

# Appendix 4: Vacaville Outreach Summary

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As noted in **Chapter 1, Introduction**, the City made diligent efforts to educate the public and to gather information regarding housing needs, issues, and preferences in the community. Throughout the Housing Element update process, input was considered and incorporated into the document and the process. Based on the input the City received, the housing programs in **Chapter 2** were tailored to address the local housing market and community needs. A summary of how input was incorporated in the programs is provided in **Chapter 1**. Outreach activities included the participation efforts tied to the Comprehensive Housing Strategy, the regional outreach activities of the Solano County Housing Element Collaborative, and additional public meetings with Vacaville’s Planning Commission and City Council.

The City provided information regarding the Housing Element update and advertised activities and opportunities for input on the City’s website, through flyer distribution, posters displayed in local businesses and via direct email to people who previously signed up to the City’s housing email notification list and stakeholders, including local property managers, developers, community groups, nonprofit service organizations, residents, and elected officials.

The Draft Housing Element was posted on the websites of the City and the Solano County Housing Element Collaborative during the public review period [add dates] and people were able to submit comments electronically through an email address on the websites. A summary of comments received is included herein [add as received].

Outreach activities that are listed in **Chapter 1, Introduction**, are described in greater detail herein if they are specific to Vacaville. Regional outreach efforts are described in greater detail in **Appendix 1, Collaborative Outreach Summary**, and in the Outreach subsection of **Appendix 3, Regional Assessment of Fair Housing**.

## Website

In an effort to educate the public about the Housing Element, the City provided information regarding the Housing Element on its website: [www.cityofvacaville.com](http://www.cityofvacaville.com). The Housing Element webpage identified housing topics that would be addressed in the Housing Element document; provided information about the ongoing public participation process; provided a link to a guide about understanding housing in Vacaville and provided contact information for people seeking additional information regarding the Housing Element.

## Public Meetings

### Joint Planning Commission and City Council Study Session - March 29, 2022

The Planning Commission and City Council held a joint study session on March 29, 2022, to review the Housing Element update process, the Regional Housing Needs Assessment (RHNA), and provide input on the programs and policies that should be included in the Housing Element. The study session was televised live on the City’s local access channel (Comcast Channel 26) and can continue to be viewed on the City’s website. In addition, the staff reports are also available online on the City’s website: [www.cityofvacaville.com](http://www.cityofvacaville.com).

Key comments from Commissioners and Councilmembers included:

- Provide a diverse range of housing types, especially multifamily housing.
- Address the needs of each different neighborhood.
- Attract developers that will build the types of housing we need, but don't make it impossible for them to make a profit.
- Ensure that we are distributing subsidized units equitably throughout the entire community as part of the Housing Element.
- Reminder that the City does not build housing, but the City does have options for incentivizing developers, including providing land for free or at a discount and waiving fees.
- Help prevent displacement of tenants that are penalized for certain behaviors.
- Do not support the single-family (75 percent) to multifamily (25 percent) ratio. Adjust the ratio to 50/50.
- There is a program in San Diego that provides funding for potential homeowners in census tracts that have more than 50 percent of a minority group.
- Support efforts to provide consumer protection for new homebuyers.
- Ensure that developers build the higher-density component of their project prior to allowing them to build the lower-density units.
- Provide information to homeowners that explain how to reach the next level of homebuying.
- Staff and elected officials need to hold themselves and developers accountable; don't allow them to change agreements that result in not building amenities that were previously agreed to.
- Address the homelessness issue.
- The City needs tools to build low-income and missing-middle housing.
- Support master comprehensive plans for new housing developments, instead of specific plans that cover smaller areas.
- Review Community Facilities District (CFD) fees. We have high CFD fees and Mello-Roos.
- Focus on preservation of existing low-income units or senior units.
- Support workforce housing, especially for teachers.
- New workforce housing needs to be built in congruence with jobs.
- Lower-cost homes shouldn't be charging Homeowners Association (HOA) fees.
- Consider an inclusionary housing ordinance.

- Focus on redevelopment of old shopping centers.
- Support integrated communities that provide mixed use.
- Prioritize senior housing and provide housing that allows seniors to downsize.
- The city has too many two-story homes.
- Promote infill development.
- Implement eviction protections.
- Implement a merit hearing process.
- Scale developer fees.

### **Community Workshop 1**

City staff and consultants facilitated a virtual public meeting on November 30, 2021, to introduce the housing strategy and gather input on the community’s housing needs. This meeting included a presentation that featured a live polling exercise in which audience members were asked to describe their role in the community, what type of housing they live in, and what type of housing they believe is missing from Vacaville. The workshop also included a group discussion in which participants were asked questions related to their housing needs. The question and feedback received is summarized below.

1. Are there populations that you believe are underserved in Vacaville?
  - Vacaville needs more housing for students and young families; low-income families, individuals, and seniors; and people with disabilities.
  - Intergenerational housing developments are needed. Single-family zoning does not allow for intergenerational housing.
2. What type of housing would you like to see built in Vacaville?
  - Build neighborhoods that include varying housing types in each development.
  - Support for apartments, townhomes, mixed-use, and accessory dwelling units (ADUs).
  - Build new housing units with fewer bedrooms.
  - There is a need for accessible design in housing.
  - Ground-floor uses in mixed-use projects should provide neighborhood-serving uses, such as a hardware store, instead of bars or high-end boutiques and restaurants.
  - In addition to apartments and affordable housing, provide housing for students and young professionals that appeal to employees of the biotech industry.
  - One participant does not believe executive housing is needed.
  - Ensure adequate parking is provided.
3. Where should new housing be built in the city?

- There is a concern that affordable housing is all clustered in one location of the city.
- Build higher-density housing in areas with access to transit and commercial uses.
- Consider fire and flooding hazards when identifying new housing sites.
- Support for building housing in infill sites, such as aging shopping centers.

4. What do you see as a constraint to housing production?

- Building fees can be a constraint to housing production.
- Lessen constraints that may exist for building ADUs.
- Opposition to new housing can be a constraint. Work at the neighborhood level to help them understand the needs of the community.

**Additional Comments**

- Consider an inclusionary housing ordinance that requires each development to contain a variety of housing types for affordable levels.
- Consider housing for people with disabilities in the extremely low-income category.
- Community land trusts can be used to provide permanent affordable housing.
- Permanent affordable housing is needed for female-headed, single-parent households.
- The City should support liaison efforts to provide affordable housing.
- Use the new one lake development in Fairfield as a model for new housing developments. Woodland is also taking an innovative approach to housing.
- Partner with the Solano Affordable Housing Foundation or similar organizations to help the City put together a package to build affordable housing.

**Community Workshop 2**

City staff and consultants facilitated a virtual public meeting on February 2, 2022, to gather feedback on preliminary recommendations that would be included in the Housing Strategy to help remove barriers to housing production. This meeting included a presentation that featured a live polling exercise in which audience members were asked to describe their role in the community, what type of housing they live in, and what type of housing they believe is missing from Vacaville. The workshop also included a group discussion in which participants were asked questions related to their thoughts on the recommendations that were developed for the Housing Strategy. The question and feedback received is summarized below.

5. What do you think of the recommendations overall?

- Unsure if the recommendations will help create low-income housing or housing for people with disabilities.
- Looking for more action from the City regarding affordable and low-income housing to make development affordable.

- We want to create a community where people can afford to stay, and the identity of the City doesn't feel transitory.
  - Improve the availability of new missing-middle housing types.
  - Support the integration of missing middle into single-family residential neighborhoods.
  - An emphasis on the construction of ADUs will generate parking issues in neighborhoods.
  - Consider the idea that people need and want outdoor spaces.
  - Would like to see the homeless and those with disabilities be considered in recommendations.
  - Would like to see a transition from the rental industry to a variety of homeownership options in the city.
  - A change from single-family to more high-end condos would be preferable.
  - If affordable housing can be built first, then the push back from the community may be lessened down the road.
  - Would like to create a community where housing is affordable for all and is consistent with the General Plan.
6. Do you believe that changing the City's regulations in the ways suggested will support housing needs in the city?
- Consider the costs of desirable housing and if the City could create incentives to create a full mix of housing.
  - The idea of smaller single-family homes is appealing.
  - Parking requirements are at two spaces per unit because of demand.
  - Three main costs of developing housing are land, construction, and fees; would like the fees to be based on square footage of units.
  - Housing for middle income needs an extra financial incentive for developers and perhaps the City could create these incentives.
  - How will these recommendations help low-income housing or housing for people with disabilities?
  - Density caps should not be removed everywhere but focus on specific areas in the downtown area.
  - The City has deficiencies in the number of parks and existing parks are lacking in amenities.
  - Having to make compromises for each development is tiresome.
  - Efforts to streamline projects does not let staff "vet" each project.

7. After hearing about the various housing types that exist and Vacaville’s future housing demand, do you think that the recommendations will help to address housing gaps in Vacaville?
  - Consider the idea that parking and creative ways to provide it will still be an issue for young adults.
  - Would like the City to maintain its characteristics and identity, meeting housing needs, while not becoming an urban city.
  - New housing development should be attractive, affordable, and account for parking.
8. After hearing about the populations that are underserved for housing in Vacaville, do you think that the recommendations will address those populations’ needs?
  - Improve costs to incentivize developers.
  - Focus on providing houses for those who are struggling to find homes.
  - Consider how the recommendations will meet the needs.
  - Seniors are in need of condos.
9. Where should new housing be built in the city? Do you think that the recommendations will help get housing built in those areas?
  - Complex situation on how we address our needs.
  - Put in housing on the abandoned golf course near a retirement community.
  - There are vacant large parcels that could be zoned for new homes.
  - It is important to have grocery stores and services near residential.

**Additional Comments**

- Density caps could be removed in certain areas of the city, such as downtown.
- The City has a deficient number of parks.
- Provide a program to help low-income folks achieve homeownership.



## Developer Workshop – November 18, 2021

The City invited local and regional housing developers to a developer-specific workshop on November 18, 2021, to hear their perspective on the challenges to building housing in Vacaville and to gather input on potential solutions for the Housing Strategy. The meeting was open to nonprofit and for-profit housing developers and covered a variety of topics related to housing production, such as incomes and housing affordability; housing types (i.e., missing-middle housing, executive housing, and affordable/supportive housing), local land use regulations, California Environmental Quality Act (CEQA), development fees, and funding. A total of 133 developers from all over the Bay Area and Sacramento regions were invited, and 21 developers attended. Of these 21, all but 1 had experience building in Vacaville. Feedback received related to barriers to housing development are summarized below.

**City and State regulatory requirements can create barriers to the housing development types needed to alleviate housing demand.** The City’s existing density regulations in certain zones, such as the medium-density and high-density residential zones, can be altered to allow higher-density development, which could boost housing production. In addition, the development standards for height, lot size, and setback requirements for new residential development could be considered a constraint to housing production. Outdoor recreation space requirements may also be a barrier to housing production. Some developers and community members stated that some existing policy plans that do not foresee residential development should be modified to allow this use. Some developers and community members stated that density and building height maximums are too low, particularly in the downtown and at mixed-use nodes. They also stated that some City design requirements, such as required setbacks, site coverage, and open space, are too restrictive, especially for high-density and missing-middle housing. All of these regulations could be changed to support the construction of additional housing types.

In addition, performing the initial CEQA analysis to clear a site for development can create a barrier to developer investment because of the risks associated with uncertainty in the environmental review’s outcome. The City could consider creating an inventory of available sites and conducting a CEQA review of preliminary designs to pre-clear sites for development of housing that addresses the current housing gaps, such as missing middle, mixed-use, senior, restricted affordable, etc.

**The City’s development and building fees may be a constraint to housing production.** The City’s building and development fees are seen as a barrier, particularly because some development impact fees are charged for all units, regardless of size or affordability. The undifferentiated development building fees were seen as impediments to building missing middle, workforce, and affordable housing.

**The City’s permitting timeframe may present feasibility challenges to certain residential developers.** Some developers and community members stated that permit processing times are too long and costly in producing housing.

Insufficient local subsidies and difficulty in identifying and applying for federal and state funding may be a constraint to building affordable housing. There is a need for local funding sources that could be used to subsidize the cost of constructing affordable units. Developers need assistance navigating the funding opportunities, including assistance with the cost of site improvements, which were noted as a constraint to housing production in some outlying areas. Site improvements are an important component of new development and include water and sewer connections, circulation, and other infrastructure needed to serve the new development.

## Online Survey

The City hosted an online survey and invited Vacaville community members to share input on their housing needs. The survey was posted on the City’s website and social media and advertised on various flyers and e-blasts. The survey was available in English and Spanish. Between November 17, 2021, and February 6, 2022, 133 respondents completed the survey.

Of these respondents, 37 percent were 40 to 59 years old and 30 percent were 20 to 39 years old (**Figure A1-12**). Sixty-one percent of the respondents were White, 10 percent were Hispanic or Latino, and 5 percent were two or more races (**Figure A1-13**). The household income for 41 percent of participants was \$119,151 or more, which was the most frequently selected response (**Figure A1-14**). The majority of participants either had a bachelor's degree or some college (**Figure A1-15**).

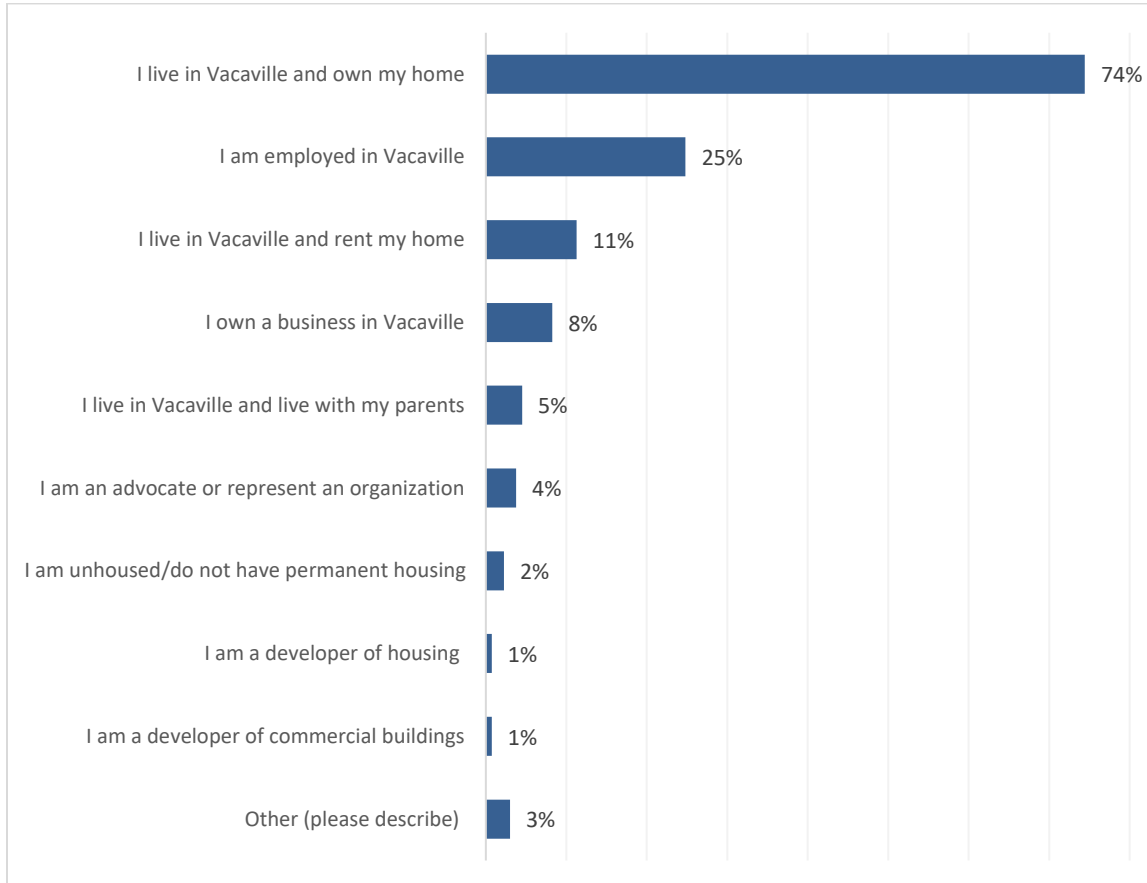
Key findings from the survey included:

- The three most important housing objectives for Vacaville selected were supporting the construction of affordable housing, providing housing at lower-income levels, and providing more opportunities for homeownership (**Figure A1-8**).
- Most of the participants believe young families, low-income families, low-income seniors, and students cannot find the housing they need in Vacaville (**Figure A1-4**).
- Many of the participants indicated they would like to see small single-family homes, standard single-family homes, supportive housing or transitional housing, shelters for the unhoused, or mixed-use housing (**Figure A1-5**).
- Several participants identified potential new housing locations in downtown, along main corridors including Alamo Drive and Leisure Town Road, near Nut Tree Plaza, and in the Allison Priority Development Area (**Figure A1-6**).
- The biggest issues participants believe hinder the construction of new housing in Vacaville are community opposition to new housing and the construction cost (**Figure A1-7**).
- Some participants would like to see more allowances for mixed-use, taller buildings in multifamily and mixed-use areas, and higher densities (**Figure A1-9**).

The first prompt in the survey asked participants to “Describe your role in the Vacaville Community (Select all that apply).” Participants were able to select multiple answers, and all 133 individuals responded. As shown in **Figure A1-1**, approximately 74 percent of respondents

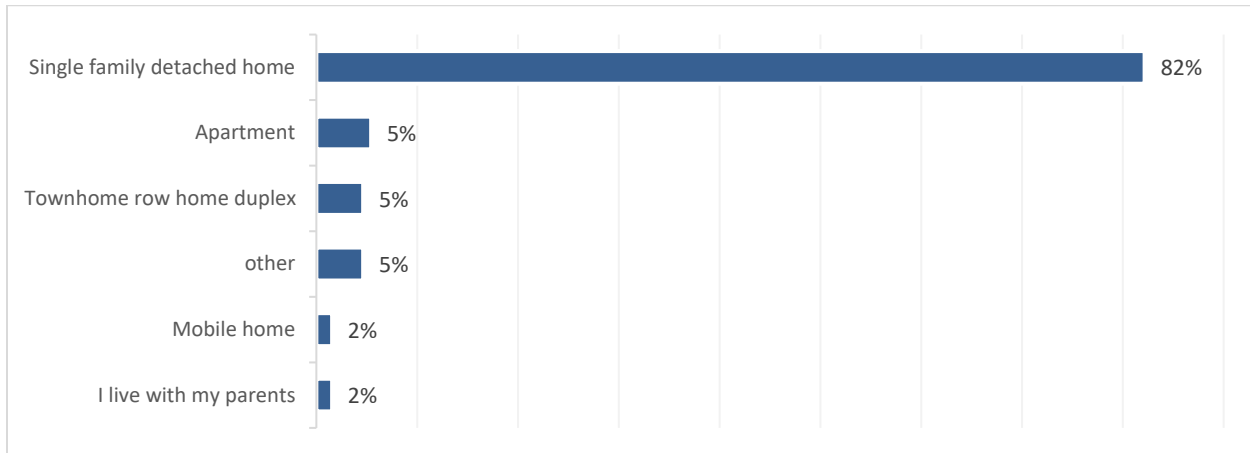
indicated they live in Vacaville and own their home, whereas 11 percent indicated they live in Vacaville and rent their home. Roughly 8 percent of respondents said they own a business in Vacaville. Roughly 5 percent of respondents stated they live in Vacaville and live with parents. Around 4 percent of respondents stated they are an advocate or represent an organization.

*Figure A1-1: Describe your role in the Vacaville Community (Select all that apply).*



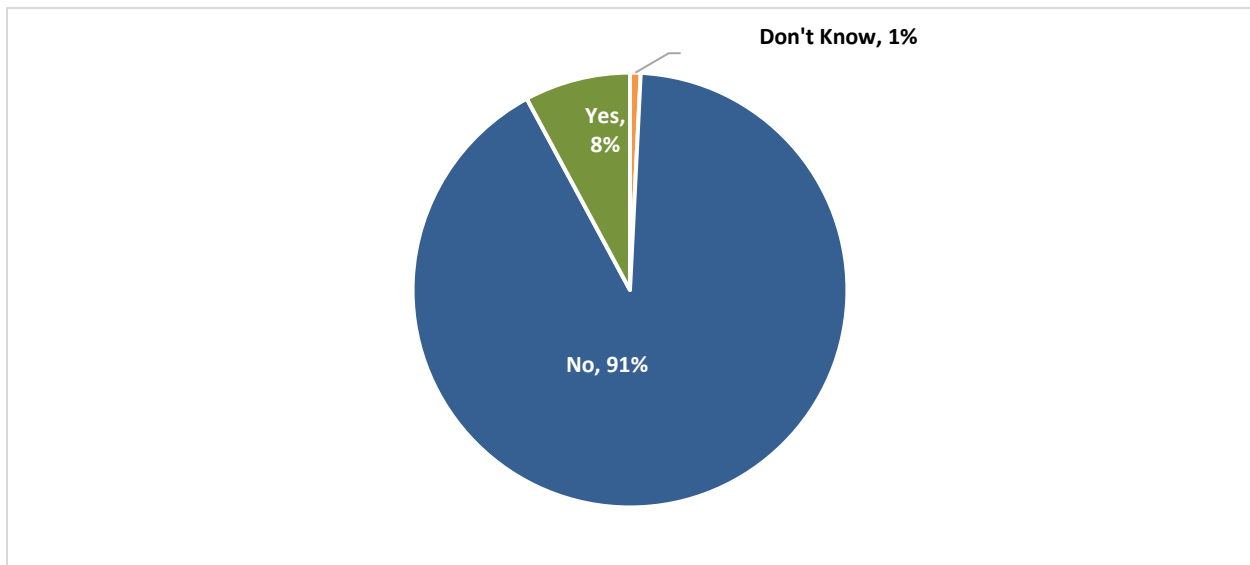
The second question in the survey asked Vacaville residents what type of housing they live in. Several housing options were provided, which included an apartment, mobile home, single-family detached home, townhome/row home duplex, I live with my parents, or other. As shown in **Figure A-2**, all 133 individuals responded, and 82 percent of them indicated they live in a single-family detached home, 5 percent of participants indicated they live in an apartment, another 5 percent in a townhome/row home duplex, and an additional 5 percent in other. Only 2 percent indicated they live with parents.

Figure A1-2: If you are a Vacaville resident, what type of housing do you currently live in?



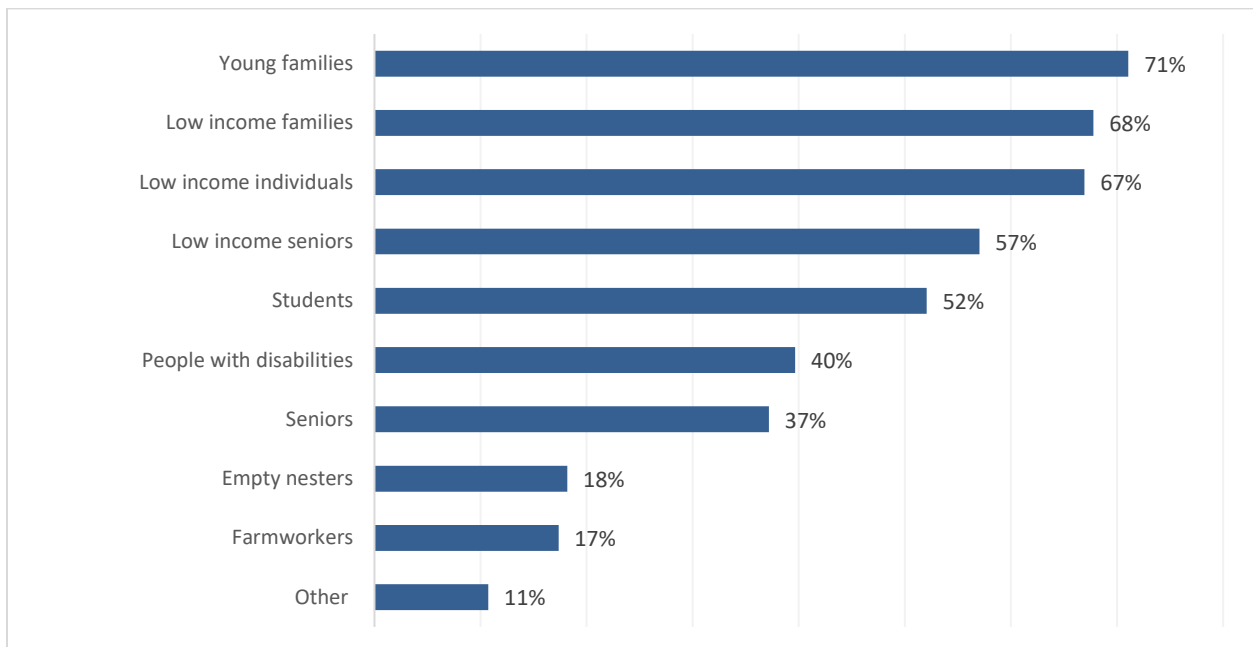
The third question in the survey asked, “Is the home located in a senior (age restricted) community?” Participants were then asked to select Yes, No, or Don’t Know in response. As shown in **Figure A1-3**, of the 133 respondents, 91 percent selected No and 8 percent selected Yes. In addition, just 1 percent of participants selected Don’t Know. A large majority of those surveyed do not live in a senior (age-restricted) community.

Figure A1-3: Is the home located in a senior (age restricted) community?



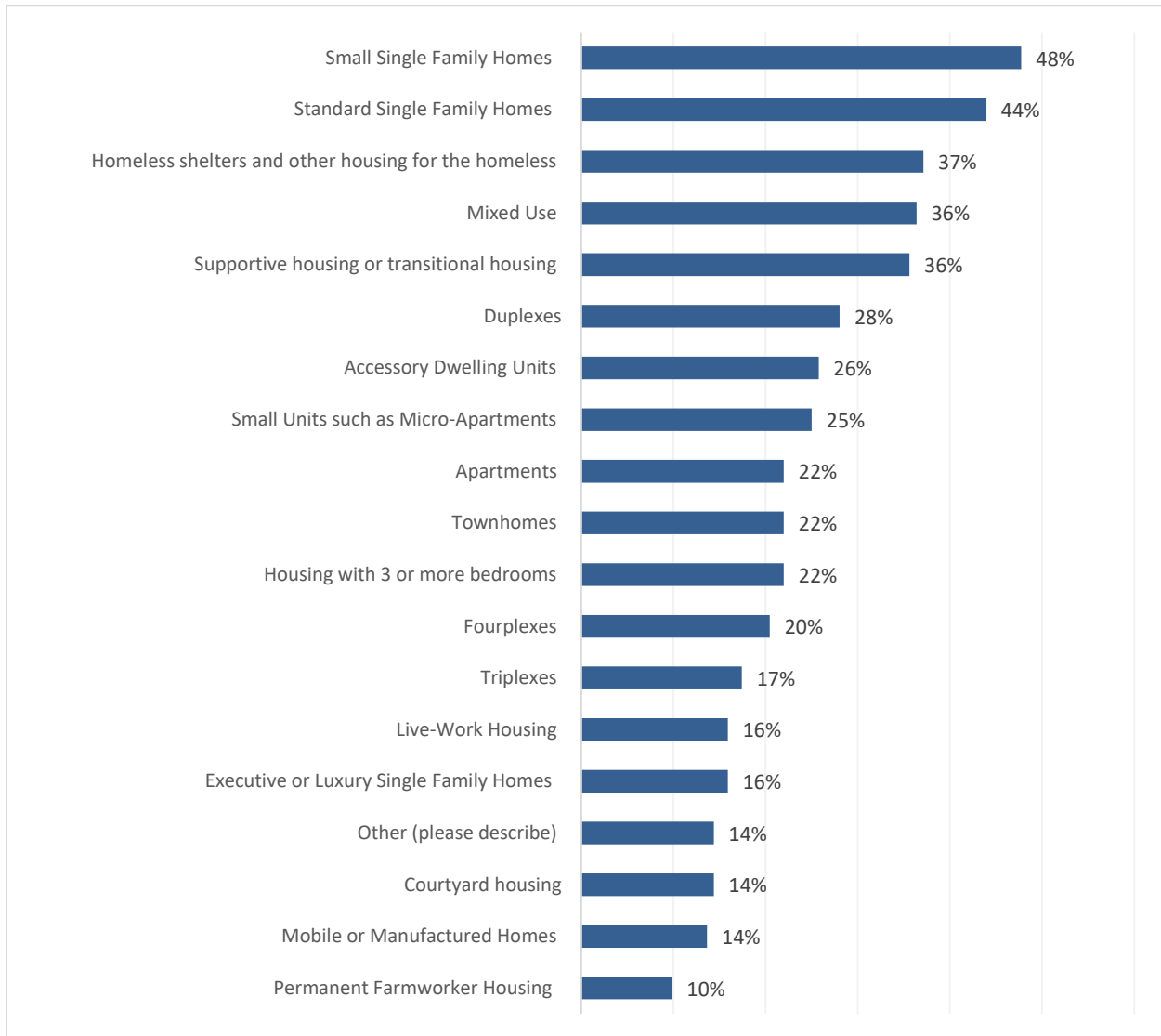
The next question asked participants, “Are there people that you believe cannot find housing they need in Vacaville? (Select all that apply.)” As shown in **Figure A1-4**, participants were able to select multiple answers, and a total of 133 individuals responded. The top three most highly supported options were young families, low-income families, and low-income individuals. Almost 71 percent of respondents selected young families, with more than two-thirds of respondents selecting low-income individuals and low-income families. The groups Empty nesters and Farmworkers were among those selected the least, indicating a high majority of respondents believed these groups could find the housing they need.

*Figure A1-4: Are there people that you believe cannot find housing they need in Vacaville? (Select all that apply.)*



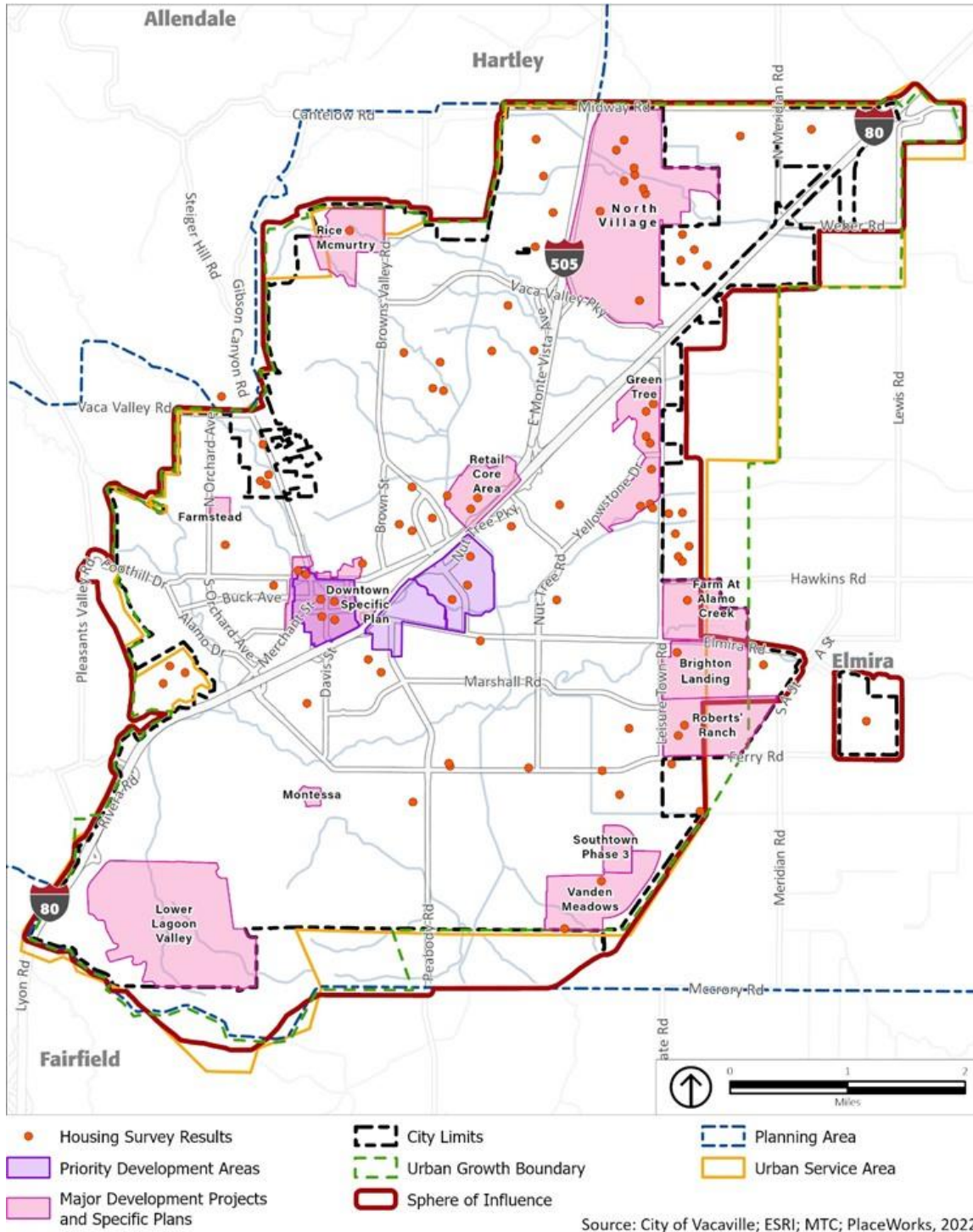
Question 5 prompted participants with, “What type of housing would you like to see built in Vacaville? (Select all that apply.)” Participants could mark multiple answers, resulting in a total of 133 responses. Approximately 48 percent of respondents, as shown in **Figure A1-5**, indicated they would like to see small single-family homes, and 44 percent indicated they would like to see standard single-family homes. In addition, 36 percent of respondents indicated they would like to see mixed-use or supportive housing or transitional housing. Permanent farmworker housing was among the lowest selected at just 10 percent of those surveyed. As depicted in **Figure A1-5**, most types of middle housing were selected at approximately 15 to 20 percent.

Figure A1-5: What type of housing would you like to see built in Vacaville? (Select all that apply.)



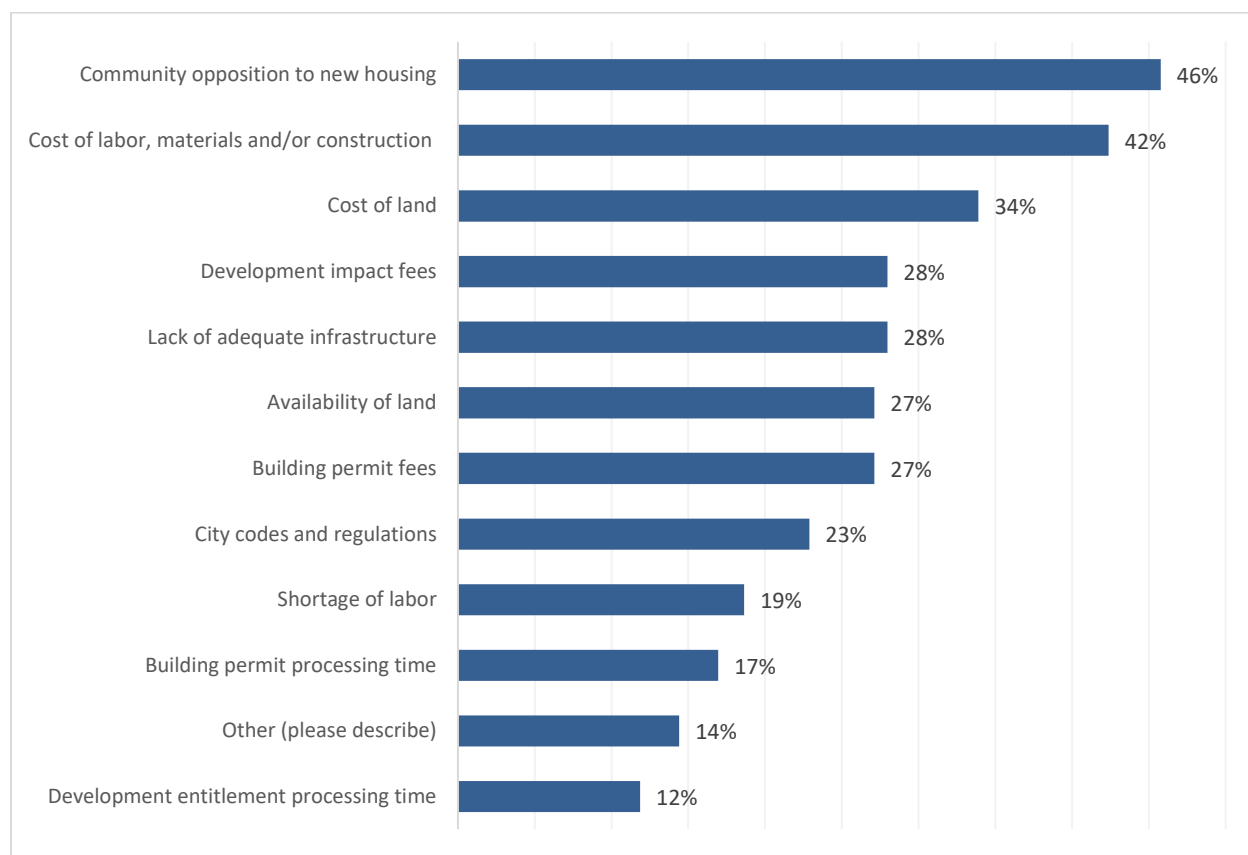
Question 6 asked participants “Where are the best sites or areas for new housing in Vacaville? (Please mark the sites or areas in the maps below.)” A total of 93 sites or areas were selected by respondents. **Figure A1-6** shows a map with the points that were selected. As shown in the map, there were several areas selected all throughout the city, with a large concentration along the northeastern and eastern part of town. Several participants identified potential new housing locations in downtown, along main corridors, including Alamo Drive and Leisure Town Road, near Nut Tree Plaza, and in the Allison Priority Development Area. There were several sites or areas selected in planned or existing subdivision areas, including Vanden Meadows, Brighton Landing, Robert’s Ranch, Rice McMurtry, and North Village.

Figure A1-6: Best Sites or Areas for New Housing



Question 7 asked participants “What do you believe are the biggest issues that hinder construction of new housing in Vacaville? (Check all that apply.)” Participants could again mark multiple answers, resulting in a total of 133 responses. As shown in **Figure A1-7**, 46 percent of those surveyed selected community opposition to new housing as the biggest issue hindering construction of new housing in Vacaville. An additional 42 percent felt the cost of labor, materials, and/or construction also hindered construction of new housing. Only approximately 12 percent felt development entitlement processing time hinders the construction of new housing in Vacaville.

*Figure A1-7: What do you believe are the biggest issues that hinder construction of new housing in Vacaville? (Check all that apply.)*



Question 8 asked participants “Which are the three (3) most important housing objectives for Vacaville, of the options listed below? (Select no more than 3 options.)” Participants selected no more than 3 options, totaling 133 responses. As shown in **Figure A1-8**, the highest selected housing objective, at 45 percent of those surveyed, is supporting the construction of affordable housing. Coming in as second-most preferred, at 40 percent, is providing housing at lower-income levels. The third-most preferred housing objective, at 36 percent, is providing more opportunities for homeownership. Only approximately 3 percent selected minimizing evictions and displacement.

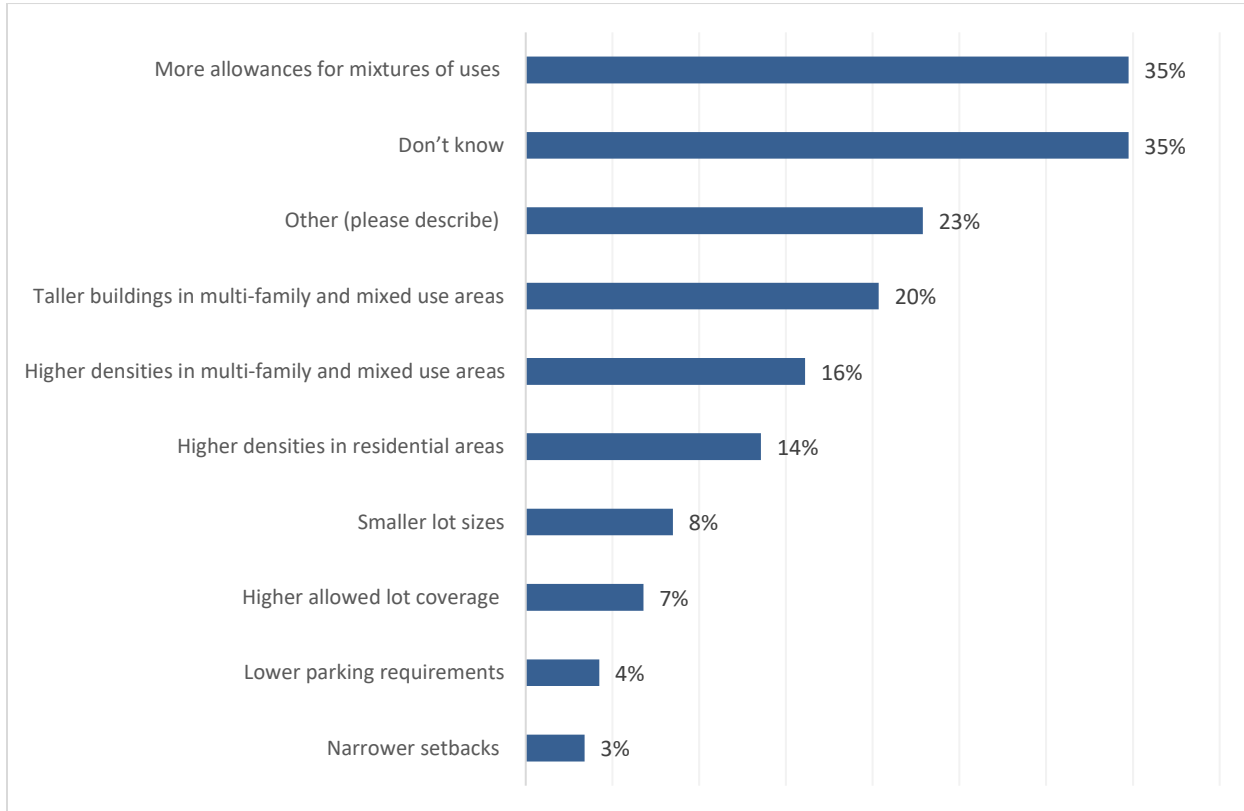


*Figure A1-8: Which are the three (3) most important housing objectives for Vacaville, of the options listed below? (Select no more than 3 options.)*

Answer	Percentage
Supporting the construction of affordable housing	45%
Providing housing at lower income levels	40%
Providing more opportunities for homeownership	36%
Encouraging development of “missing middle” housing types	33%
Encouraging developments with a mix of residential, commercial and other compatible uses	20%
Providing high-end/luxury housing to attract employers to Vacaville	17%
Supporting the construction of senior (age restricted) housing	15%
Encouraging the development of accessory dwelling units (ADUs)	14%
Supporting the construction of permanent supportive housing, transitional housing, and/or emergency shelter projects	14%
Providing additional rental housing	11%
Providing home weatherization, rehabilitation, and energy conservation programs	11%
Enforcing restrictions on short-term rentals (e.g., AirBnB, VRBO)	9%
Other (please describe)	5%
Minimizing evictions and displacement	3%

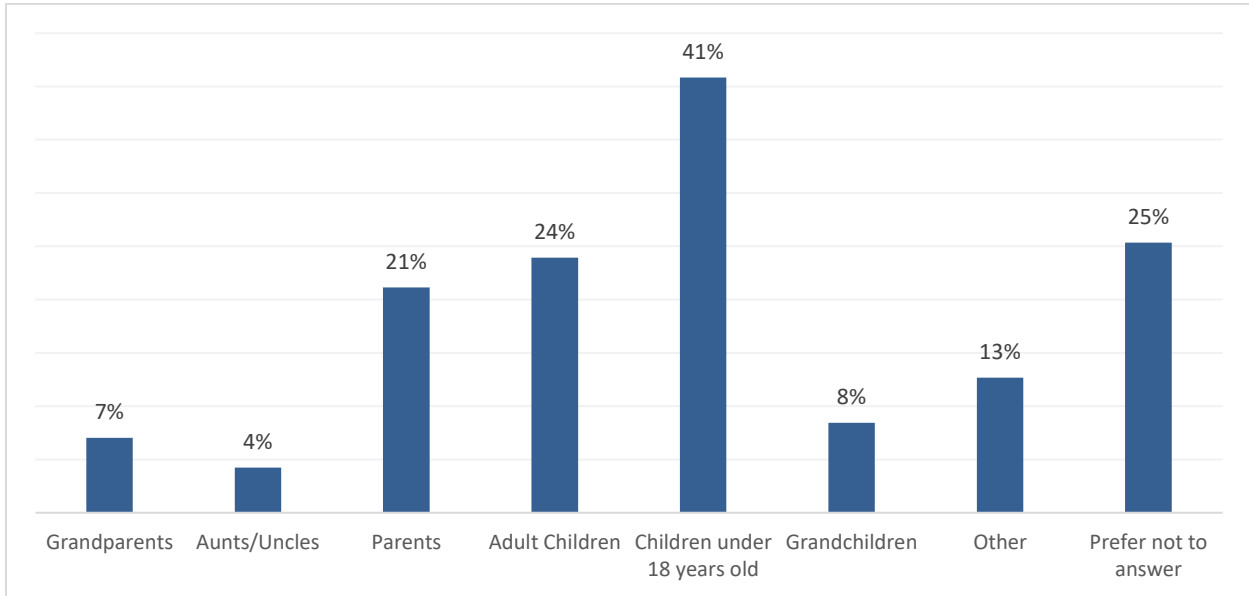
Question 9 in the survey asked participants “Do you think that the City should change its regulations to encourage housing development? If so, which changes should be considered? (Check all that apply.)” The result was a total of 132 responses. As shown in **Figure A1-9**, participants indicated a preference for more allowances for mixtures of uses at 35 percent. However, approximately 35 percent were unsure and selected Don’t know. Only approximately 3 percent selected narrower setbacks.

*Figure A1-9: Do you think that the City should change its regulations to encourage housing development? If so, which changes should be considered? (Check all that apply.)*



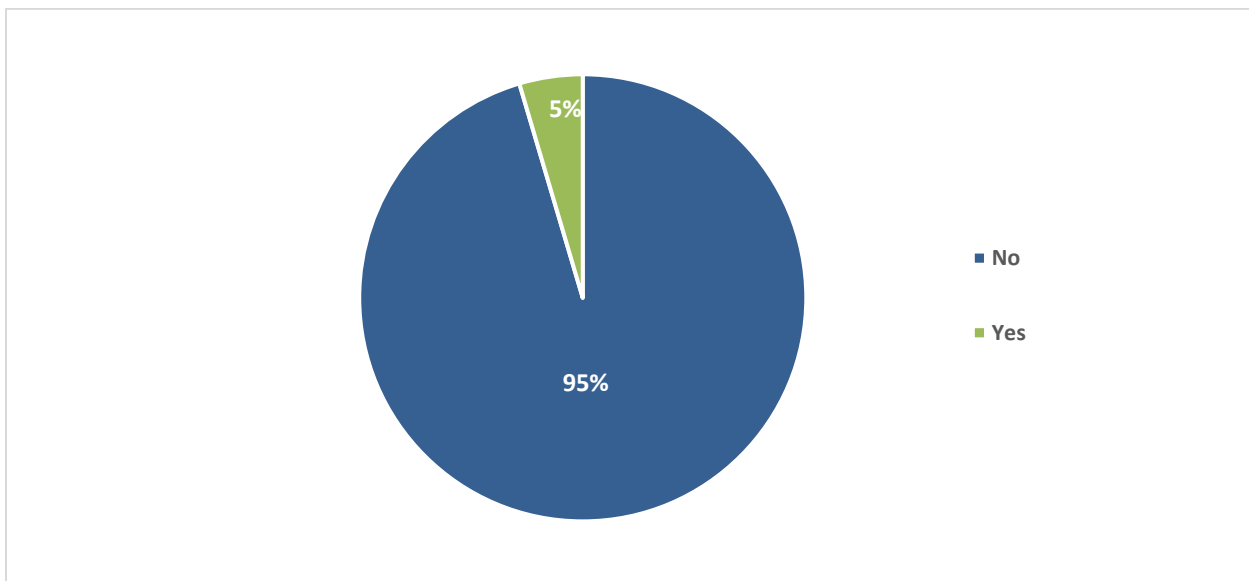
Question 10 asked participants “Do three or more generations of your family live in your household? (i.e., grandparents, parents, and kids.) If so, please check who lives in your household: (Check all that apply).” Of the 133 participants, 71 answered this question and 62 skipped it. As shown in **Figure A1-10**, of the 71 respondents, 41 percent selected children under 18 years old. Another 24 percent selected adult children and 21 percent selected parents. The top-three choices for households with 3 or more generations are children under 18 years old, adult children, and parents. An additional 25 percent preferred not to answer.

*Figure A1-10: Do three or more generations of your family live in your household? (i.e., grandparents, parents, and kids.) If so, please check who lives in your household: (Check all that apply).*



Questions 11 through 13 of the survey asked for households with information affiliated with Travis Air Force Base. Question 11 asked participants “Are you, or is anyone in your household, affiliated with Travis Air Force Base?” Of the 133 participants, 6 answered Yes and 125 No. As shown in **Figure A1-11**, only 5 percent of households were affiliated with Travis Air Force Base.

*Figure A1-11: Are you, or is anyone in your household, affiliated with Travis Air Force Base?*



Question 12 asked respondents, “Do you need off-base housing? If so, what kind of housing are you looking for? Can you find this housing in Vacaville? If not, what can the City do to assist you with your housing needs?” Only one person responded to Question 12, and they said no.

Question 13 asked respondents, “Do you live with roommates who are not family members? If so, how many?” Only one person responded to Question 13, and they said no.

Question 14 asked participants, “What other issues should the Comprehensive Housing Strategy and Housing Element Update address that were not discussed in this survey?” Forty-nine participants responded to this question. Themes from the responses (in order of frequency of occurrence) are listed here.

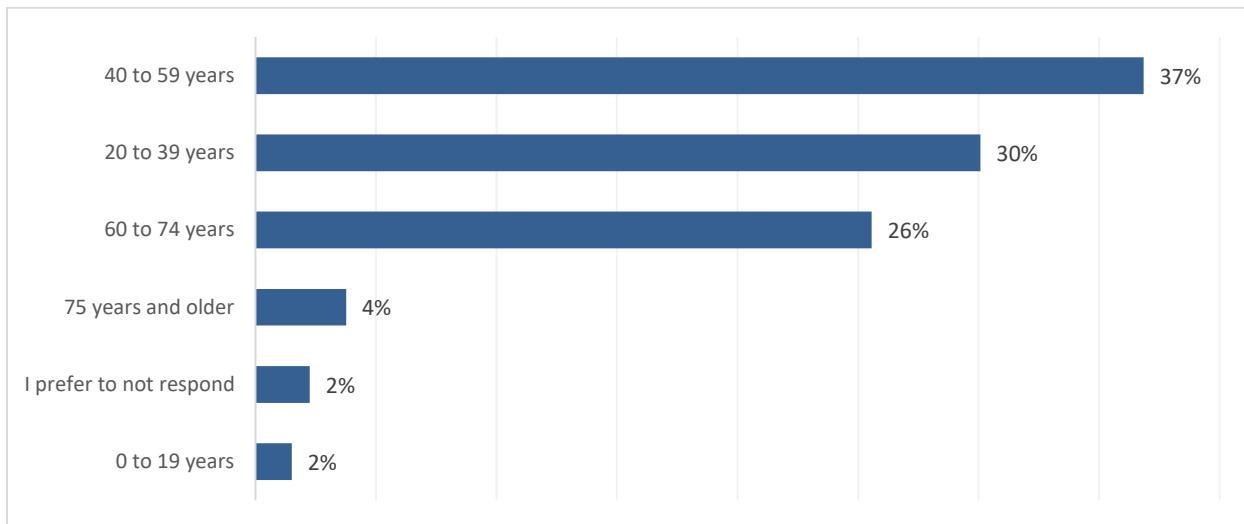
- Construction of more schools.
- Less development.
- A form of rent control as rents are too high.
- Accessible housing development for people with disabilities.
- More housing for the homeless in the form of permanent or winter housing.
- Ensure apartments/housing areas have enough parking spots available.
- Traffic and transportation patterns in the City.
- More money to put into public infrastructure.
- More mixed-use and commercial development with residential growth.
- More parks and green spaces.

These are additional points of interest:

- There is too much stress put on municipal services; make developers purchase new equipment for the City.
- Would like to see the construction of gated communities.
- Cost of living is too high here.
- There should be a moratorium on building because of the water crisis.
- Avoid restrictive homeowner associations and Declaration of Covenants, Conditions, and Restrictions.
- Spread out low-income housing.
- Research Inclusionary Housing Ordinances.
- Community-style housing plans that are walkable to all resources and a variety of homes/apartments that are fully accessible with easy access to countywide transit.

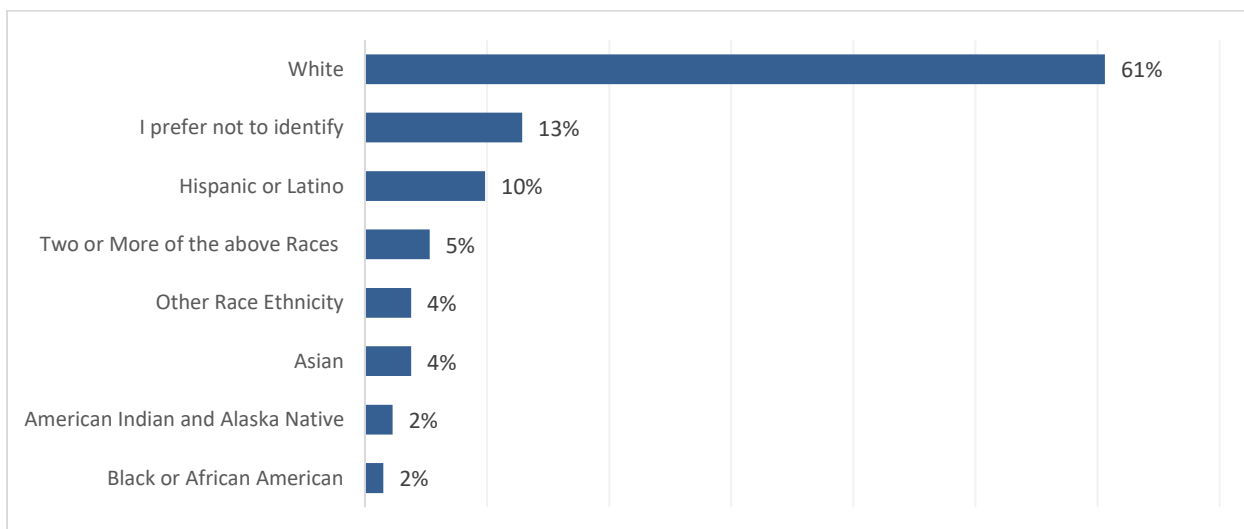
Question 15 asked participants, “How old are you?” A total of 133 responded. As shown in **Figure A1-12**, 37 percent of participants are 40 to 59 years old, with 30 percent being 20 to 39 years old.

*Figure A1-12: How old are you?*



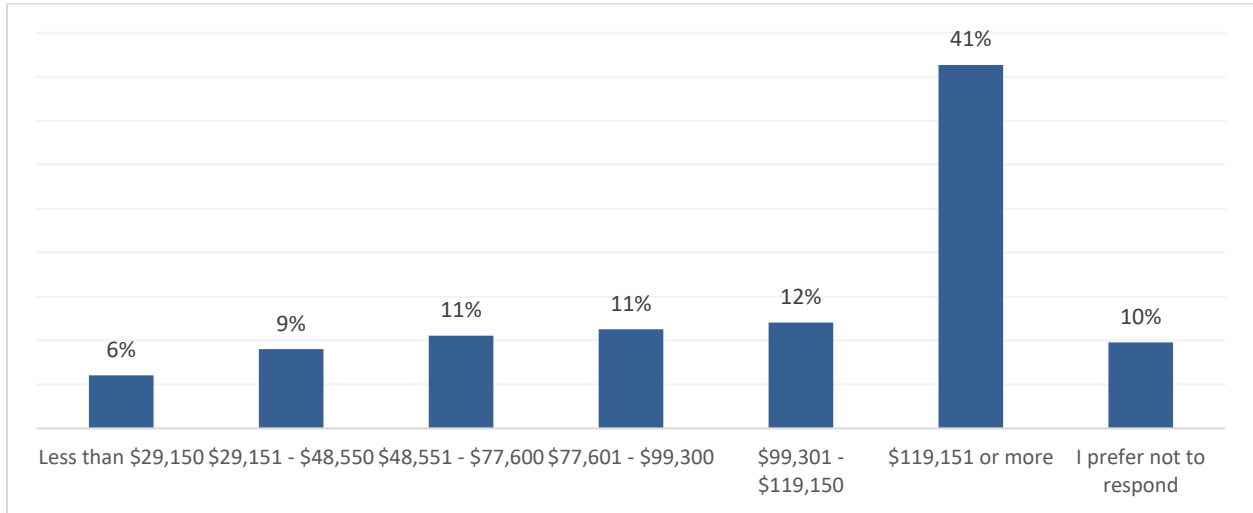
Question 16 asked respondents, “How would you identify your race/ethnicity?” As shown in **Figure A1-13**, 61 percent of the 133 surveyed selected White, while 13 percent preferred not to identify. Only 10 percent of those surveyed selected Hispanic or Latino. Only 5 percent selected two or more of the above races.

*Figure A1-13: How would you identify your race/ethnicity?*



Question 17 asked participants, “What is your household income?” The results of the survey indicate 41 percent selected \$119,151 or more, creating the largest income bracket, as shown in **Figure A1-14**. Approximately 12 percent selected \$99,301-\$119,150, creating the second-largest income bracket. Only 6 percent selected less than \$29,150.

*Figure A1-14: What is your household income?*



Question 18 asked participants, “What is the highest level of education you have completed?” As shown in **Figure A1-15**, the results of the survey indicate 32 percent selected bachelor’s degree and 25 percent indicated some college. Approximately 20 percent selected graduate degree, while only 3 percent selected vocational school.

*Figure A1-15: What is the highest level of education you have completed?*

