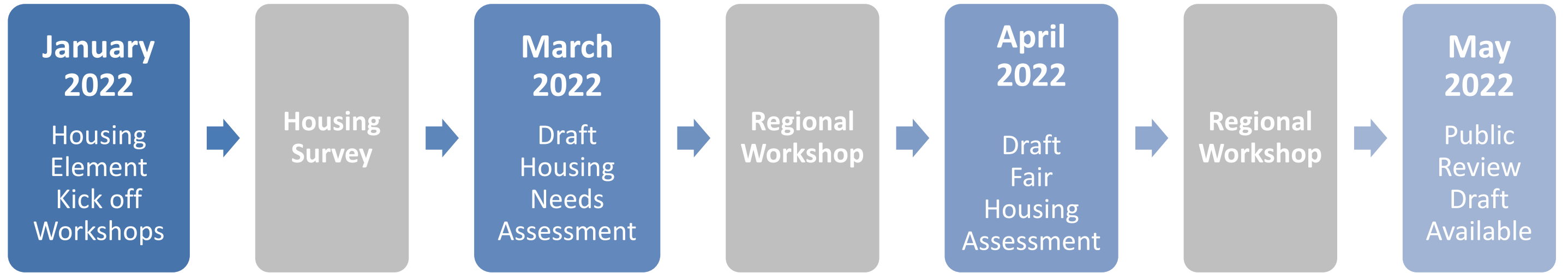


Typical Housing Element Update Process

Outreach



Regional Efforts – Schedule



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

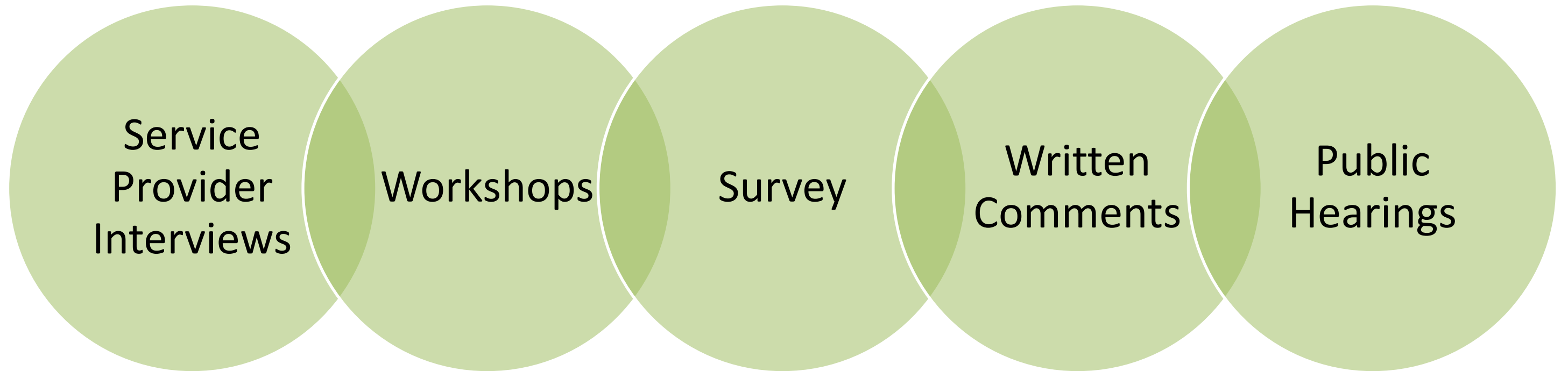
- Evaluates implementation progress on the past Housing Element

Goals, Policies, Programs

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



Public Outreach Opportunities



Key Terms and Acronyms

HCD – CA Department of Housing and Community Development

COG – Council of Government

ABAG – Association of Bay Area Governments

RHNA – Regional Housing Needs Allocation

HE – Housing Element

AMI – Area Median Income

APR – Annual Progress Report

CEQA – California Environmental Quality Act

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

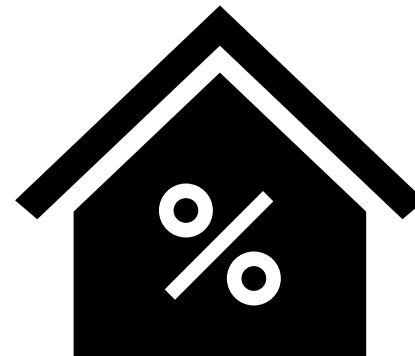
Total RHNA = 2,502,971

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

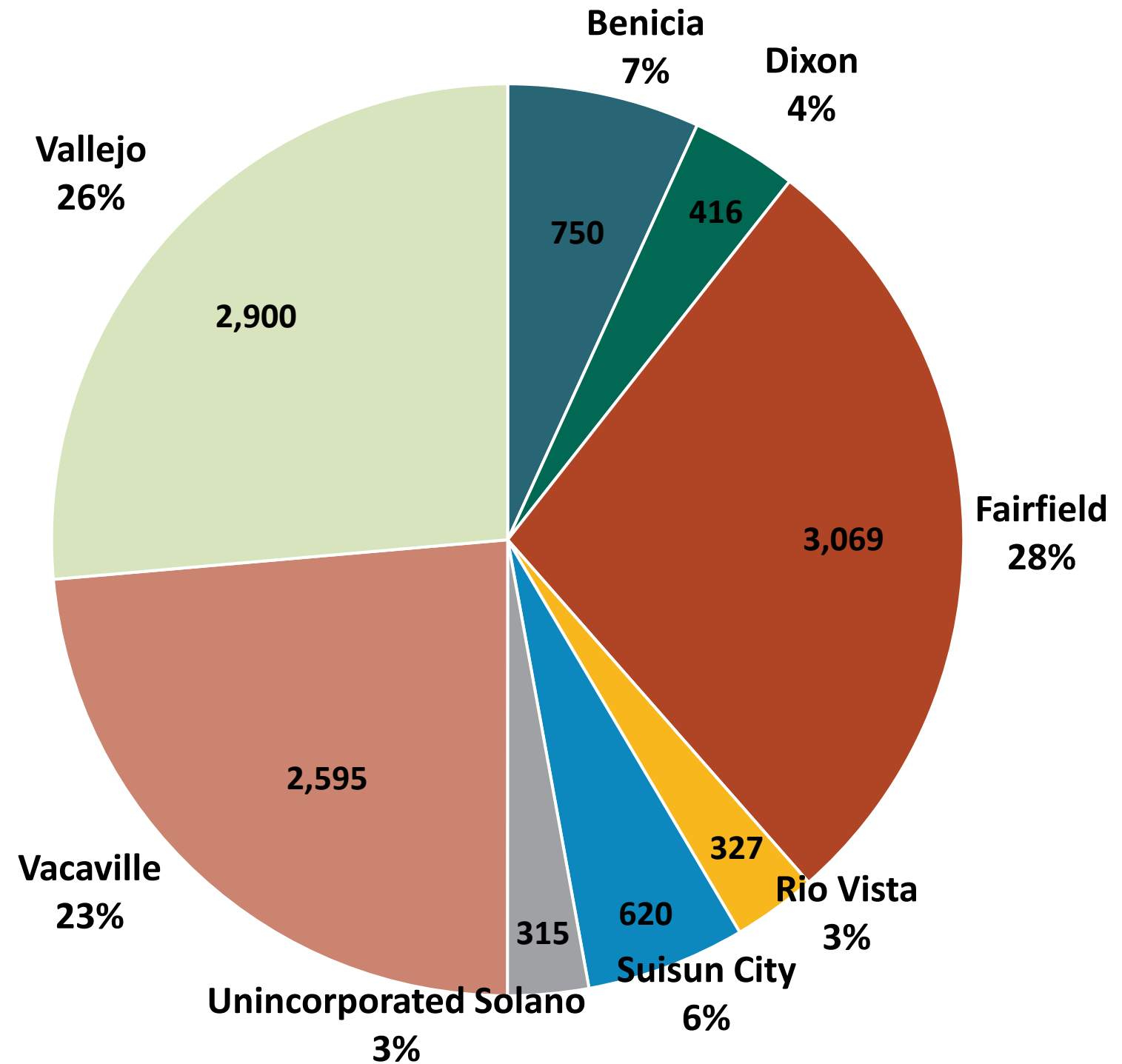
Cities and counties are allocated units they must then find ways to accommodate – enough land at appropriate densities



Solano County RHNA

» Solano County formed a subregion to distribute its RHNA

- The subregion established a methodology to distribute the units to each jurisdiction (10,992)
- Approved by HCD and the Solano County City County Coordinating Council in 2021



Density to Accommodate RHNA

- » Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
 - “Default Density” is presumed to provide housing at costs affordable to lower income tiers
 - Default density standard for lower-income housing:
 - ***Metropolitan jurisdictions: 30 du/a (Vallejo, Fairfield)***
 - ***Suburban jurisdictions: 20 du/a (Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Unincorporated Solano County)***
 - Nonmetropolitan w/micropolitan area: 15 u/a
 - Nonmetropolitan jurisdictions: 10 u/a



Solano County RHNA Allocation

Income Category	Income Range (Household of 4)	RHNA	Example of Designations and Zones with Applicable Density
Very Low Income* (<50% of Median Income)	<\$48,550	2,803	<ul style="list-style-type: none"> • High Density Residential 20-30 units • Mixed use (Commercial and Residential mix)
Low Income (50-80% of Median Income)	\$48,551- \$77,600	1,612	<ul style="list-style-type: none"> • Medium Density Residential 8-15 units • Mixed use (Commercial and Residential mix)
Moderate Income (80-120% of Median Income)	\$77,601- \$119,150	1,832	<ul style="list-style-type: none"> • Low Density Residential 1 – 8 units
Above Moderate Income (>120% of Median Income)	>\$119,150	4,745	
Total		10,992	

**It is assumed that 50 percent of very low-income units will be for extremely low-income households.*



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



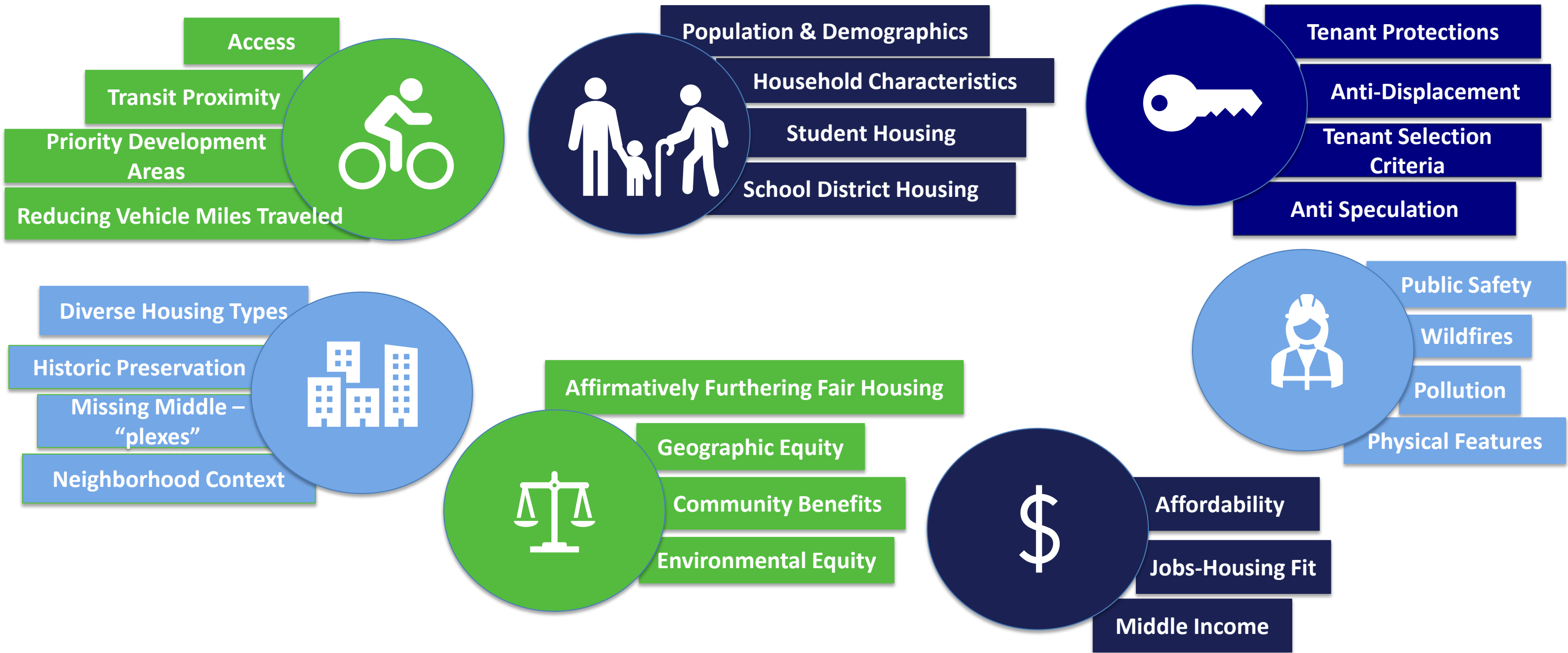
State Regulatory Environment

» The State of California is focused on housing supply and affordability:

- Accessory Dwelling Units (Multiple updates to state law in last 5 years)
- Sites Inventory Updates (AB 879, AB 1397)
- Streamlined Approval for Housing Projects (SB 35 and SB 330)
- No Net Loss of Housing (SB 166)
- Density Bonus Law Updates (AB 2753, AB 2372, AB 1227, AB 2345 and others)
- Housing Accountability Act (AB 3194, AB 72 and others)
- Supportive Housing Updates (AB 2162)
- Low Barrier Navigation Centers (AB 101)
- Government-Subsidized Affordable Units (SB 1521)
- Affirmatively Furthering Fair Housing (AB 686)



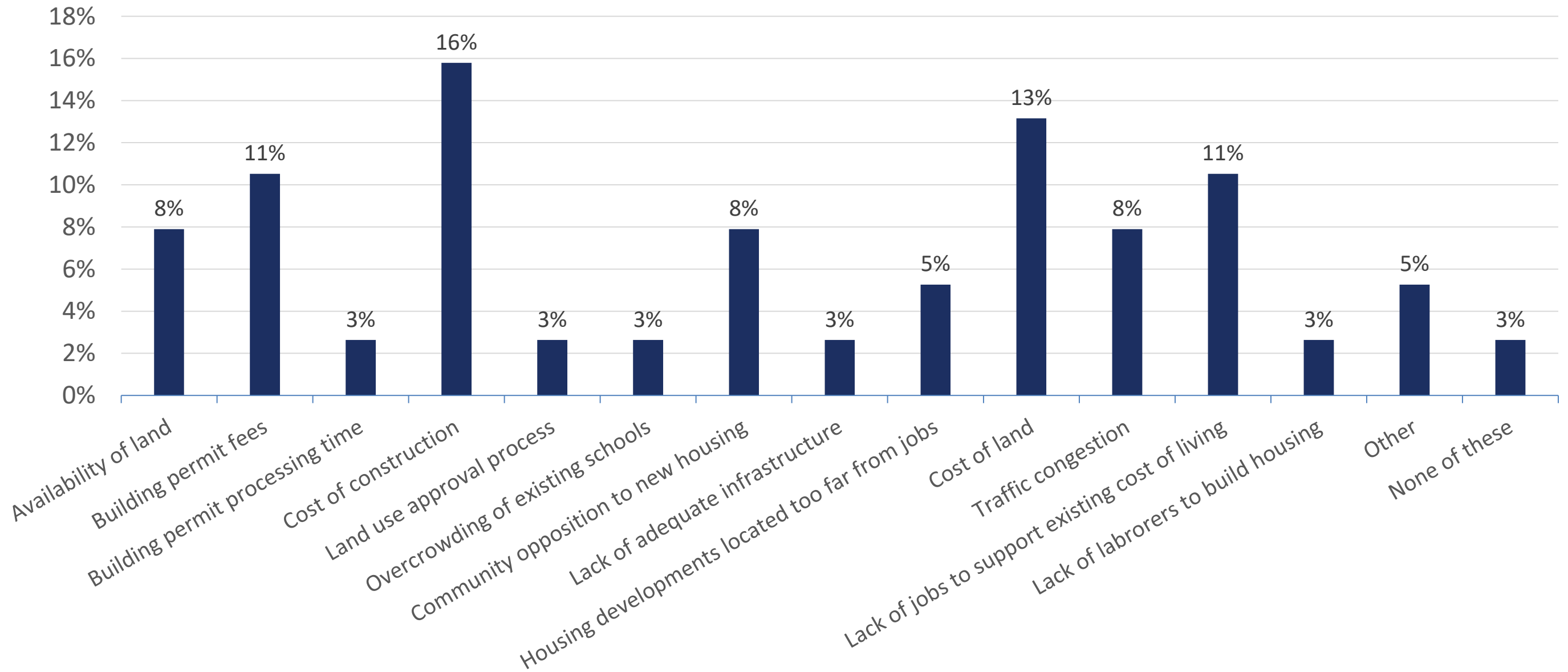
Fair Housing Consideration – AB 686



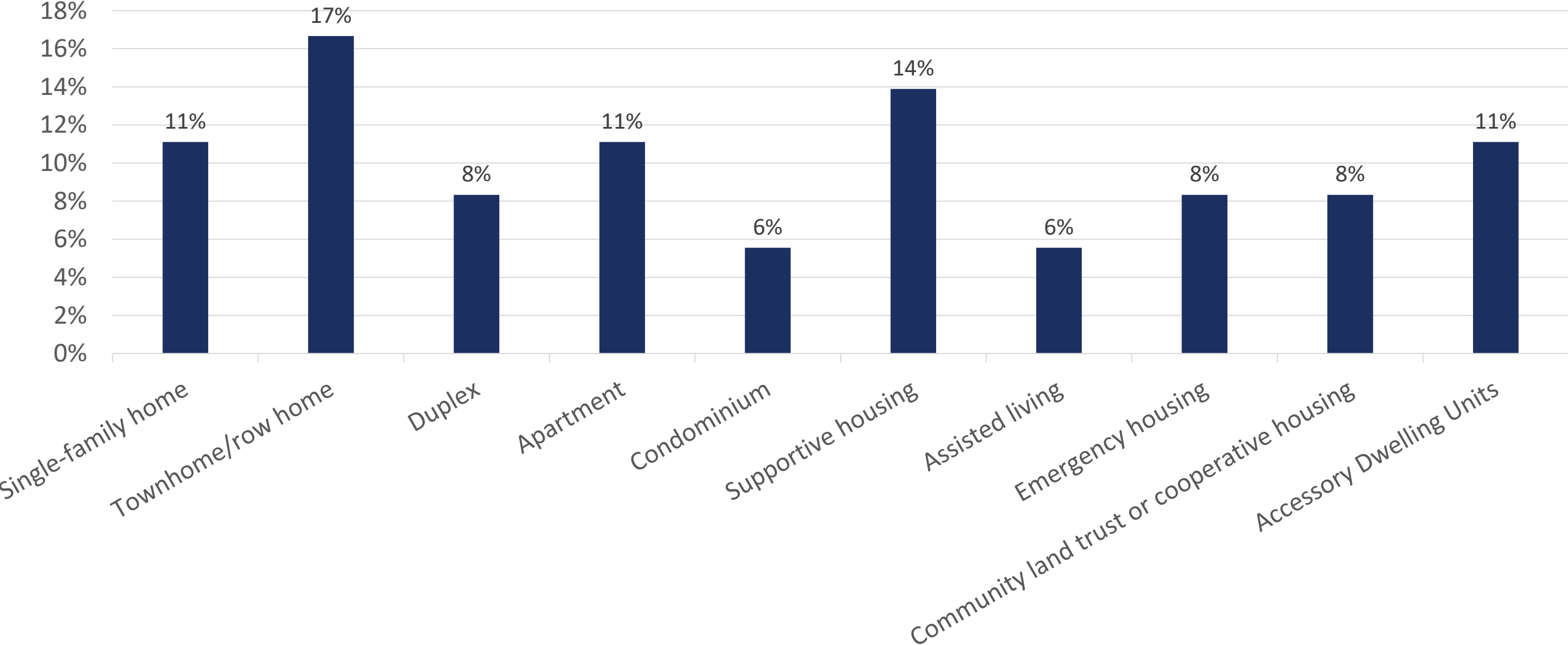
Polling Questions



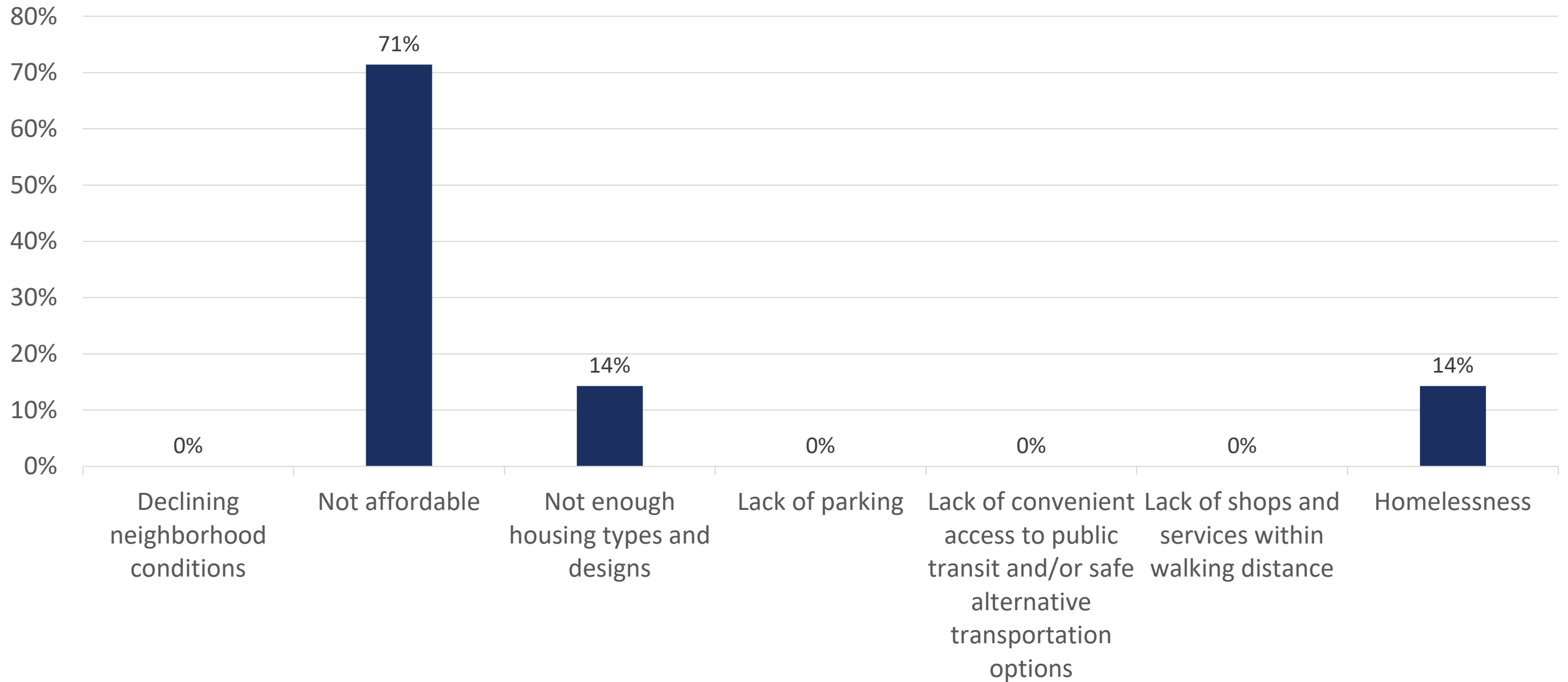
What are the greatest barriers to providing housing?



What are the three most important housing objectives for the Solano County region of these choices?



What do you consider the biggest issue related to housing?



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



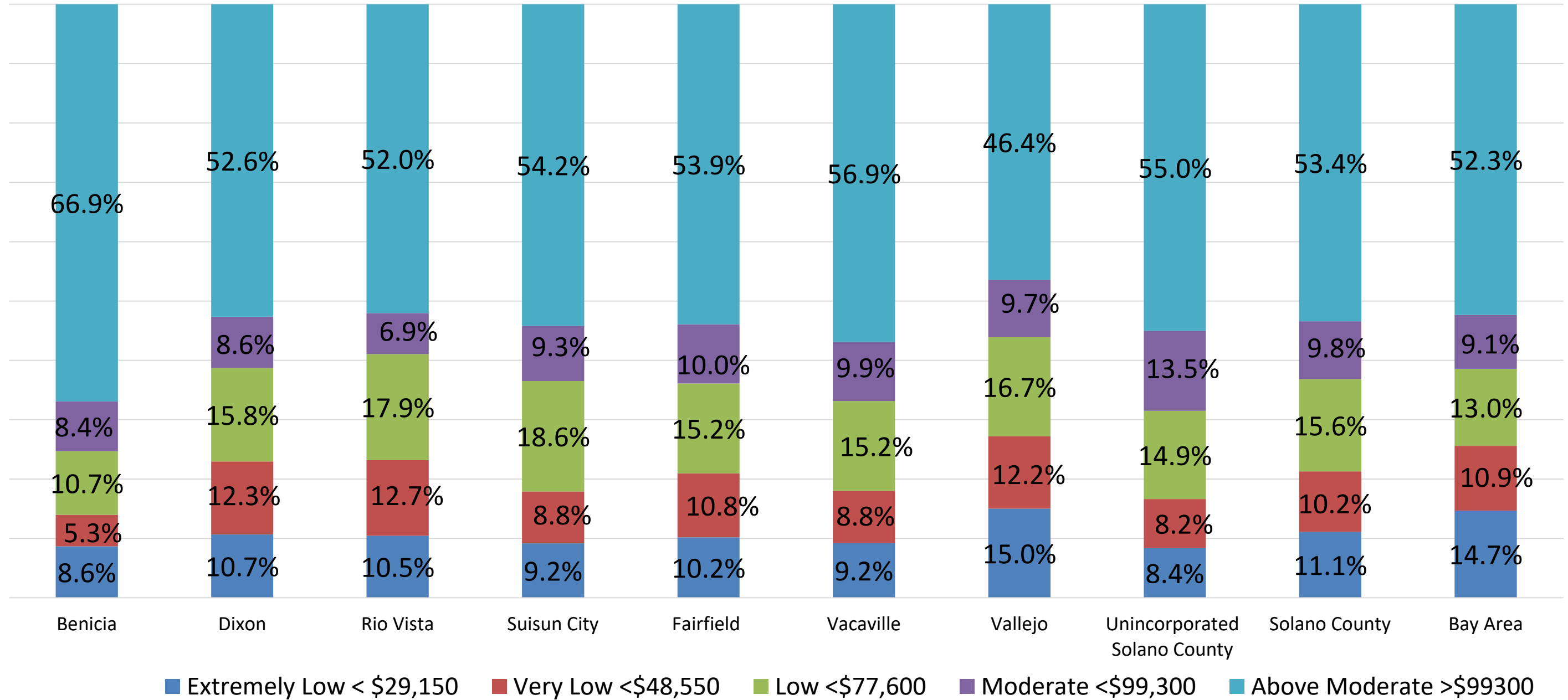
Who is considered Low Income?

- » **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



■ Extremely Low < \$29,150
 ■ Very Low < \$48,550
 ■ Low < \$77,600
 ■ Moderate < \$99,300
 ■ Above Moderate > \$99,300

Source: 2015-2019 ACS



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: \$490,000
- Low-Income: \$250,000

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

Sources: Zillow.com and Realtor.com, December 2021, HCD Affordability Calculator for a 4-bedroom house

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: \$2,850
 - Low-Income: \$1,800

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

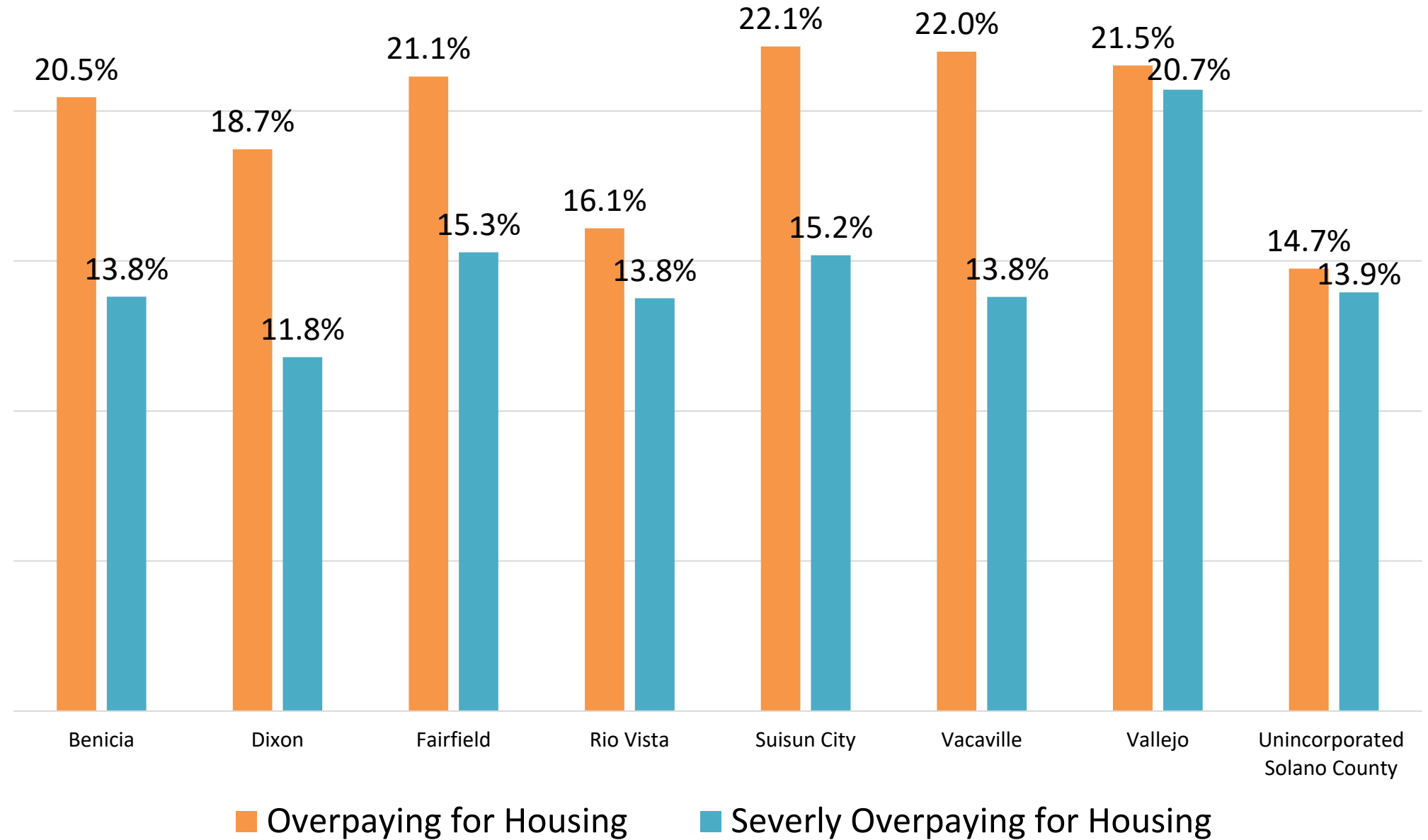
Sources: HUD, 2021 and Zillow, December 2021



Who is affected by high prices?

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

» **Overpayment=**
Paying more than 30% for housing
Severe Overpayment=
Paying more than 50% for housing



Source: 2013-2017 CHAS

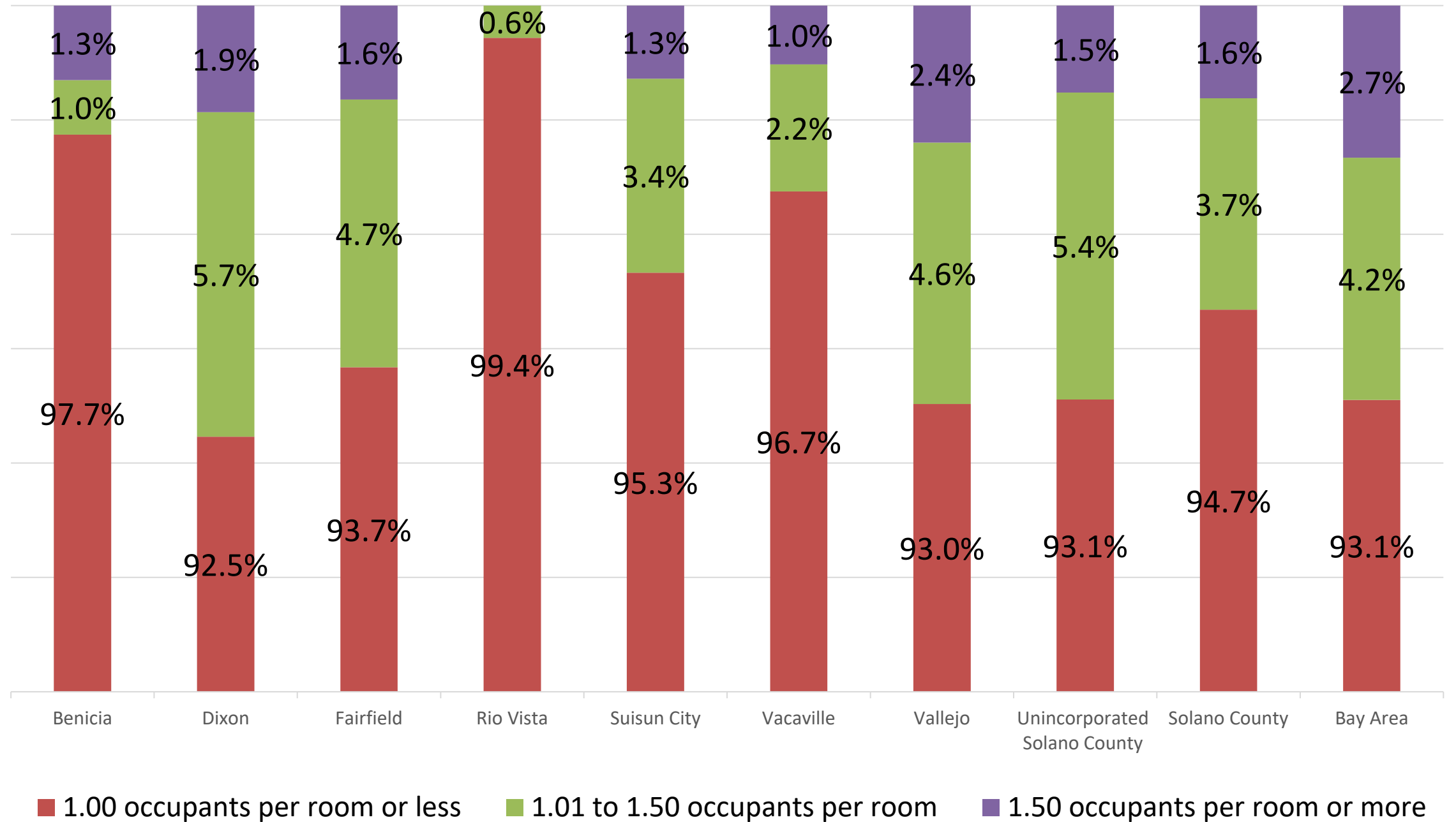


Overcrowding

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

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

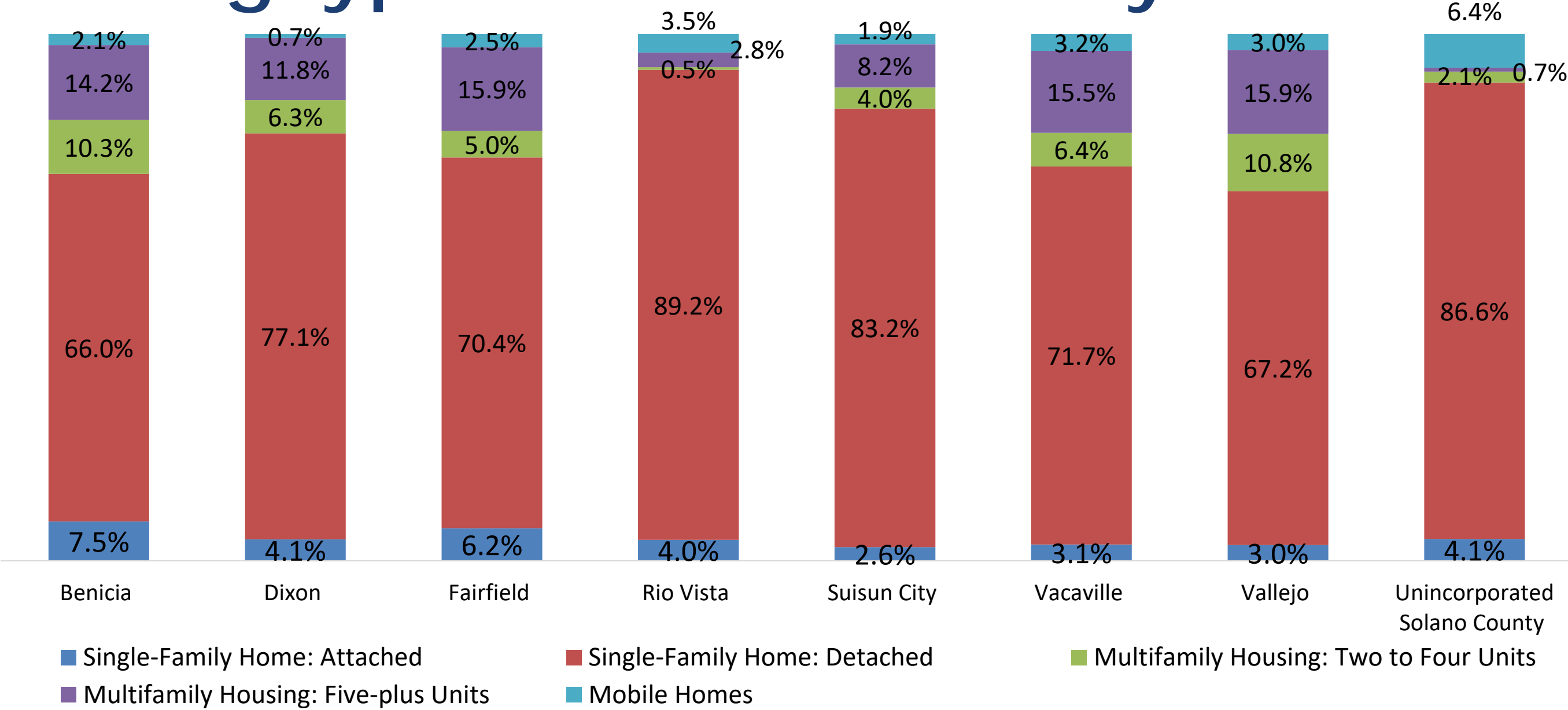
*excludes
bathrooms and
kitchens



Source: 2015-2019 ACS



Housing types in Solano County



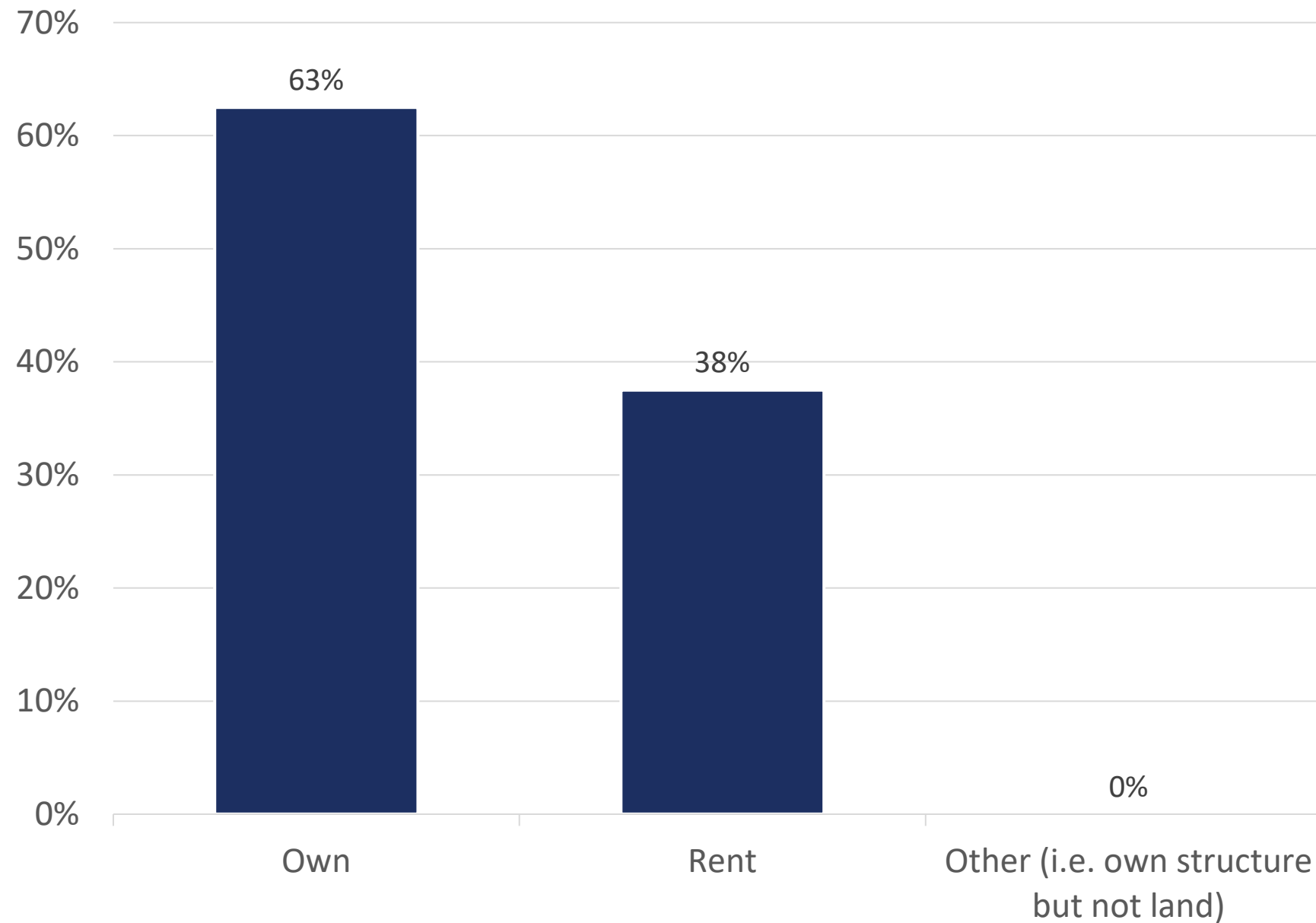
Source: 2021 DOF



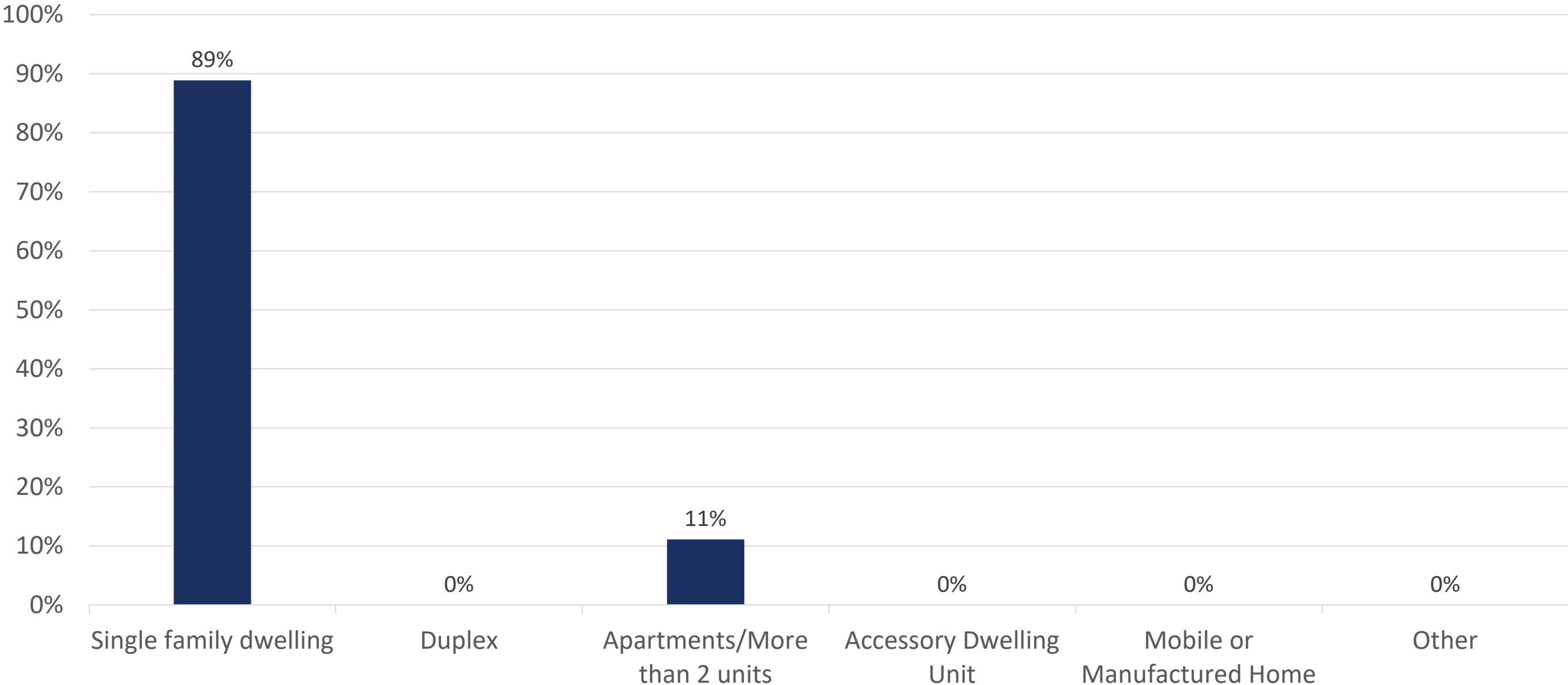
Polling Questions



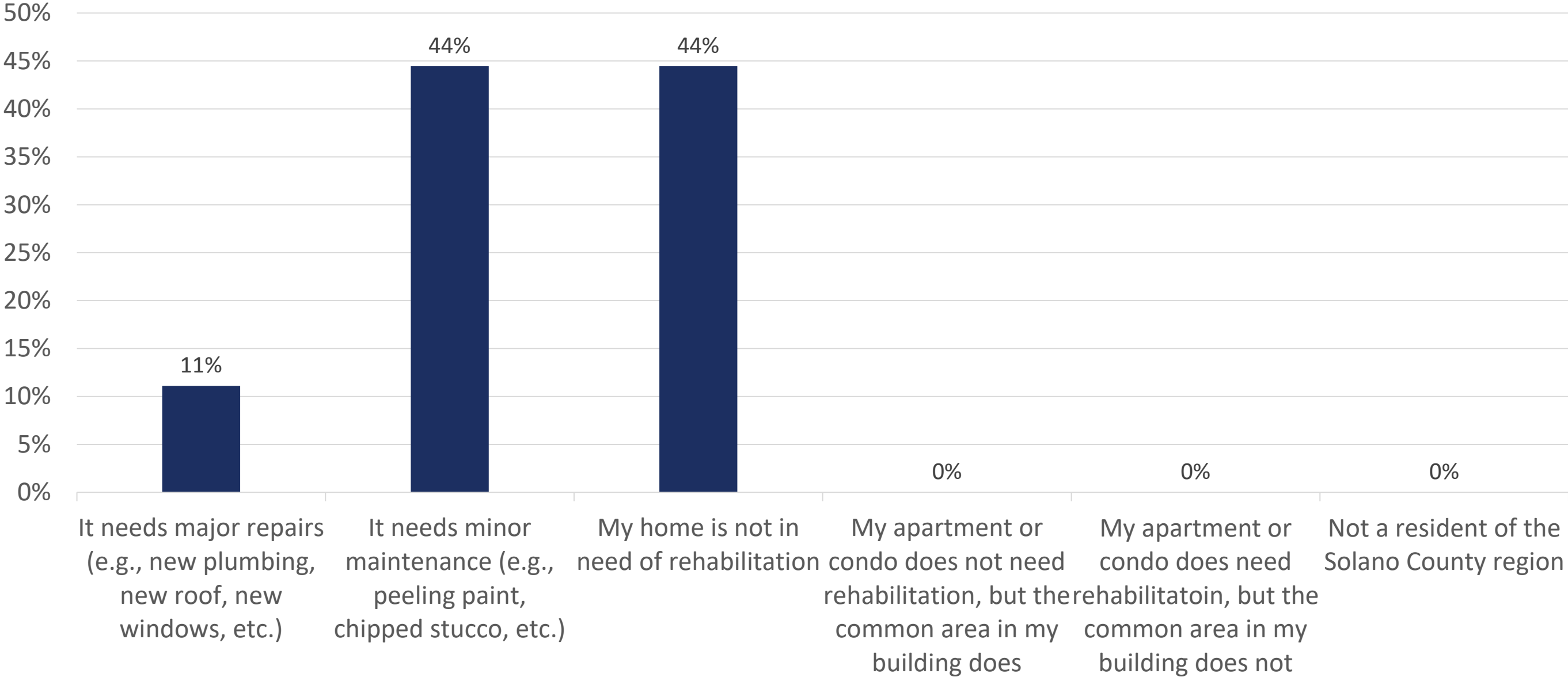
Do you own or rent your home?



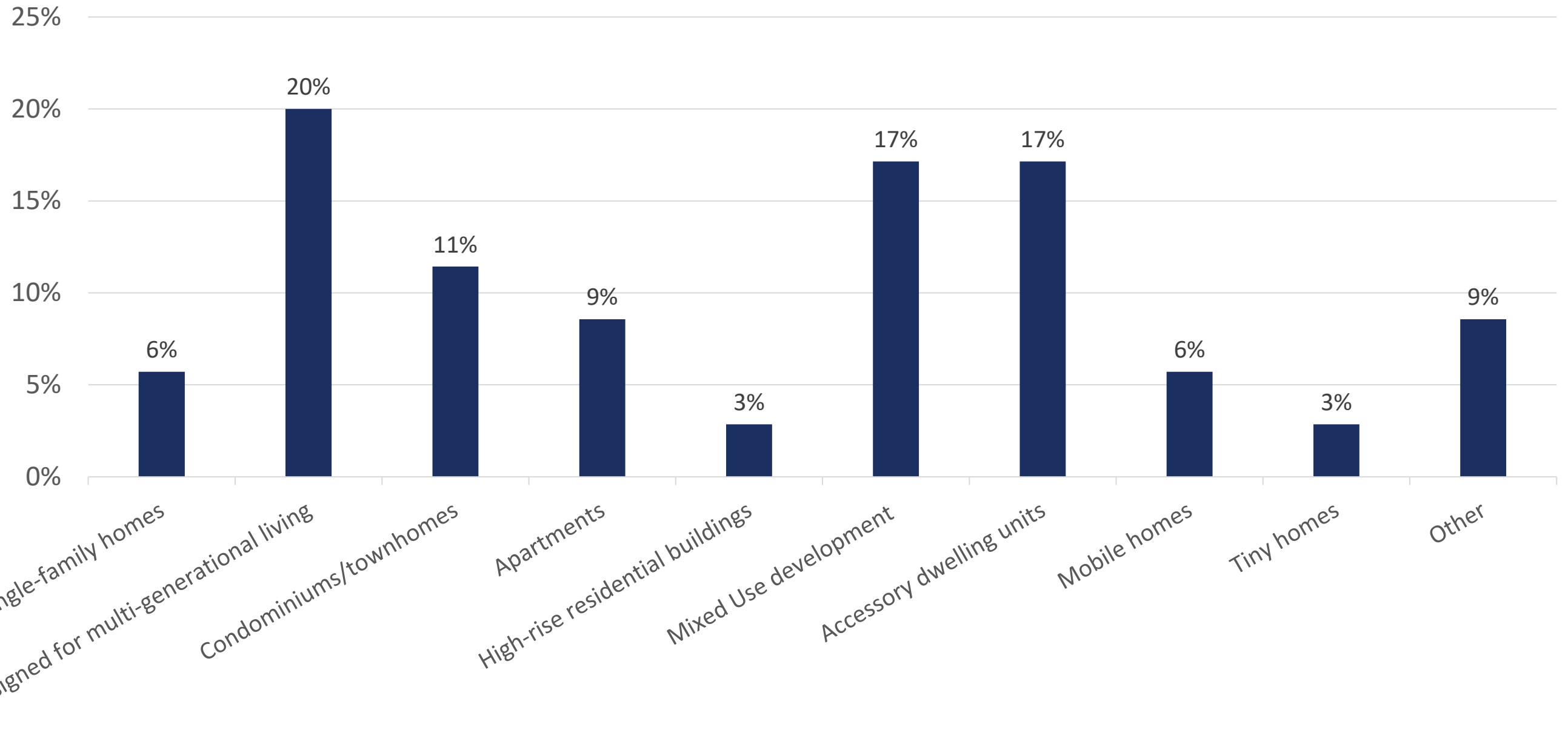
What type of housing do you live in?



If you are a resident of the Solano County region, how would you rate the physical condition of your home?



What types of housing would you like to see more of?



Housing Element Special Needs Groups



Housing Element Special Needs Groups

» What are the needs of the following populations?

- Residents Experiences homelessness
 - Shelter Capacity? Services offered to homeless individuals? Transitional housing projects?
- Seniors
 - Support program regional and locally? New senior housing developments?
- Residents that have physical disability
 - Retrofitting housing needs and support services
- Female-Headed Households with children
 - What are the needs and support programs available?
- Extremely-Low Income Households (30% of AMI <\$29,150 (roughly \$14 an hour))
 - Potentially one-paycheck away from homelessness



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%	----

Source: 2015-2019 ACS



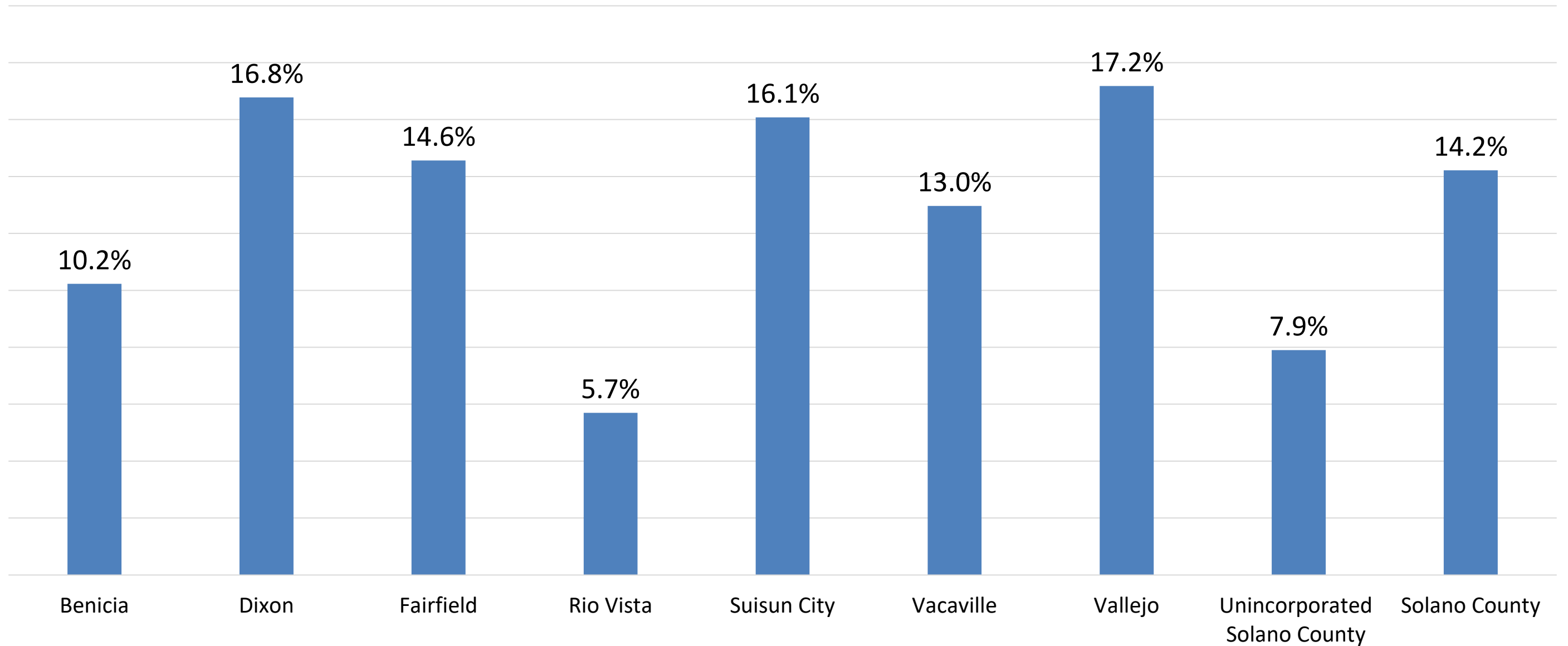
Residents that have a physical disability

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%

Source: 2015-2019 ACS



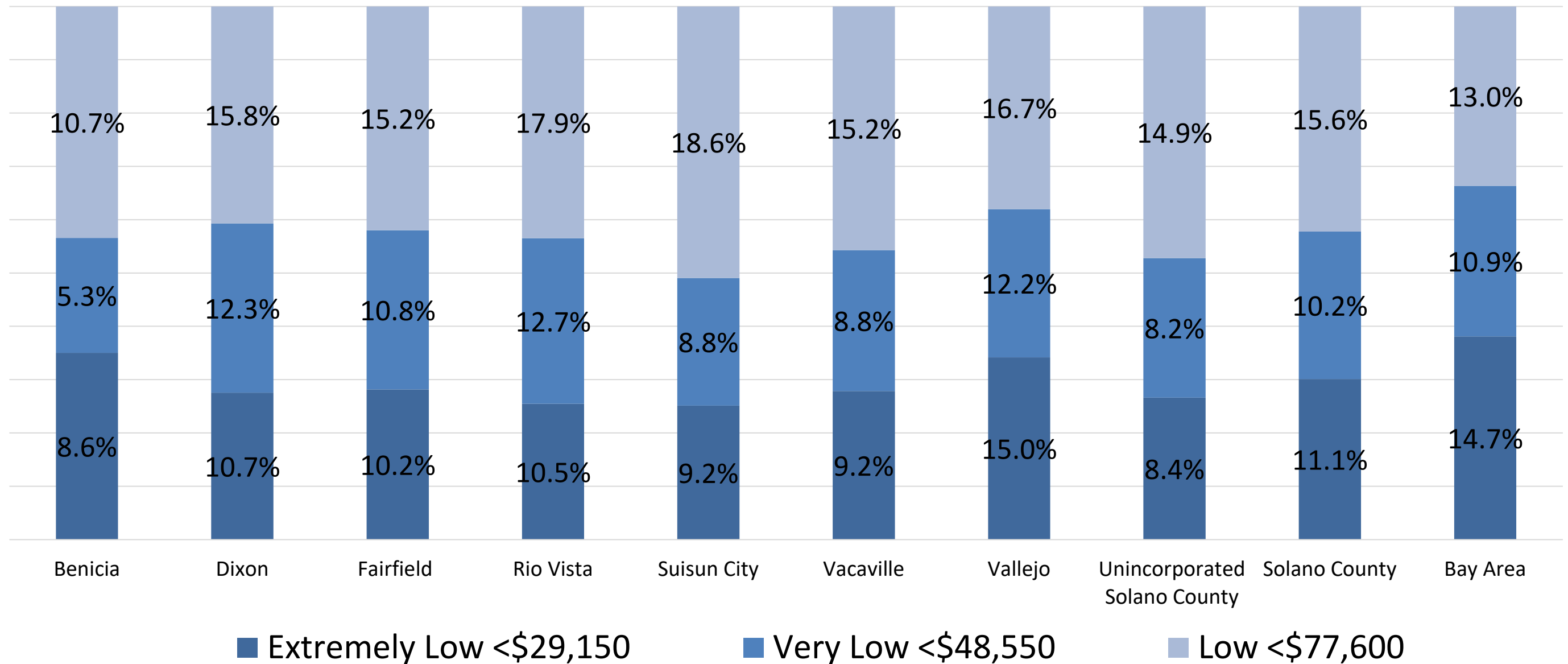
Households that are Female-Headed



Source: 2015-2019 ACS



Households that are Extremely Low Income



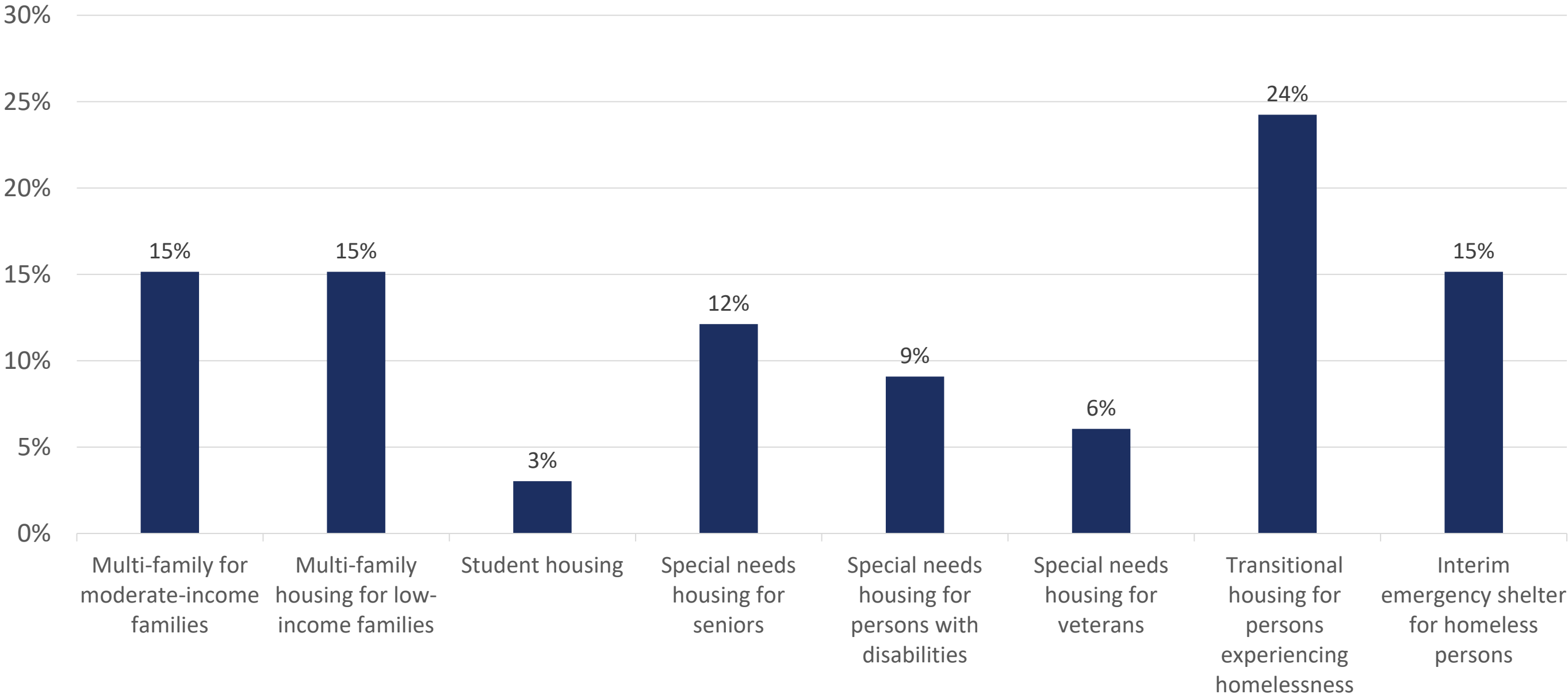
Source: 2013-2017 CHAS



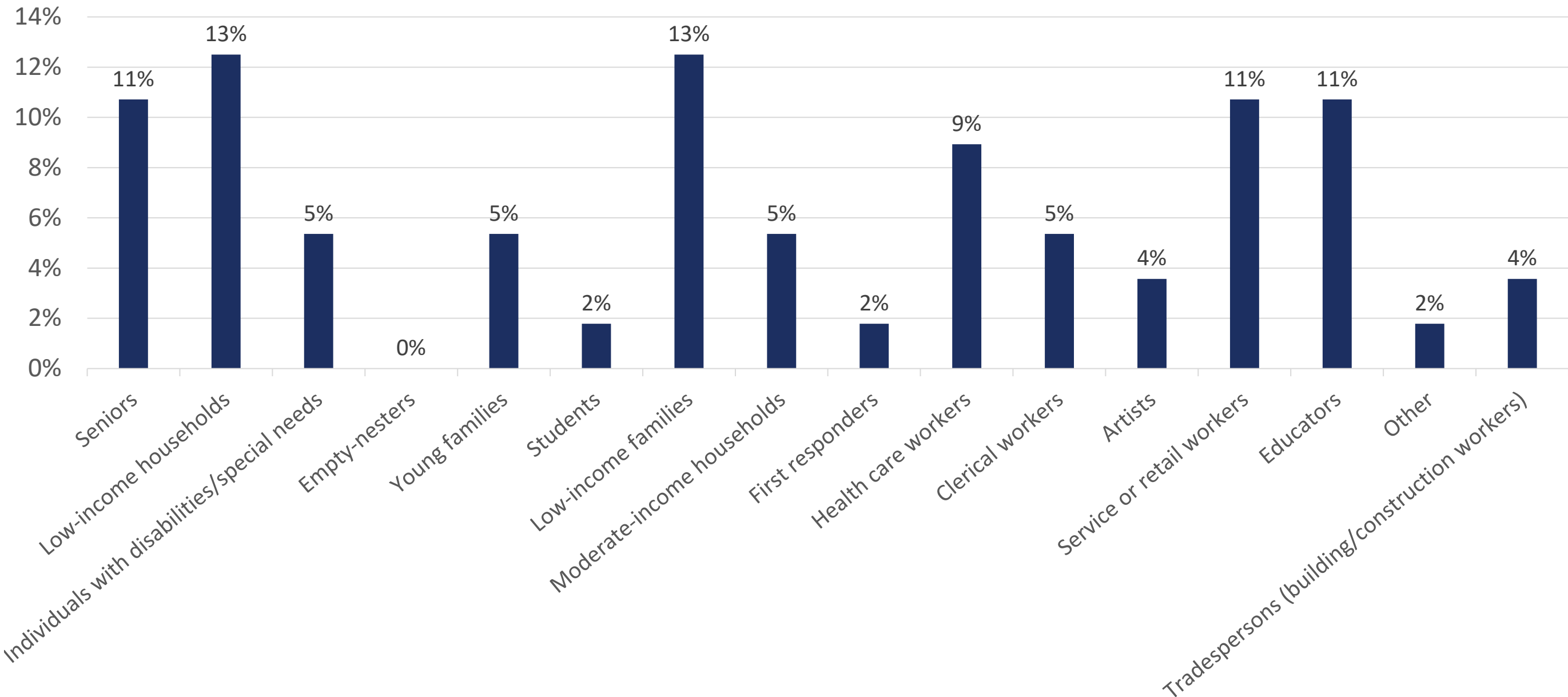
Polling Questions



What populations are most in need of housing?



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



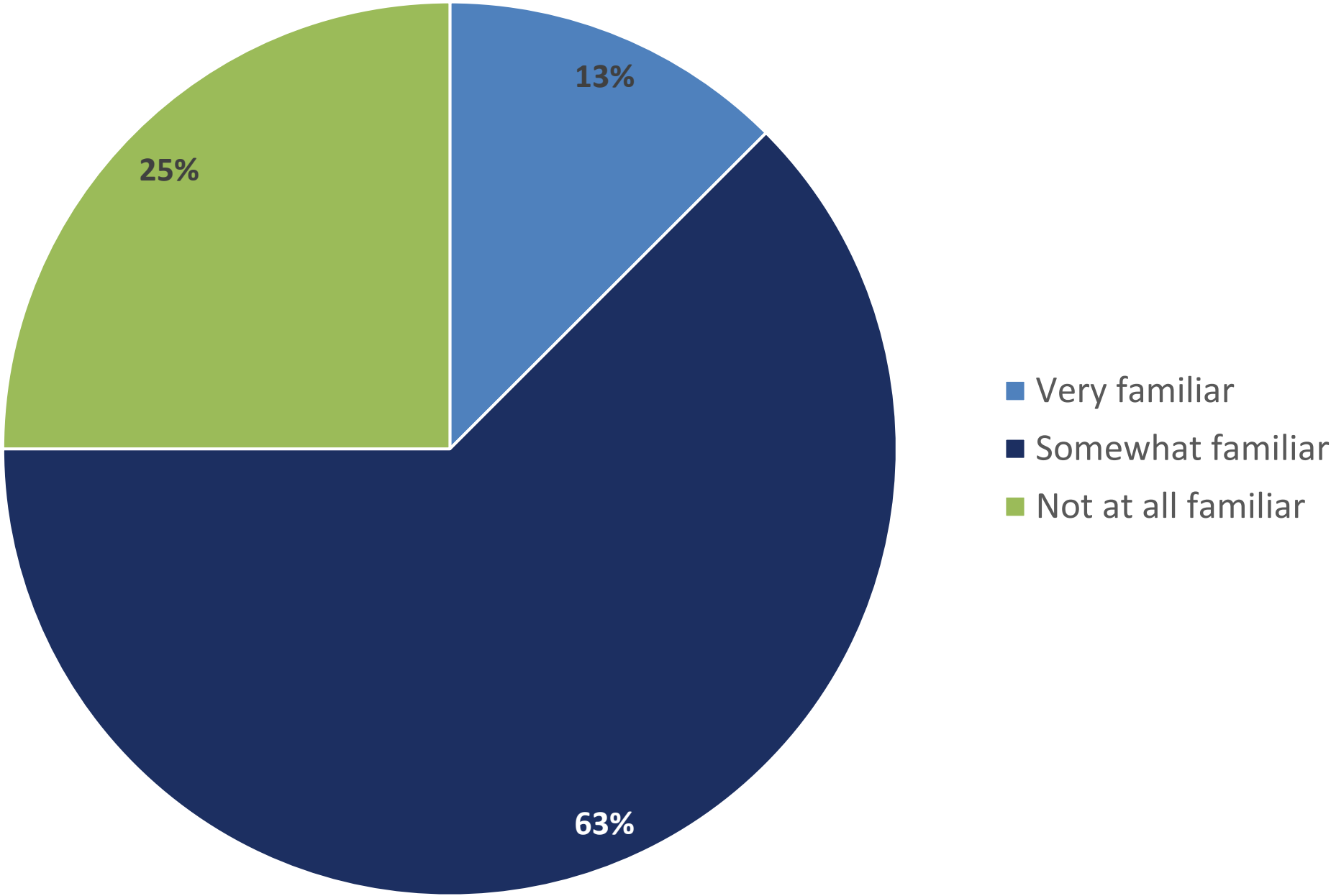
Safety Element



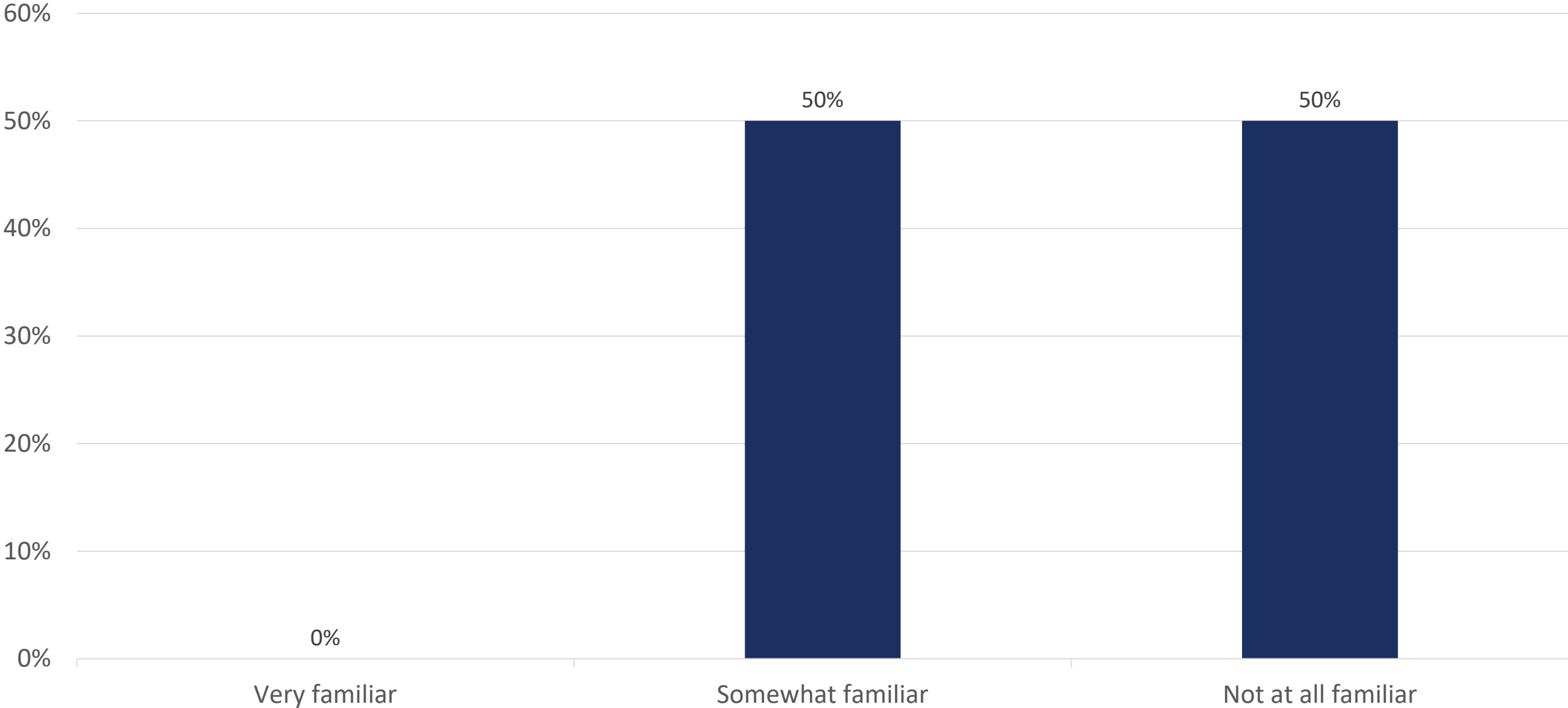
Polling Questions



What is your familiarity with Environmental Justice Elements?



What is your familiarity with Safety Elements?



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.**

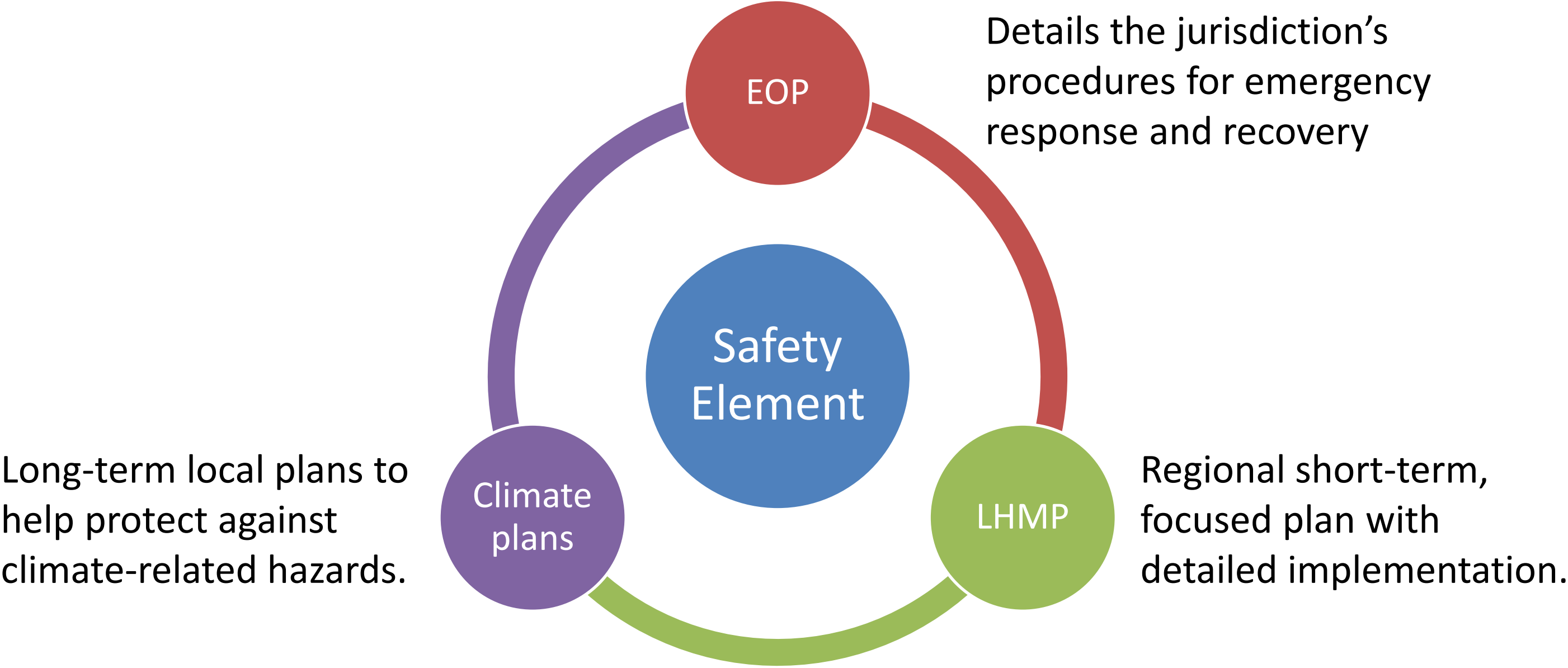


Vulnerability Assessment

- » **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

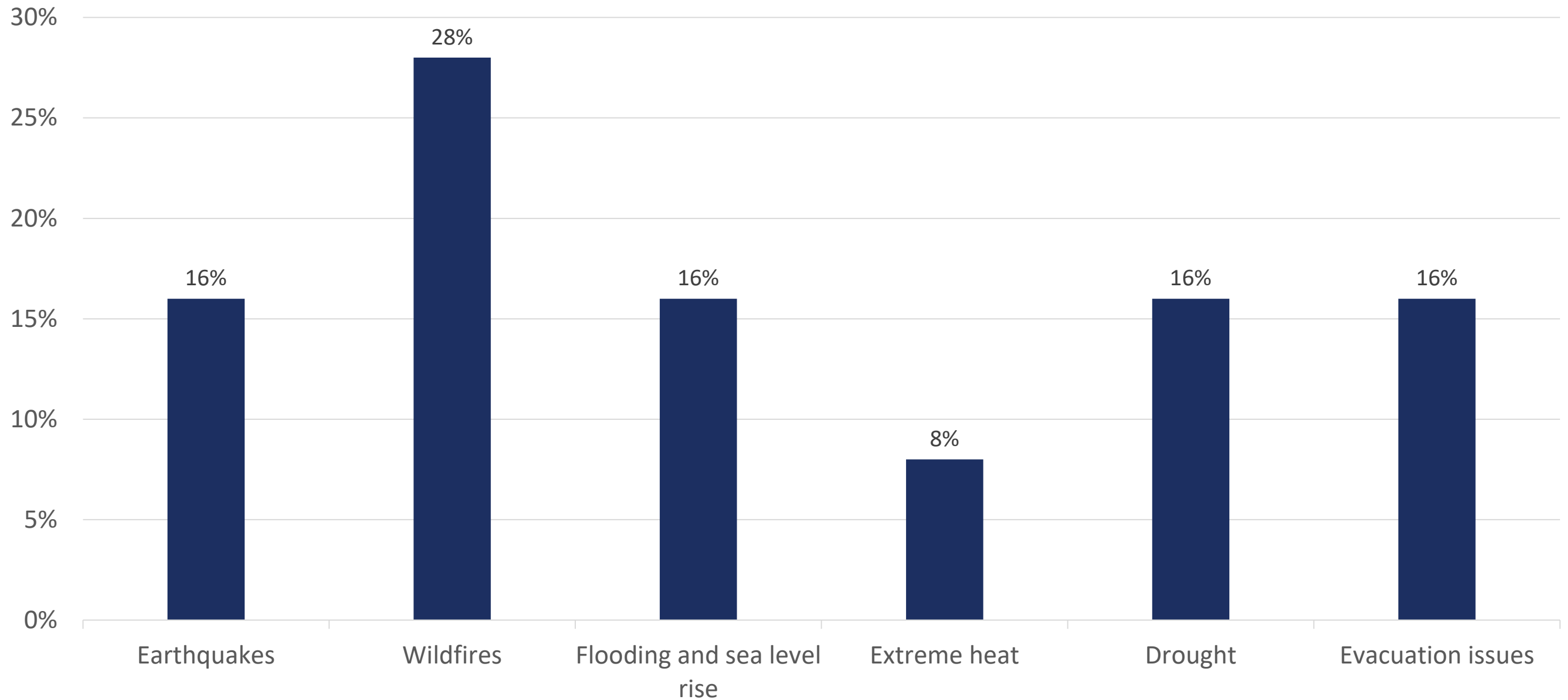
- » **Improving air quality**
- » **Public facilities**
- » **Food access**
- » **Safe and sanitary homes**
- » **Physical activity**
- » **Unique or compounded health risks**
- » **Civic engagement in the public decision-making process**
- » **Prioritizing improvements that address the needs of disadvantaged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



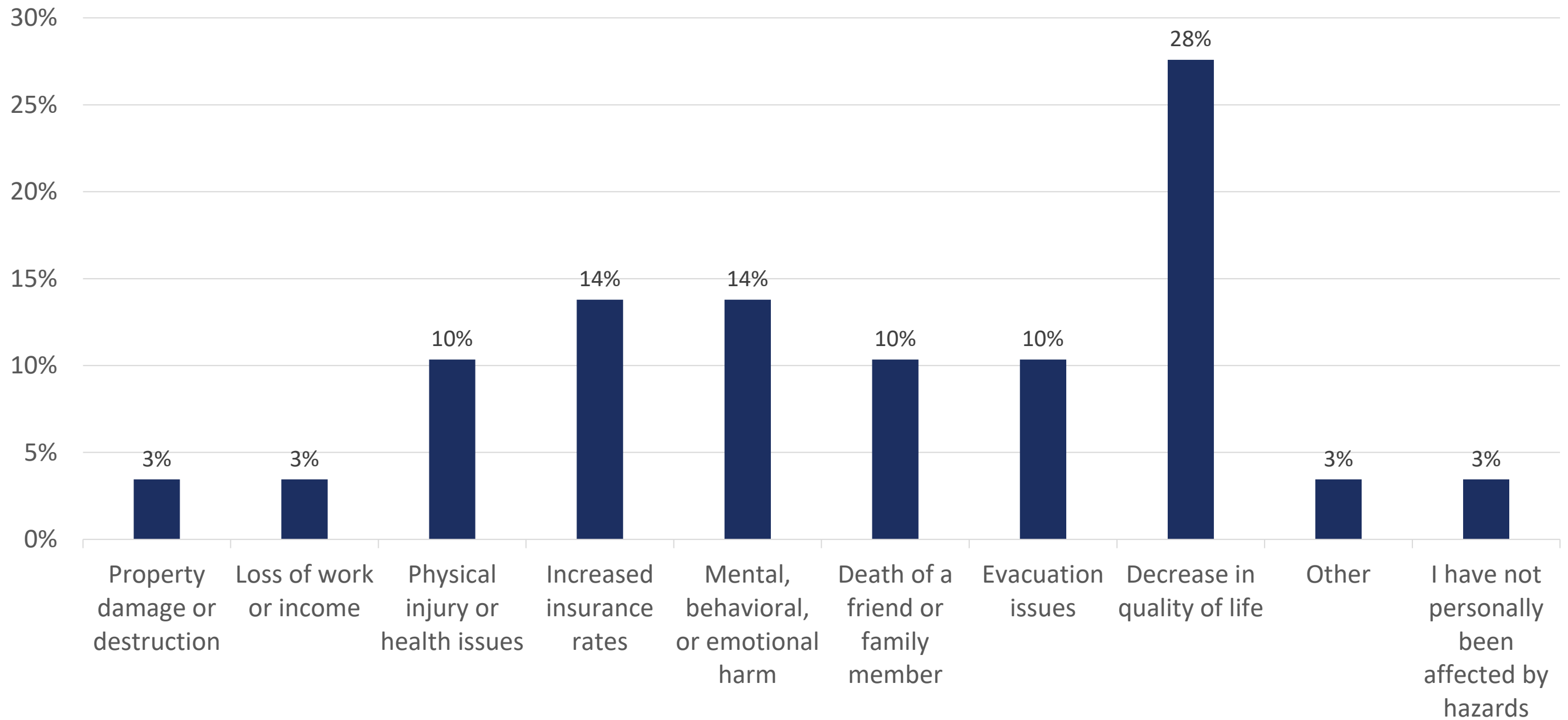
Polling Questions



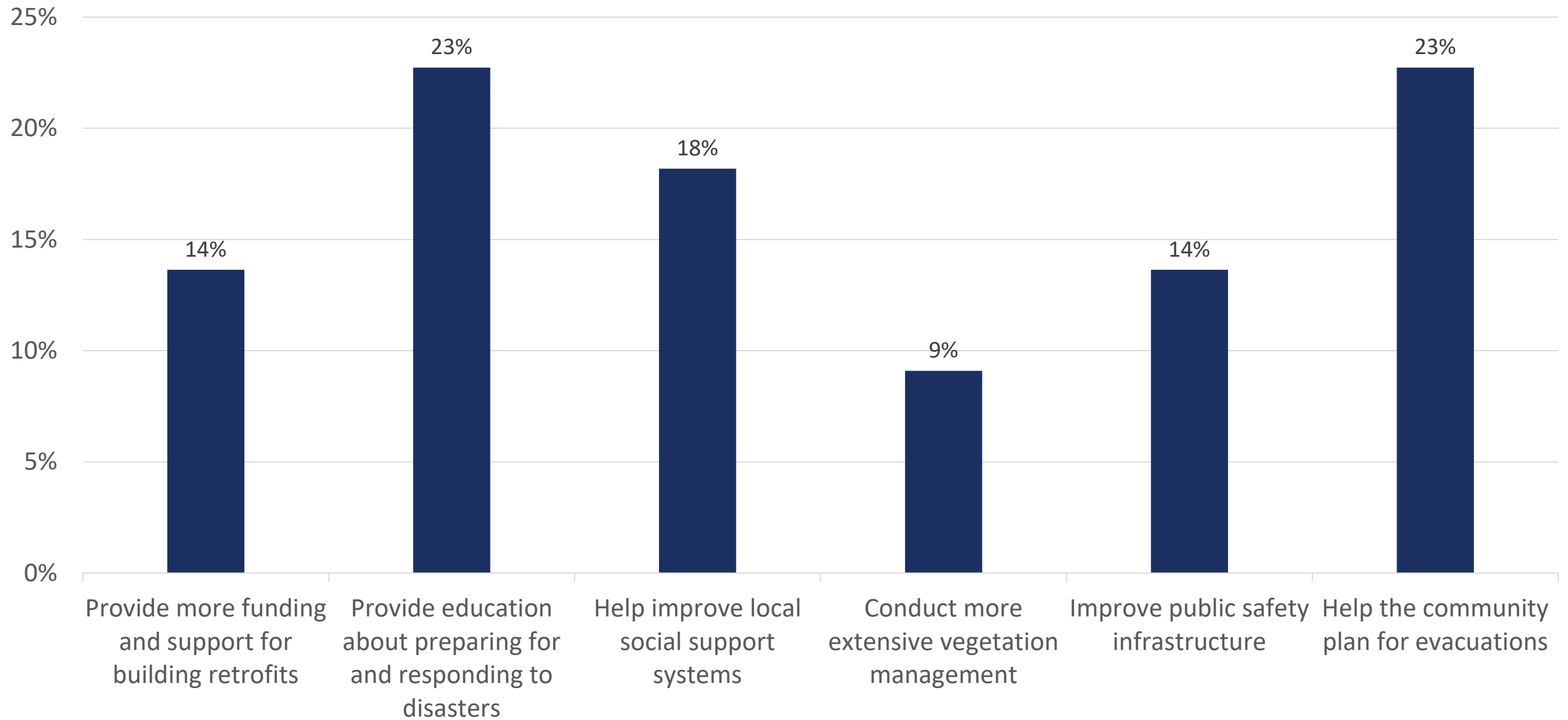
What are the greatest hazard concerns to you?



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

