



# Solano County Collaborative Regional Housing Element Workshops

March 30 – 11:30 am – 1:00 pm

March 30 – 6:00 pm – 8:00 pm

# Project Team

## » Solano County Transportation Authority

- 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

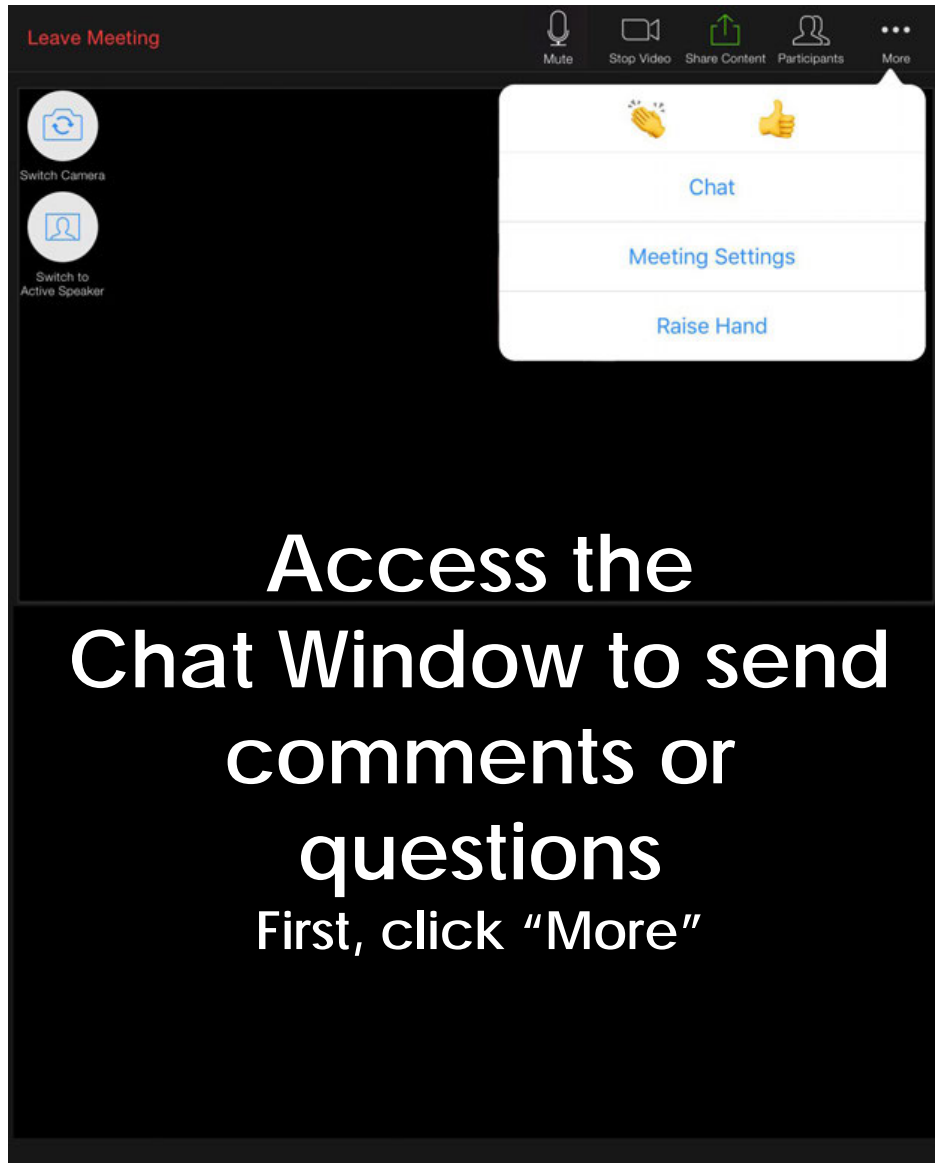
Vacaville

Vallejo

Solano County

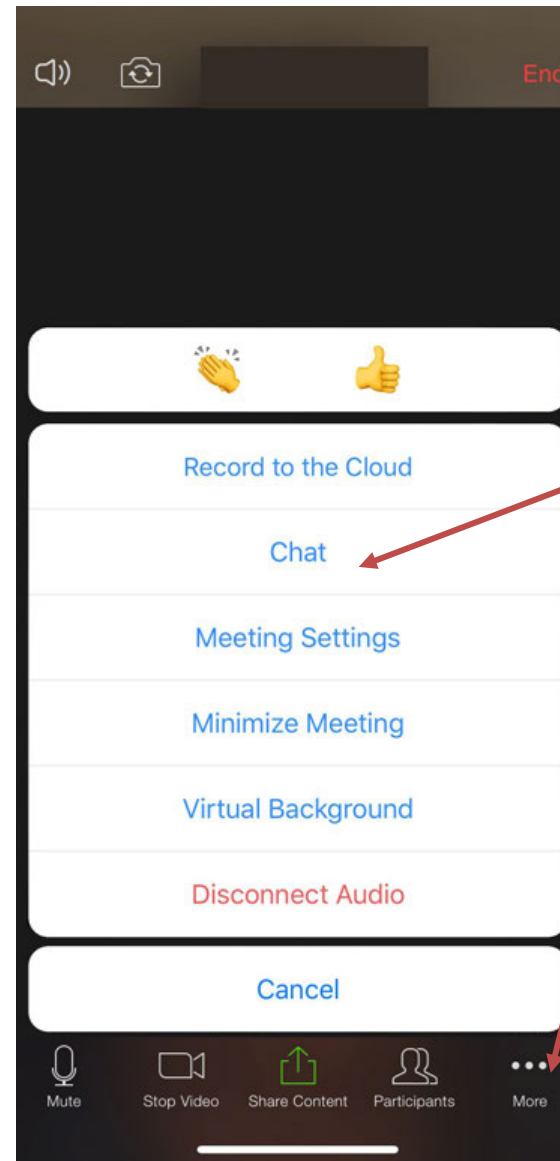


# Zoom Meeting Controls



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

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

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

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

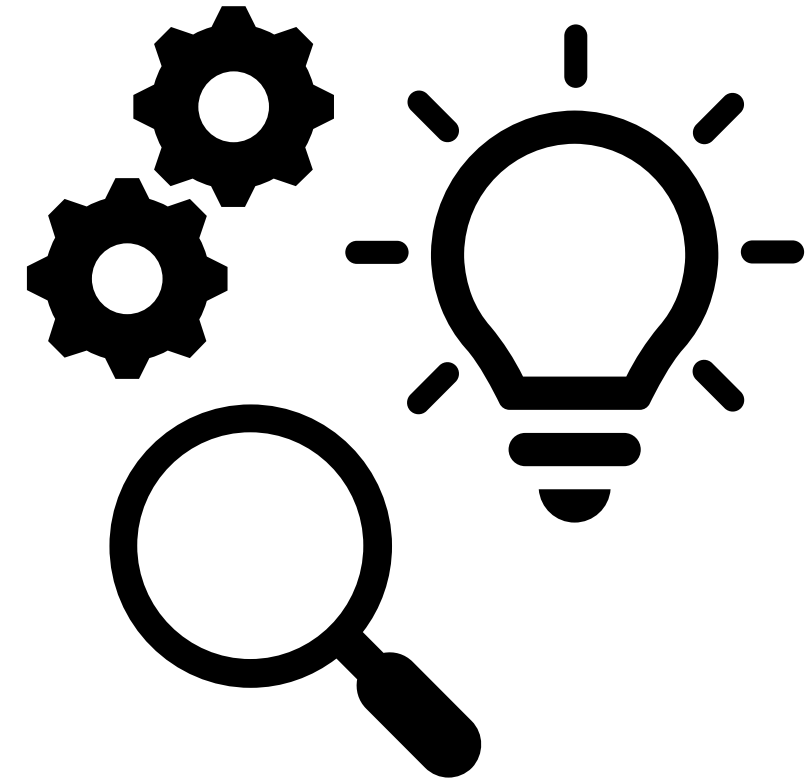
Contact: Lucy Rollins

1. Email: [lrollins@placeworks.com](mailto:lrollins@placeworks.com)
2. Send a message in the chat to Lucy Rollins



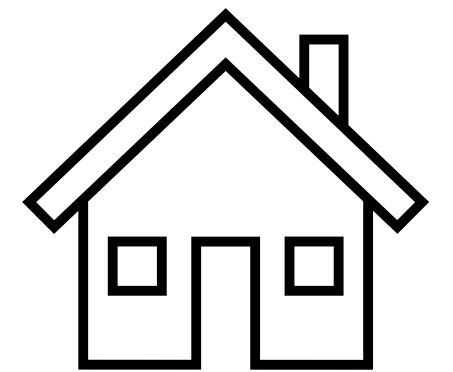
# Meeting Objective

- » Provide an update on of the Housing Element Update process
- » Share information about Solano County that informs each jurisdictions housing plan



# 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**
  - 6<sup>th</sup> Cycle Planning Period: January 31, 2023 – January 31, 2031
  - 5<sup>th</sup> 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





# 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**



# 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

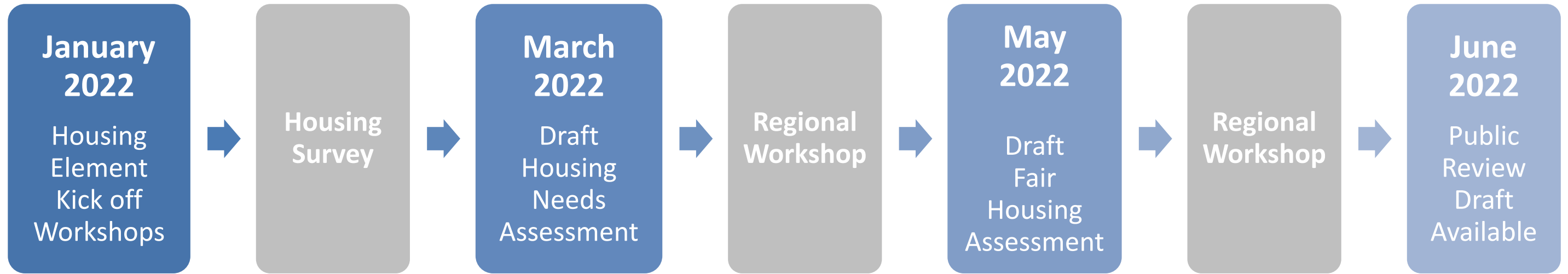
- Evaluates implementation progress on the past Housing Element

Goals, Policies, Programs

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



# Regional Efforts – Schedule



# Housing Needs Assessment (HNA)



# HNA Introduction

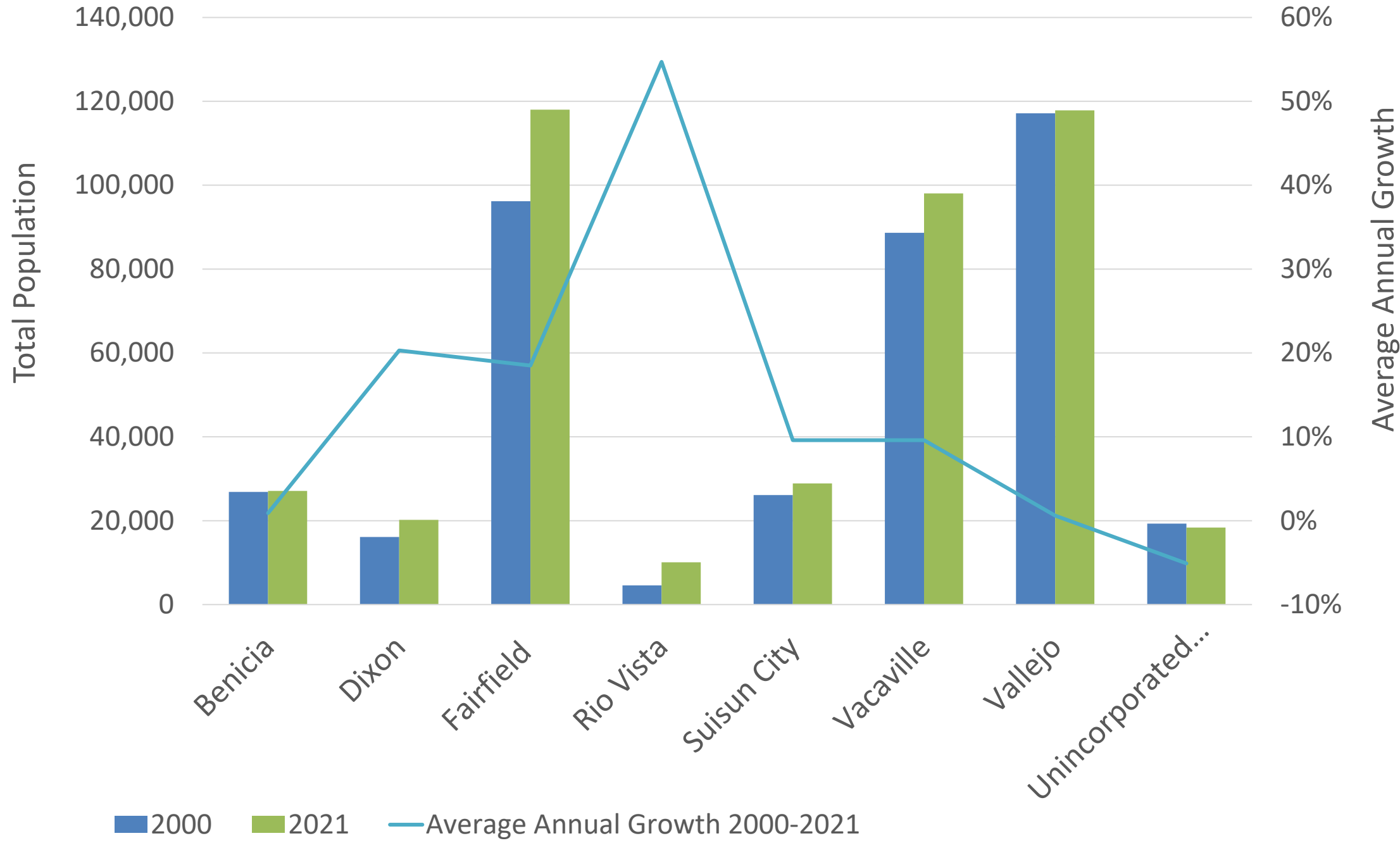
- Data and descriptions of existing and projected housing needs and resources available to address these needs
  - Characteristics of the City's existing housing stock
  - Population, employment, and household characteristics
  - Overpayment and overcrowding
  - Special needs populations (farmworkers, large families, female-headed single parent households, people experiencing homelessness, persons with disabilities, seniors, households with extremely low incomes)





# Population Growth Trends, 2000 - 2021

- Fairfield, Vallejo and Vacaville are the cities with the highest populations.
- Rio Vista, Dixon and Fairfield were the fastest growing jurisdictions.

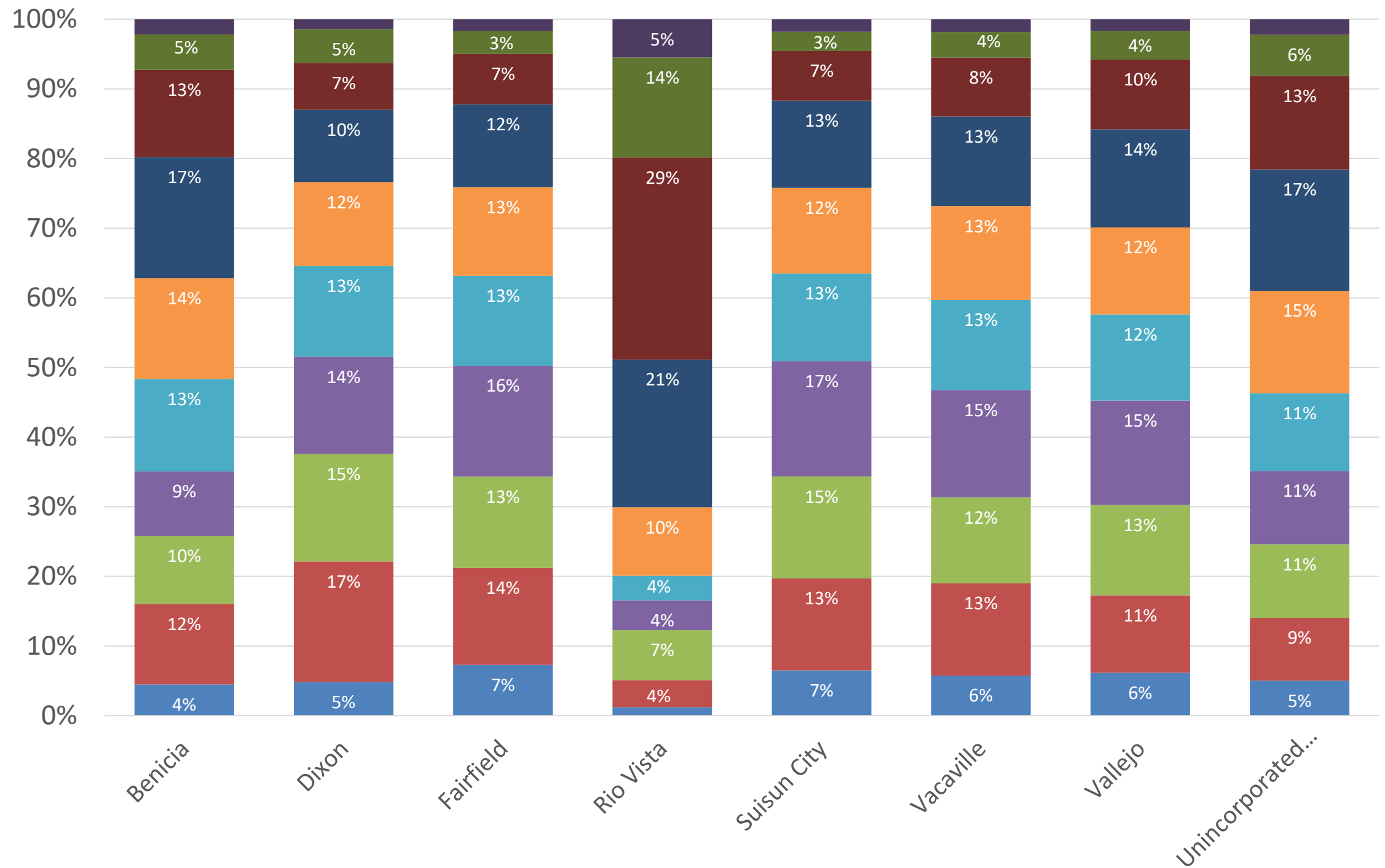


Source: Source: ABAG Data Packet, 2021 -- California Department of Finance, E-5 series



# Population by Age, 2019

- Rio Vista has a high percentage of seniors.
- In all jurisdictions except Rio Vista, ~half of the population is between 25 and 64 (workforce)
- Dixon, Fairfield, Suisun City and Vacaville have a large percentage of children 14 and younger.
- Dixon, Fairfield, Suisun City and Vallejo, have a large percentage of high-school and college-age populations.



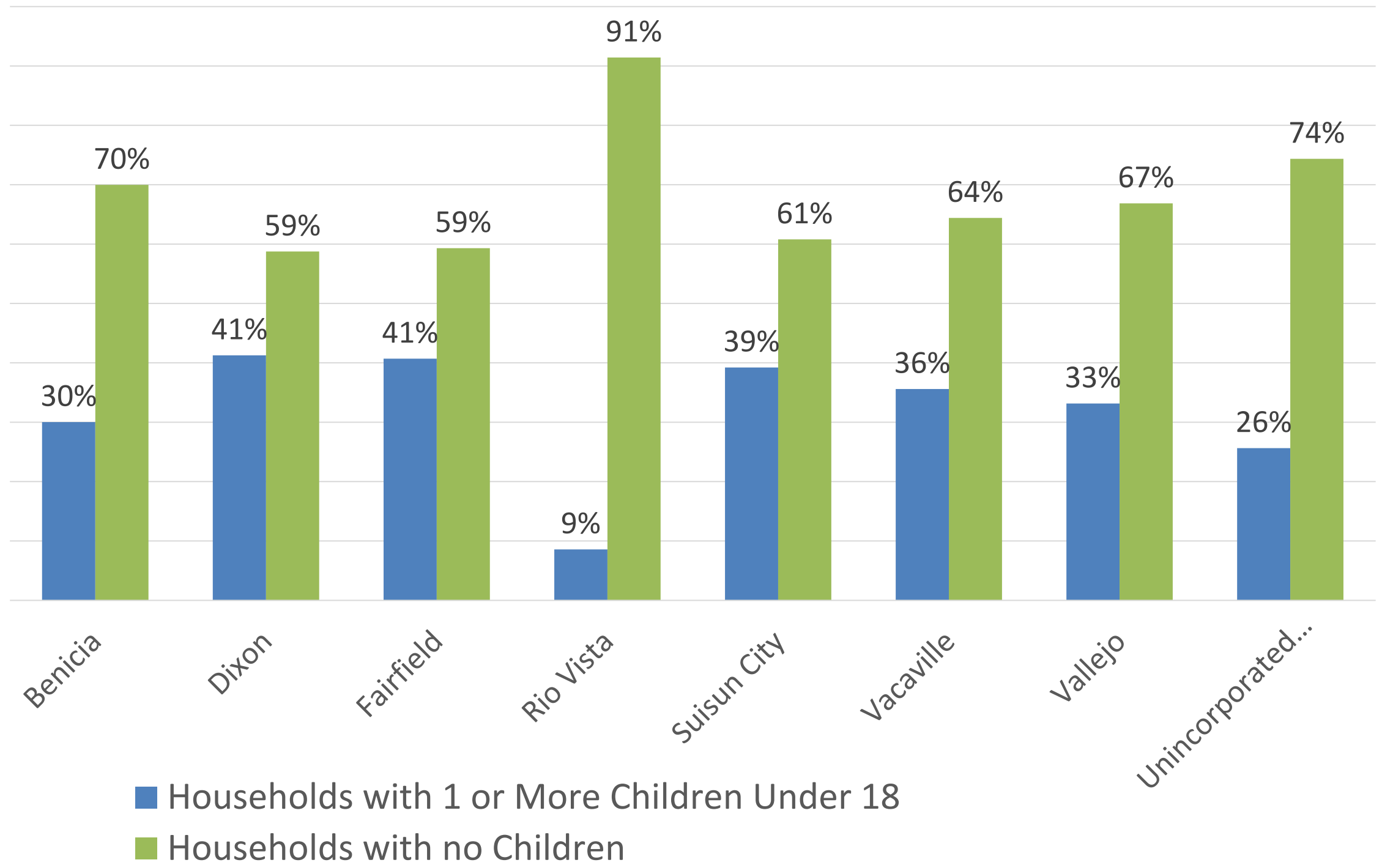
Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

■ 0 to 4 
 ■ 5 to 14 
 ■ 15 to 24 
 ■ 25 to 34 
 ■ 35 to 44 
 ■ 45 to 54 
 ■ 55 to 64 
 ■ 65 to 74 
 ■ 75 to 84 
 ■ 85+



# Households with Children, 2019

- Dixon, Fairfield and Suisun City had the greatest proportions of households with children
- Rio Vista, the unincorporated County and Benicia had the highest proportions of households without children

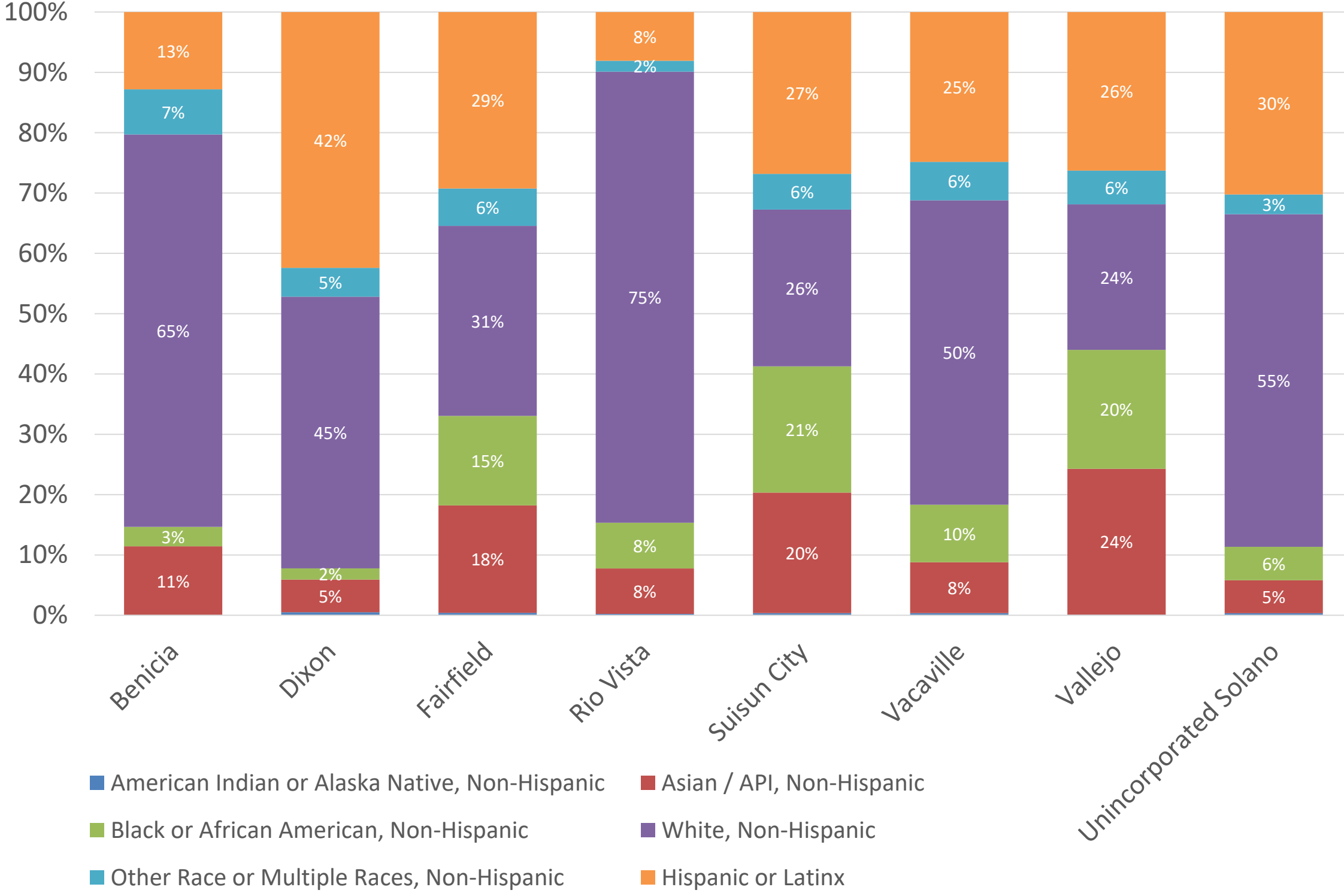


Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)



# Population by Race/Ethnicity, 2015-2019

- Suisun City and Vallejo had the largest proportions of Asian and Black/African American populations.
- Dixon, Fairfield and the unincorporated County had the largest proportions of Hispanic/Latinx populations.
- Benicia and Rio Vista had the largest proportions of White populations.



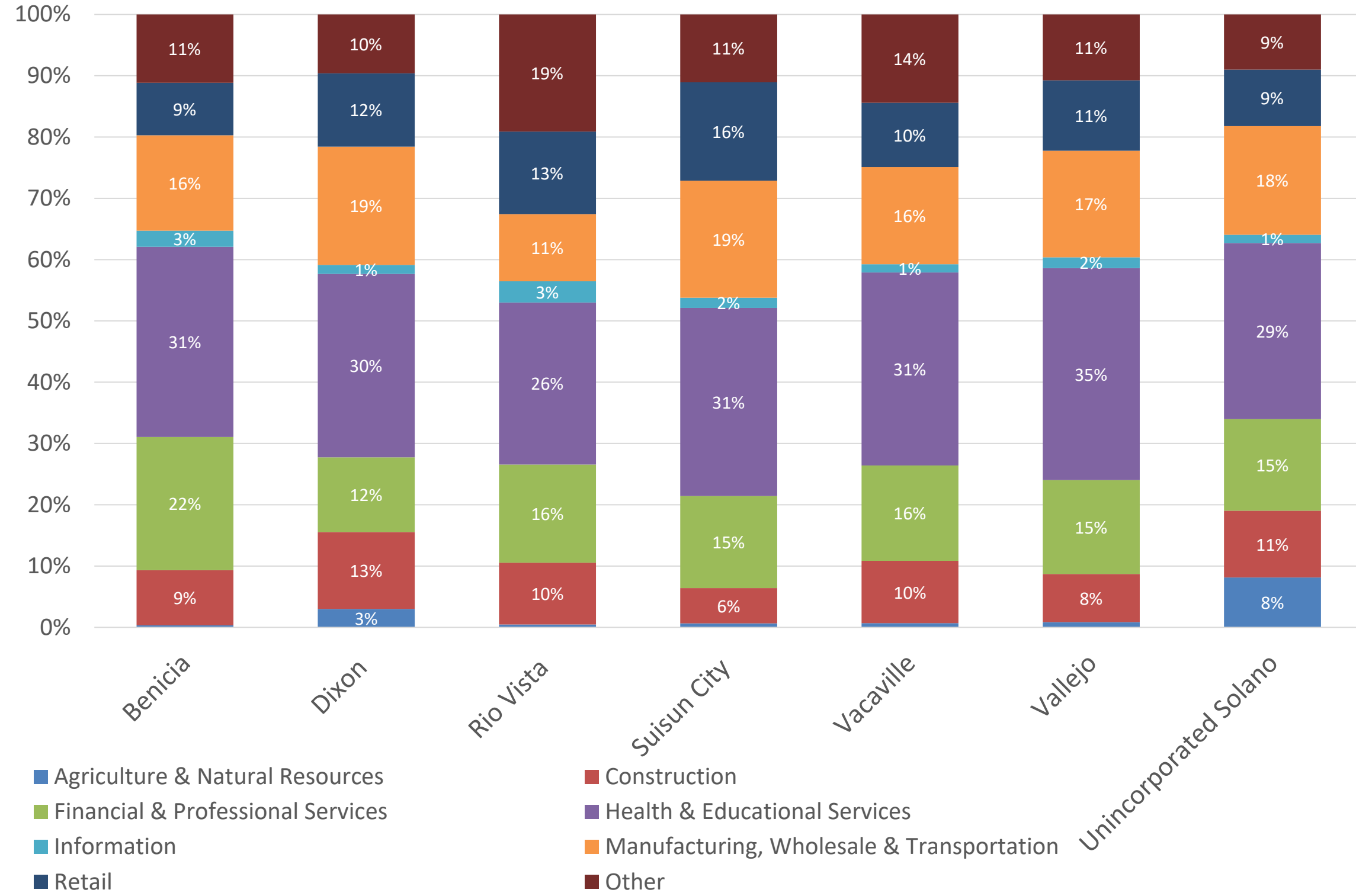
Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)



# Employment by Industry, 2015-2019

- Throughout all jurisdictions the most common employment industries are health and educational services, manufacturing, wholesale and transportation, and financial and professional services.
- Agriculture and natural resource employment is most common in the unincorporated County.

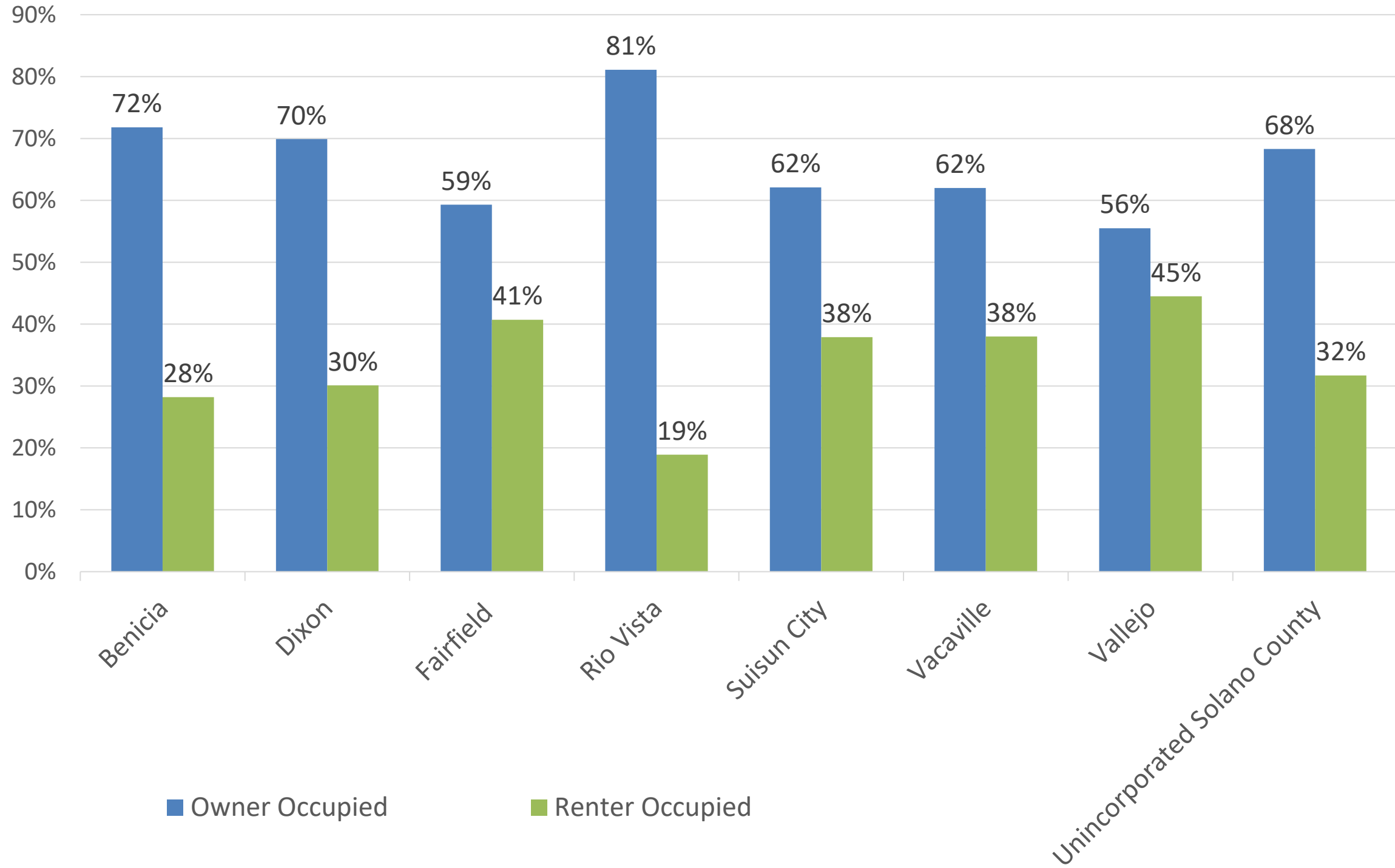
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030





# Tenure, 2019

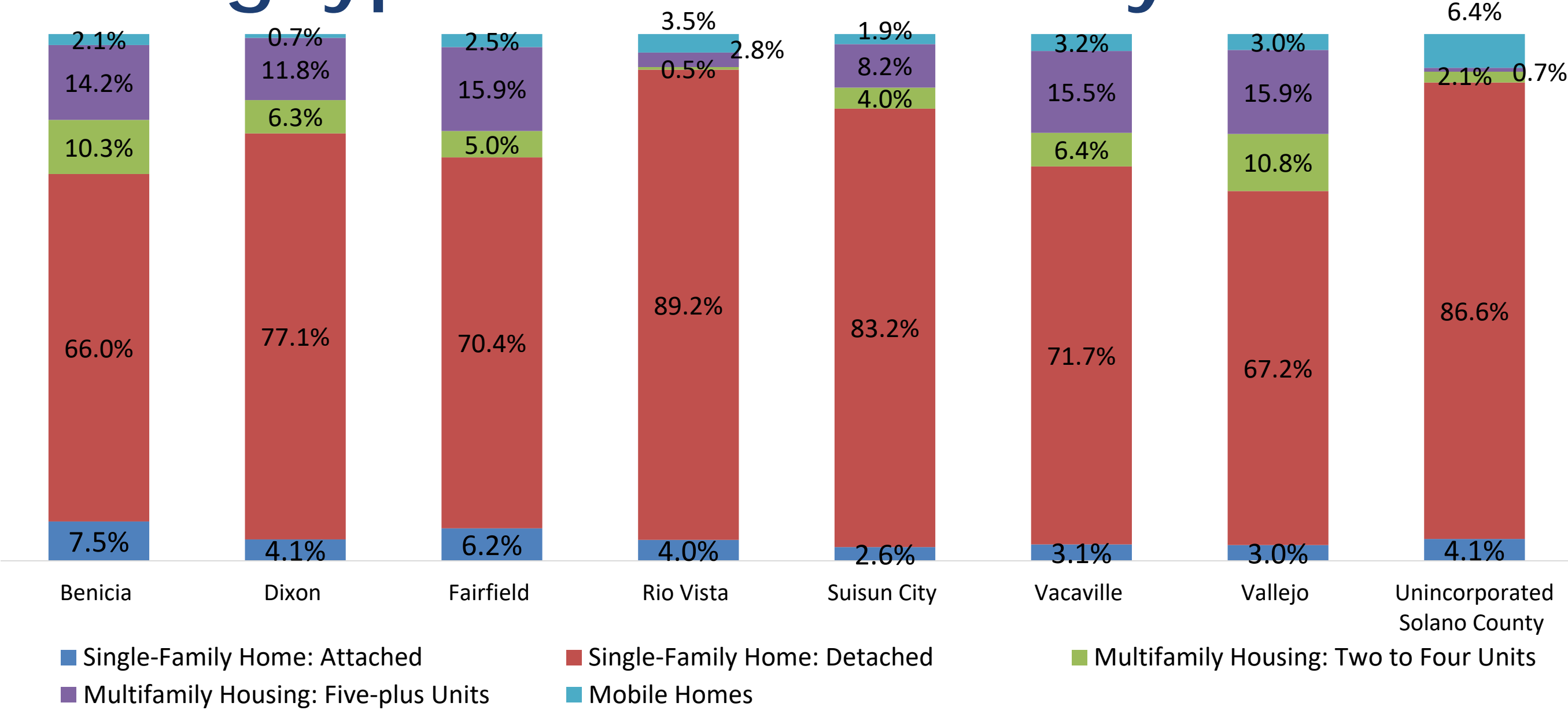
- Throughout all jurisdictions there are more owner-occupied units than renter-occupied units.
- Rio Vista, Benicia, and Dixon have the highest proportion of owner-occupied units.



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



# Housing types in Solano County



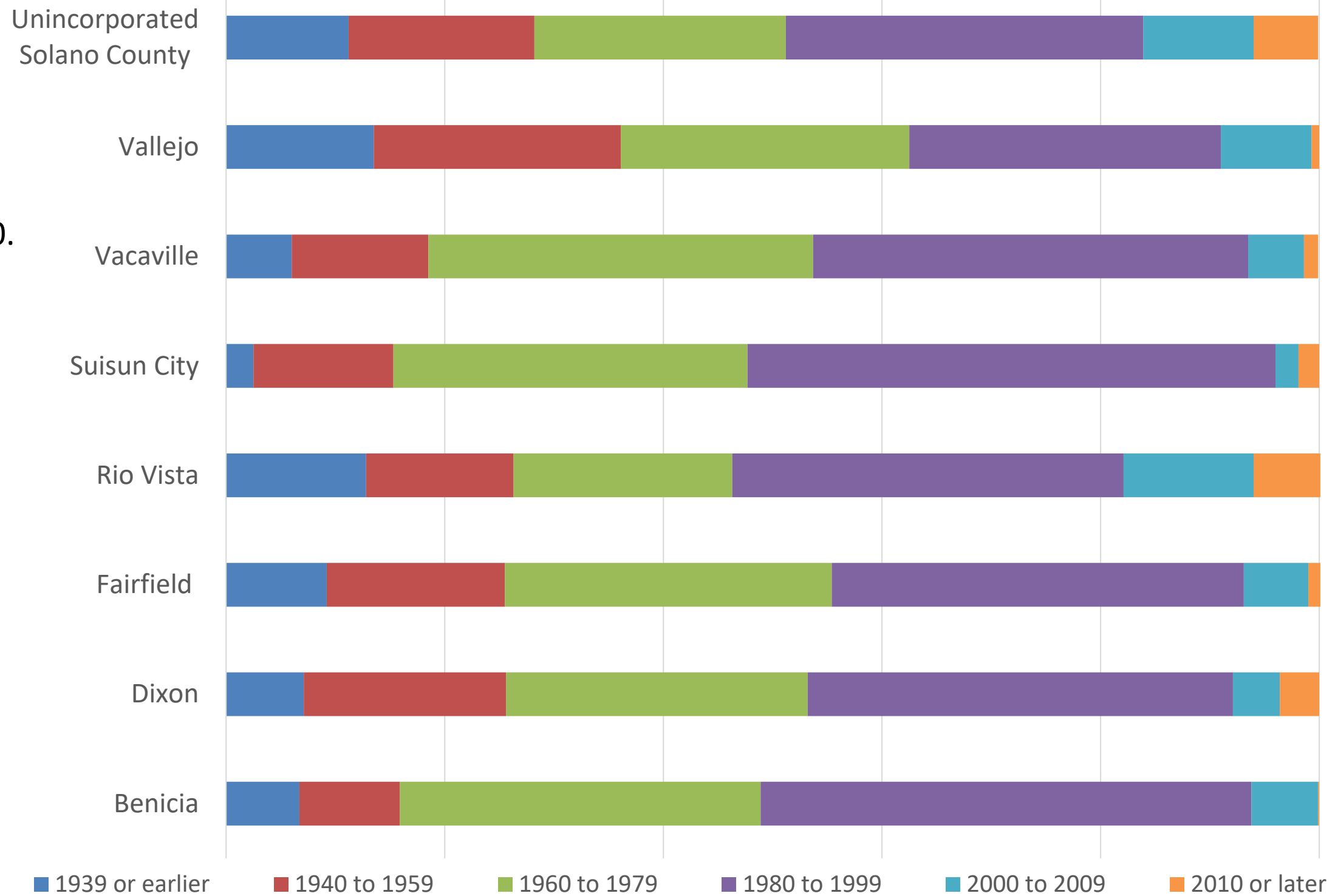
Source: 2021 DOF



# Housing Stock, Year Built, 2015-2019

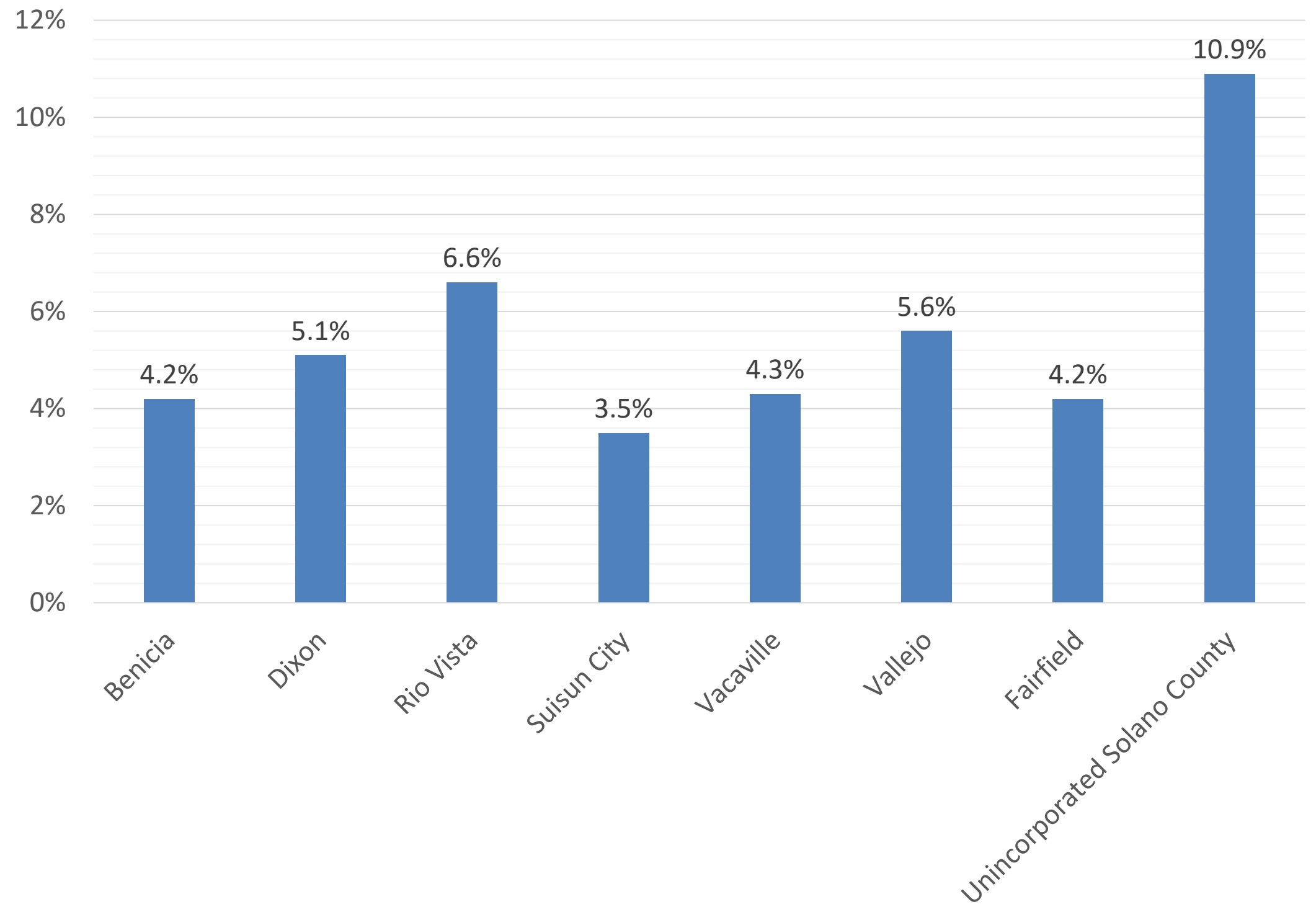
- Approximately half of the housing stock throughout the county was built prior to 1980.
- Over 10% of the stock in Rio Vista, Vallejo and the unincorporated county was built prior to 1939.
- Rio Vista and the unincorporated county have the greatest proportion of homes built since 2000.
- Over 75% of the homes in Benicia, Suisun City and Vacaville were built between 1960 and 1999.

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



# Vacancy Rate, 2015-2019

- Unincorporated Solano County, Rio Vista, and Vallejo had the highest vacancy rate
- Suisun City, Fairfield, and Benicia had the lowest vacancy rates



Source: Department of Finance, 2021



# Potential Programs

- » Incentivize housing for seniors/large households
- » Incentivize a diversity of housing options
- » Advertise the housing rehabilitation program and apply for funding
- » Create/continue a proactive code enforcement program





# Incomes and Affordability



# Income Categories

- State and HUD define affordability level
- Area Median Income for Solano County = \$99,300 (2021)

| 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  | <b>\$99,300</b> | \$107,250 |
| Moderate      | \$83,400              | \$95,300 | \$107,250 | \$119,150       | \$128,700 |



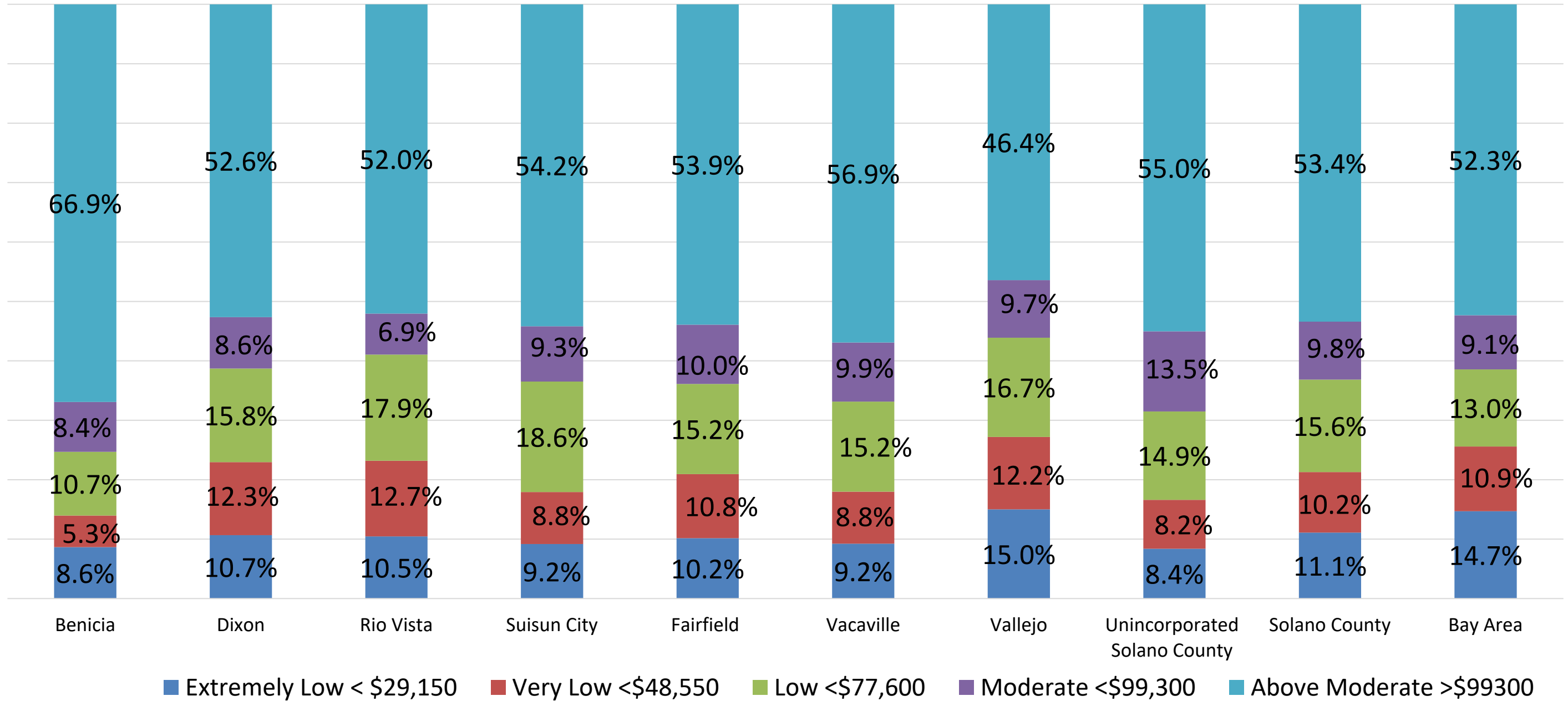
# Who is considered Low Income?

- » **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% ( <\$29,150)         | Part-Time Employees, Social Security Income Recipients  |
| Very Low        | 50% (\$48,550)           | Personal Care Aides, Veterinary Assistants              |
| Low             | 80% (\$77,600)           | Graphic Designers, School Social Workers, Mail Carriers |



# Solano County Households



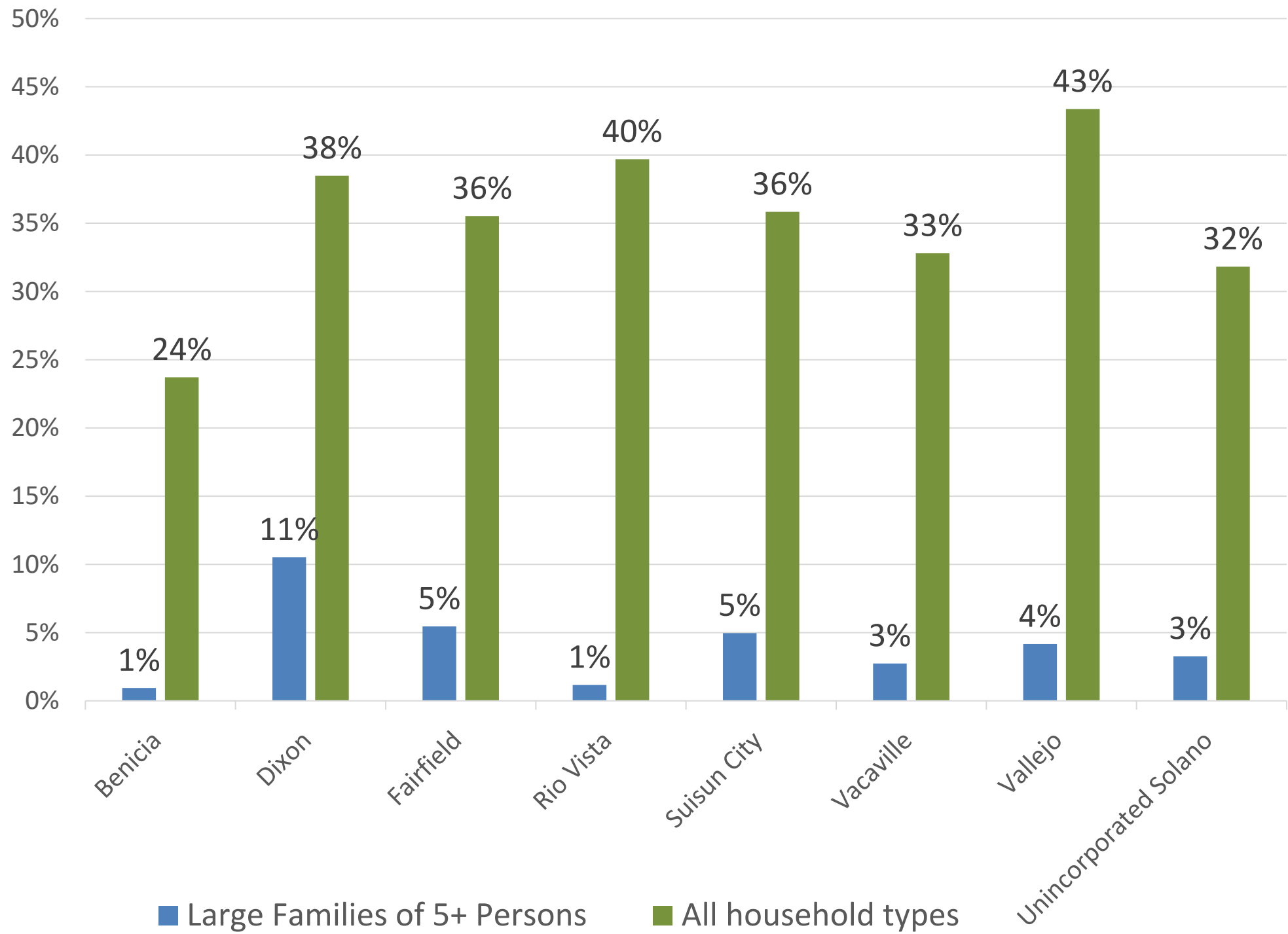
■ Extremely Low < \$29,150   
 ■ Very Low < \$48,550   
 ■ Low < \$77,600   
 ■ Moderate < \$99,300   
 ■ Above Moderate > \$99,300

Source: 2015-2019 ACS



# Large Families with Low Incomes, 2019

- Low-income limit by HH size:
  1. <\$54,350
  2. <\$62,100
  3. <\$69,850
  4. <\$77,600
  5. <\$83,850
- Dixon, Fairfield, Suisun City and Vallejo have the largest proportions of large families with lower incomes.
- Rio Vista and the unincorporated County have the smallest proportions of large families with lower incomes.



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release





# 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<br>\$449K - \$1.1M <sup>1</sup> | Mod – Abv. Mod |

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

<sup>1</sup> 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?

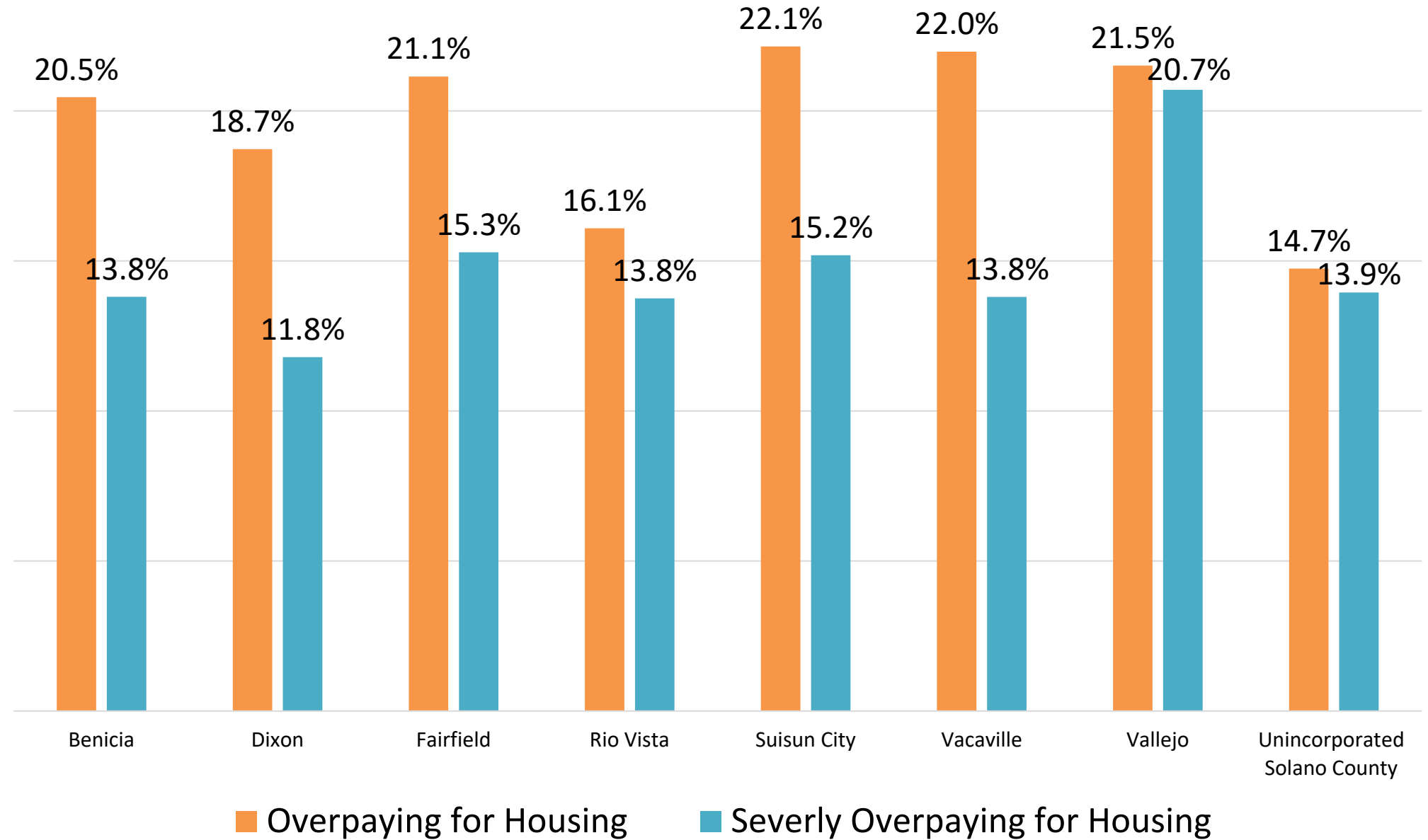
» **Housing Cost Burden** refers to households overpaying for housing

» **Overpayment=**

Paying more than 30% for housing

**Severe Overpayment=**

Paying more than 50% for housing



Source: 2013-2017 CHAS

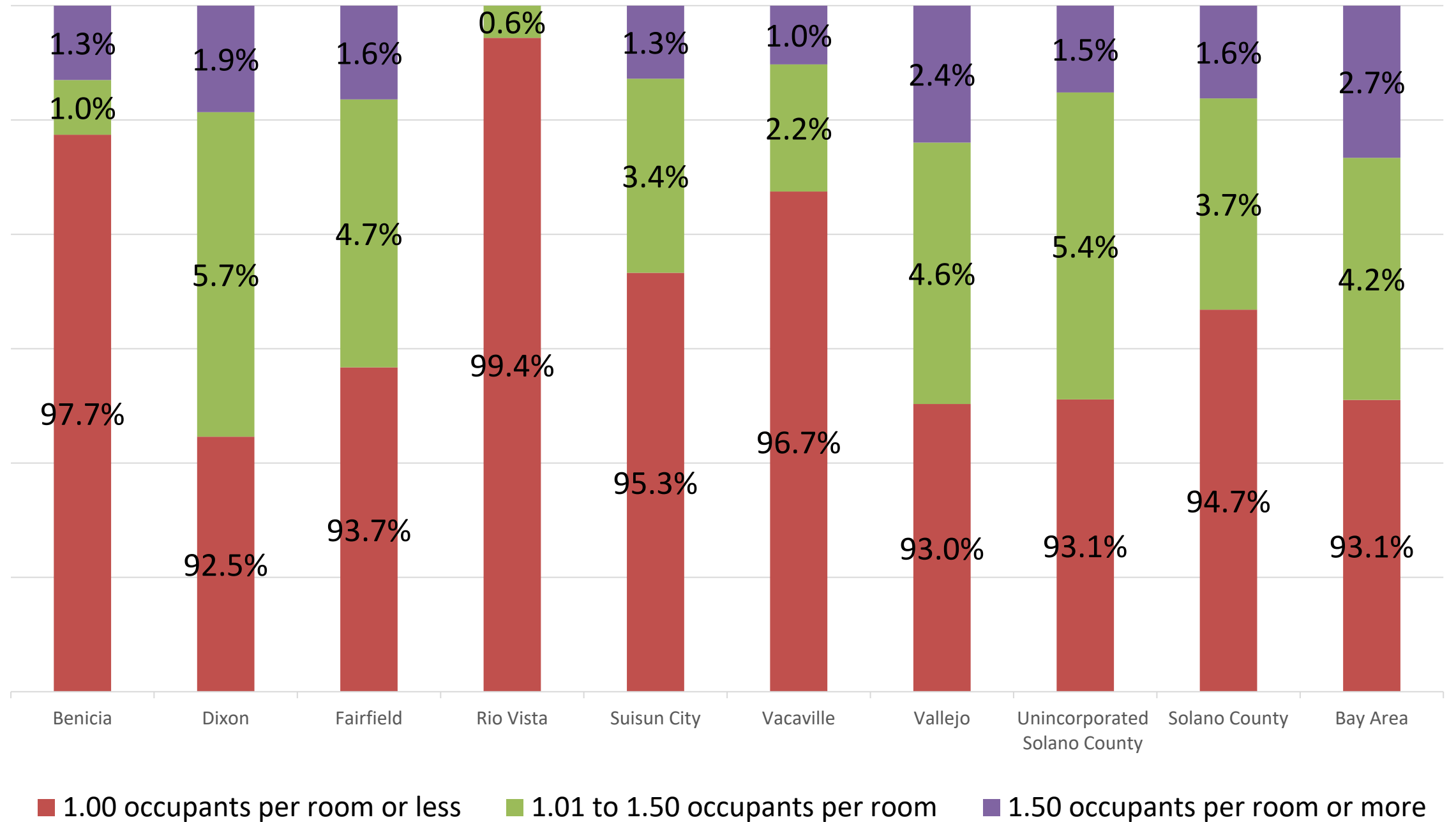


# Overcrowding

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

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

\*excludes  
bathrooms and  
kitchens



Source: 2015-2019 ACS



# Potential Programs

- » Promote/incentivize development of large units (4 or more bedrooms)
- » Promote Accessory Dwelling Units (ADUs), provide pre-approved plans, incentivize deed restricted ADUs
- » Create partnerships with housing developers and pursue funding to support development of lower income housing
- » Promote the First Time Homebuyer Program and Mortgage Credit Certificate (MCC) Program



# Housing Element Special Needs Groups





# Housing Element Special Needs Groups

## » What are the needs of the following populations?

- **People experiencing homelessness:** Shelter Capacity? Services offered to homeless individuals? Transitional housing projects?
- **Seniors:** Support program regional and locally? New senior housing developments?
- **People with disabilities:** 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
- **Farmworkers:** Typical to have low incomes and may need seasonal housing



# People Experiencing Homelessness

| Solano<br>County | Variable                     | Sheltered –<br>Emergency Shelter | Sheltered –<br>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

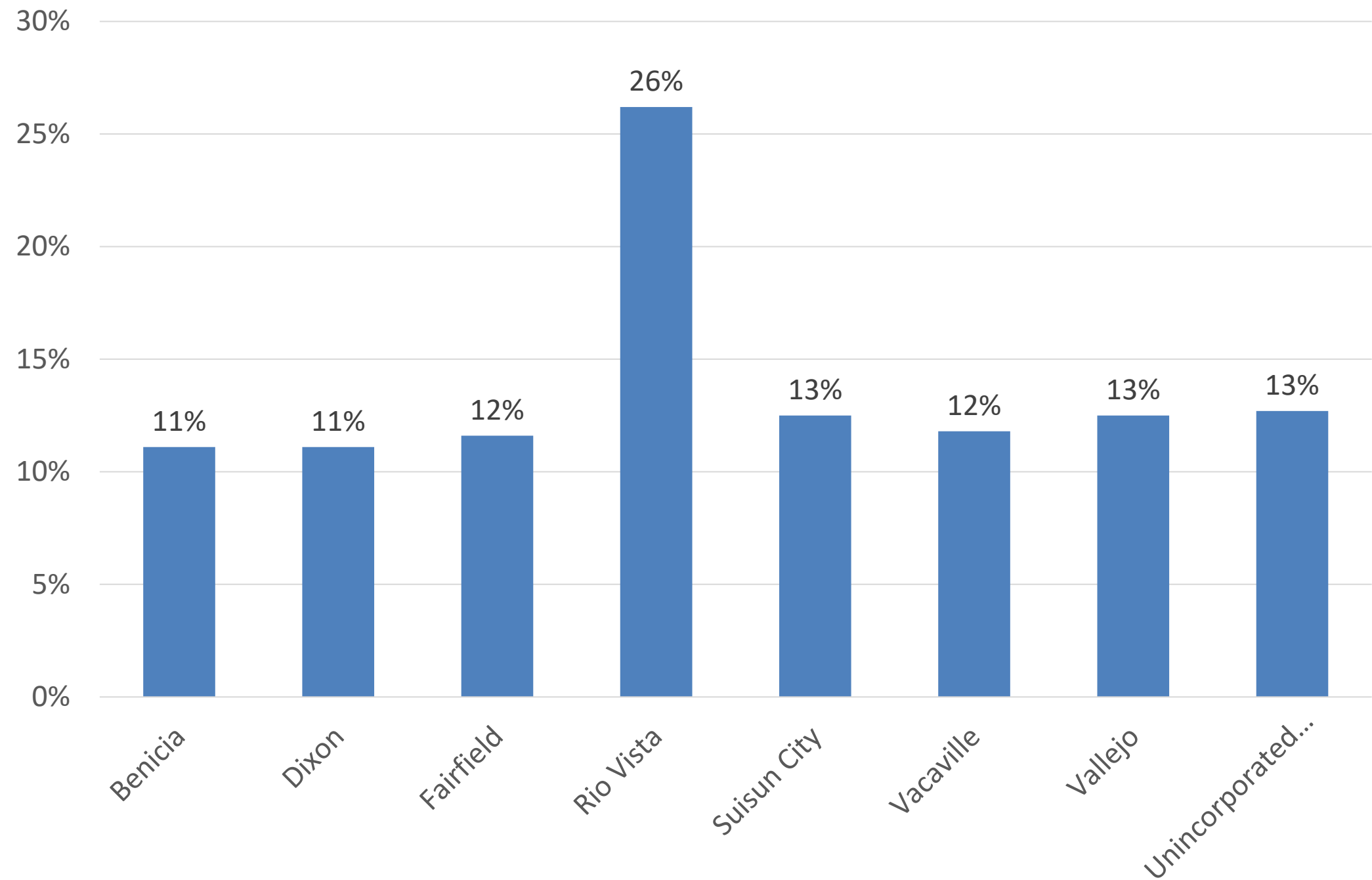
| Jurisdiction                 | Age 65-74    | Age 75-84    | Age 85+      | Percent of Total Population |
|------------------------------|--------------|--------------|--------------|-----------------------------|
| Benicia                      | 12.5%        | 5.1%         | 2.2%         | 19.8%                       |
| 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%         | <b>48.9%</b>                |
| 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%                       |
| <b>Total</b>                 | <b>94.5%</b> | <b>44.1%</b> | <b>18.3%</b> | ----                        |

Source: 2015-2019 ACS



# Population by Disability Status, 2015-2019

- Rio Vista had the highest proportion of people with disabilities, which correlates with the high proportion of seniors.
- The remaining jurisdictions had a similar percentage of population by disability status.



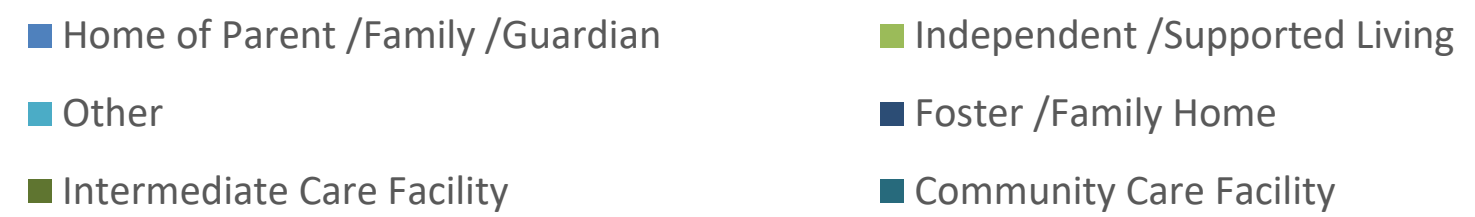
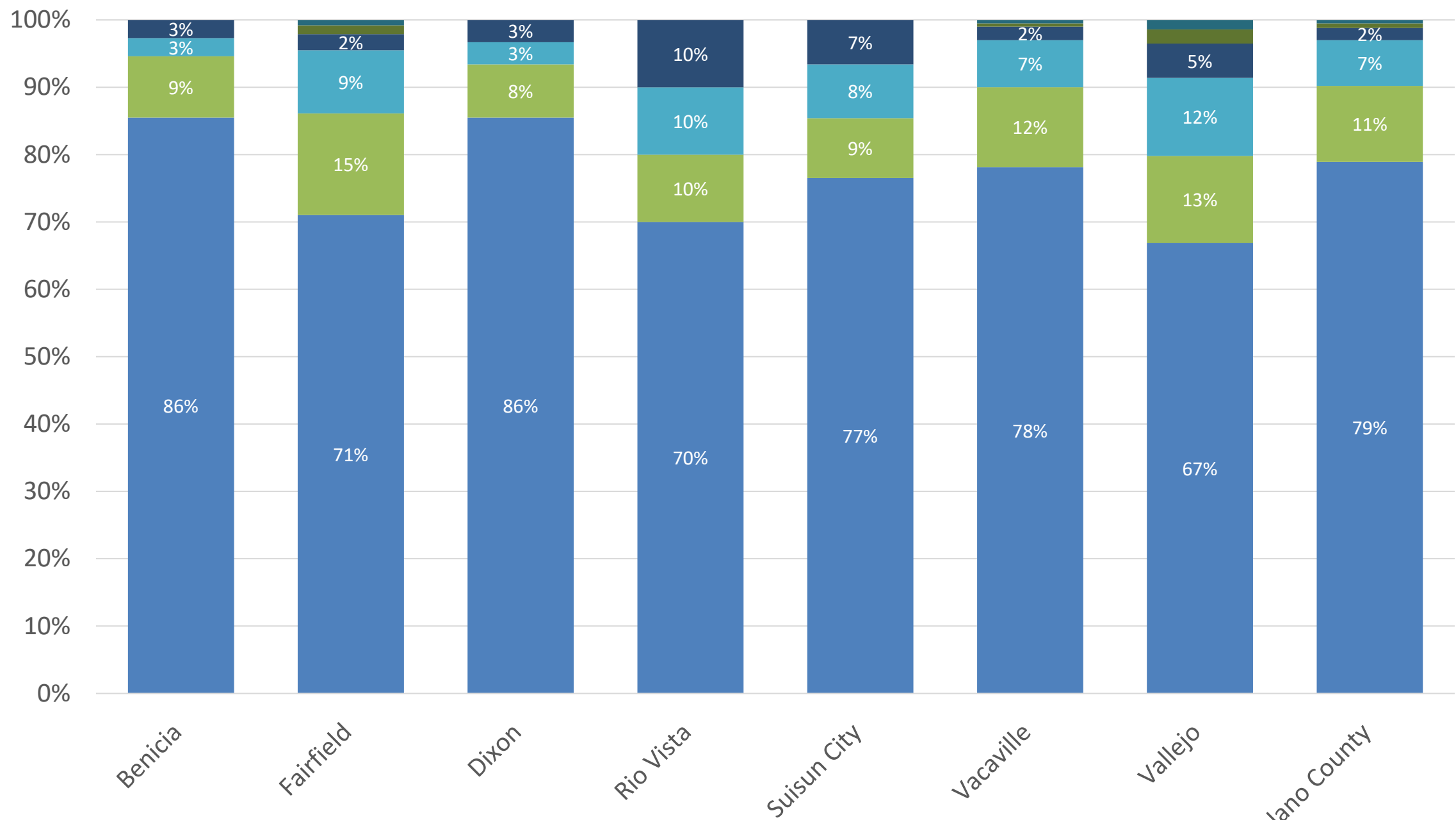
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18101



# Developmental Disability and Place of Residence, 2020

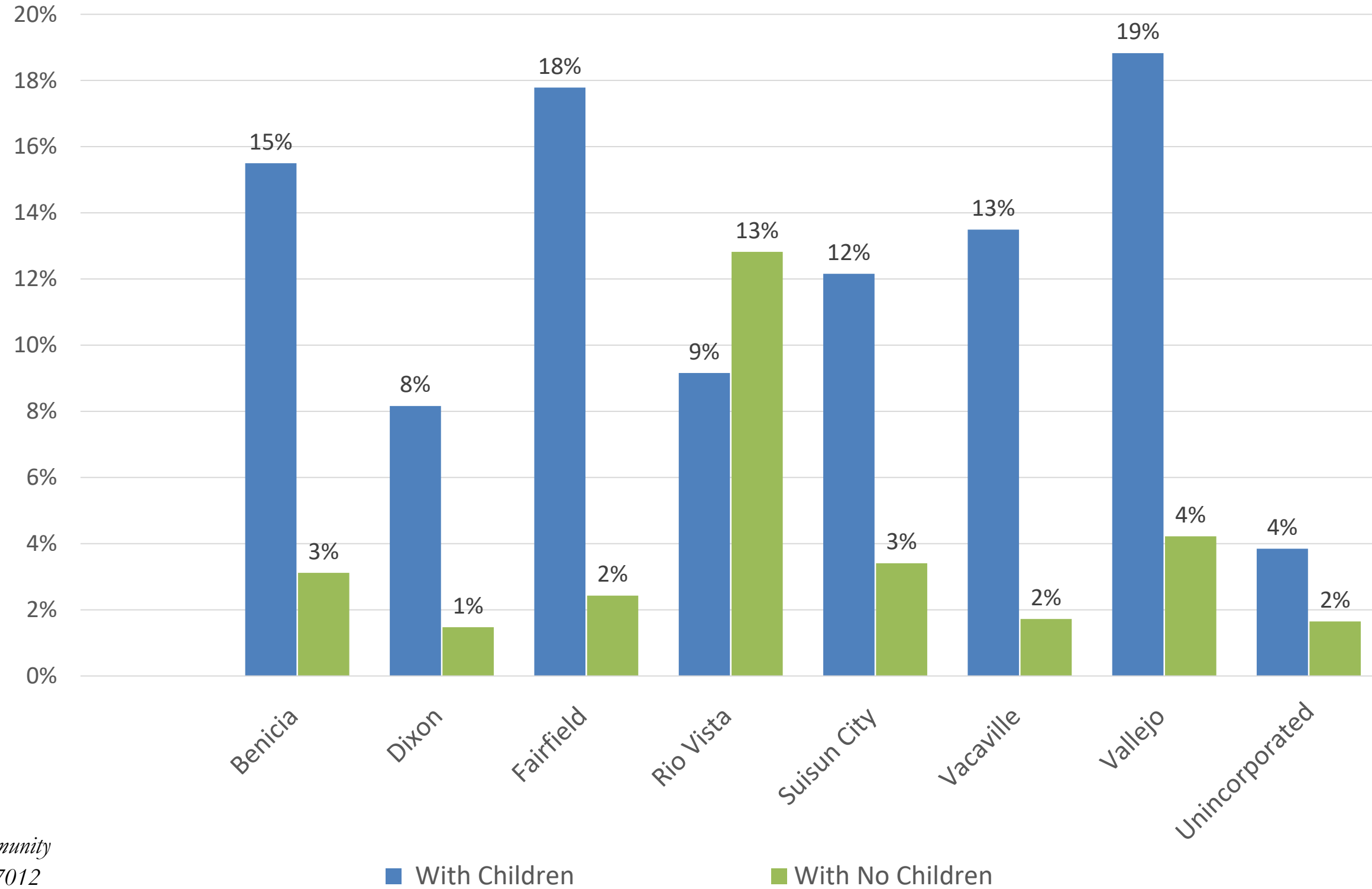
- Throughout the county, most people with a developmental disability live with a parent, family member or guardian.
- Approximately 11% of people with a developmental disability live independently and rely on supported living services.

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



# Female-Headed Households by Poverty Status, 2015-2019

- Federal poverty level for a household of 4: \$26,500.
- Of all female-headed households, Vallejo, Fairfield, and Benicia have the highest proportion with children and below the poverty level.

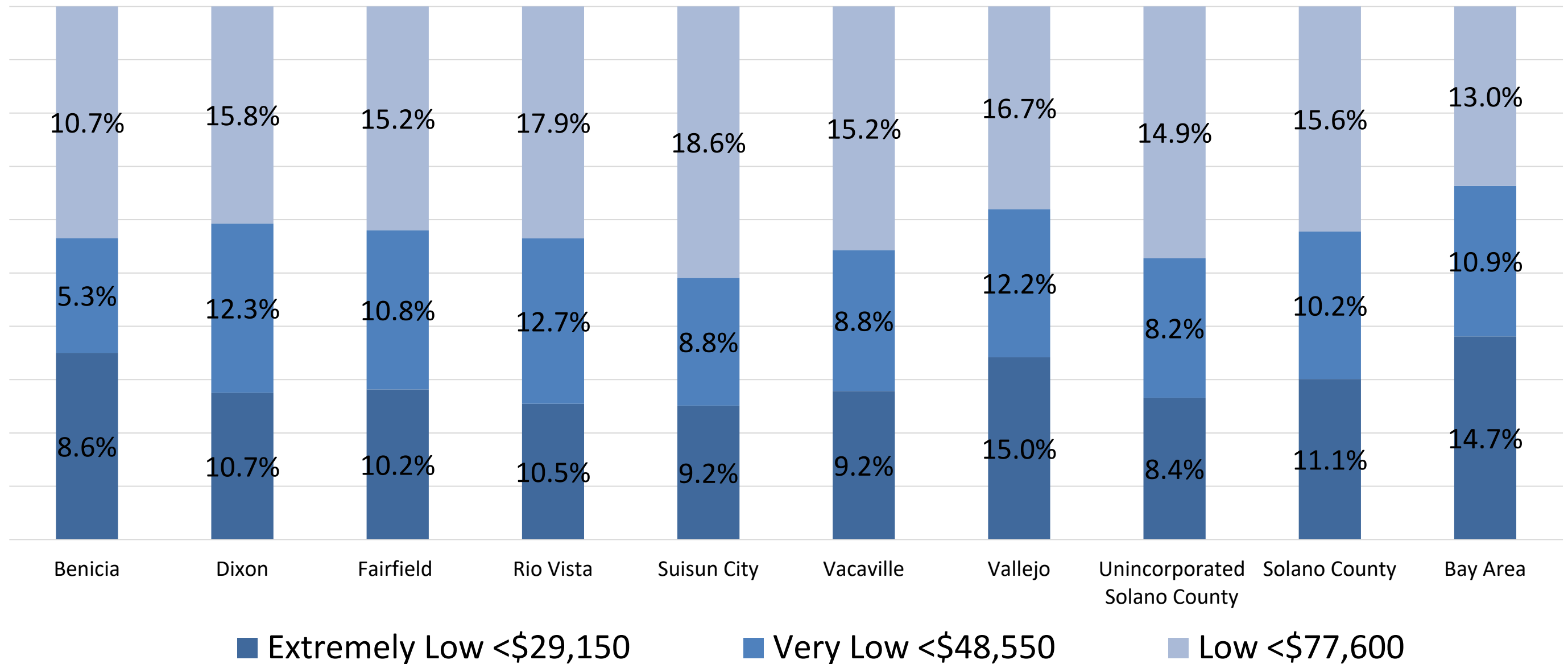


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012





# Households that are Extremely Low Income

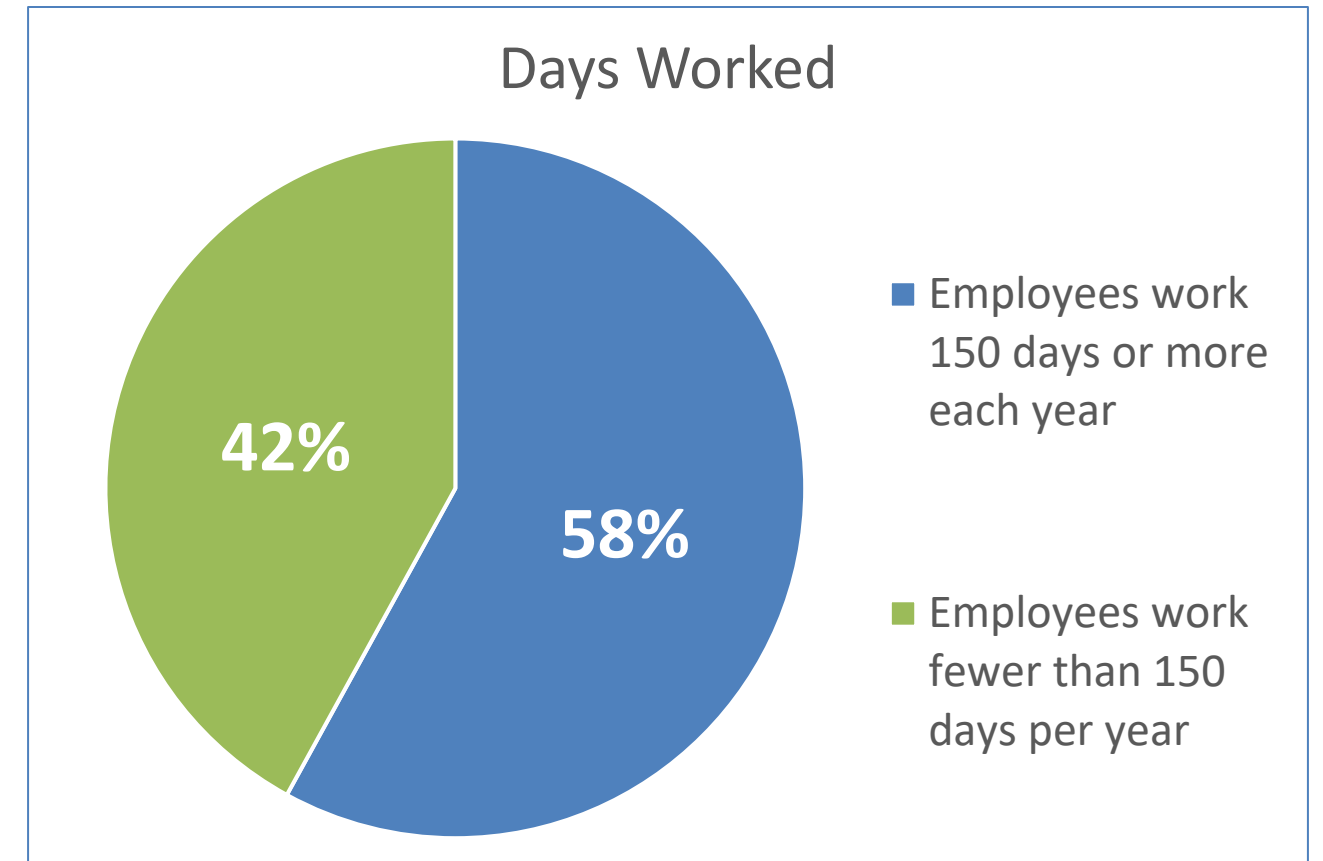
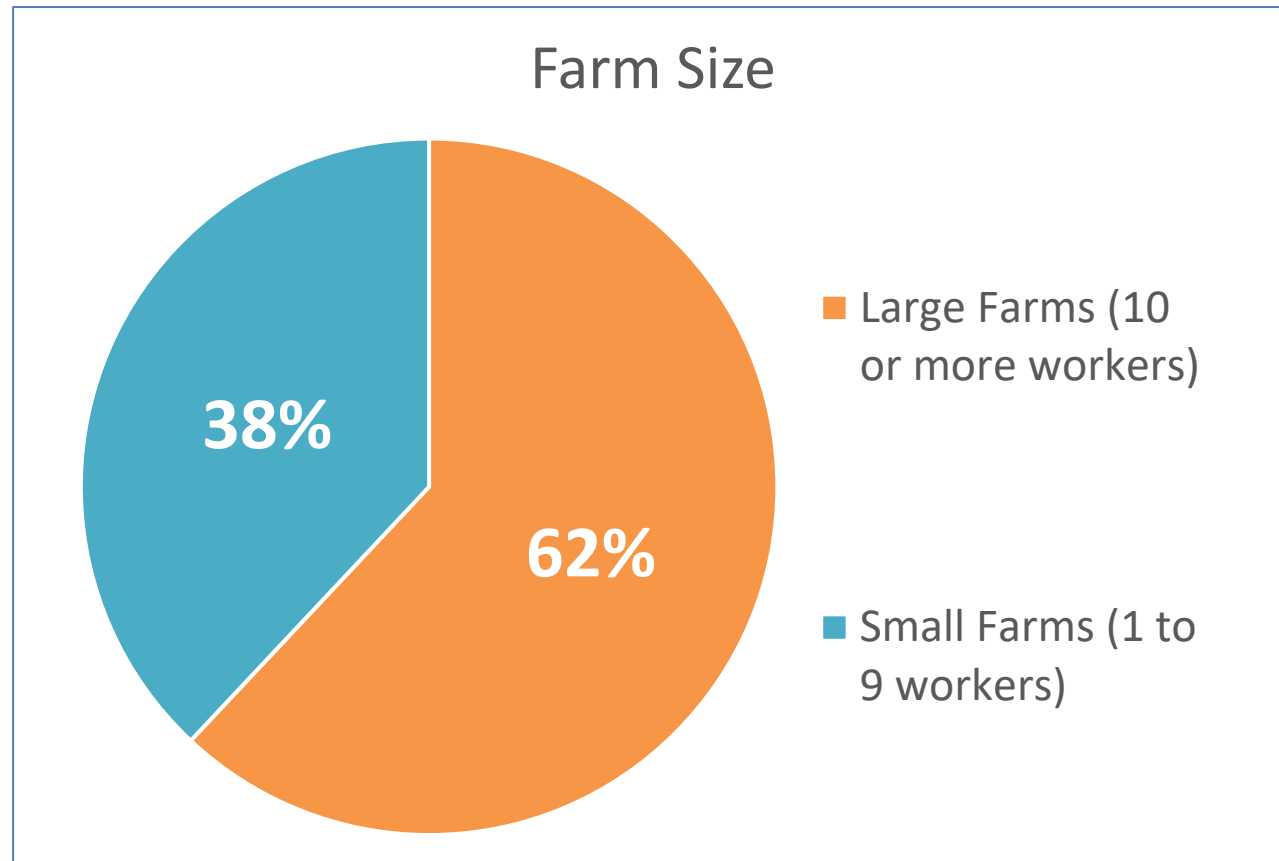


Source: 2013-2017 CHAS



# Farmworkers in Solano County, 2017

- Out of 849 farms with 2,513 farmworkers:
  - 62% of farmworkers work at large farms which include 10 or more workers
  - 58% of farmworkers work 150 days or more each year.



Source: 2017 USDA Census of Agriculture

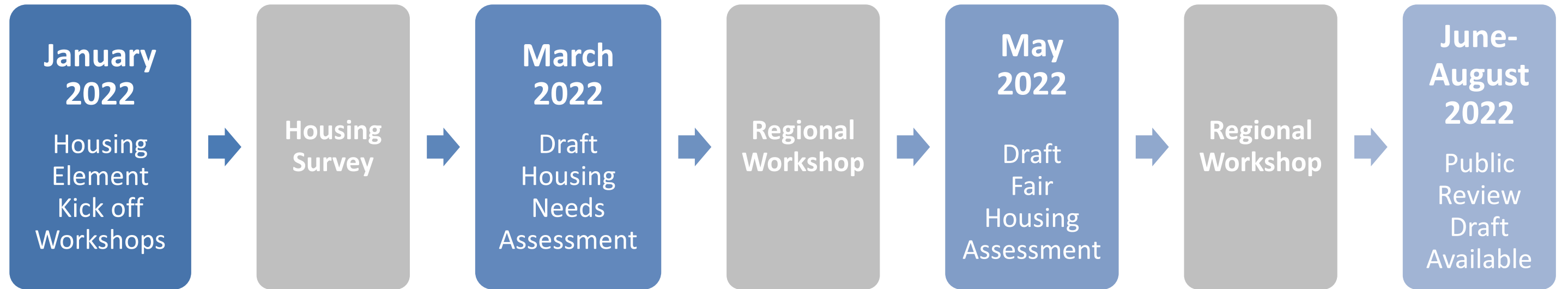


# Potential Programs

- » Cooperate with neighboring cities, the County, ABAG and other agencies in the development of programs aimed at providing homeless shelters and related services.
- » Facilitate/encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance
- » Coordinate with North Bay Regional Center to assist persons with developmental disabilities
- » Allow residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's/County definition of family.



# Regional Efforts – Schedule



# Contact

» **Robert Guerrero, STA Project Director**

■ [rguerrero@sta.ca.gov](mailto:rguerrero@sta.ca.gov)

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

■ [jgastelum@placeworks.com](mailto:jgastelum@placeworks.com)

» **Website and Survey: [solhousingelements.com](http://solhousingelements.com)**







# Thank You

