



Housing | County of Solano Housing Element Update

2023-2031 HOUSING ELEMENT

Adopted | February 6, 2024







Housing | County of Solano Housing Element Update

2023-2031 HOUSING ELEMENT

Adopted | **February 6, 2024**



Prepared By: PlaceWorks

101 Parkshore Drive, Suite 200

Folsom, California 95630

t 916.245.7500

CHAPTER

9

HOUSING ELEMENT

TABLE OF CONTENTS

Chapter 1. Introduction	HE-1
Housing Element Organization	HE-2
General Plan Consistency	HE-3
Regional Housing Need	HE-3
Public Participation.....	HE-4
Review of Previous Element.....	HE-10
Chapter 2. Goals, Objectives, Policies, and Programs.....	HE-11
Goal.....	HE-11
Quantified Objectives	HE-34

Tables

Table 9-1. Regional Housing Need, 2023–2031	HE-4
Table 9-2. Summary of Quantified Objectives	HE-34

Appendices

- Appendix A – Review of Previous Housing Element
- Appendix B – Housing Constraints
- Appendix C – Housing Resources and Opportunities
- Appendix D – Public Outreach and Engagement
- Appendix E – Regional Housing Needs Assessment
- Appendix F – Regional and Local Assessment of Fair Housing

CHAPTER 1. INTRODUCTION

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of general plans. In California, it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Solano County and each of the seven cities in Solano County, with the help of the Solano Transportation Authority (STA), formed the Solano County Regional Early Action Planning (REAP) Housing Element Collaborative to provide a regional approach to the Housing Element. This approach provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Solano County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional housing needs assessment and regional assessment of fair housing to supplement local analyses of constraints, sites, and fair housing issues. The following jurisdictions are participating in the effort: Solano County, Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the RHNA. The County recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions the County will implement and/or facilitate to solve our identified housing issues.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

According to state law, the Housing Element is one of eight elements that must be included in a California General Plan, along with any number of optional elements that a jurisdiction may wish to include. The County organized the 2008 General Plan by chapters that combine some of the required elements with non-required elements. The following chapters include mandated elements: Chapter 2 – Land Use, Chapter 4 – Resources, Chapter 5 – Public Health and Safety, Chapter 7 – Transportation and Circulation, and Chapter 9 – Housing Element. In addition to the mandated elements, the County's General Plan includes the following chapters that contain optional element content: Chapter 3 – Agriculture, Chapter 6 – Economic Development, Chapter 8 – Public Facilities and Services, and Chapter 10 – Park and Recreation Element. The Housing Element covers an eight-year time frame and replaces the Housing Element adopted in May 2015 that covered the period from 2015 to 2023. This element covers a period extending from 2023 to 2031.

Housing Element Organization

In addition to identifying the Housing Element as one of the required General Plan elements, state law also includes specific guidance as to the contents and preparation of Housing Elements and Housing Element updates. As mandated by state law, the Housing Element was prepared in consideration of an extensive Housing Needs Assessment that evaluates local and regional conditions and needs regarding housing demand, supply, and affordability. Further, based on the Needs Assessment, Housing Element law requires that the County establish a set of goals, objectives, and policies with regard to housing in the local community and specify a series of programs and activities that the County will implement to work toward achieving its goals.

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the unincorporated area of Solano County, with a focus on meeting the housing needs of all economic segments of the community, including low- and moderate-income households, which may have trouble affording market-rate housing and populations with special housing needs that may not necessarily be met through conventional housing products. This Housing Element update is intended to address the County's housing needs for the planning period of January 31, 2023, through January 31, 2031. This planning period was established for Solano County and other Bay Area jurisdictions by state law. This Housing Element will remain in effect until such time as the County adopts an updated Housing Element.

Solano County prepared its Housing Element as part of a regional effort with the Solano County REAP Collaborative and is therefore organized slightly different than the last Housing Element. Sections of the Housing Element were prepared on a regional level and others were focused solely on Solano County. The following sections describe the organization of the sections of the Housing Element.

The **Solano County Housing Element** is organized into the following sections:

Chapter 1 – Introduction: This section provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, General Plan consistency, summary of the Regional Housing Need, and the public participation process.

Chapter 2 – Goals, Objectives, Policies, and Programs: This section sets forth the County's goals, objectives, policies, and programs that are designed to address the housing needs in Solano County. Based on the findings of all the previous sections, the Goals, Policies, and Actions section identifies actions the County will take to meet local housing goals, quantified objectives, and address the housing needs in the unincorporated area.

Appendix A – Review of Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Appendix B – Housing Constraints: This section analyzes potential governmental and nongovernmental constraints to housing development in the unincorporated county. This includes the County's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability.

Appendix C – Housing Resources and Opportunities: This section describes the County's housing resources as well as the County's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs in the county.

Appendix D – Public Outreach and Engagement: Describes the opportunities the County provided for public participation during the preparation of the updated Housing Element.

Appendix E – Regional Housing Needs Assessment: This focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Appendix F – Regional and Local Assessment of Fair Housing: Includes a regional and local Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

General Plan Consistency

The Housing Element has been reviewed for consistency with the County's other General Plan elements. The Solano County General Plan has been periodically amended since the last comprehensive update was adopted in 2008. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The County will continue to review and revise the Housing Element, as necessary for consistency, during future updates.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2022, the County is currently working to review and update the existing Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

Regional Housing Need

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For the Bay Area, including Solano County, HCD provides the regional need to the Association of Bay Area Governments (ABAG), which then distributes the RHNA to the cities and counties within the ABAG region. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021.

"Planning for a Sustainable Solano County"

Housing Element

The County of Solano's share of the regional housing need was determined by a methodology prepared by Solano County as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the County must plan to accommodate 315 housing units between January 31, 2023 and January 31, 2031. **Table 9-1** shows the County's RHNA by income category. Of the 315 total units, the County must plan to accommodate 80 units for very low-income households, 50 units for low-income households, 56 units for moderate-income households, and 129 units for above moderate-income households.

Table 9-1. Regional Housing Need, 2023–2031

Income Category	Allocation
Very Low*	80
Low	50
Moderate	56
Above Moderate	129
Total	315

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

*It is assumed that 50% of the very low-income category is allocated to the extremely low-income category.

Summary of Housing Needs and Conditions

Housing Needs Assessment

As part of the Housing Element, the County prepared a detailed Housing Needs Assessment (Appendix E) analyzing Unincorporated County's demographics. The Housing Needs Assessment identified a number of trends that informed the goals, policies and programs of the updated Housing Element, including:

- The total population in Unincorporated Solano County decreased by 4.0 percent between 2000 and 2021, for an average annual decrease of 0.2 percent. The Unincorporated Area was the only jurisdiction in Solano County to experience a decrease during this time period.
- The median age could not be calculated for the Unincorporated Area. However, the distribution of residents by age groups is most comparable to the distribution in Benicia, where the median age is 46.1 years.
- Unincorporated Solano County has the highest percentage of married couple households (59.5 percent) in the county, and as compared to the county overall with a percentage of 51.2 percent.
- In contrast to the higher percentage of married couple households, the Unincorporated Area had the second largest proportion of households without children at 74.4 percent, behind only Rio Vista (94.1 percent).
- The Unincorporated Area exceeded the County average for homeownership, at 68.3 percent and 61.5 percent of residents, respectively.
- Seniors headed households made up nearly one third (32.7 percent) of the households in Unincorporated Solano County, while seniors comprise approximately 21.5 percent of the total population.

- Approximately 86.4 percent of senior headed households were owner-occupied, and 13.6 percent were renter-occupied. Of the total senior households, 31.0 percent were overpaying (paying more than 30 percent of their income on housing) for housing.
- Unincorporated Solano County had a slightly higher than average proportion of the population with a disability (12.7 percent) compared to the county as a whole (12.3 percent), though according to the California Department of Developmental Services, the third largest number of persons with a developmental disability in Solano County reside in the Unincorporated Area (439 persons) in the county, behind Vallejo (1,110 persons) and Vacaville (819 persons).
- Large households (households with 5 or more persons) in Unincorporated Solano County made up 11.8 percent of the population, while housing units with 3 or more bedrooms made up 65.9 percent of the housing stock, showing that the housing stock is sufficient to meet the need of large households.
- Of the 2,513 farmworkers in the county, 1,453 workers (58 percent) work 150 days or more each year and 42 percent work less than 150 days per year. From 2016 to 2020, the migrant worker student population in Unincorporated Solano County was zero, showing a lower need for farmworker housing in the Unincorporated Area.
- Lower-income households (households making 80 percent or less than the median income, or a maximum of \$99,300 in 2021) made up 31.5 percent of the households in Unincorporated Solano County. Of those, 53.0 percent owner households and 47.0 percent were renter households. Of the 31.5 percent of lower-income households, 56.4 were extremely low-income households (households earning 30 percent or less of the median income, or \$29,150 in 2021).
- Extremely low-income residents made up 8.4 percent of the total households in Rio Vista. Of those, 41.4 percent were renter households, and 58.6 percent were owner-occupied households.
- According to the 2022 Point-in-Time count, 11 persons were experiencing homelessness in Unincorporated Solano County, all of whom were considered sheltered. This is the smallest homeless population in the county.
- The County's housing stock is primarily single-family housing (90.3 percent), with only 2.9 percent made up of multifamily units.
- Approximately 14.7 percent of all households were overpaying for housing (paying more than 30 percent of their income towards housing) and 4.9 percent were severely overpaying (paying more than 50 percent of their income towards housing).
- Approximately 7.9 percent of households in Unincorporated Solano County are female-headed, compared to 14.2 percent countywide.

As shown, in many respects, demographic characteristics in the Unincorporated County reflect the county as a whole, with most characteristics falling in the middle range when compared to cities in the county. However, the decline in population since 2000 is a unique trend that may reflect households moving to incorporated cities where services and resources are more readily accessible. Further, the relatively high vacancy rate (8.9 percent) in Unincorporated Solano County and lower rates in cities likely reflect these trends as well. To improve access to opportunities and services in the unincorporated area, the County has included Program D.6 to meet with school districts, transit agencies, and other agencies to address gaps and promote existing resources.

"Planning for a Sustainable Solano County"

Housing Element

Extremely low-income households, while only 8.4 percent of total households in Unincorporated Solano County, comprise 11.5 percent of renter households and 7.0 percent of owner households. This indicates a greater need for rental housing to support extremely low-income households. Further, 80.5 percent of all extremely low-income households are overpaying for housing, a higher rate than very low-income households (70.4 percent) and low-income households (50.1 percent). From 2010 to 2017 there was a significant decrease in ELI households, decreasing by five percent, from 13.6 in 2010 to 8.4 percent in 2017 years. As stated, 14.7 percent of households in the Unincorporated County are overpaying. Given the significantly higher rates of overpayment among extremely low-, very low-, and low-income households, there is a great need for financial support and affordable units to meet the needs of these populations. In response to these needs, the County has included Programs C.4 and D.2 to incentivize and support construction of affordable units, Program D.1 to support construction and rehabilitation of farmworker housing which often targets these income populations, and Program D.4 to encourage, facilitate, and incentivize construction of housing for extremely low-income households.

As stated, it is estimated that approximately 11 residents in Unincorporated Solano County were homeless in 2022, which was an increase from the 2013 PIT count when no individuals were identified. These 11 residents accounted for approximately 4.2 percent of the sheltered homeless population in Solano County at the time, and 0.9 percent of the total homeless population. While this population is relatively small, several services are available to homeless residents locally and in the region, including those provided by Resource Connect Solano, and 211 Solano, among others. A comprehensive list and description of resources is included in Appendix F and the County has included Program D.3 to cooperate with incorporated cities in the county and other agencies in the development of programs aimed at providing homeless shelters and related services.

Given the small size of the farmworker population in Unincorporated Solano County, the housing needs for this group can likely be met through programs identified to serve extremely low-, very low-, and low-income households, as well as other special needs groups. Looking at recent trends, the 2017 Ag Census, the number of farmworkers in Solano County have been on a steady decline since 2002, with a slight increase in 2012 for seasonal workers. However, to account for farmworkers who may not report their place of residence or may live in incorporated areas but work in unincorporated areas, the County has included Program D.1 to seek funding to expand the Dixon Migrant Center and support construction of additional farmworker housing, as needed.

Looking closer at special needs groups within the unincorporated county, seniors saw a significant increase from 2010 increasing from 16 percent to 21.6 percent in 2019. However, large households, persons with disabilities, and female headed households all saw anywhere from a 2 percent to a 5 percent decrease. While the need may not be as high as it was in previous years, the need is still there. The county has included several programs under Goal D to address the needs of special needs groups.

The primary industries in 2019 in Unincorporated Solano County are health and educational services (28.7 percent of jobs), manufacturing, wholesale, and transportation (17.7 percent of jobs), and financial and professional services (14.9 percent of jobs), which is consistent with data from 2011. This shows a consistent trend within the employment industry for over ten years. While unemployment in the county as a whole increased from 3.8 percent in 2019 to 5.4 percent in 2021, this is likely due, at least in part, to the COVID-19 pandemic that resulted in high unemployment rates nationwide.

The unit composition of Unincorporated Solano County's housing stock has remained relatively consistent since 2010, with the predominant housing type being single-family detached units comprising 87.0 percent of the housing stock in 2010 and 86.6 percent in 2020. In contrast to this decrease, between 2010 and 2020, the percentage of mobile homes has increased from 5.9

percent of the housing stock to 6.4 percent. The number of single-family attached and multifamily units did not change between 2010 and 2020. As stated previously, homeowners account for 68.3 percent of households in Unincorporated Solano County. Of these households, only 0.3 percent live in multifamily units and 6.5 percent live in mobile homes, compared to 14.9 percent and 4.2 percent of renters, respectively. When compared to the housing stock, it appears that mobile homeowners, and possibly renters, have experienced a slight increase in housing options in the county while owners and tenants of single-family units still compete for the same housing stock in 2020 as in 2010. This is consistent with prior data regarding tenure which shows owner occupied units made up 68 percent of the housing stock in 2010, and renter occupied housing units made up 32 percent.

Further, approximately 75.8 percent of owners live in units with three or more bedrooms compared to 44.6 percent of renters, suggesting more ownership opportunities for large families, despite there being a higher rate of large households that are renters (21.3 percent of renters) than homeowners (7.1 percent of homeowners). While overcrowding rates are low in the unincorporated area, with only 5.4 percent of households experiencing overcrowding and 1.5 percent experiencing severe overcrowding, overpayment rates are higher. Overcrowding has slightly increased since 2010, where overcrowded households accounted for just two percent and severely overcrowded households accounted for one percent, as compared to 2019 where overcrowded households represented 5.4 percent of all households with 1.5 percent being severely overcrowded. This trend could show that there is an increased need for affordable housing with larger units. Program D.2 where the county will provide incentives to builders who provide larger rental housing with multiple bedrooms affordable to lower- and moderate-income households.

Approximately 16.8 percent of renters are overpaying, compared to 13.8 percent of owners. When considering overpayment rates, unit type by tenure, and recent development trends, renters appear to have a disproportionate housing need for adequately sized and priced housing opportunities in the county. When comparing 2019 overpayment rates to 2010 rates from the 5th cycle Housing Element, overpayment for both owners and renters has increased quite significantly. Owner occupied households increased from 7 percent of households overpaying to 13.8 percent overpaying, while renter occupied households increased from 9 percent overpaying to 16.8 percent overpaying. This shows a need for affordable housing. In response to this need, the County has included Programs B.1 to help facilitate the development of multifamily housing, and B.2 and B.3 to encourage construction of ADUs as a potential future affordable housing opportunity, Program C.1 to support affordable development in a range of sizes, and Program C.4 improve access to Section 8 housing opportunities for renter.

Public Participation

Public Workshops

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element" (Government Code Section 65583). The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

"Planning for a Sustainable Solano County"

Housing Element

The Housing Element update was prepared with a goal of incorporating broad-based community input, particularly in the areas of housing needs and updating housing policies. To this end, Solano County completed public outreach at both the local level and as part of the regional Solano County Collaborative effort to encourage community involvement. These efforts included:

- Local Stakeholder Consultations
- Regional Stakeholder Consultations
- Community Workshops
- Online Community Survey
- Board of Supervisor Study Sessions
- Planning Commission and Board of Supervisor Meetings

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in **Appendix D, Regional and Local Housing Element Public Outreach**.

For all public meetings, the County offers translation and reasonable accommodation services by request. Information on how to request this service is available on the County's website and is included on meeting agendas.

Local Stakeholder Consultations

To solicit feedback from all segments of the community, the County conducted consultations with service providers and other stakeholders who represent different socioeconomic groups. Many of the stakeholders that serve the unincorporated areas also serve incorporated jurisdictions within Solano County and are therefore discussed in **Appendix D**. However, in January and February 2022, staff consulted with two local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs for the county. Representatives from the following stakeholders were interviewed:

- Solano County Housing Authority (SCHA), January 19, 2022
- Travis Air Force Base, February 28, 2022
- Yoche Dehe Wintun Nation, Cultural Resources Department, June 7, 2022

SCHA and Travis Air Force Base representatives emphasized the shortage of rental housing in the unincorporated area as a barrier to housing, particularly for lower- and moderate-income households. They identified the high cost of housing, and the limited funding available for assistance, as constraints for many households to secure housing in the unincorporated area. SCHA also noted that the shortage of transportation impacts for those seeking housing, who are unable to get to potential units to view them. According to the Housing Authority, there are over 2,000 applicants on the Housing Choice Voucher list, but only 368 vouchers are allocated to Housing Authority. While SCHA offers a homeownership assistance program, that includes a regularly updated list of available accessible units, there are still limited opportunities, particularly for lower- and moderate-income households. They expressed that identifying more project-based voucher opportunities may help to alleviate some of the pressure.

The county also participated in a consultation with the Yoche Dehe Wintun Nation (YDWN) Cultural Resources Department. The discussion included an overview of the Housing Element and Safety Element update process. There was clarification provided that the Housing Element and Safety Element do not propose any specific development or land use changes. The YDWN discussed the importance of communication early in any development process to ensure that historic findings are treated respectfully and if possible, action is taken prior to discoveries. The county has included specific policies to engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

The County has identified several programs in **Chapter 2, Goals, Objectives, Policies, and Programs** to address concerns raised by stakeholders during this consultations process, as well as during regional consultations.

Study Sessions

On March 8, 2022, the County held a virtual study session for the Board of Supervisors to introduce the 2023-2031 Housing Element update and to review new state laws. The public was invited to attend and participate in the study session. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the County's RHNA, reviewed new state laws, and solicited feedback from the Board of Supervisors and community members on these strategies and other housing needs in the unincorporated area. No comments or questions were received.

Board of Supervisors Meeting

On December 13, 2022, county staff presented the Public Review Draft Housing Element to the Board of Supervisors. This was an opportunity for the Board and the public to provide feedback and comment on the draft during the 30-day mandatory review period (per AB 215). Questions regarding cost of construction were brought up and staff directed the board to where this was located in the Housing Element.

Responses to Input Received

All comments received as a result of the County's efforts to encourage public participation in development of the 2023-2031 Housing Element have been taken into consideration., Revisions have been made to the sites inventory, fair housing assessment and to the programs. .. The County will continue to consider public comment and incorporated edits where applicable.

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from November 15, 2022 to December 16, 2022. The County provided an additional 10 business days to consider and incorporate public comments into the draft revision before submitting to HCD on January 6, 2023. The draft was made available on the County's website and was noticed to residents through the same methods as the Planning Commission and Board of Supervisors meetings. Additional direct noticing was sent to local housing advocate group, service providers, and other stakeholder organizations and interested parties, that represent all income groups and special needs groups.

"Planning for a Sustainable Solano County"

Review of Previous Element.

Government Code Section 65588(a)(2) "Review and Revision" requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community's housing goals and objectives. For a complete list of the status of all programs in the Housing Element, see **Appendix A, Review of Previous Housing Element.**

CHAPTER 2. GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

This portion of the Housing Element establishes the County's policy direction for housing within its jurisdiction. This chapter first states the County's housing goal and then describes a series of objectives, policies, and programs that are intended to focus the County's efforts to achieve that goal.

Goal

It is the County's goal to promote and ensure adequate housing in a satisfying environment for all residents of Solano County.

To achieve the intent of this statement, it is necessary to establish short-term objectives and policies that will overcome the major obstacles that prevent realization of the goal. In addition to listing a set of policies that can serve as a general framework for County planning and decision making on a range of issues (e.g., land use, public services, capital improvements), the Housing Element also includes a set of programs that call for the County to undertake or promote specific actions that will help to achieve Housing Element objectives.

The objectives, policies, and programs that follow are organized under one of nine subject areas, as follows:

- A. Housing Conservation and Rehabilitation
- B. Opportunities for Housing Production
- C. Affordable Housing Assistance
- D. Special Housing Needs and Equal Housing Opportunity
- E. Governmental and Nongovernmental Housing Constraints
- F. Housing Location, Density, and Timing
- G. Public Facilities and Services
- H. Environmental Quality
- I. Energy Conservation

For each subject area, there is a discussion of related housing issues followed by an outline of the policies and programs that the County intends to implement to address the identified housing issues. At the heart of each issue area are the following core program themes:

Financial Assistance. Providing financial assistance is one of the County's mechanisms to help increase the supply of affordable housing in the current planning period. In exchange for contributing public financial assistance to affordable housing projects, the County will also seek agreements to keep assisted units permanently affordable, so that the units remain a part of the County's affordable housing stock for the long term. Furthermore, an injection of locally controlled public funds is often the catalyst that allows an affordable housing project to leverage additional public and private funds that are necessary to expand the local affordable housing stock.

Housing Element

Program Partnerships. Due to its limited resources, the County will seek to implement housing assistance programs through actively developing and participating in program partnerships with other local public and private organizations. The County's existing partnership with an outside agency/organization to operate the County's Community Development Block Grant (CDBG) and HOME housing rehabilitation programs and its participation in the Solano County Continuum of Care are all examples of program partnerships that allow the County to use its available resources in the most efficient manner possible. The County also has a partnership with the City of Vacaville Housing Authority to manage the County's Department of Housing and Urban Development (HUD) Section 8 program.

Housing Assistance Outreach. Although housing assistance resources are almost always in short supply relative to the need, it is important that the County make efforts to publicize the available assistance programs to those individuals and households who are most likely to need help. Effective outreach can help to ensure that limited resources can get to those who need them most. Housing assistance outreach is another example of an activity that should be implemented through program partnerships.

These three core program themes can be found throughout the nine subject areas. This provides opportunities for the County to streamline its implementation activities by consolidating related activities under a single program. For example, a Financial Assistance program includes components for rehabilitation projects and for new affordable housing production. In addition to the core program themes that deal with general implementation needs, there are programs and activities that deal with specific regulatory requirements, such as specific local housing needs that have been identified in **Appendix E, Regional Housing Needs Assessment**.

A. Housing Conservation and Rehabilitation

Objective A. Conserve existing affordable housing units and rehabilitate the existing housing stock of unincorporated Solano County.

Policies

A.1 The County shall work to conserve its existing affordable housing stock and reduce substandard housing through ongoing housing rehabilitation programs targeted to assist extremely low-, very low-, low-, and moderate-income households.

A.2 The County shall seek to coordinate its housing conservation and rehabilitation plans and programs with those of other public and private agencies.

Programs

A.1 Financial Assistance and Outreach – Rehabilitation. To assist private property owners in rehabilitating the housing stock, the County will pursue CDBG funds and other funding sources annually as available, and as public demand necessitates, including funding from the federal HUD, the HCD, remaining local redevelopment set-aside funding, and other governmental or private sources. As the County applies for and receives funding to provide rehabilitation loans, they will notify the public of available housing rehabilitation programs in coordination with city housing authorities and other public and private agencies. The County will advertise the programs on the County’s website, add social media posts to the County’s account, and make printed informational materials available in County buildings. The County will also distribute information in multiple languages on the available programs in areas with an older housing stock where the need for rehabilitation may be greater, such as in the unincorporated islands within Vallejo.

Responsibility: Resource Management, County Housing Authority, city housing authorities adjoining project areas.

Target Date: The County will apply for funds annually, and as Notice of Funding Availability (NOFAs) are released, or as community demand requires. Post information on the County’s website and in County buildings on existing programs by January 2024, updating at least annually, as needed.

Funding Source: CDBG, HOME, Rehabilitation Loan Pool.

Quantified Objective: Facilitate place-based revitalization and reduce displacement risk due to housing condition by seeking funding to assist 20 lower-income households complete repairs to their home, prioritizing marketing of these programs in communities with older housing stock or low resource areas. The County will focus efforts in the eastern and southern portions of the unincorporated county.

A.2 Code Enforcement. The County will continue to use Code Enforcement and Building and Safety staff to conduct code enforcement on a complaint-driven basis to address safety and code compliance issues. To ensure the County has an accurate percentage of the homes in need of rehabilitation and replacement, the County will analyze the data from the recent Homeacres survey to determine where to focus rehabilitation efforts. Based on findings of the focused evaluation, the County will identify measures to encourage housing preservation, conservation,

"Planning for a Sustainable Solano County"

Housing Element

and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:

- Expedite permit review for home repairs on housing units identified during the conditions survey.
- Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program (see A1).

Targeted efforts to improve housing and environmental conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for these residents by improving living conditions and enabling them to remain in their home and community.

Responsibility: Resource Management

Target Date: Make informational materials available by December 2023 to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received. Evaluate the Homeacres Survey by August 2023 and determine next steps by January 2024. Seek funding to develop a housing rehabilitation program and to offer relocation assistance on an annual basis, and establish these programs within six months of receiving funding.

Funding Source: General Fund

Quantified Objective: Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units by providing informational materials to owners in violation of County codes on available assistance programs, annually promote available assistance programs in areas of concentrated lower-income households and target efforts in the eastern and southern portions of the unincorporated county.

B. Opportunities for Housing Production

Objective B. The County will continue to have sufficient land to accommodate Solano County's projected housing needs.

Policies

B.1 The County shall seek to achieve coordination of housing goals, objectives, policies, and programs between the County and the cities in the county. The County shall maintain an inventory of sites adequate to satisfy its remaining unmet need for housing production through the remainder of the Housing Element planning period. Should the County satisfy all of its housing need allocations through production in the unincorporated area or by transferring responsibility to cities, the County shall maintain information regarding vacant land in the unincorporated area, such as English Hills and Homeacres, that is available and appropriate to accommodate additional housing development.

B.2 The unincorporated county's principal housing role shall be to accommodate future residential development that constitutes an accessory use to agriculture (farm residence and farm labor quarters) and a moderate amount of rural residential development.

B.3 Housing units in the unincorporated county shall consist primarily of single-family homes. These include conventional stick-built homes as well as manufactured dwellings certified under the National Mobile Home Construction and Safety Standard Act that meet minimum County architectural and development standards.

B.4 Manufactured homes may be used in the unincorporated county as permanent structures for secondary living units, farm labor, and caretaker housing.

B.5 The County shall actively encourage and facilitate the development of secondary dwelling units as a means to expand the overall supply of housing, especially as a means of providing relatively affordable housing, e.g., for people employed in the agricultural areas, or for the elderly or disabled, who may need to receive assistance from a relative or caregiver residing on the same property.

B.6 The County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households (Government Code Section 95589.7).

B.7 Rural residential development within the unincorporated county shall be accommodated on 2.5- to 10-acre building sites zoned Rural Residential.

B.8 Rural residential development in areas without public water systems shall occur on building sites of 5 acres or larger.

B.9 Rural residential development in areas with public water systems shall occur on building sites of 2.5 acres or larger.

B.10 The County shall phase future residential development giving first priority to those undeveloped areas zoned and designated for residential use and where residential development has already been established; second priority to undeveloped areas designated but not zoned for rural residential use and where rural residential development has already been established; and third priority to those undeveloped areas designated for rural residential use but thus far undeveloped.

B.11 The County shall seek to achieve coordination between the County and the cities to ensure the proper location and timing of future residential development.

Programs

B.1 Promoting Multifamily Housing Choices and Affordability. Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines and other urban services. County staff will work with incorporated municipal staff to increase the supply of affordable housing in a range of sizes within their spheres of influence, in areas designated as Urban Residential, as infrastructure and services are limited in unincorporated areas outside of spheres of influence. To encourage the development of these sites, the County will work with the adjacent cities to ensure that their rezoning of these sites can accommodate housing for up to 25 units per acre and the County will support the annexation process of these sites into the cities when the cities are ready to annex. The County will continue to streamline annexation applications to assist with the development of housing. The County will also continue

Housing Element

to coordinate with cities regarding sites in the sphere of influence as part of a countywide collaborative effort to align County zoning with planned city pre-zoning to encourage higher-density, multifamily development. The County will also engage with cities during any General Plan and Zoning updates or other planning efforts, to encourage any areas in the sphere of influence to be pre-zoned for higher-density, multifamily development and streamlined annexation.

Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites.

The County will identify opportunities to facilitate affordable, higher-density residential and mixed-use development in commercial corridors by preparing information for developers about development regulations under AB 2011 and proactively reaching out to developers with this information at least twice during the planning period.

Additionally, the County will develop a brochure online and in print to inform residents about their development rights under SB 9 and will provide this information within property tax bills to homeowners in single-family zoned areas at least twice during the planning period. The municipalities and County will jointly pursue state or federal funds to subsidize housing in these areas. By working with these municipalities and the Solano County Housing Authority, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program. Additionally, the County will continue to facilitate the development of multifamily housing and affordability within cities' boundaries by providing ARPA funding as it is available. The County will also continue to provide home rehabilitation funding to enable current residents to stay in their current homes and will evaluate the feasibility of both a JADU incentive program and permitting JADUs beyond the requirements of State law to encourage increased density in built-out areas. The County will maintain the availability of existing housing by continuing its existing home rehabilitation program and, as part of its JADU evaluation, will evaluate the possibility of using home rehabilitation funding to fund the addition of JADUs into existing units.

Responsibility:	Resource Management
Target Date:	Solano County will set up an annual meeting to discuss potential projects with the Housing Authority and incorporated cities beginning in 2024. Streamline annexation on an ongoing/as-needed basis and provide ARPA and home rehabilitation program funding as available. Evaluate a JADU incentive program, permitting JADUs beyond the requirements of State law, and using rehabilitation funding to fund the addition of JADUs within one year of adoption and implement within six months whichever is determined to be feasible. At least twice during the planning period, conduct proactive outreach to homeowners in single-family-zoned areas about SB 9 and to developers about development opportunities under AB 2011.
Funding Source:	General Fund
Quantified Objective:	130 lower-income units of a variety of types, including multifamily, JADU, and rehabilitation, within cities and spheres of influence to promote construction of new housing opportunities in proximity to services, transit, and other amenities.

B.2 Promote Development of Accessory Dwelling Units. The County shall promote accessory dwelling units (ADUs) as an affordable housing option and an economic mobility opportunity in Solano County through the following actions:

- Continue to implement streamlined permitting processes for ADUs.
- Continue to make information available at the public counter about ADU options and standards.
- Provide guidance and educational materials for building ADUs on the County's website and present the permitting procedures and construction resources at least two public meetings, as well as educate the community on ADUs and to increase housing access and affordability. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of ADUs, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.
- The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and upon assessment will adjust or expand the focus of its education and outreach efforts and incentives, which may include the addition of pre-approved plans through the 2023–2031 planning period. The County will evaluate ADU approvals and affordability every other year, beginning in 2024, and identify additional site capacity for other affordable housing opportunities, if needed, by 2026. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsibility: Resource Management

Target Date: Make ADU materials available by June 2023; evaluate effectiveness of ADU approvals and affordability every other year, beginning in 2024 and enhance education, outreach and incentives as needed, within six months of evaluation. Identify additional site capacity, if needed, twice during the planning period, in 2026 and 2029.

Funding Source: County General Fund

Quantified Objective: 126 lower-income ADUs, 63 moderate-income ADUs, and 21 above moderate-income ADUs; promote construction of lower-income units in high-resource areas and where it is not suitable for multifamily development due to infrastructure constraints.

B.3 Accessory Dwelling Unit Incentive Program. The County is in the process of creating an accessory dwelling unit incentive program and the County Board of Supervisors has earmarked \$2 million dollars toward implementation. The program will offer homeowners financial assistance to help offset the cost of constructing the ADU in exchange for placing a deed restriction (50 percent of the AMI or lower) on the unit for the duration of the loan. The allocated loan amount would be contingent on the accessory dwelling unit size.

Responsibility: Resource Management

Target Date: Start program grants by June 2023, provide program information on the County's website by June 2023. Market availability of this program to homeowners through at least annual notices in community newsletters or newspapers, emphasizing marketing in areas of concentrated affluence and eastern and southern portions of the unincorporated county, and through printed materials in county buildings.

"Planning for a Sustainable Solano County"

Housing Element

Funding Source: County General Fund

Quantified Objective: 30 ADUs for very low -income households with at least 10 of these in areas of concentrated affluence to promote housing mobility for very low-income households and combat income segregation

B.4 Use of Sites from Previous Cycles. The County will continue to allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).

Responsibility: Resource Management

Target Date: Upon adoption of the Housing Element.

Funding Source: County General Fund

B.5 Facilitate Multifamily Housing. The County will continue to facilitate multifamily development within the incorporated cities by coordinating to prezone parcels before initiating the LAFCO process and provide funding as available. The County will annually reach out to cities with parcels in the SOI to discuss funding availability.

The County will also prepare a community plan that will serve as a basis to rezone several sites along the Benicia Road corridor within the Homeacres community. This plan will be to promote commercial uses along the commercial corridor as well as higher dense housing.

Responsibility: Resource Management

Target Date: Prepare the community plan that will serve as a basis for rezoning by December 2024, complete rezoning as determined by the plan by June 2025. Reach out to cities with parcels in the SOI to discuss funding availability on an annual basis and apply for funding as opportunities become available.

Funding Source: County General Fund

Quantified Objective: 50 units affordable to lower income households in areas of concentrated affluence, and eastern and southern portions of the unincorporated county, to promote housing mobility for very low-income households and combat income segregation.

B.6. Innovative Housing Options. To provide for a variety of housing types the county will continue to permit duplexes, triplexes, townhomes and will research innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This would include further reduction in regulatory barriers for tiny houses, microhomes, housing cooperatives, and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.

The County will use this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities.

Responsibility: Resource Management

Target Date: Complete research of innovative and alternative housing options to help further affordable housing production by December 2024, amend the zoning ordinance by October 2025.

Funding Source: County General Fund

Quantified Objective: 50 units affordable to lower income households in areas of higher income, and eastern and southern portions of the unincorporated county, to promote housing mobility for very low-income households, combat income segregation and address overpayment.

C. Affordable Housing Assistance

Objective C. Provide housing to meet the needs of all economic segments of the community, including extremely low-, very low-, low-, moderate-, and above moderate-income households. While the County will address its full housing need allocation for the RHNA projection period through the sites inventory analysis, it is recognized that the County does not directly participate in production of most new housing units and that the ultimate number of new housing units is highly dependent on factors beyond the County's control.

Policies

C.1 The County shall make every effort to reduce the cost of housing to lower- and moderate-income groups through local, state, and federal housing assistance programs.

C.2 The County shall support the construction of new subsidized housing units in those areas that are best equipped to provide the necessary services and facilities to support such development, such as the Homeacres area.

C.3 Manufactured, modular, and innovative housing designs that make use of new technologies and materials that bring about cost and energy efficiency shall be encouraged by the County.

C.4 The County shall work and coordinate with public and nonprofit housing groups to maintain the County's existing supply of assisted housing.

C.5 The County shall work and coordinate with public and nonprofit agencies and the private sector in seeking solutions to providing affordable housing.

C.6 Consistent with state laws, the County shall provide regulatory concessions for qualifying affordable housing developments.

Programs

C.1 Financial Assistance - Affordable Housing Production. The County will use available local funding sources for affordable housing, primarily involving application for CDBG funds from the state and HOME funds and seeking to expand the County's Section 8 voucher program. The County will apply for funding based on the level of public demand. To leverage local subsidy sources, the County and County Housing Authority will seek funding for extremely low-, very low-, and low-income housing assistance through state and federal housing programs in the development of local housing assistance programs.

"Planning for a Sustainable Solano County"

Housing Element

The County is increasing, and will continue to increase, its competitiveness for these grants through such actions as preparing and adopting a Housing Element that meets state laws, identifying County resources to be used as matching funds for federal and state programs, and coordinating with local service providers regarding state grant opportunities.

- Responsibility:** Resource Management
- Target Date:** Apply for funding on an annual basis, or as public demand necessitates. Organizations will be contacted annually regarding available funding. Board of Supervisors will receive an update at least once a year as part of the annual reporting process (Government Code Section 65400).
- Funding Source:** General Fund, HOME funds, CDBG funds, Technical Assistance Grants
- Quantified Objective:** Identify funding to assist in the development of 30 lower-income units, encouraging projects using this funding to be located near services, such as within the spheres of influence of incorporated cities, in areas with concentrations of overpayment, and eastern and southern portions of the unincorporated county,.

C.2 Regulatory Incentives for Affordable Housing. The County will amend the Zoning Code to comply with changes in California's density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in County buildings and on the County's website.

- Responsibility:** Resource Management
- Target Date:** Update density bonus ordinance by December 2024.
- Funding Source:** General Fund

Quantified Objective: 10 lower-income units to facilitate housing mobility opportunities, particularly as part of income-integrated developments in areas with high rates of overpayment and eastern and southern portions of the unincorporated county.**C.3 Preservation of Existing Assisted Housing Units.** Though there are not currently any affordable units at -risk of converting to market- rate, the County shall maintain and develop an affordable housing database, if needed, as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the County shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the County's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

- Responsibility:** Resource Management

Target Date: The County does not currently have any units at-risk but will continue to annually monitor units at risk of converting; coordinate noticing as required by California law.

Funding Source: General Fund, state and federal grants

Quantified Objective: Preserve lower-income units as funding expires to reduce displacement risk.

C.4 Program Partnerships – Affordable Housing. The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production and notifying the public of available affordable housing programs.

The County will continue to work with the City of Vacaville Housing Authority to administer the Section 8 program. The County will also work with the City of Vacaville Housing Authority to provide assistance, by request, for lower-income families that use housing choice vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas, by request. To increase the availability of rental opportunities for low-income residents, the County will meet with the Housing Authority to identify strategies to incentivize landlords to market their units to voucher holders, promoting the incentives, particularly in high resource areas.

The County will also work with the Housing Authority to apply for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee and will promote the availability of down payment assistance from the Golden State Finance Authority. To reduce displacement risk of prospective homebuyers being priced out of the community, the County will promote the availability of these programs in areas with concentrations of renters, particularly low-income renters, by providing informational materials at public buildings and locations and will maintain information on the programs on the County’s website.

Responsibility: Resource Management, County Administrator, and City of Vacaville Housing Authority

Target Date: Develop informational materials to distribute by May 2024, update at least annually. Meet with Housing Authority staff by December 2023 to identify opportunities to apply for funding annually, or as available.

Funding Source: General Fund, Golden State Finance Authority, California Debt Limit Allocation Committee

Quantified Objective: Connect 15 eligible residence with assistance programs to reduce displacement risk and assist in housing mobility for eligible households. Target the eastern and southern portions of the unincorporated county.

D. Special Housing Needs and Equal Housing Opportunity

Objective D. Provide housing to meet the special needs of the elderly, disabled (including developmentally disabled), large family, single female-headed, homeless, military, and farmworkers.

"Planning for a Sustainable Solano County"

Housing Element

Policies

D.1 The County shall support and comply with Federal Civil Rights law on discrimination in housing on the basis of race, color, ancestry, national origin, citizenship status, immigration status, primary language, age, religion, mental or physical disability, sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income, and military or veteran status.

D.2 The County shall give priority in providing housing assistance to those groups with demonstrated special needs, including elderly, disabled (including developmentally disabled), large family households, single female-headed households, extremely low-income households, and farmworkers.

D.3 The County shall continue to coordinate and monitor emergency shelters through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency.

D.4 The County shall support emergency housing programs through existing public and private service agencies. The County shall coordinate and support the provision of both emergency shelter and transitional housing to respond to the housing needs of the existing homeless population and those most at risk of becoming homeless.

D.5 The County shall promote the development of emergency shelters and homeless housing in locations near the homeless population and where essential services are readily available to the homeless community.

Programs

D.1 Farmworkers – Housing Needs and Production. The County will seek to coordinate programs and funding from state and federal programs through the Dixon Housing Authority. To assist the needs of farmworkers, who are typically extremely low-income households, the county will complete the following:

- Coordinate with service providers, nonprofit organizations, employers, developers, Dixon and Yolo Housing Authorities, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Farmworker development opportunities will be identified at least twice during the planning period. Seek partnerships, and work to identify funding for solutions such as financing through USDA. At least every other year, beginning in 2024, to provide opportunities for expanding the Dixon Migrant Center as demand necessitates.
- Coordinate with the County Housing Authority, to provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under U.S. Department of Agriculture (USDA) Rural Development and HCD programs and other funding sources that may become available.
- Work with HCD to apply for Joe Serna Jr. Farmworker Housing Grant Program.
- Coordinate with service providers, nonprofit organizations, employers, developers, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Seek partnerships, and work to identify funding for solutions such as financing through USDA.

- Monitor the migrant student population in the schools in the unincorporated county and take additional actions to serve the farmworker population if an increase in population occurs.
- Provide regulatory incentives for construction of farmworker housing and include a requirement to prioritize a portion of new units for farmworkers.
- Annually reach out to affordable housing developers to gather interest and input on the need for farmworker housing and provide information on available funding.
- Conduct a farmworker housing needs survey Coordinate a farmworker housing needs survey working with Solano County jurisdictions to identify the needs of farmworkers. After completion of the survey, the County will prepare an action plan.
- Develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing by December 2024.
- Contact agricultural stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2024. The County will then assist nonprofit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary.

Responsibility: Resource Management and HCD.

Target Date: Ongoing; develop an informational brochure explaining options, permitting process, and possible funding sources for the development of farmworker housing by December 2024. The County will reach out to stakeholders at least every other year to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed, at least annually, as part of regular meetings with the Ag Advisory Committee and the Farm Bureau. Assist with grant applications as NOFAs are released. Conduct a farmworker survey by December 2025 and prepare an action plan by June 2026. Identify potential development opportunities for farmworker housing at least twice during the planning period.

Funding Source: General Fund, USDA Rural Development, and state CDBG and HOME funds

Quantified Objective: Encourage the development of 40 farmworker housing units near agricultural uses, to increase housing opportunities near employment.

D.2 Addressing Special Housing Needs. The County will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs, and supportive services programs.

- Provide incentives to builders to provide housing and care choices for seniors and persons with disabilities of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).

"Planning for a Sustainable Solano County"

Housing Element

- Provide incentives to builders to provide larger rental housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes.
- Promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments.
- Apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.
- Pursue grants, such as HOME matching grants, CDBG, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special-needs housing of all types.
- Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.

Responsibility: Resource Management, Health and Social Services, Housing Authority, Continuum of Care, and Solano Safety Net Consortium – Community Action Agency.

Target Date: Identify funding opportunities annually, or as funding becomes available.

Funding Source: General Fund, HUD, FESG, EHAP, CDBG, United Way, Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups.

Quantified Objective: Incentivize, support, and encourage the construction of 25 accessible units near services in high resources areas, and eastern and southern portions of the unincorporated county, to facilitate mobility opportunities.

D.3 Addressing Homelessness. The County will cooperate with incorporated cities within the county and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the County will determine what efforts to take, such as providing education on the financial assistance and programs available.

Through the collaborative efforts of the Continuum of Care, the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/motel vouchers, armories, public spaces, emergency shelters for natural disasters, special need shelters such as battered women's shelters, sober housing, etc.). The County will continue to encourage and work with and assist nonprofit housing development corporations to promote, assist, or sponsor housing for the homeless. The County will also use available CDBG funding to provide seed money to assist nonprofit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.

- Responsibility:** Solano County Health and Human Services (H&SS) and CAPSolano JPA
- Target Date:** Meet with cities annually to discuss homeless issues and identify actions to address homelessness. Attend and participate in meetings to implement homelessness strategies.
- Funding Source:** General Fund, Continuum of Care
- Quantified Objective:** Assist with program development and funding identification that will assist at least 10 homeless persons.

D.4 Extremely Low-Income Housing. The County will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including:

- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the County's identified housing needs.
- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Reach out to developers annually to identify barriers to constructing housing for extremely low-income households, opportunities to address those barriers, and opportunities for development of extremely low-income housing.

- Responsibility:** Resource Management
- Target Date:** Ongoing, as projects are processed by Resource Management. By December 2024, outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications as they are submitted. Reach out to developers annually starting April 2024.
- Funding Source:** General Fund
- Quantified Objective:** Assist 10 extremely low-income households to reduce displacement risk, encourage 10 units for extremely low-income households in high opportunity areas near services, employment opportunities, and other resources. Target the eastern and southern portions of the unincorporated county.

"Planning for a Sustainable Solano County"

Housing Element

D.5 Fair Housing Program. Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such factors. To comply with Assembly Bill (AB) 686, the County has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH):

- Implement the following actions:
 - Actions to support place-based revitalization: A.1, A.2, H.1, I.1
 - Actions to encourage new affordable housing opportunities: B.1, B.2, C.1, C.2, D.1, D.2
 - Actions to facilitate housing mobility opportunities: B.2, C.4, D.2, E.1
 - Actions to reduce displacement risk: A.1, A.2, C.4, D.3, E.1, I.1
- Continue to provide fair housing services in the unincorporated area through the Solano County and City of Vacaville housing authorities. In coordination with the City of Vacaville Housing Authority, the County will continue to assist the public in matters concerning fair housing issues and referrals to appropriate investigative and enforcement agencies. Should the number of complaints increase, or the Housing Authority does not have capacity to provide fair housing services, the County will seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC). Provide fair housing support and assistance to at least 20 households annually, or as needed.
- Promote equal housing opportunities through the distribution and posting of fair housing information in coordination with other agencies at public building and facilities and other locations throughout the entire county by December 2024. Through the Housing Counseling Program, the County will continue to promote fair housing education through fair housing workshops, landlord training, and tenant credit repair workshops and tenants' rights clinics at various locations throughout the county, with each being offered at least every other year.
- By December 2025, provide information on the County's website about affordable homeownership and rental options in the county and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Ensure all public outreach materials and information on program availability and funding announcements are accessible for all persons, including translation and dictation as needed, by June 2023. Information on translation services, and information on program availability and funding announcements will be made available on the County's website in English, Spanish, Asian and Pacific Islander languages, and any other dominant languages, as needed, by June 2023.
- Annually work with schools and transit agencies to ensure all students have equitable access to educational opportunities, therefore removing any barriers to residing in more rural unincorporated areas.

Responsibility: Resource Management, Solano County Housing Authority, Vacaville Housing Authority.

Target Date: Refer to each bulleted action for specific timeframes.

Funding Source: General Fund, grant funding

D.6 Improve Low-Resource Areas Access to Opportunities. The County shall take the following actions to improve access to opportunity for residents of low-resource areas, with a priority on nonagricultural areas with low populations densities to encourage residential uses near services and resources:

- Meet with school district representatives and transit agencies by July 2025 to ensure busing meets the needs of the student population residing in the unincorporated county. The County will also address the following with the school district:
 - Developing a program to assist school districts in training classroom aides through the Health and Social Services Department programs such as CalWorks; and
 - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.
- Promote CalWorks in rural areas of the unincorporated County on an annual basis to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand the effectiveness of employee training programs for lower-income residents and special-needs groups, particularly in rural areas, and will implement strategies within six months of establishing strategies. These strategies may include:
 - Continue to support small business establishment so interested residents in rural areas can secure home occupation permits; and
 - Providing at least annual events where Solano County Health and Social Services staff go to communities of need to connect residents with resources and training.
- Work with Solano Mobility and incorporated cities to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the County's website, social media, and in public buildings by January 2025, updated at least annually thereafter as needed, to help connect seniors and other residents to services throughout the county.
- Continue to annually incorporate public input into the County's 5-Year Capital Improvement Plan to prioritize areas of need and prevent concentrated investment in any one area of the unincorporated county, with the intent of reducing investment-driven displacement risk.

Responsibility: Resource Management, Solano County Health and Social Services

Target Date: Refer to each bulleted action for specific timeframes.

Funding Source: General Fund, grant funding

Quantitative Objective: Reduce investment-driven displacement risk for 50 lower-income households by incorporating public input into the County's 5-Year Capital Improvement Plan.

E. Governmental and Nongovernmental Housing Constraints

Objective E. Where consistent with Solano County’s local “smart growth” philosophy to direct most development to the cities, minimize constraints to the production of housing within the unincorporated areas of the county where limited residential development is appropriate.

Policies

E.1 Periodically review the County’s regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

E.2 Monitor State and federal housing-related legislation, and update County plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

E.3 Clustering of development meeting overall density standards shall be applied in the unincorporated area to protect farmable units in agricultural areas.

E.4 The County shall provide for residential development in an orderly manner within the time frame of the General Plan and the goals and objectives of the County capital improvement program.

E.5 The County shall ensure that policies and programs of the Solano County Housing Element are consistent with other elements of the County’s General Plan.

Programs

E.1 Reasonable Accommodation. Pursuant to Government Code Section 65583(c)(3), the County will encourage universal design in all multifamily development by making a brochure on universal design, resources for design, and compliance with County requirements available at County buildings by December 2024 and distributing the brochure to developers and to community organizations serving individuals with disabilities.

The County will also review the current reasonable accommodation procedure to ensure the required findings, specifically the findings stating “Whether the requested accommodation would reduce barriers and increase visibility on the site, in light of physical attributes of the property and its structures”, to ensure consistency with State and Federal requirements and that they are not potential barriers to housing for persons with disabilities. The County will continue to provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the HCD. This information will be available through postings and pamphlets at the County and on the County’s website.

Responsibility: Resource Management

Target Date: Review and revise the existing reasonable accommodations ordinance by November 2023; create brochures on universal design and the reasonable accommodations ordinance by July 2024 and update biannually, or as needed.

Funding Source: General Fund

Quantified Objective: The County will encourage the development or modification of at least 25 accessible units, aiming for at least four in areas with a higher concentration of special-needs groups and two in high-opportunity areas.

E.2 Streamline Processing. The County will continue to implement the expedited permit assistance program for residential projects, which includes pre-application meetings and streamlining the approval process of affordable residential units. The County will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Responsibility: Resource Management

Target Date: Develop an SB 35 streamlining approval process by January 2024 and implement as applications are received. Provide pre-applications by request.

Funding Source: General Fund

Quantified Objective: The County continue to help to streamline the permit processing procedure, aiming to encourage the development of at least 30 affordable units.

E.3 Zoning Ordinance Amendments. Amend the County's Zoning Ordinance to address the following development standards and barriers to special-needs housing:

- **Accessory Dwelling Units:** Amend the Zoning Code as necessary to be consistent with the latest state legislation related to ADUs, in accordance with California Government Code Section 65852.2.
- **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).
- **Transitional and Supportive Housing:** Define and permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65651 (AB 2162)).
- **Definition of Family:** Review and amend the definition of "family," in the Solano County Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
- **Emergency Shelters:** Permit Emergency Shelters in the Residential-Traditional Community Multifamily (R-TC-MF) by-right without discretionary review and allow sufficient parking to accommodate all staff working in emergency shelters, in compliance with Government Code Section 65583(a)(4)(A)(ii). Expand the definition of emergency shelters to include

"Planning for a Sustainable Solano County"

Housing Element

other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. The County will also review existing capacity in the R-TC-MF zone on an ongoing basis and ensure that sufficient capacity for development exists to allow for potential emergency shelter development in proximity to necessary services and resources.

- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing, by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662 (AB 101)).
- **Residential Care Facilities.** Allow residential care facilities for seven or more persons subject to those restrictions that apply to residential care facilities for six or fewer persons, in compliance with the state definition of "family."
- **Parking Standards. General Parking Standards.** The County will review and revise all parking standards and modify standards for multifamily and mixed-use buildings to mitigate possible constraints on development.

Responsibility: Resource Management

Target Date: Complete Zoning Ordinance Amendments by December 2024; annually review Zoning Code and revise as needed. Complete ADU amendments, as necessary to comply with State Law by June 2024.

Funding Source: General Fund

F. Public Facilities and Services

Objective G. Provide for residential development that is generally self-sufficient regarding water supply and sewage disposal, requiring only minimal public facilities and services essential for health, safety, and welfare.

Policies

F.1 Rural residential development should be designed and located in a manner that minimizes the need for increased County services.

F.2 Domestic water for rural development shall be provided principally through on-site individual wells. When individual well systems in an area of the unincorporated county become marginal or inadequate for serving domestic uses, public water service may be permitted in conformance with the General Plan. In such cases, public water service shall be provided and managed through a public agency. If lands proposed for water service are not within the boundaries of an existing public water agency, the Board of Supervisors shall, as a condition of development, designate a public agency to provide and manage the water service. Water facilities shall be designed to provide water service only to the developed areas and those designated for potential development. Such facilities shall be designed to prevent any growth-inducing impacts on adjoining designated agricultural and open space lands.

F.3 The County shall continue to work with the local school districts in implementing mechanisms and procedures for mitigating impacts on school facilities resulting from future County development.

F.4 Urban density single-family development and multifamily development in the unincorporated county shall be in those areas with infrastructure and services best suited to provide the level of services necessary to support such urban development, such as Homeacres.

F.5 Clustering of development meeting overall density standards shall be applied in the unincorporated area when necessary to preserve open space and environmental quality, to provide for the efficient delivery of services and utilities, and to mitigate potential health and safety hazards.

Programs

F.1 Capital Improvements. Annually review and update the Capital Improvement Plan (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied.

Responsibility: Resource Management, Capital Projects Management Division

Target Date: Annually review and update the CIP, apply annually for funding for infrastructure projects, as needed.

Funding Source: Redevelopment set-aside funds, grant funding, General Fund

G. Environmental Quality

Objective H. Enhance and preserve the environmental quality of residential areas.

Policies

G.1 The County shall support programs that seek to reduce community blight.

G.2 The County shall seek to preserve the rural character, flavor, and identity of its residential communities.

G.3 The County shall encourage the design and construction of residential dwellings that minimize the adverse visual, social, and environmental impacts upon the residents of the dwellings and the surrounding community.

G.4 The County shall ensure consistency between residential designated areas in the General Plan and residential zoning districts.

Programs

G.1 Blight Removal. The County will continue to utilize HOME funds to upgrade dilapidated housing for qualified homeowners, thus helping to eliminate future potential blight concerns.

Responsibility: Resource Management

Target Date: Apply for HOME or CDBG funds annually.

Funding Source: General Fund

Housing Element

Quantified Objective: Facilitate place-based revitalization through providing assistance for upgrades to at least 10 blighted homes. The County will target promotion of this program in low-resource areas and areas with a relatively low median income.

G.2 Architectural Review. The County will amend the Zoning Code within one year of Housing Element adoption to establish ministerial design review standards for development in the A-SV-20, A-T-C, and A-T-C-NC zone districts for all residential projects that meet the eligibility criteria provided by Government Code Section 65913.4.

Responsibility: Resource Management

Target Date: Adopt objective design standards within one year of Housing Element adoption, implement as projects are processed through the Resource Management Department.

Funding Source: General Fund

H. Energy Conservation

Objective I. Promote energy conservation in new and existing residential units.

Policies

H.1 The County shall encourage the use of siting, construction, and landscaping of structures to minimize energy consumption in housing.

H.2 The County shall encourage improvements in the energy efficiency of existing residential structures through the installation of cost-effective conservation measures.

H.3 The County shall promote reduction of energy use and cost through energy conservation assistance programs for low-income households.

Programs

H.1 Energy Conservation Outreach and Assistance. The County will continue to promote energy efficiency in existing and new residential development:

- Continue to have representation on the Green Building Committee, made up of building officials, the Building Standards Commission, the California Energy Commission, and the CA Building Officials Association. As part of the committee, conduct at least quarterly public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program.
- Provide information on the County's website and through printed materials County buildings on the following programs:
 - Pacific Gas and Electric Company's (PG&E's) Energy Savings Assistance Program for low-income households who want to make their homes energy efficient.
 - PG&E's California Alternate Rates for Energy (CARE) program which offers monthly discounts on electric and natural gas bills for lower-income households and individuals enrolled in certain public assistance programs such as Medicaid.

- o PG&E's Family Electric Rate Assistance (FERA) program which offers monthly discounts on electric bills for lower-income households with three or more persons.
- o PG&E's Relief for Energy Assistance through Community Help (REACH) program, which provides energy credits for low-income households.
- o California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents.
- o Rising Sun Opportunity Center, which provides energy and water efficiency services at no-cost while through employment and training of local youth.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.

Responsibility: Resource Management.

Target Date: Quarterly public outreach efforts. Make information easily available on the County's website by June 2023 and print materials and make available at public facilities by August 2023.

Funding Source: General Fund.

Quantified Objective: Assist five low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs and facilitate place-based revitalization through home improvements. Target the eastern and southern portions of the unincorporated county.

H.2 Standards and Guidelines for Energy Efficiency and Conservation. *(Continued, previously Program I.2)* The County will ensure that all new residential construction meets or exceeds the state Title 24 standards for energy efficiency. The County will continue to implement provisions of the California Solar Rights Act of 1978 and the state Solar Shade Control Act through the County's subdivision ordinance to ensure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County will provide staff assistance, as needed, with site planning, landscaping, and vegetation plantings for new residential units.

Responsibility: Resource Management

Target Date: Ongoing as projects are processed

Funding Source: General Fund

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period based on optimal implementation of each program. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table 9-2**.

Table 9-2. Summary of Quantified Objectives

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	40	40	50	56	129
New Construction					
Program B.1	40	40	50		
Program B.2		76	76	76	25
Program C.1	5	10	15		
Program C.2		5	5		
Program D.1	5	5	10		
Program D.2	5	10	10		
Program D.4	10				
Program E.2		10	20		
Rehabilitation					
Program A.1	5	5	10		
Program G.1		5	5		
Conservation					
Program H.1		2	3		
Program A.2		2	3	5	
Program C.4	5	5	5		
Program D.6	10	20	20		

Source: Solano County, August 2022

Notes:

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.
2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.





101 Parkshore Drive, Suite 200

Folsom, California 95630

† 916.245.7500

www.placeworks.com