



Solano County Collaborative Regional Housing Element Meetings

Fair Housing Workshop – June 1, 2022

Housing Element Overview



» It's required!

- One of eight mandated General Plan Elements
- Heavily regulated by State Law
- Must be reviewed and certified by California Department of Housing and Community Development (HCD)

» State sets schedule for Housing Element updates

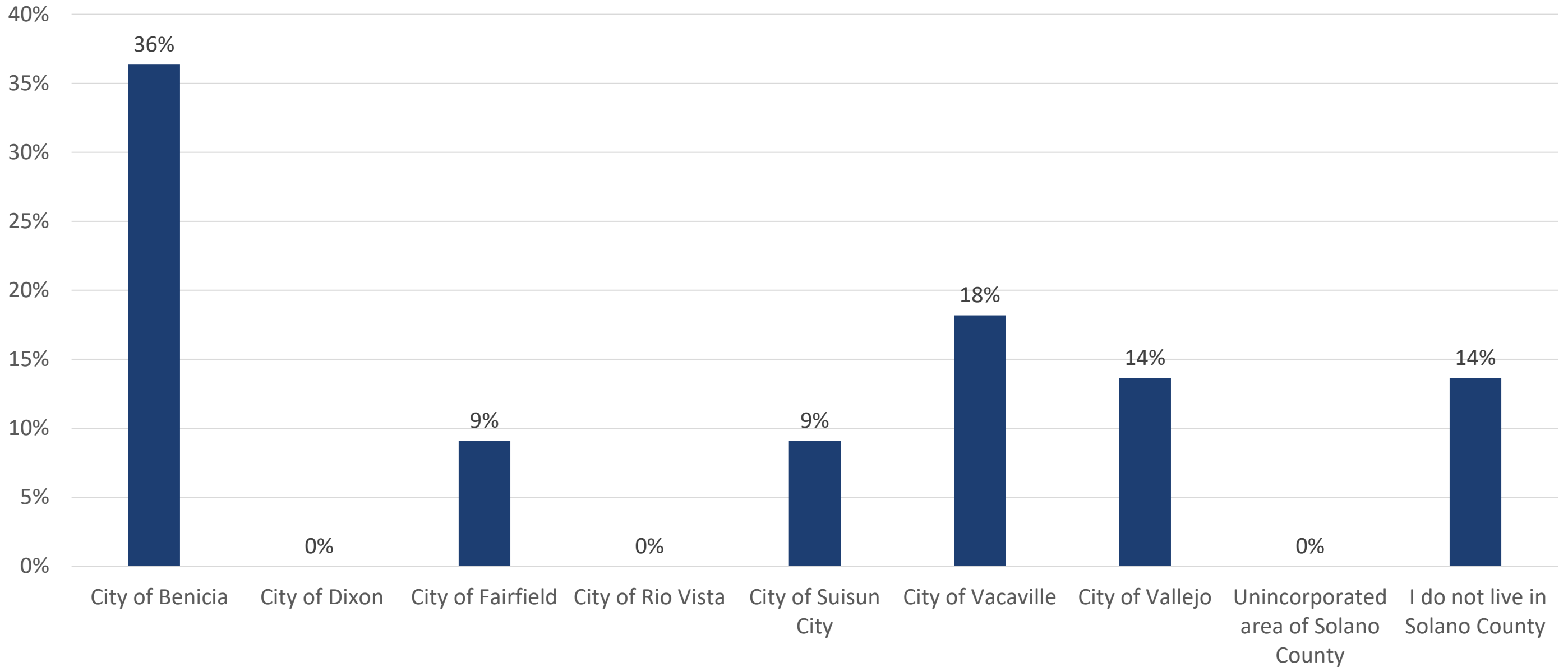
- This upcoming 6th cycle Housing Element has an 8-year timeframe
- Planning period: 2023-2031
- Housing Element due date: January 31, 2023



Polling Questions



Do you live in Solano County? Where?



Note: The combined responses are from the 11:30am meeting and 6pm meeting held on June 1st



Fair Housing



The Fair Housing Act (of 1968)

“Prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex (and as amended), disability and family status.”



Fair Housing



- » **Protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities**

- » **Prohibited under Fair Housing Law:**
 - Refuse to rent or sell housing based on a protected class or source of income (Section 8)
 - Evict a tenant or a tenant's guest without just cause
 - Set different terms/conditions for sale or rental of a dwelling
 - Persuade homeowners to sell by suggesting that people of a particular protected characteristic are moving into the neighborhood (blockbusting)

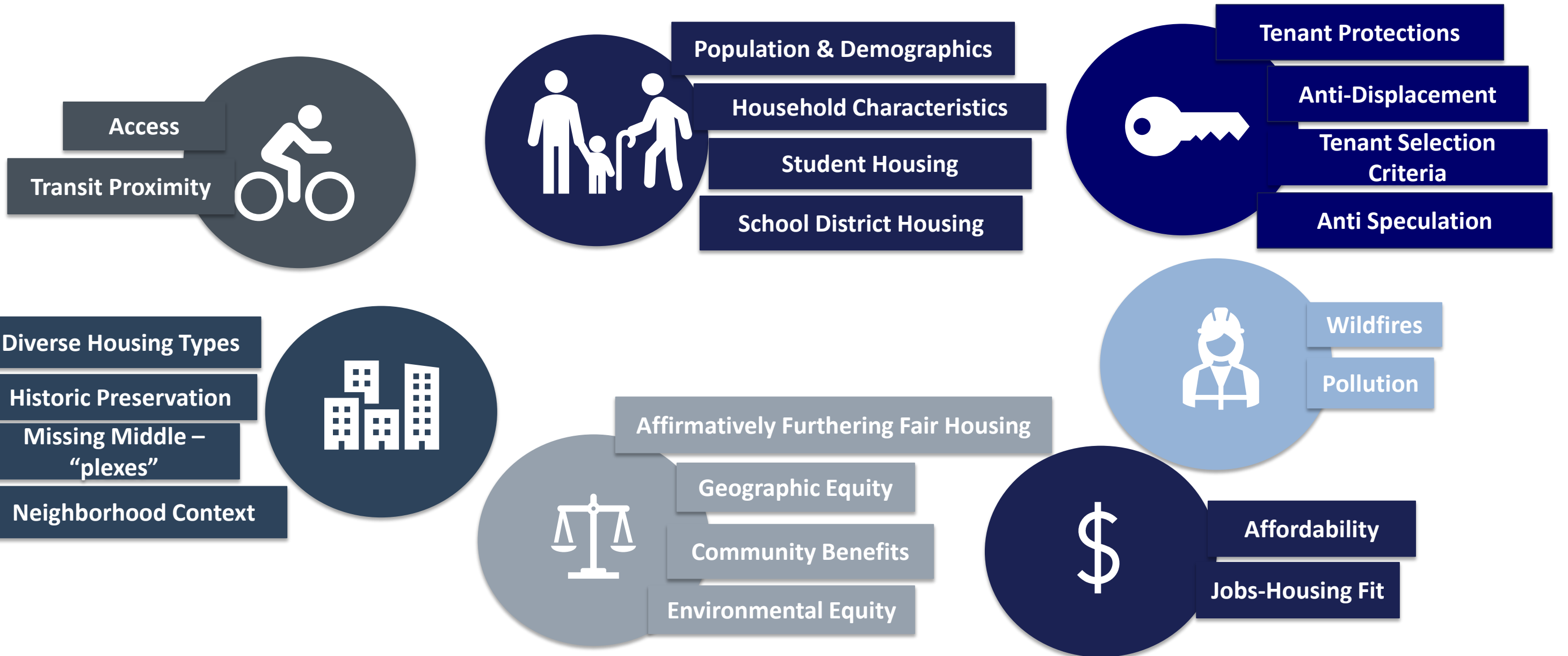


AB 686 (2018): California's New Fair Housing Law

- » Expands upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA)
- » Defines Affirmatively Furthering Fair Housing (AFFH) as:
“taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.
- » All state and local public agencies must facilitate deliberate action to combat discrimination and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- » New requirements for housing elements.

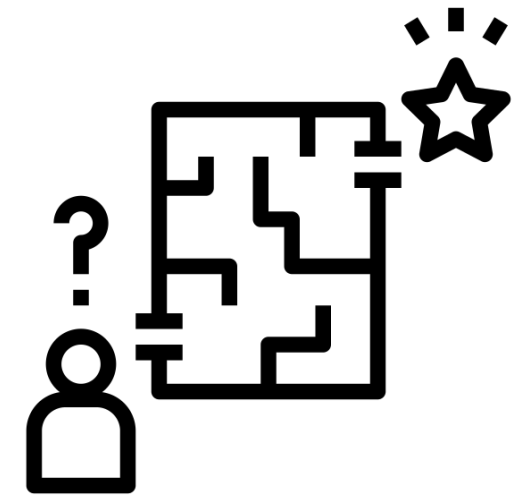


AB 686 (2018): Fair Housing Considerations



Fair Housing and the Housing Element

- » **Identify existing barriers to access to housing**
 - Including experiences in the community
- » **Develop policies and programs that directly address those barriers**
- » **Implemented through the Housing Element**



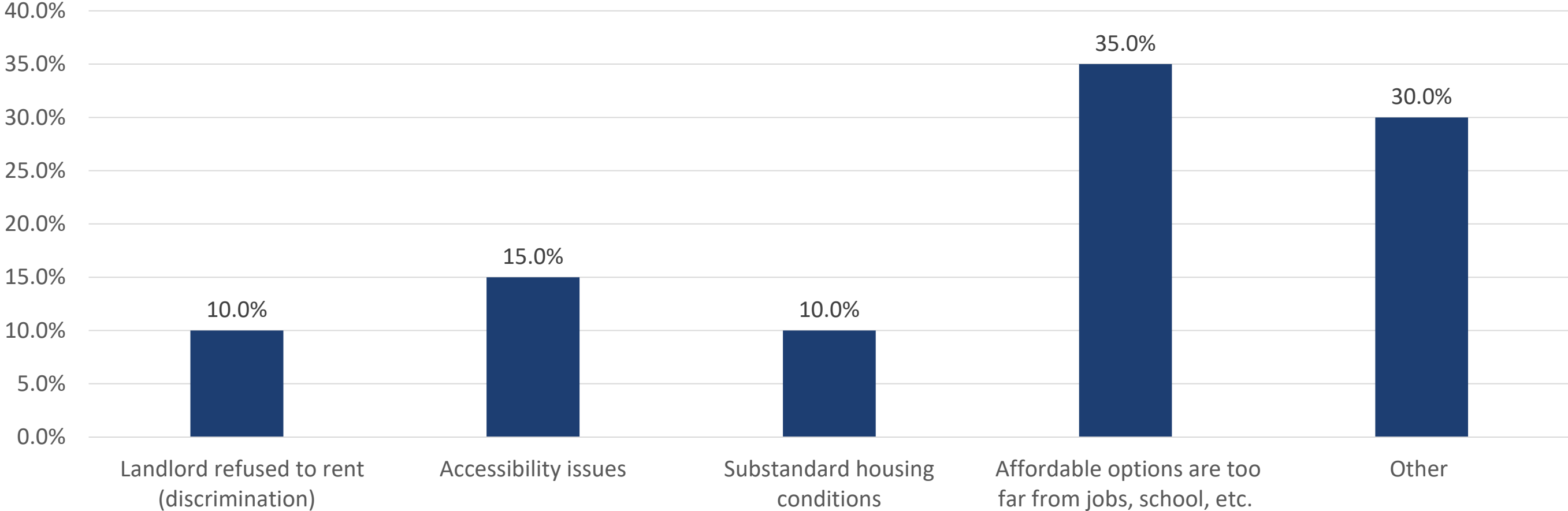
Assessment of Fair Housing



Polling Questions



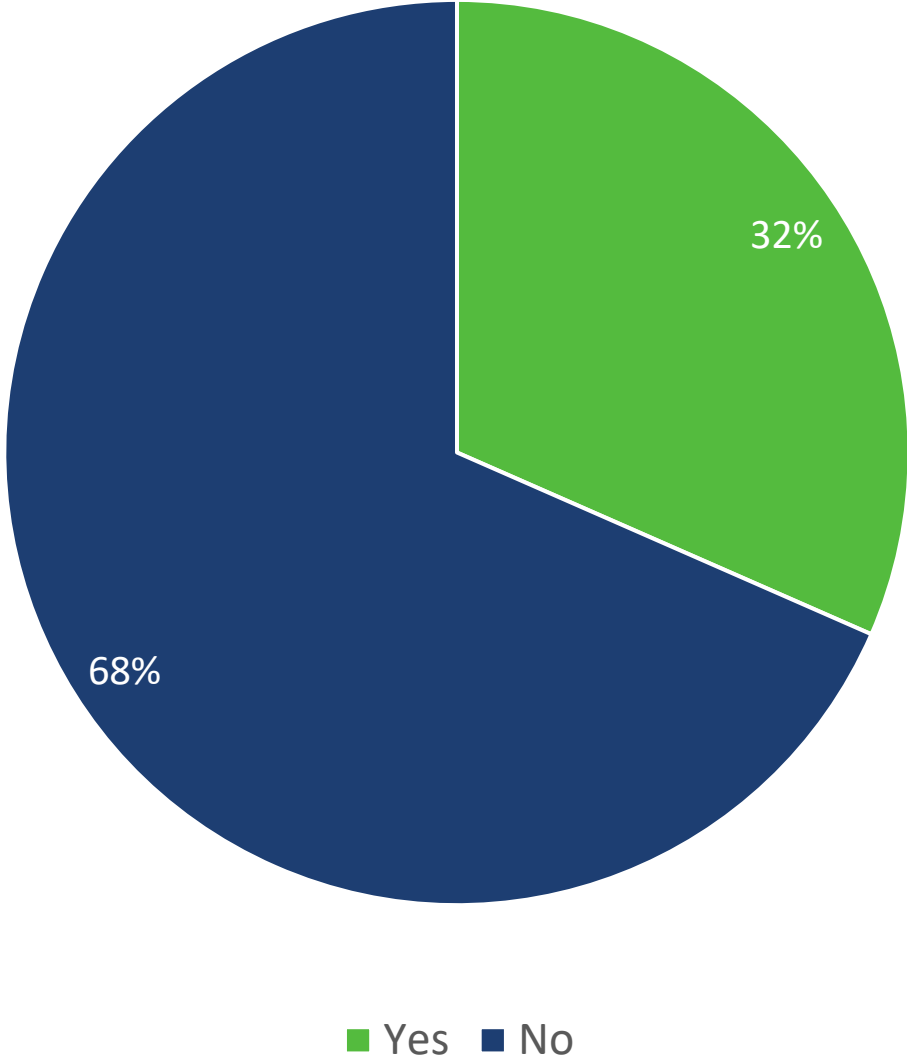
Have you, a relative, or a friend experienced any of the following barriers to obtaining or keeping housing within Solano County?



Note: The combined responses are from the 11:30am meeting and 6pm meeting held on June 1st



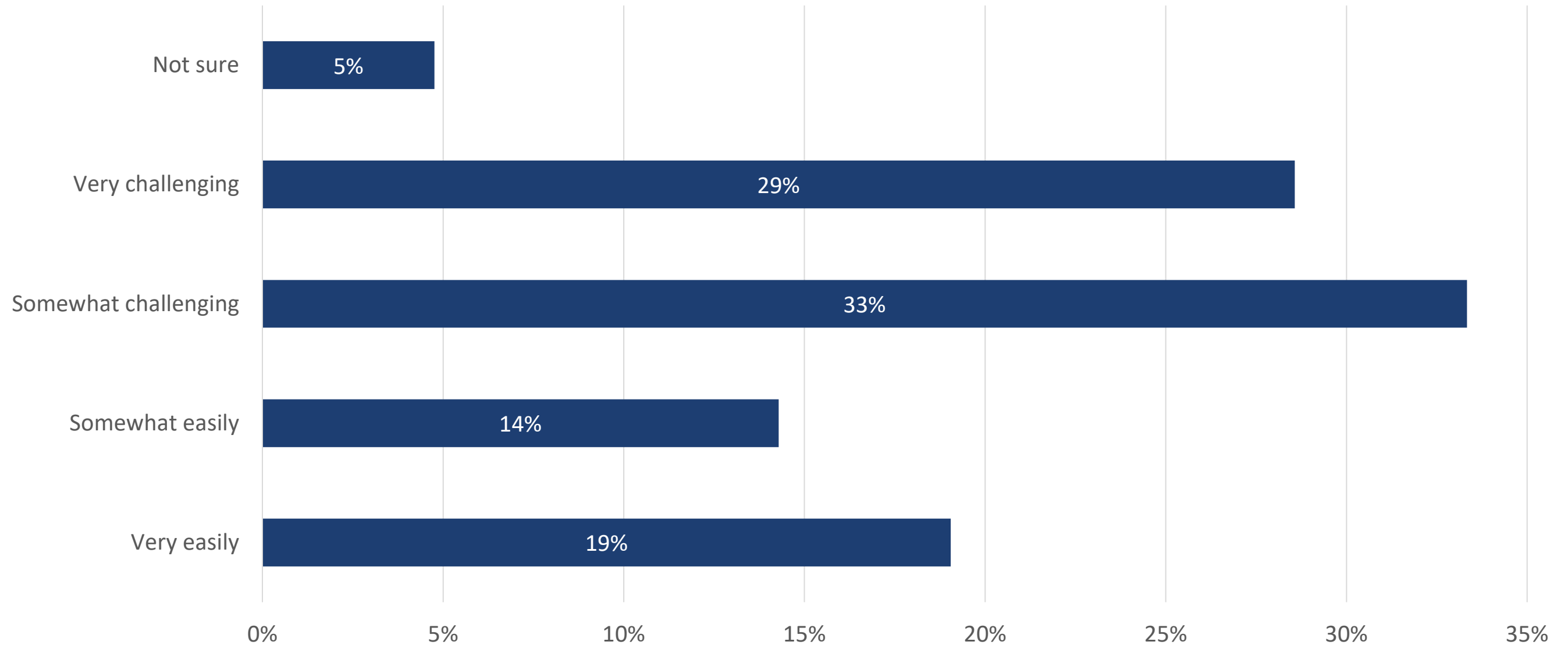
Have you, a relative, or a friend ever had to live in an overcrowded unit to afford housing in Solano County?



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



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AFH Introduction

- » **Key Terms:**
- » **Affirmatively Furthering Fair Housing (AFFH)**
- » **Assessment of Fair Housing (AFH)**
- » **AB 686 (2018)**



AFH Introduction

» New requirements for housing elements:

- Outreach
- New section with an analysis of fair housing issues and contributing factors
- AFFH lens during sites analysis
- Priorities, Goals, and Actions: remediate identified fair housing issues and/or further promote fair housing.



Maps

- » **TCAC/HCD Opportunity Areas – Composite Score 2021**
- » **TCAC/HCD Opportunity Map – Education Domain**
- » **Familial Status, 2019 (female-headed, single-parent households)**
- » **Population with a Disability, 2019**
- » **Predominant Population, 2019**
- » **Median Income, 2019**
- » **Poverty Status, 2019**
- » **Overpayment by Renter Households, 2019**

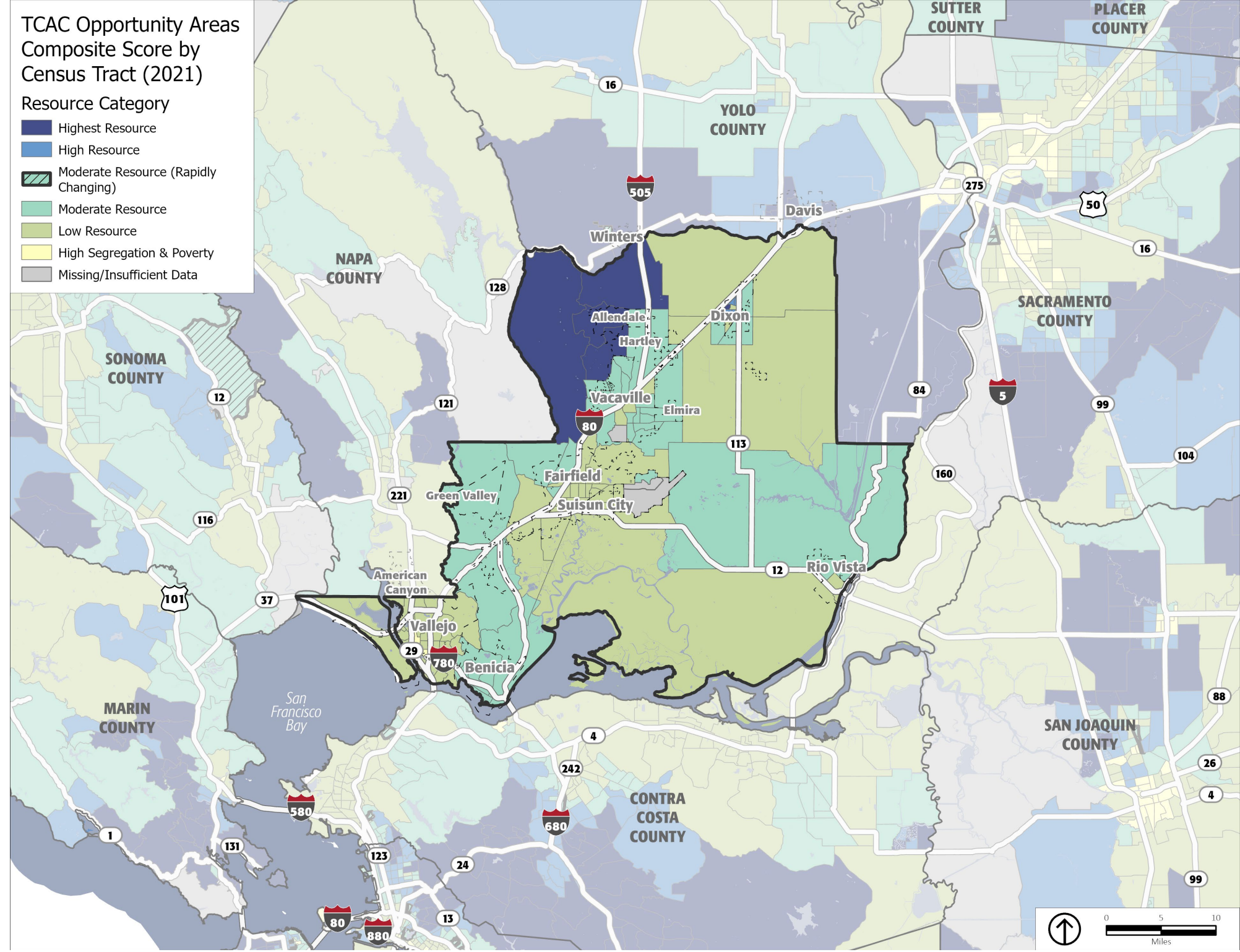


TCAC Opportunity Areas, 2021

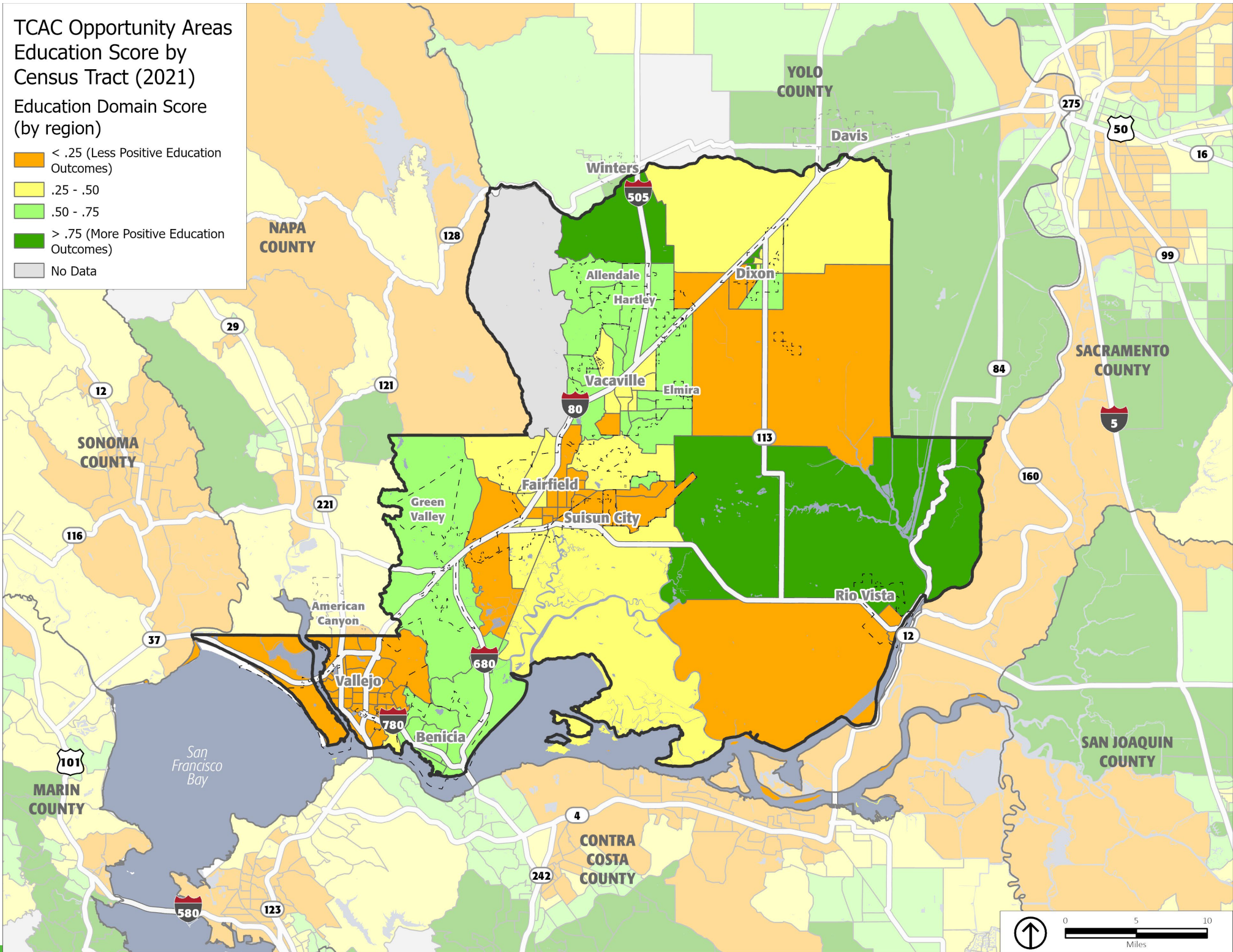
TCAC Opportunity Areas
Composite Score by
Census Tract (2021)

Resource Category

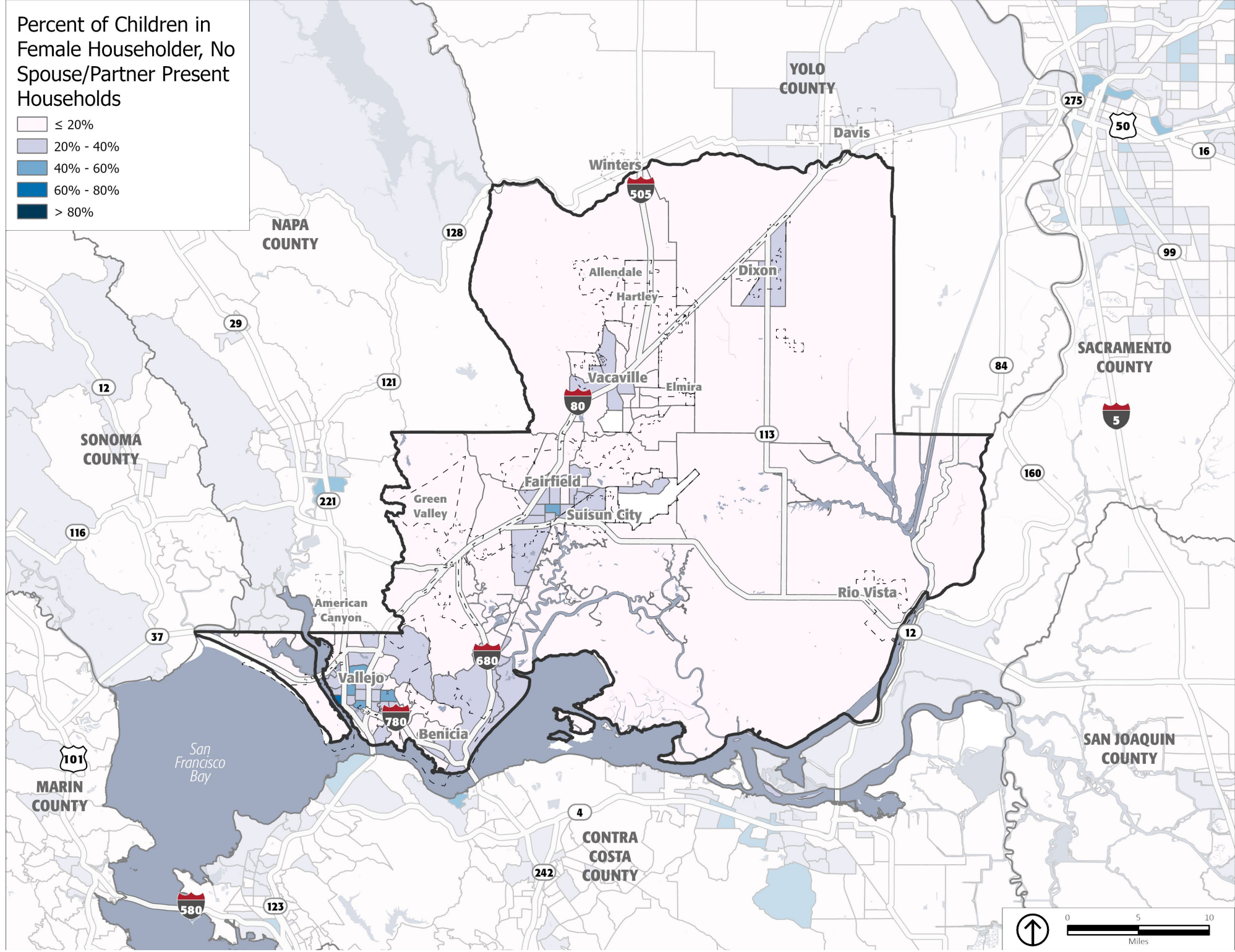
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data



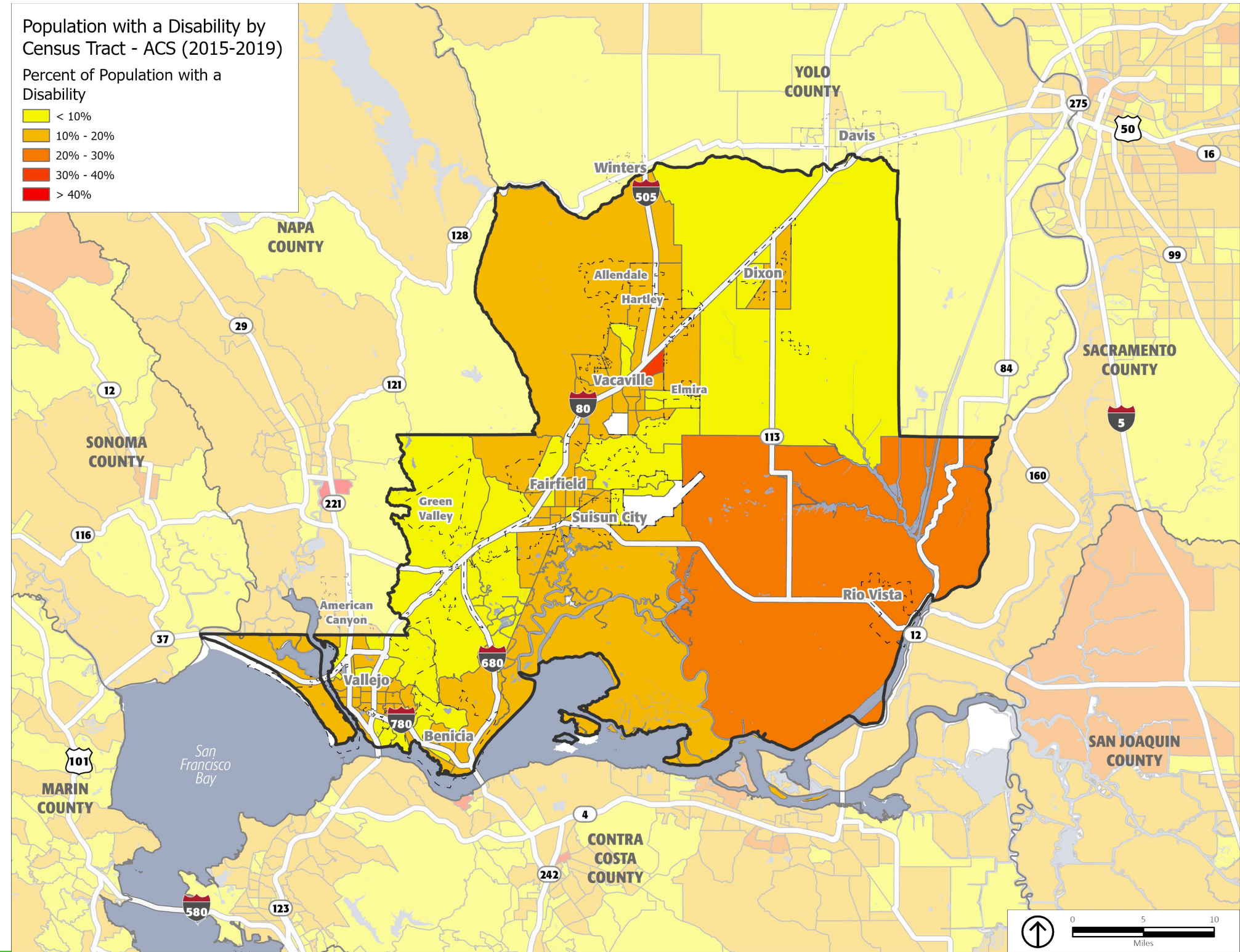
TCAC Opportunity Map – Education, 2021



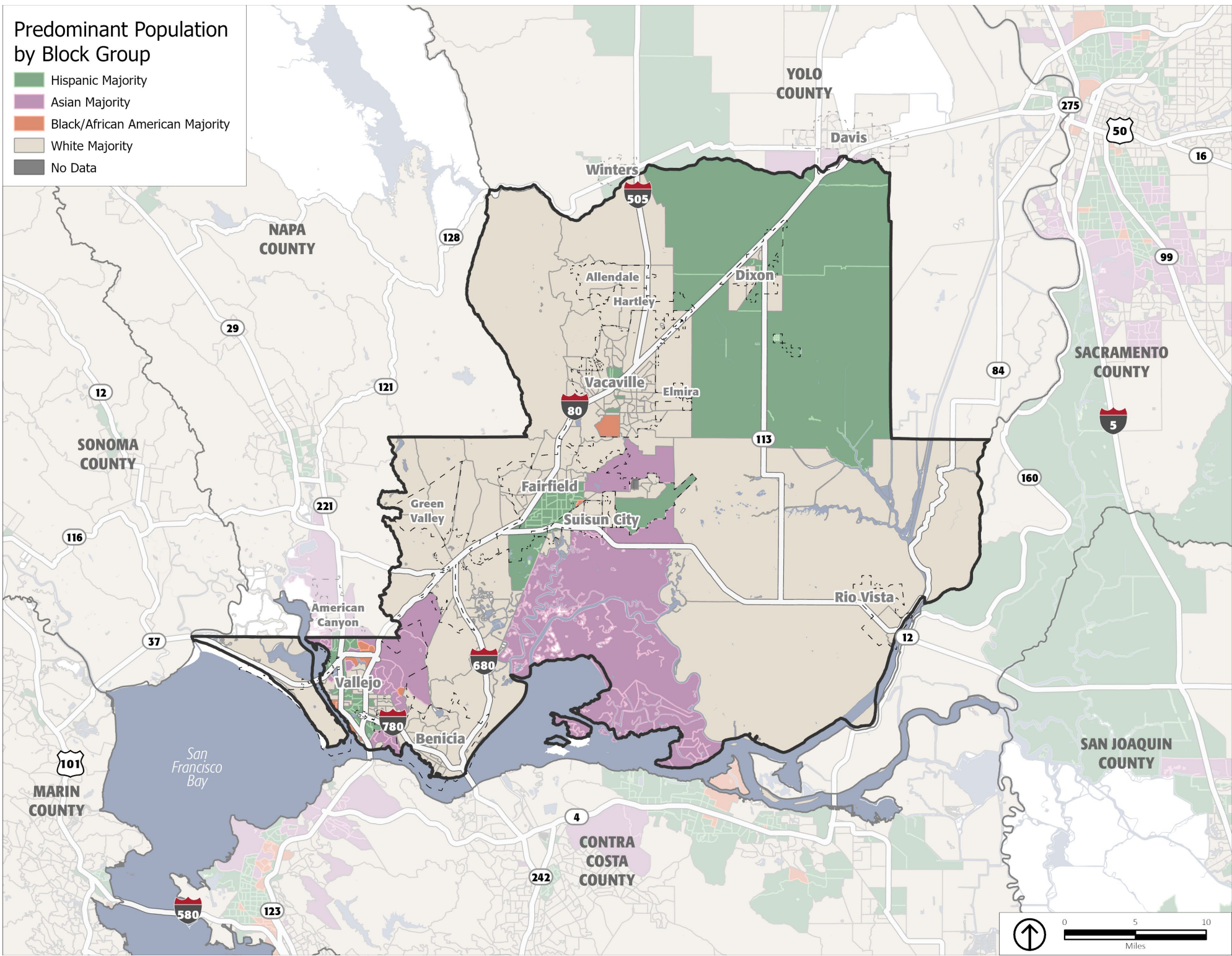
Familial Status, 2019 (female- headed, single- parent households)



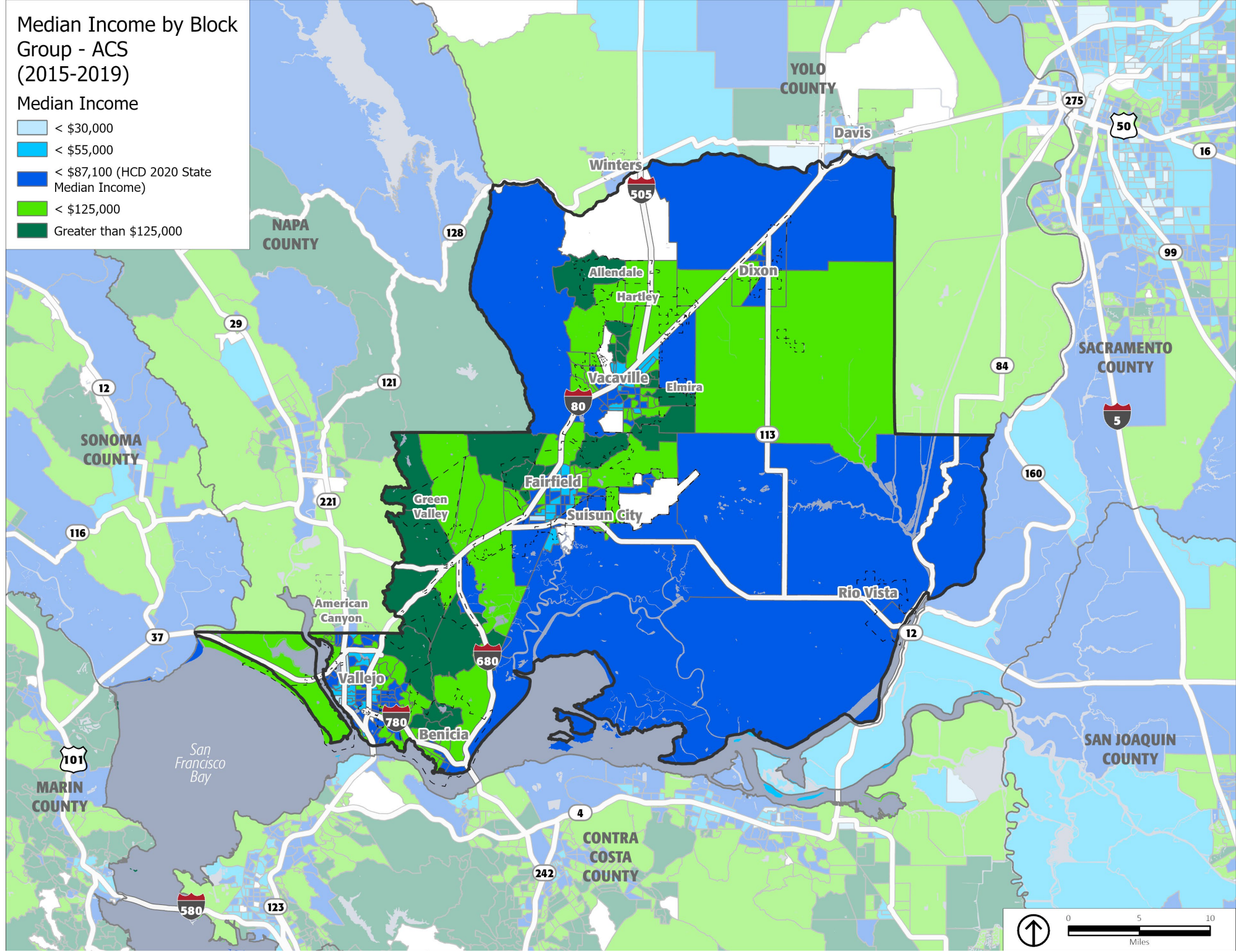
Population with a Disability, 2019



Predominant Population, 2019



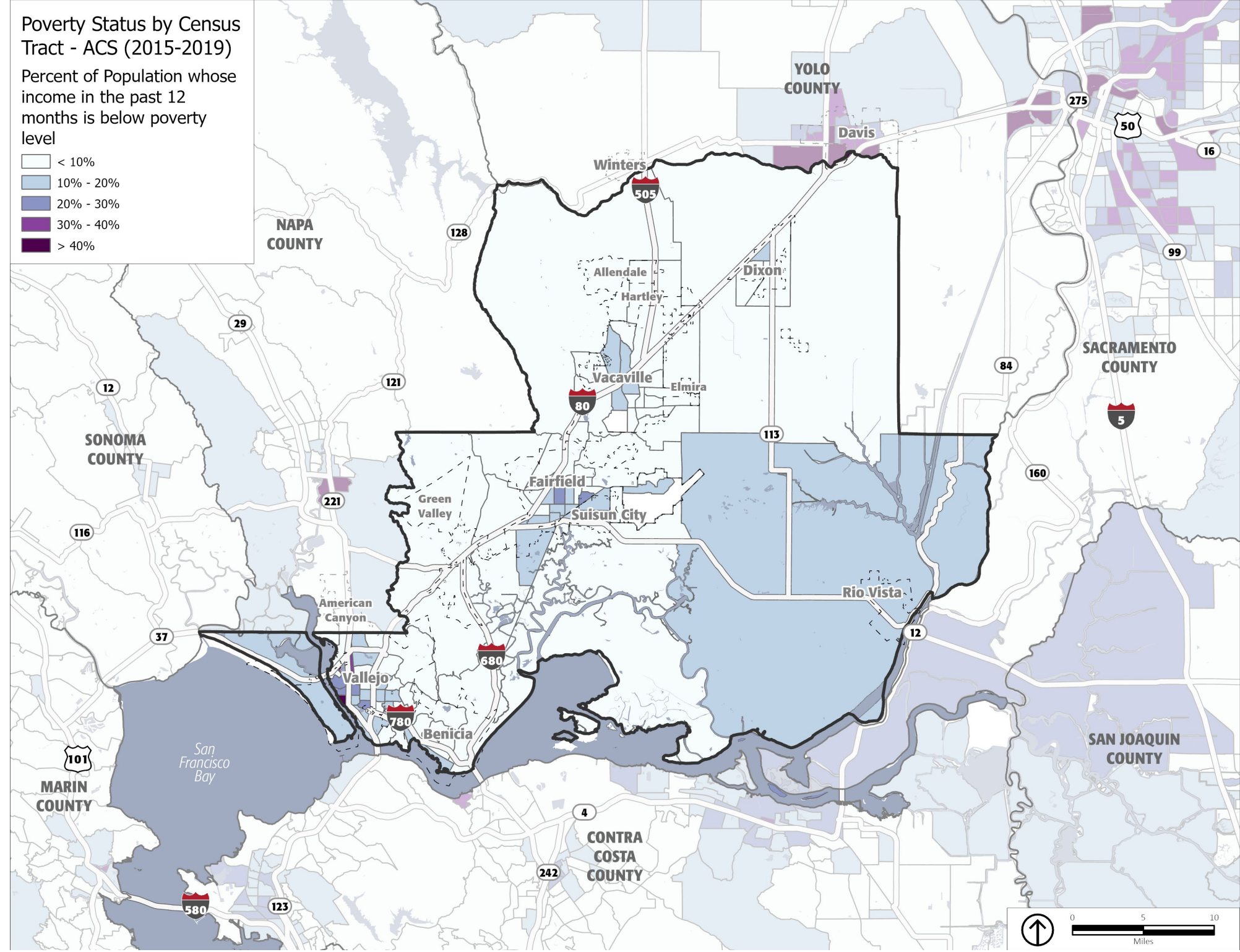
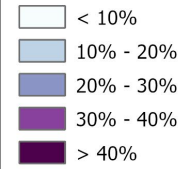
Median Income, 2019



Poverty Status, 2019

Poverty Status by Census Tract - ACS (2015-2019)

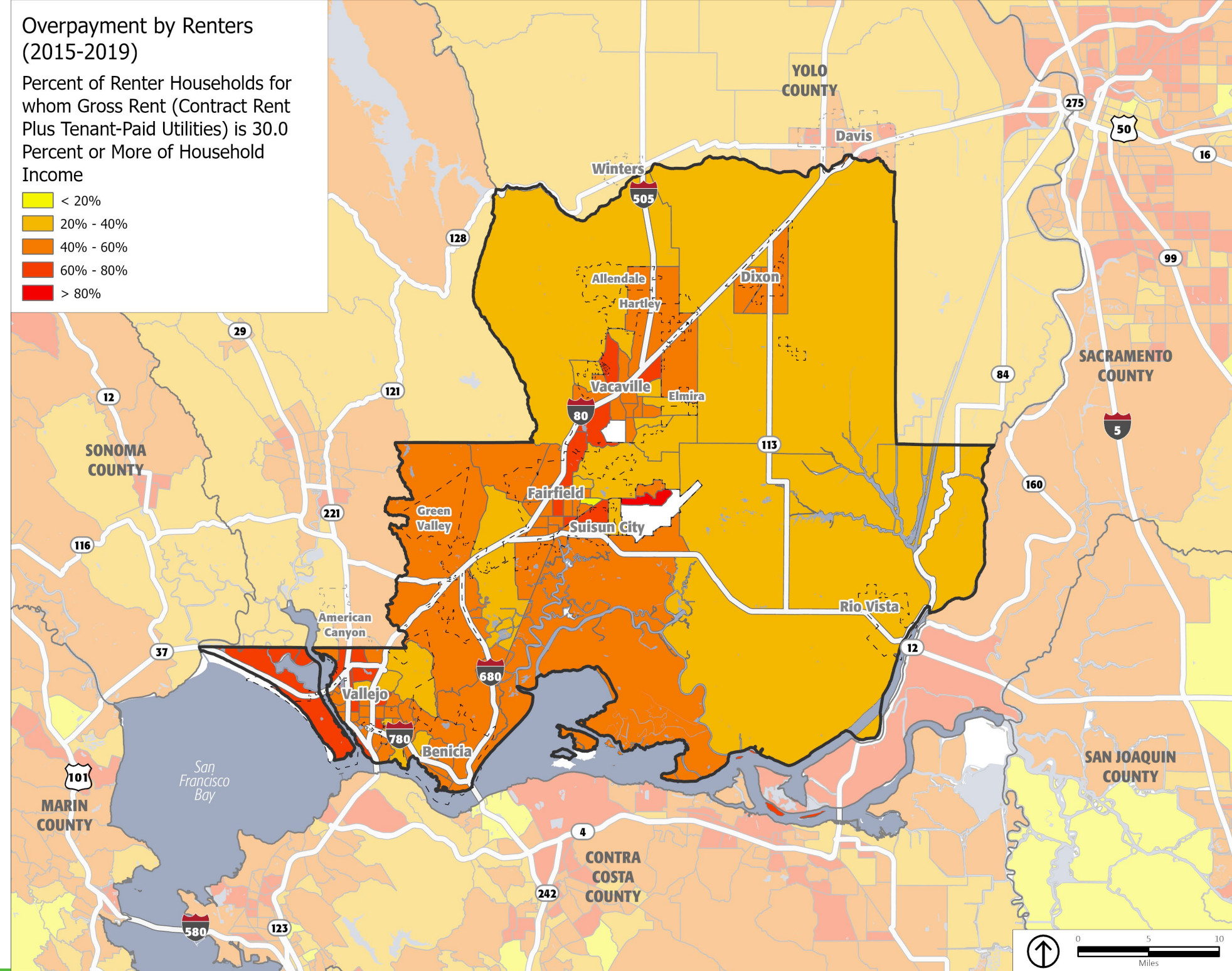
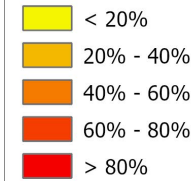
Percent of Population whose income in the past 12 months is below poverty level



Overpayment by Renters by Renters Household, 2019

Overpayment by Renters (2015-2019)

Percent of Renter Households for
whom Gross Rent (Contract Rent
Plus Tenant-Paid Utilities) is 30.0
Percent or More of Household
Income



Fair Housing Actions & Resources



How to Report Violations

Housing discrimination is illegal, and reporting is important for accountability!

» **Ways to report Fair Housing violations:**

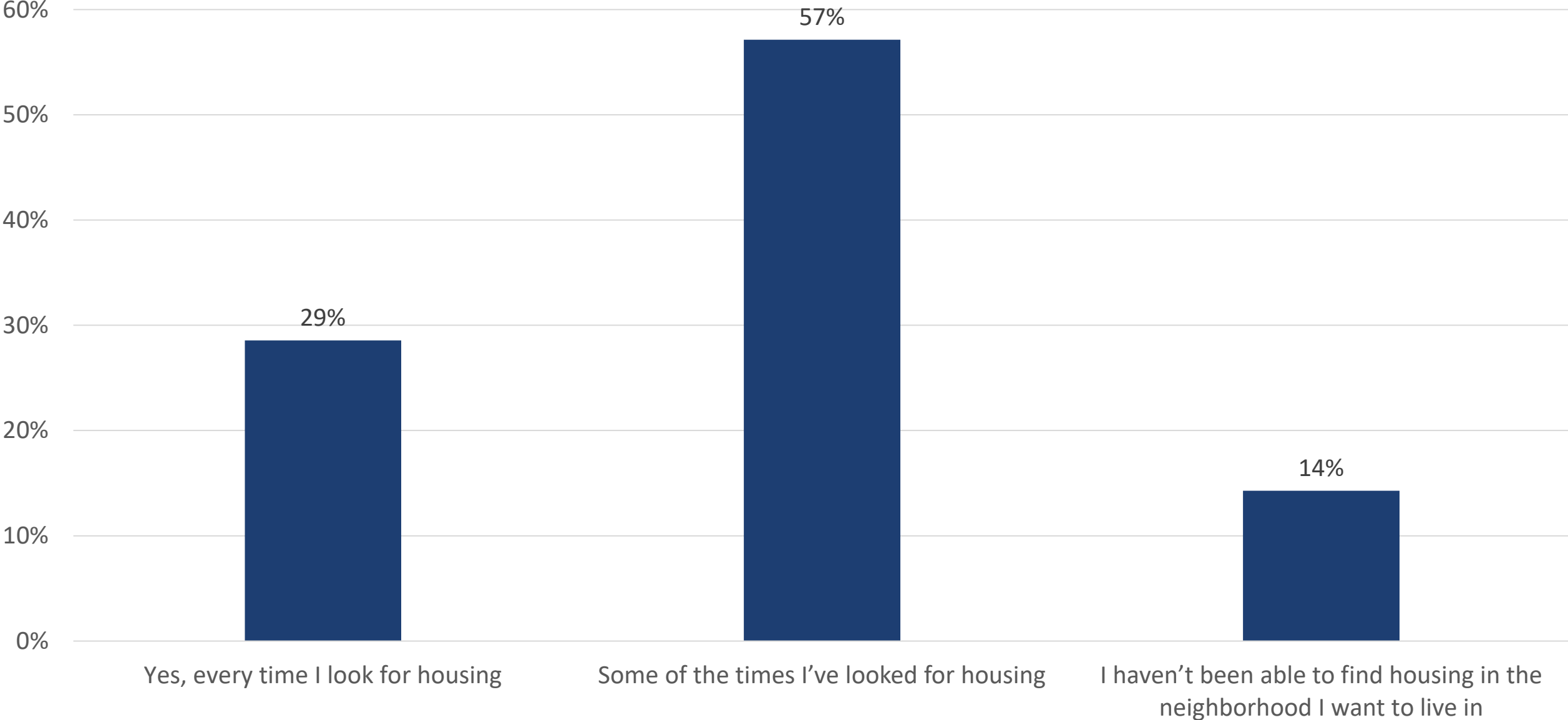
- Legal Services of Northern California (all of Solano County)
- Fair Housing Advocates of Northern California (all of Solano County)
- Fair Housing Napa Valley (Vallejo)
- Local Housing Authority
- California Department of Fair Employment and Housing (DFEH)
- HUD Office of Fair Housing and Equal Opportunity (FHEO)



Polling Questions



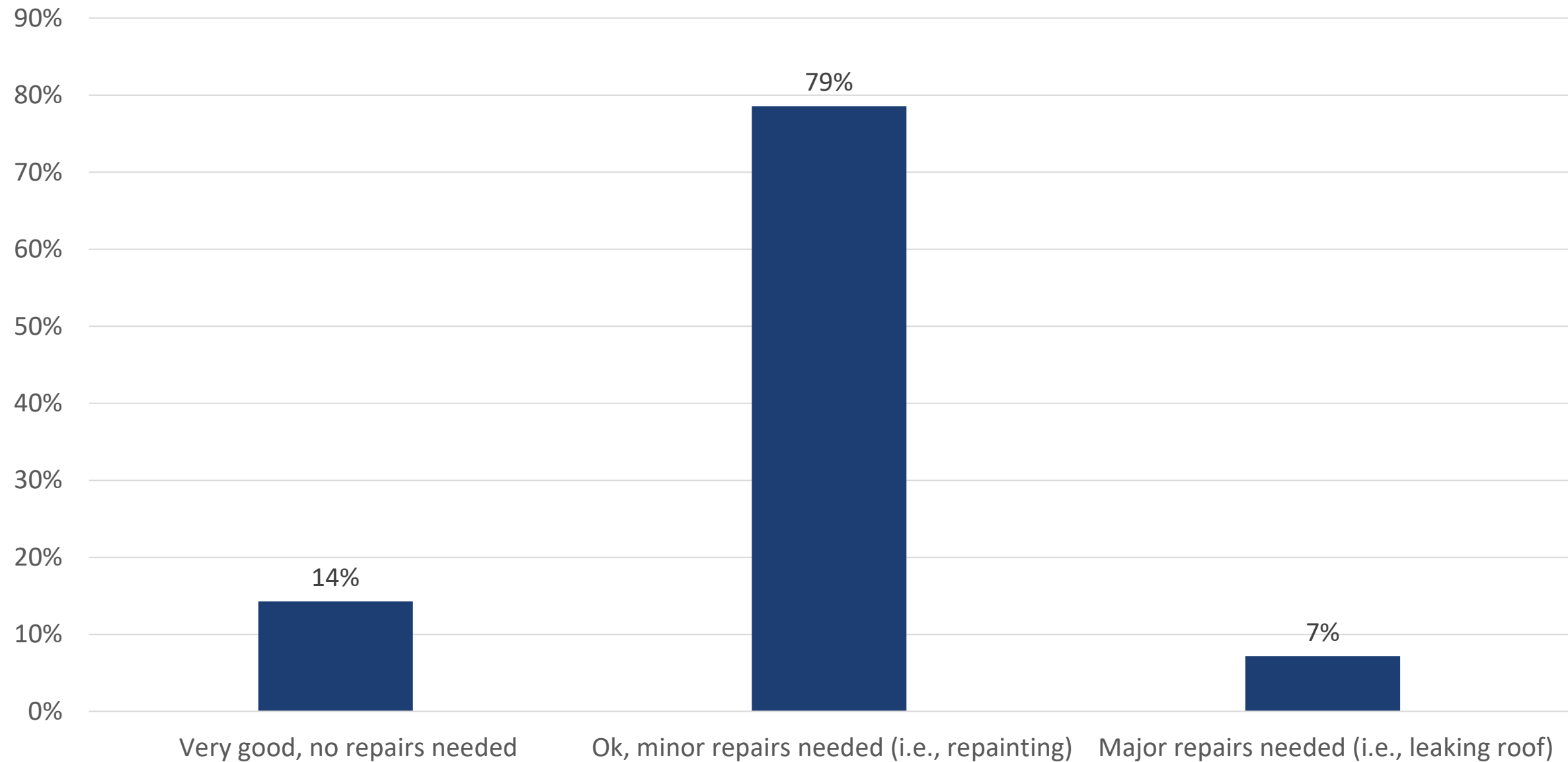
Have you been able to find housing in the neighborhood or community of your choice?



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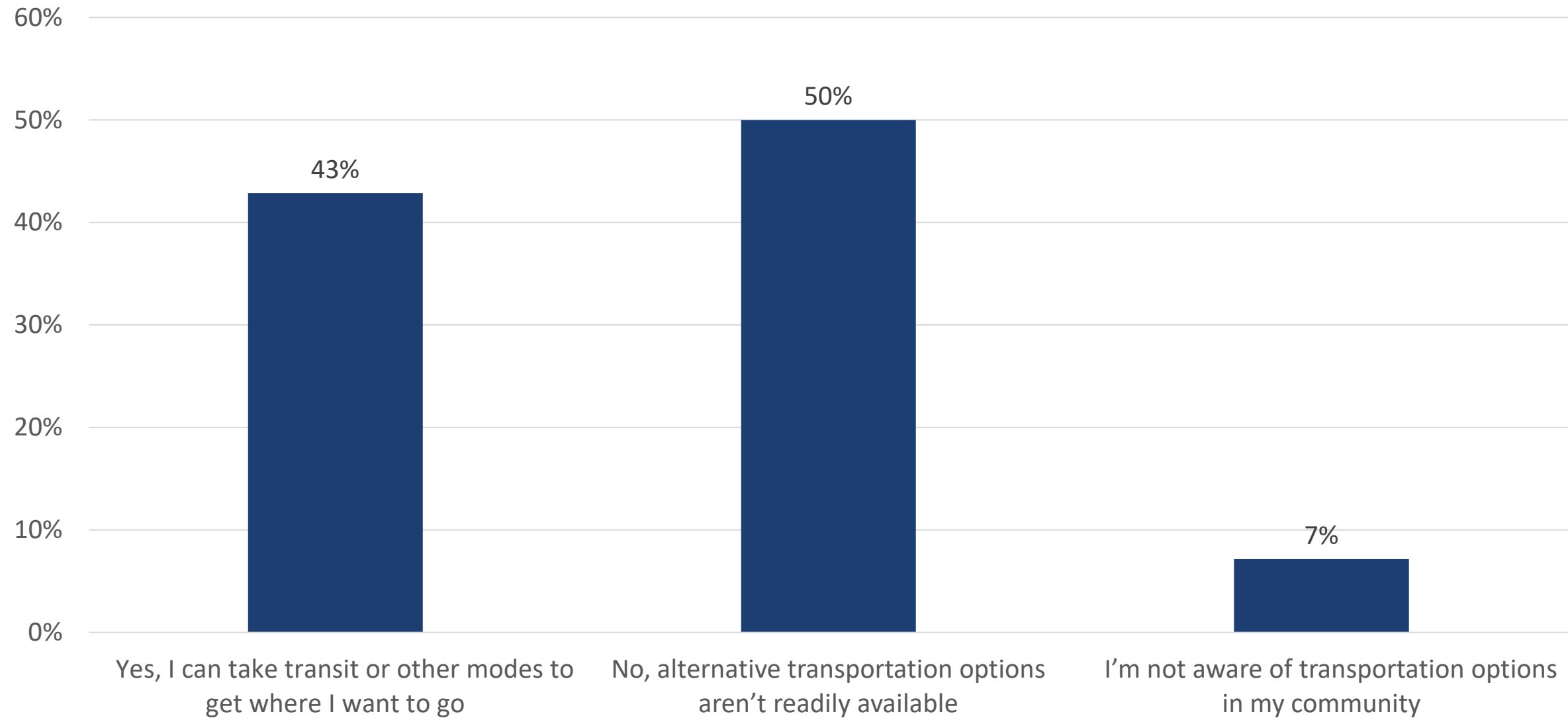
How would you rate the condition of your home?



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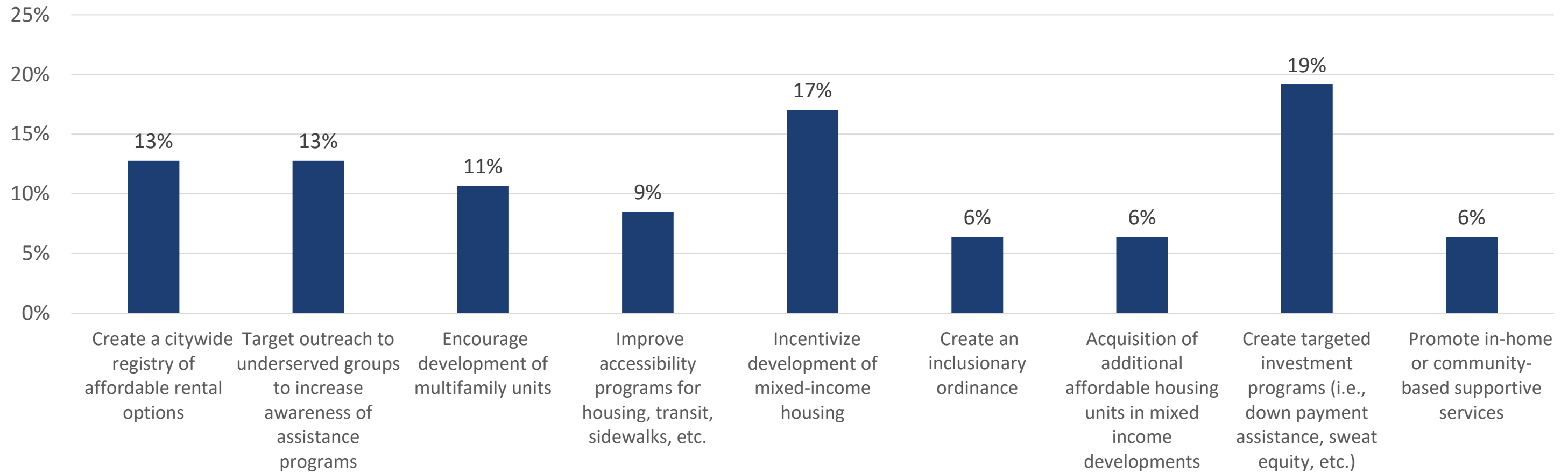
Can you easily access your job or services with transit or other alternative transportation methods (other than your private vehicle), if desired?



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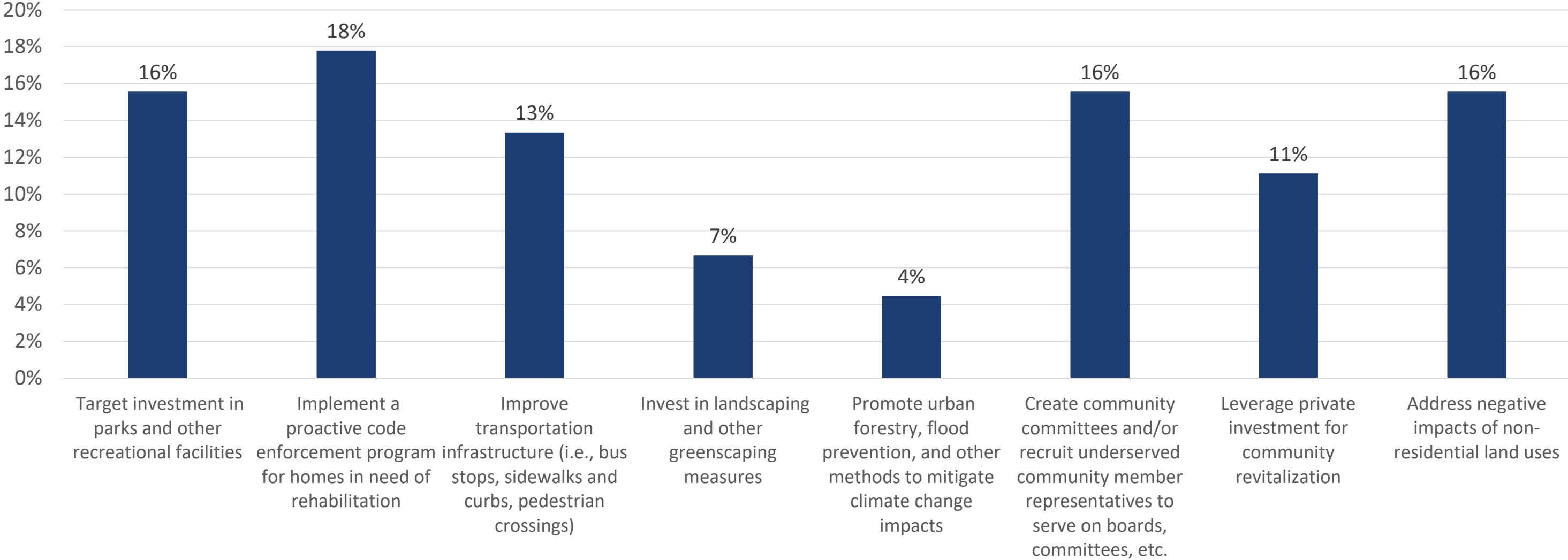
These actions are intended to increase housing options, remove barriers to relocation, and improve access to opportunities (i.e., jobs, schools, etc.).



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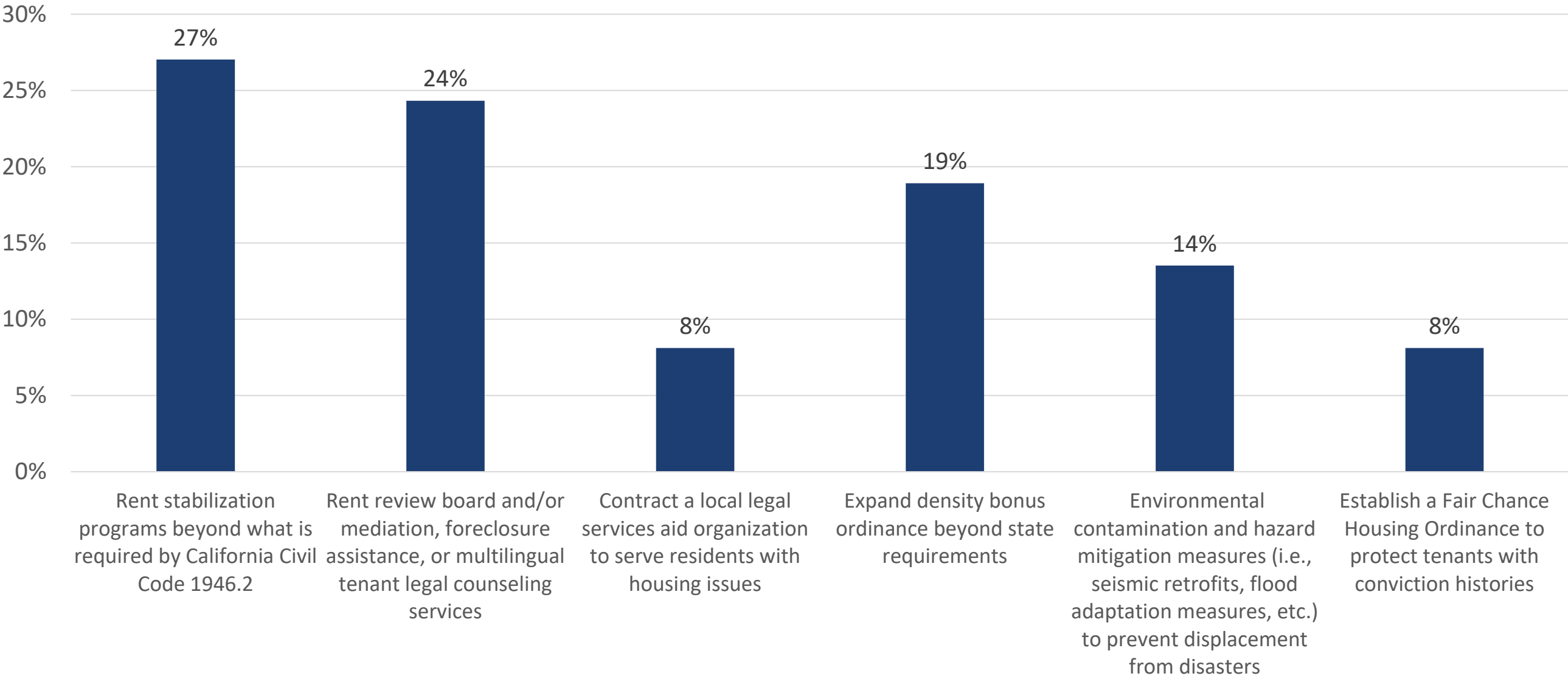
These actions are intended to improve and promote high quality amenities throughout your community, particularly where lower-income households live.



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These actions are intended to prevent the displacement of existing residents from their homes or communities.



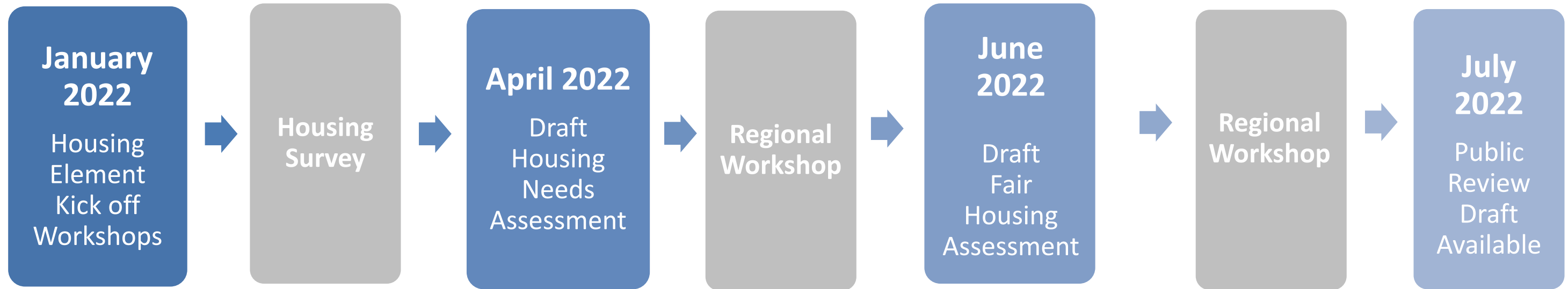
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Schedule



Regional Efforts- Schedule





Thank You

