Solano County Collaborative

Regional Housing Element Workshops

March 30 – 11:30 am – 1:00 pm

March 30 – 6:00 pm – 8:00 pm

Project Team

» **Solano County Transportation Authority**

- Robert Guerrero, Project Manager

» **Consultant Team**

- Jennifer Gastelum, Project Director
  - Housing Element
    - Amy Sinsheimer, Cynthia Walsh, Lucy Rollins, Nicole West
  - Safety Element
    - Tammy Seale, Eli Krispi, Jacqueline Protsman Rohr
  - CEQA
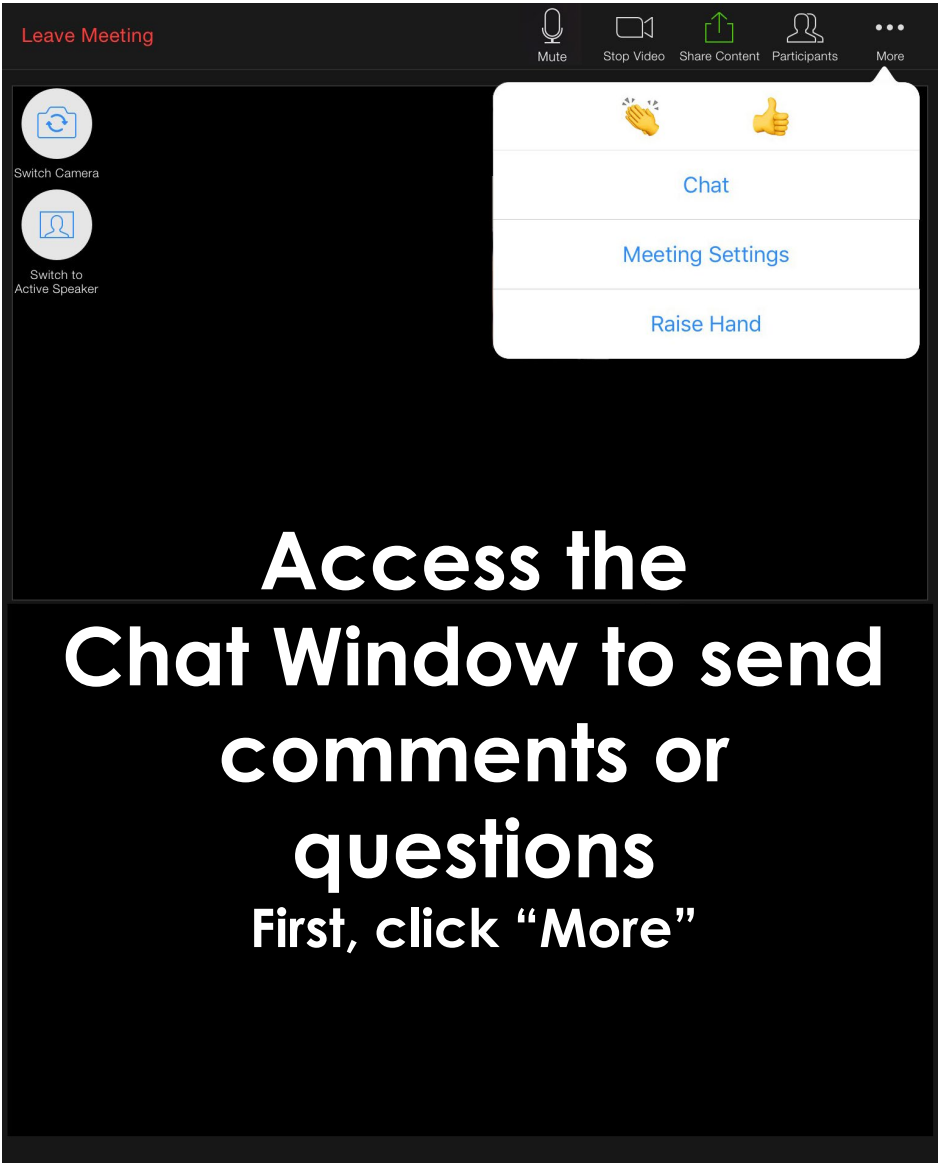   - Mark Teague, Patrick Hindmarsh

Solano County Collaborative	
Dixon	Fairfield
Rio Vista	Suisun City
Vacaville	Vallejo
Solano County	

Zoom Meeting Controls

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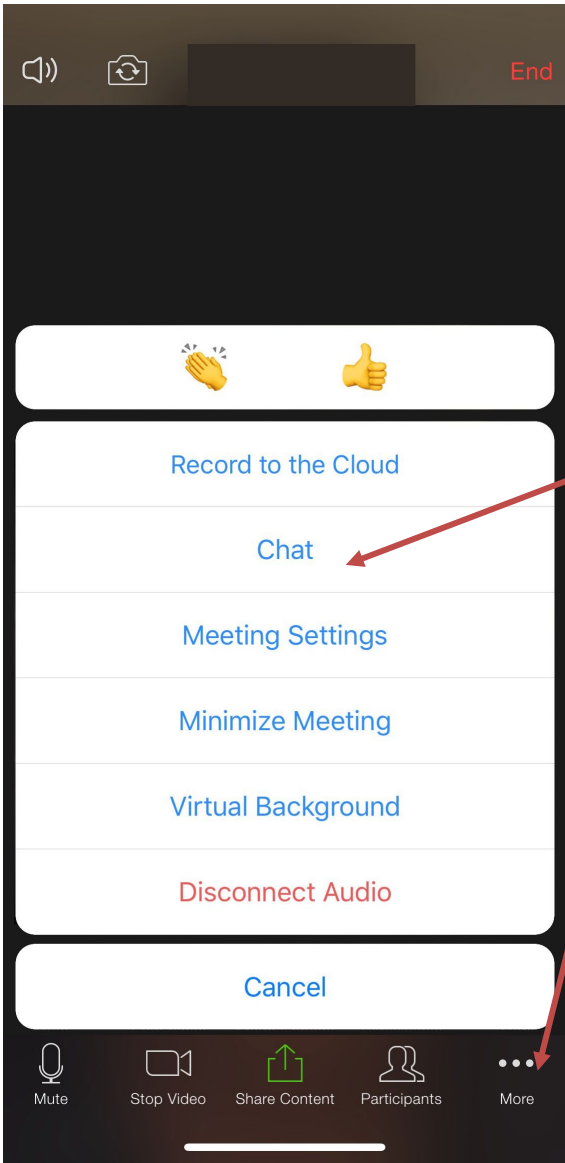
Smart Phone

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

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

?

Comments / Questions?

Send a Chat Message to
"Jennifer Gastelum"

Zoom Meeting Controls

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

Participant list
View meeting participant list

Use Chat window To send comments/questions

Choose Comments/Questions in drop-down menu

Type Message Here

How You Can Participate - Submit Comments/Questions during the Workshop

Send a Chat Message to "Jennifer Gastelum" in drop down chat menu

Help with Tech Issues

Contact: Lucy Rollins

1. Email: lrollins@placeworks.com

2. Send a message in the chat to <u>Lucy Rollins</u>

Meeting Objective

» **Provide an update on of the Housing Element Update process**

» **Share information about Solano County that informs each jurisdictions housing plan**
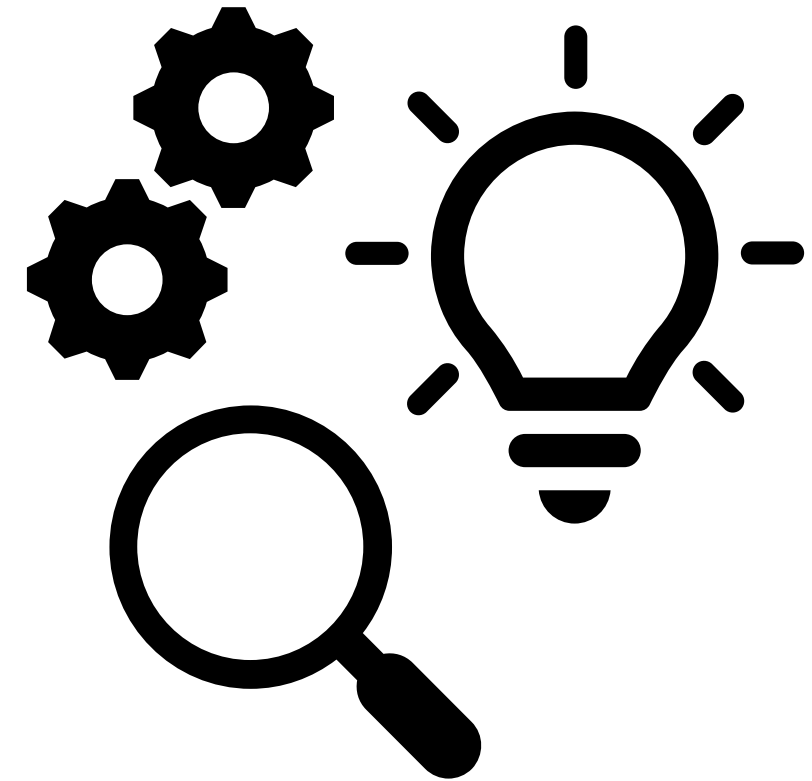
What is the Housing Element?

» **One of the eight mandated elements of the General Plan**

» **Must be updated every 8 years**

» **Adoption Deadline: <u>January 31, 2023</u>**

- 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
- 5th Cycle Planning Period: January 31, 2015 – January 31, 2023

» **Plan for accommodating the jurisdiction's "fair share" of the regional housing need**
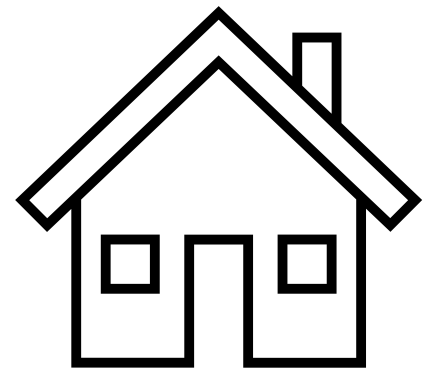
About the Housing Element?

» **Plans for housing needs of all economic segments of the community**

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

» **Does not:**

- Require the city or county to build the units
- Provide funding to build units
- Approve specific residential developments or projects

Key Terms and Acronyms

HCD – CA Department of Housing and Community Development

COG – Council of Government

ABAG – Association of Bay Area Governments

RHNA – Regional Housing Needs Allocation

HE – Housing Element

AMI – Area Median Income

APR – Annual Progress Report

CEQA – California Environmental Quality Act

SB – Senate Bill

AB – Assembly Bill

What does the Housing Element Include?

Regional Effort

Housing Needs Assessment
- Analysis of existing and projected housing needs

Fair Housing Assessment
- Identifies fair housing issues and strategies to address any barriers to fair housing

Housing Sites Inventory
- Inventory of land to accommodate housing

Constraints Analysis
- Analysis of potential constraints to housing (i.e. Permit processing procedures, fees, etc.)

Evaluation of Past Performance
- Evaluates implementation progress on the past Housing Element

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

Solano County Collaborative Regional Housing Element Meetings

Regional Efforts – Schedule

January 2022		Housing Survey		March 2022		Regional Workshop		May 2022		Regional Workshop		June 2022
Housing Element Kick off Workshops	→		→	Draft Housing Needs Assessment	→		→	Draft Fair Housing Assessment	→		→	Public Review Draft Available
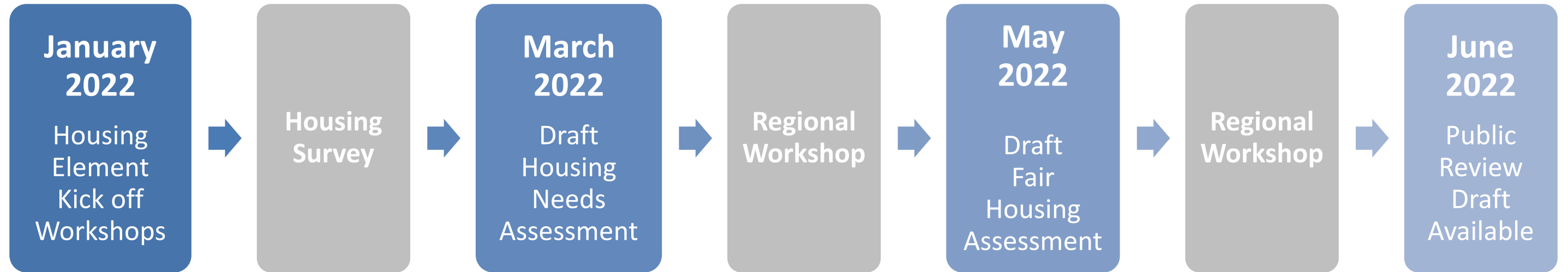
HNA Introduction

➤ Data and descriptions of existing and projected housing needs and resources available to address these needs

  ➤ Characteristics of the City's existing housing stock

  ➤ Population, employment, and household characteristics

  ➤ Overpayment and overcrowding

  ➤ Special needs populations (farmworkers, large families, female-headed single parent households, people experiencing homelessness, persons with disabilities, seniors, households with extremely low incomes)

Population Growth Trends, 2000 - 2021

➢ Fairfield, Vallejo and Vacaville are the cities with the highest populations.

➢ Rio Vista, Dixon and Fairfield were the fastest growing jurisdictions.
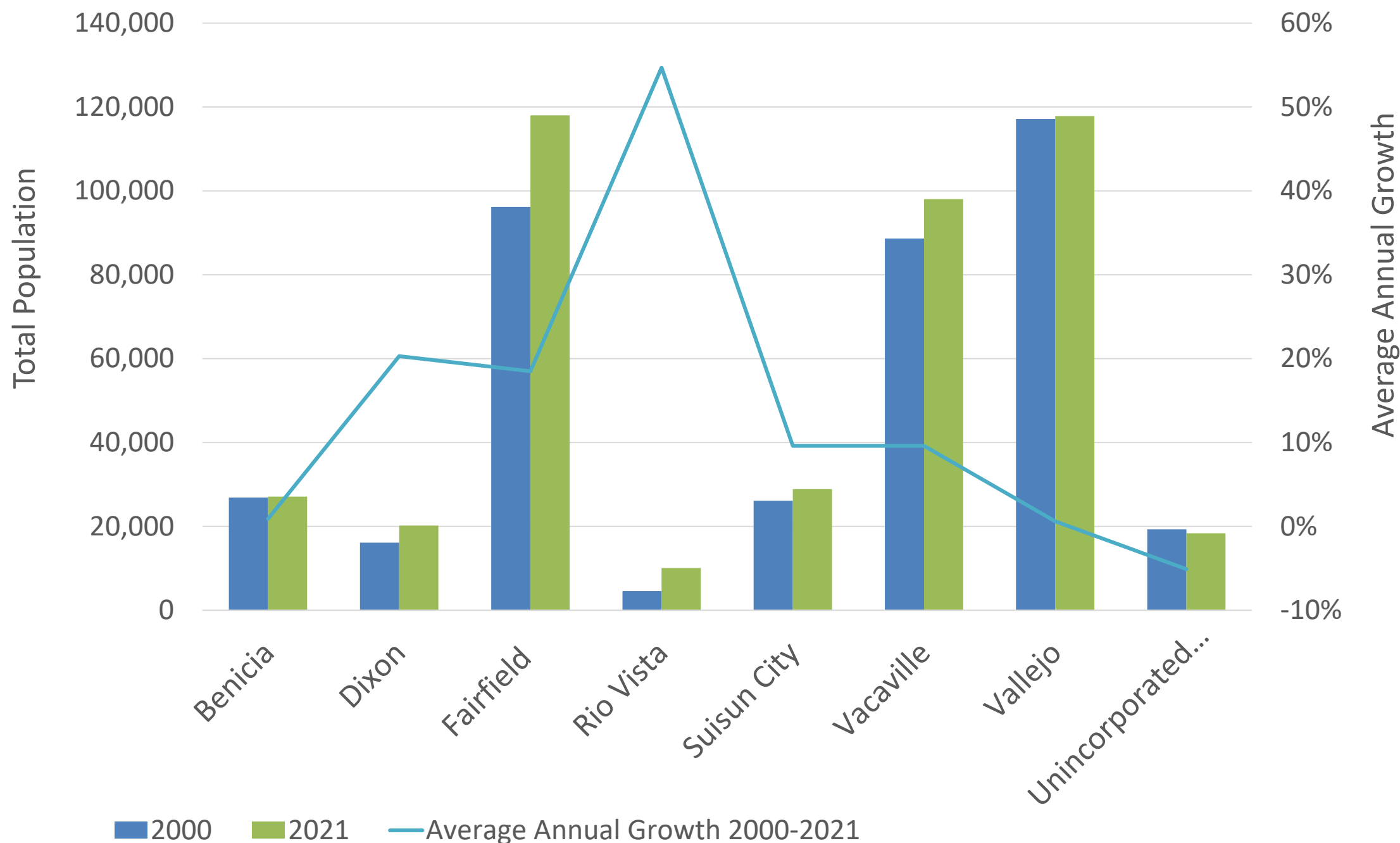
Source: Source: ABAG Data Packet, 2021 -- California Department of Finance, E-5 series

Legend: 2000 · 2021 · Average Annual Growth 2000-2021

Axis: Total Population / Average Annual Growth

Categories: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, Uncorporated...

Population by Age, 2019

- ➤ Rio Vista has a high percentage of seniors.
- ➤ In all jurisdictions except Rio Vista, ~half of the population is between 25 and 64 (workforce)
- ➤ Dixon, Fairfield, Suisun City and Vacaville have a large percentage of children 14 and younger.
- ➤ Dixon, Fairfield, Suisun City and Vallejo, have a large percentage of high-school and college-age populations.
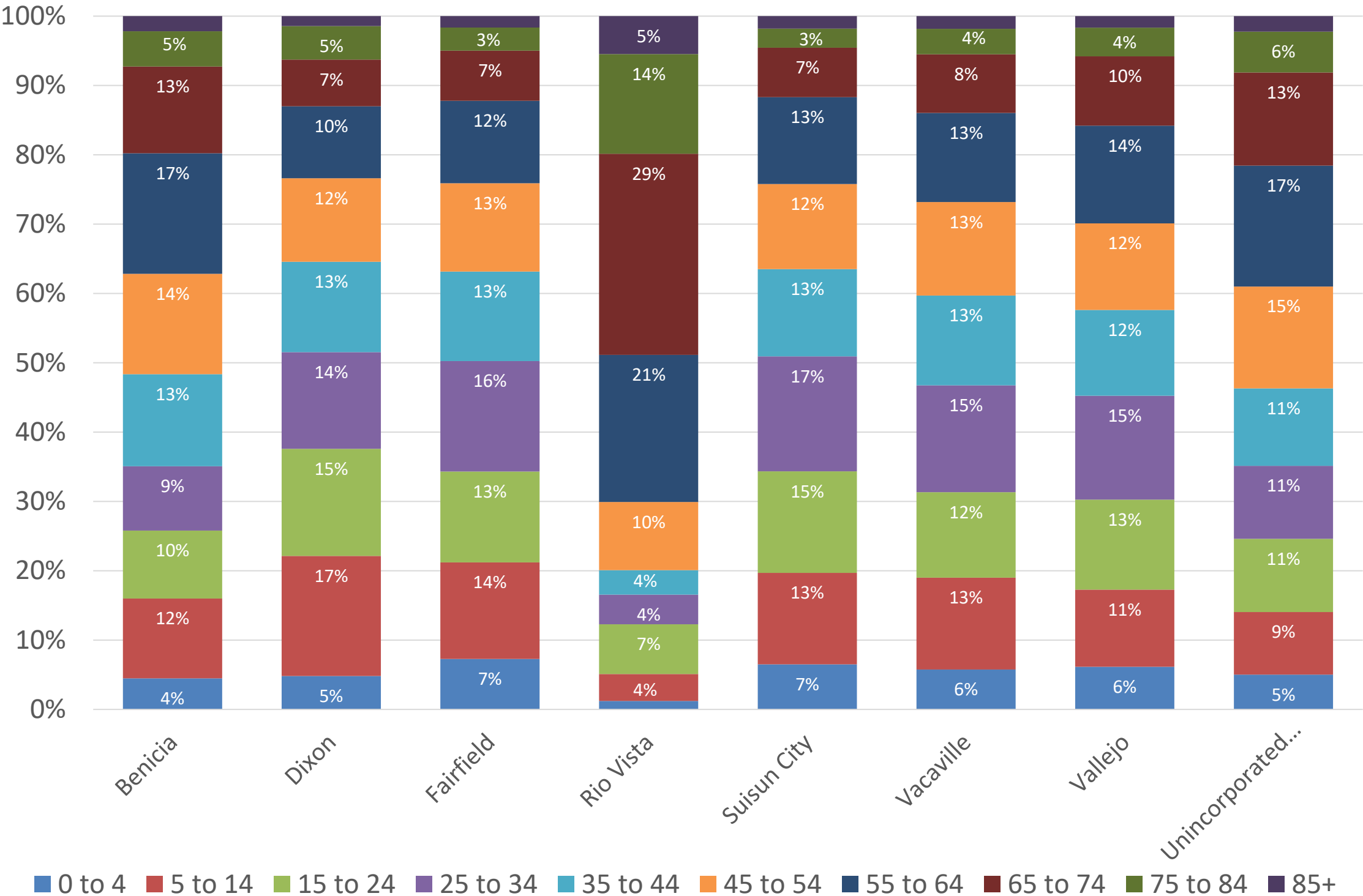
Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

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Households with Children, 2019

- Dixon, Fairfield and Suisun City had the greatest proportions of households with children
- Rio Vista, the unincorporated County and Benicia had the highest proportions of households without children
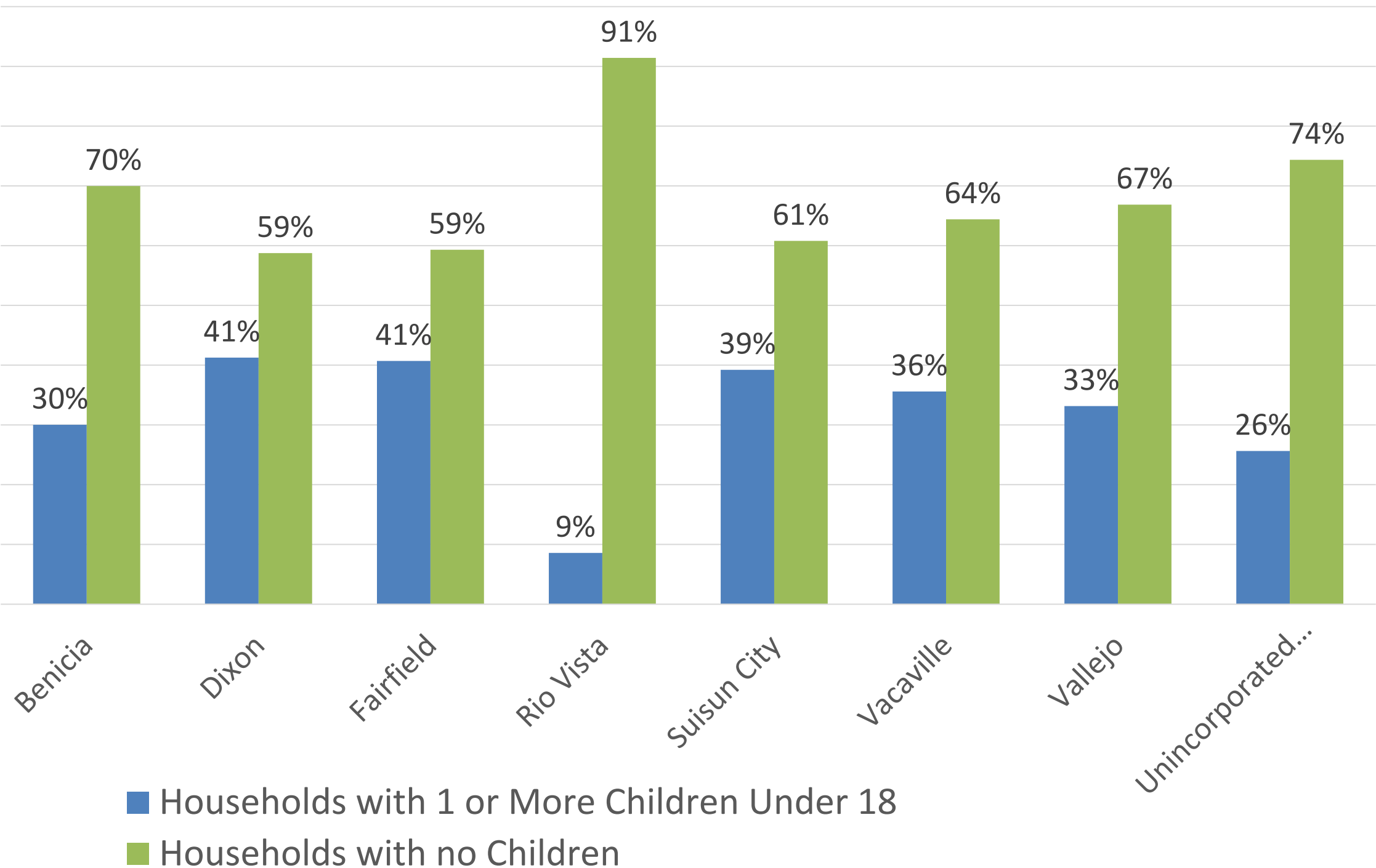
	Benicia	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Uncorporated...
Households with 1 or More Children Under 18	30%	41%	41%	9%	39%	36%	33%	26%
Households with no Children	70%	59%	59%	91%	61%	64%	67%	74%

■ Households with 1 or More Children Under 18
■ Households with no Children

Solano County Collaborative Regional Housing Element Meetings

Population by Race/Ethnicity, 2015-2019

➢ Suisun City and Vallejo had the largest proportions of Asian and Black/African American populations.

➢ Dixon, Fairfield and the unincorporated County had the largest proportions of Hispanic/Latinx populations.

➢ Benicia and Rio Vista had the largest proportions of White populations.
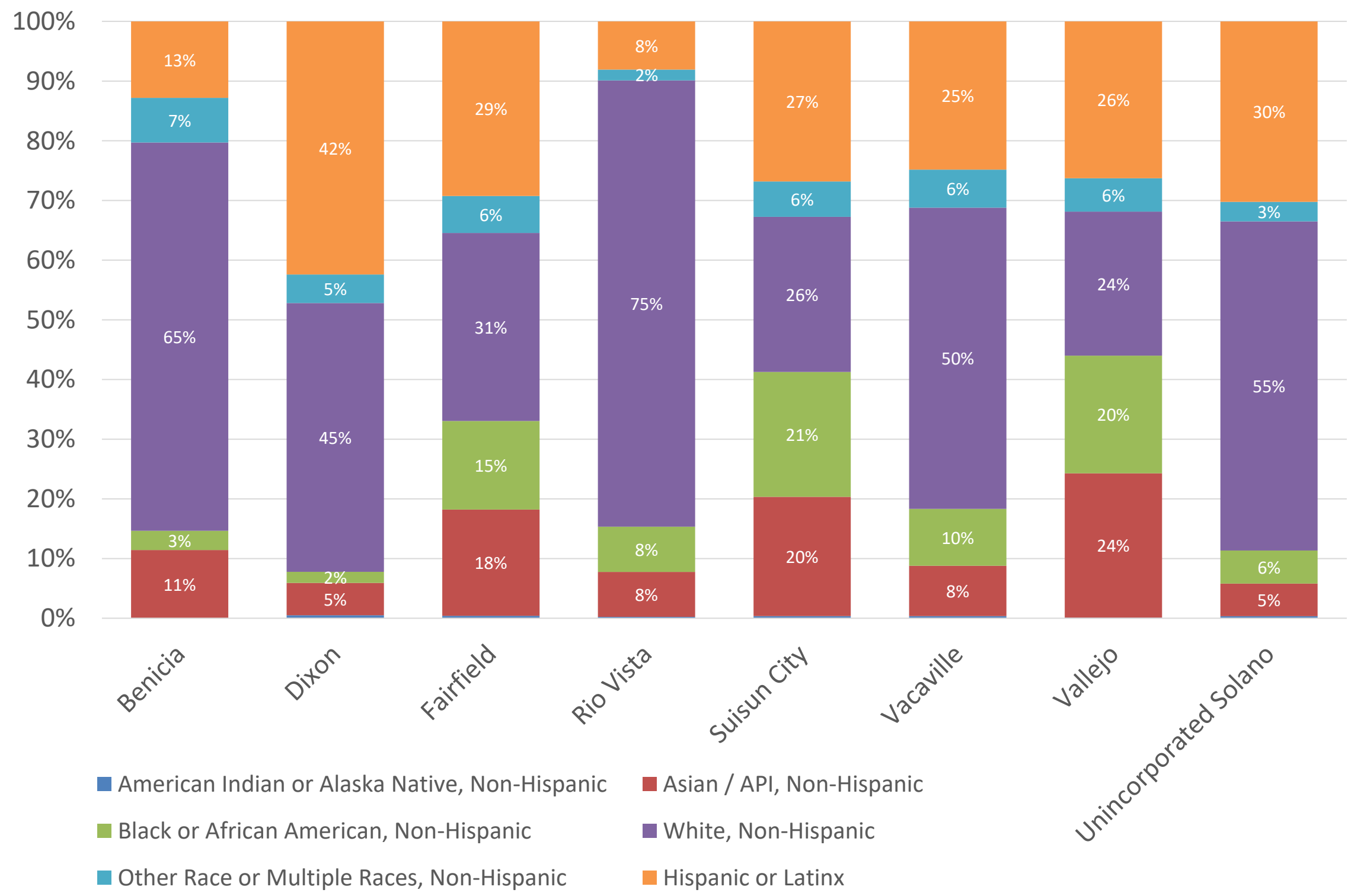
Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Benicia: 11%, 3%, 65%, 7%, 13%
Dixon: 5%, 2%, 45%, 5%, 42%
Fairfield: 18%, 15%, 31%, 6%, 29%
Rio Vista: 8%, 8%, 75%, 2%, 8%
Suisun City: 20%, 21%, 26%, 6%, 27%
Vacaville: 8%, 10%, 50%, 6%, 25%
Vallejo: 24%, 20%, 24%, 6%, 26%
Unincorporated Solano: 5%, 6%, 55%, 3%, 30%

Legend:
- American Indian or Alaska Native, Non-Hispanic
- Asian / API, Non-Hispanic
- Black or African American, Non-Hispanic
- White, Non-Hispanic
- Other Race or Multiple Races, Non-Hispanic
- Hispanic or Latinx

Employment by Industry, 2015-2019

➢ Throughout all jurisdictions the most common employment industries are health and educational services, manufacturing, wholesale and transportation, and financial and professional services.

➢ Agriculture and natural resource employment is most common in the unincorporated County.

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

Legend:
- Agriculture & Natural Resources
- Construction
- Financial & Professional Services
- Health & Educational Services
- Information
- Manufacturing, Wholesale & Transportation
- Retail
- Other

Industry	Benicia	Dixon	Rio Vista	Suisun City	Vacaville	Vallejo	Unincorporated Solano
Agriculture & Natural Resources		3%					8%
Construction	9%	13%	10%	6%	10%	8%	11%
Financial & Professional Services	22%	12%	16%	15%	16%	15%	15%
Health & Educational Services	31%	30%	26%	31%	31%	35%	29%
Information	3%	1%	3%	2%	1%	2%	1%
Manufacturing, Wholesale & Transportation	16%	19%	11%	19%	16%	17%	18%
Retail	9%	12%	13%	16%	10%	11%	9%
Other	11%	10%	19%	11%	14%	11%	9%

Tenure, 2019

➢ Throughout all jurisdictions there are more owner-occupied units than renter-occupied units.

➢ Rio Vista, Benicia, and Dixon have the highest proportion of owner-occupied units.
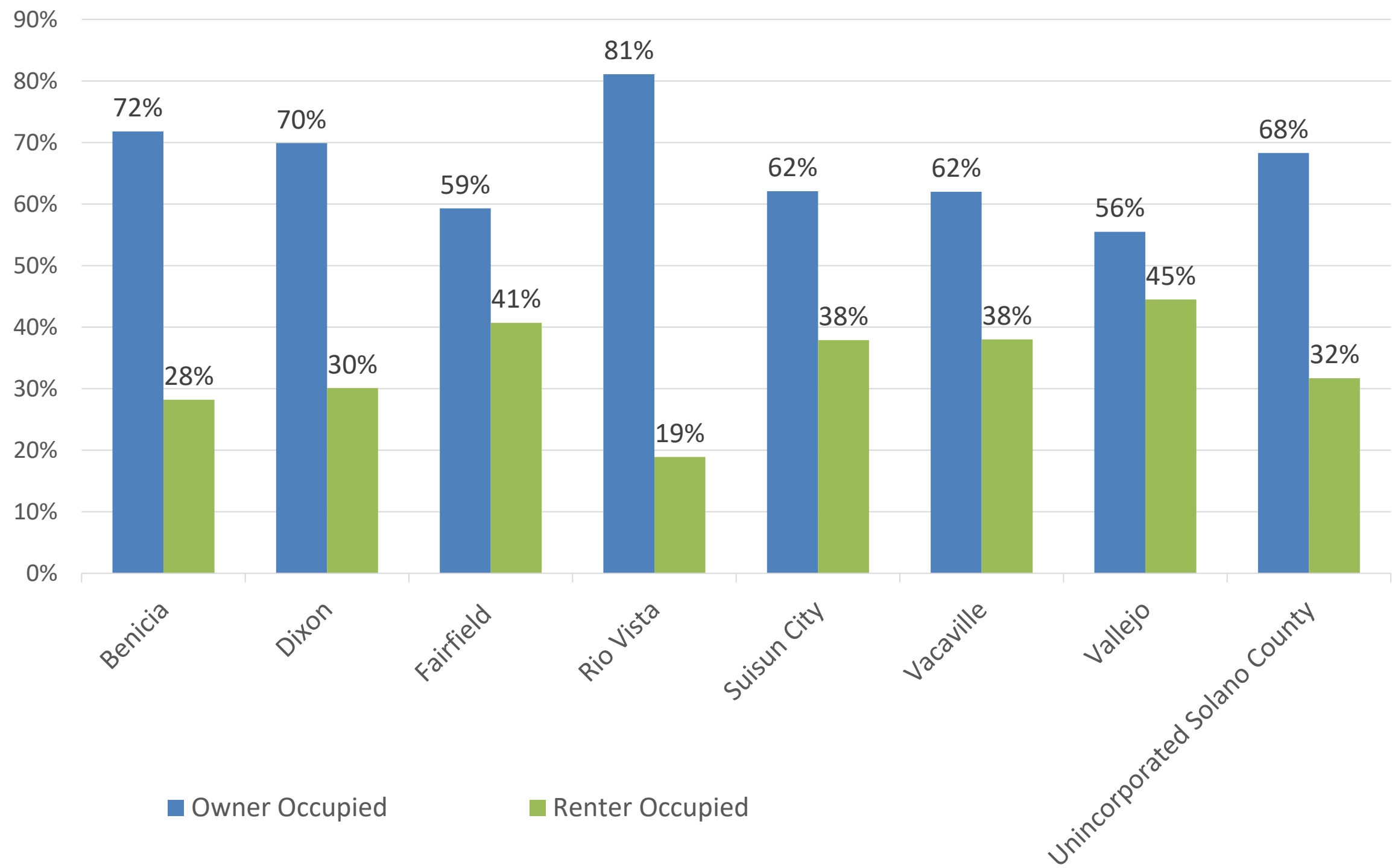
Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Jurisdiction	Owner Occupied	Renter Occupied
Benicia	72%	28%
Dixon	70%	30%
Fairfield	59%	41%
Rio Vista	81%	19%
Suisun City	62%	38%
Vacaville	62%	38%
Vallejo	56%	45%
Unincorporated Solano County	68%	32%

Housing types in Solano County

Source: 2021 DOF

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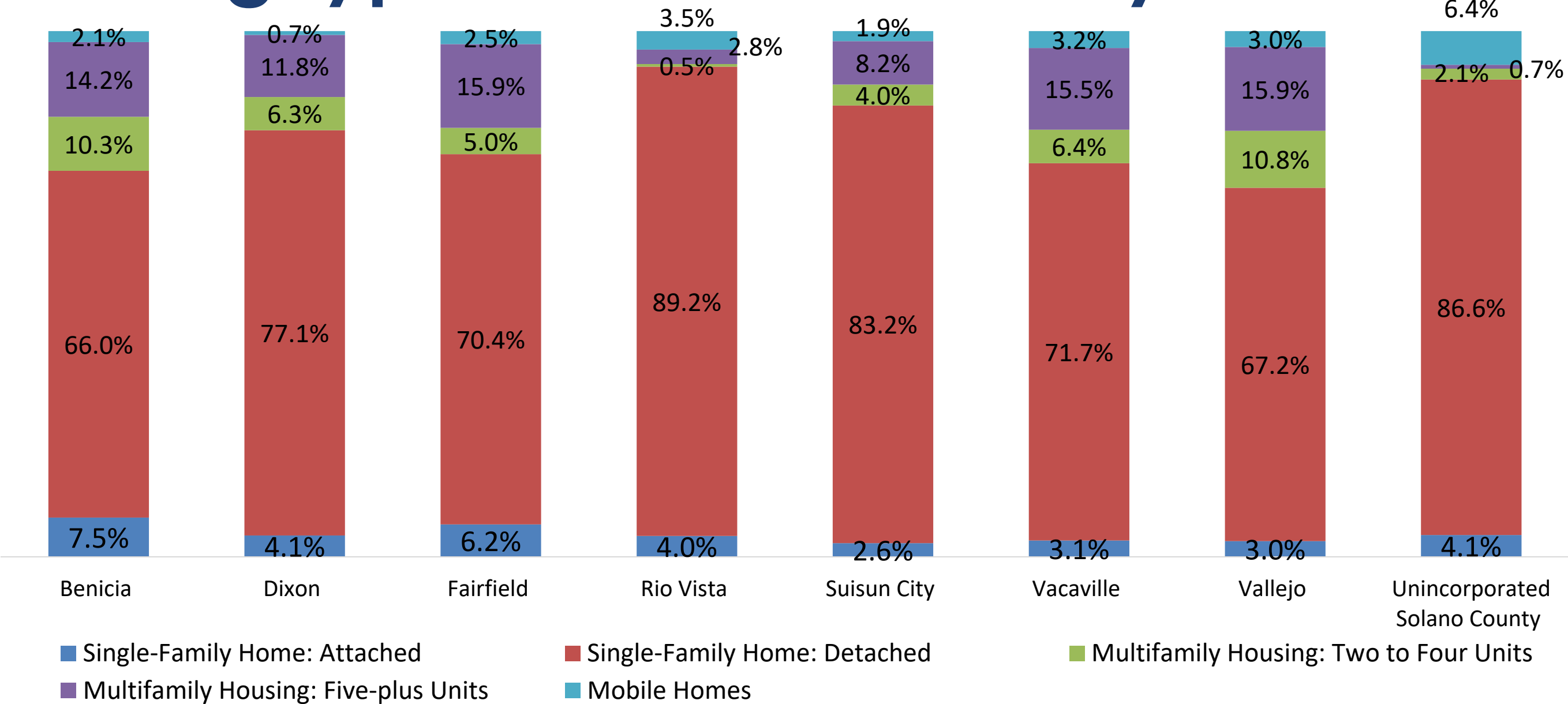
Housing Stock, Year Built, 2015-2019

➤ Approximately half of the housing stock throughout the county was built prior to 1980.

➤ Over 10% of the stock in Rio Vista, Vallejo and the unincorporated county was built prior to 1939.

➤ Rio Vista and the unincorporated county have the greatest proportion of homes built since 2000.

➤ Over 75% of the homes in Benicia, Suisun City and Vacaville were built between 1960 and 1999.

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

Legend:
- ■ 1939 or earlier
- ■ 1940 to 1959
- ■ 1960 to 1979
- ■ 1980 to 1999
- ■ 2000 to 2009
- ■ 2010 or later

Categories (top to bottom): Unincorporated Solano County, Vallejo, Vacaville, Suisun City, Rio Vista, Fairfield, Dixon, Benicia
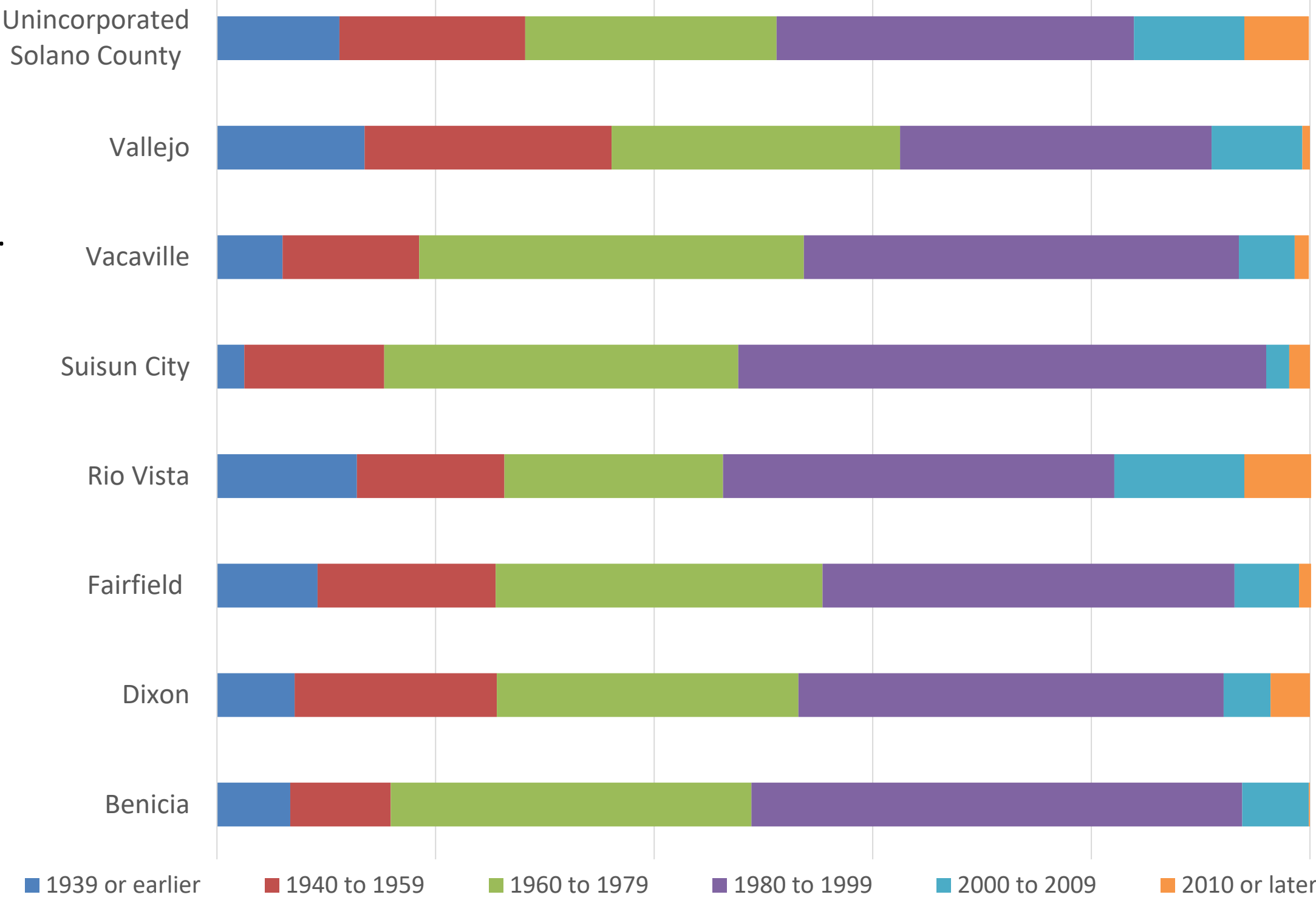
Vacancy Rate, 2015-2019

➤ Unincorporated Solano County, Rio Vista, and Vallejo had the highest vacancy rate

➤ Suisun City, Fairfield, and Benicia had the lowest vacancy rates
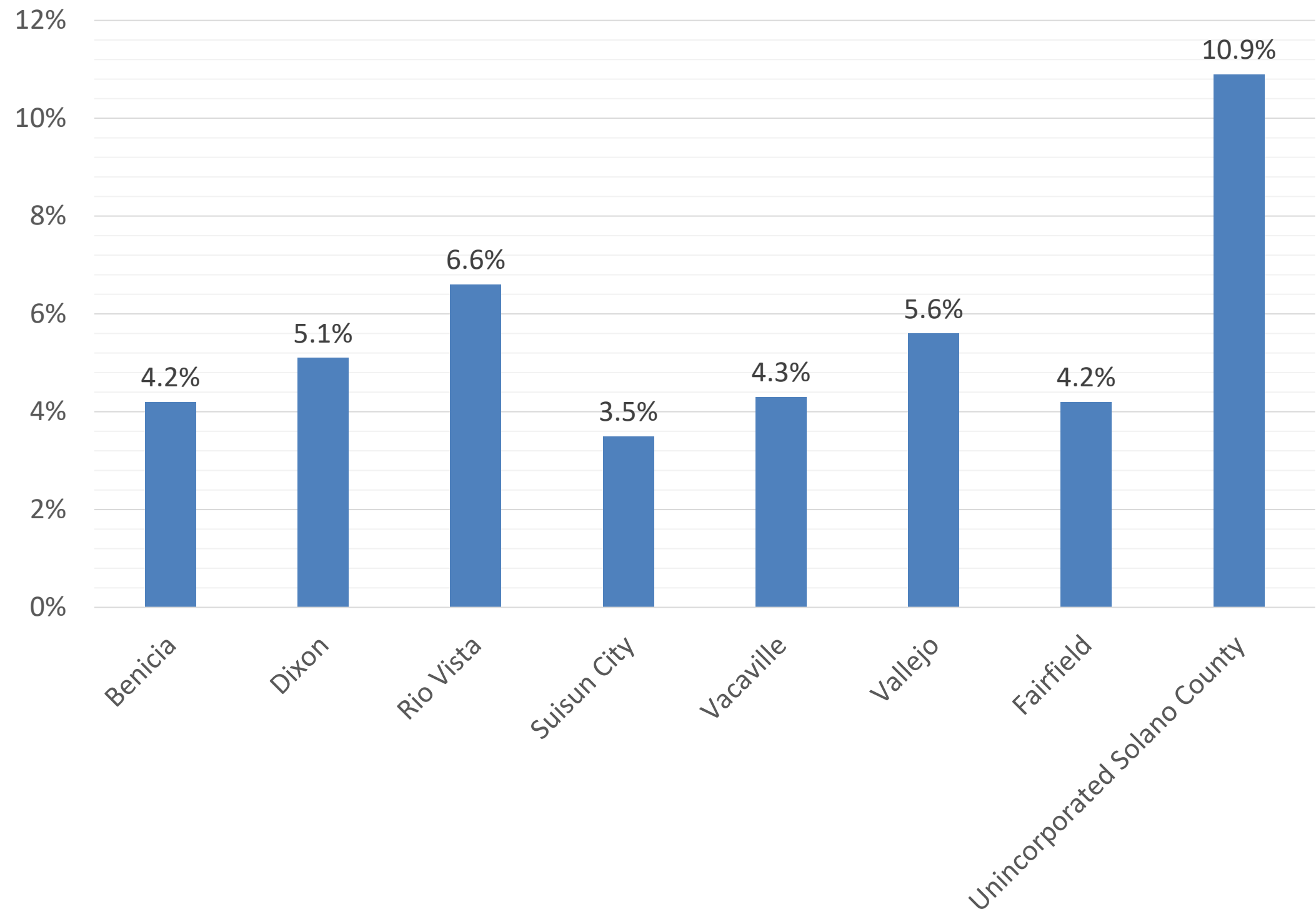
Source: Department of Finance, 2021

Bar chart — Vacancy Rate, 2015-2019:
- Benicia: 4.2%
- Dixon: 5.1%
- Rio Vista: 6.6%
- Suisun City: 3.5%
- Vacaville: 4.3%
- Vallejo: 5.6%
- Fairfield: 4.2%
- Unincorporated Solano County: 10.9%

Potential Programs

» Incentive housing for seniors/large households

» Incentive a diversity of housing options

» Advertise the housing rehabilitation program and apply for funding

» Create/Continue a proactive code enforcement program

Incomes and Affordability

Income Categories

➤ State and HUD define affordability level

➤ Area Median Income for Solano County = $99,300 (2021)

Income Level	Persons Per Household				
	1	2	3	4	5
Extremely Low	$20,450	$23,350	$26,250	$29,150	$31,500
Very Low	$34,000	$38,850	$43,700	$48,550	$52,450
Low	$54,350	$62,100	$69,850	$77,600	$83,850
Median	$69,500	$79,450	$89,350	**$99,300**	$107,250
Moderate	$83,400	$95,300	$107,250	$119,150	$128,700

Who is considered Low Income?

» **HCD 2021 Median Income for a household of four in Solano County: $99,300**

- A household of four earning 80% or less of the median income (≤$77,600) is considered low income

- *Approximately 37% of households in Solano County fall into the lower income category*

Income Category	Percent of Median Income	Typical Occupations
Extremely Low	30% (<$29,150)	Part-Time Employees, Social Security Income Recipients
Very Low	50% ($48,550)	Personal Care Aides, Veterinary Assistants
Low	80% ($77,600)	Graphic Designers, School Social Workers, Mail Carriers

Solano County Households

	Benicia	Dixon	Rio Vista	Suisun City	Fairfield	Vacaville	Vallejo	Unincorporated Solano County	Solano County	Bay Area
Above Moderate >$99300	66.9%	52.6%	52.0%	54.2%	53.9%	56.9%	46.4%	55.0%	53.4%	52.3%
Moderate <$99,300	8.4%	8.6%	6.9%	9.3%	10.0%	9.9%	9.7%	13.5%	9.8%	9.1%
Low <$77,600	10.7%	15.8%	17.9%	18.6%	15.2%	15.2%	16.7%	14.9%	15.6%	13.0%
Very Low <$48,550	5.3%	12.3%	12.7%	8.8%	10.8%	8.8%	12.2%	8.2%	10.2%	10.9%
Extremely Low < $29,150	8.6%	10.7%	10.5%	9.2%	10.2%	9.2%	15.0%	8.4%	11.1%	14.7%

Legend: Extremely Low < $29,150 · Very Low <$48,550 · Low <$77,600 · Moderate <$99,300 · Above Moderate >$99300

Source: 2015-2019 ACS

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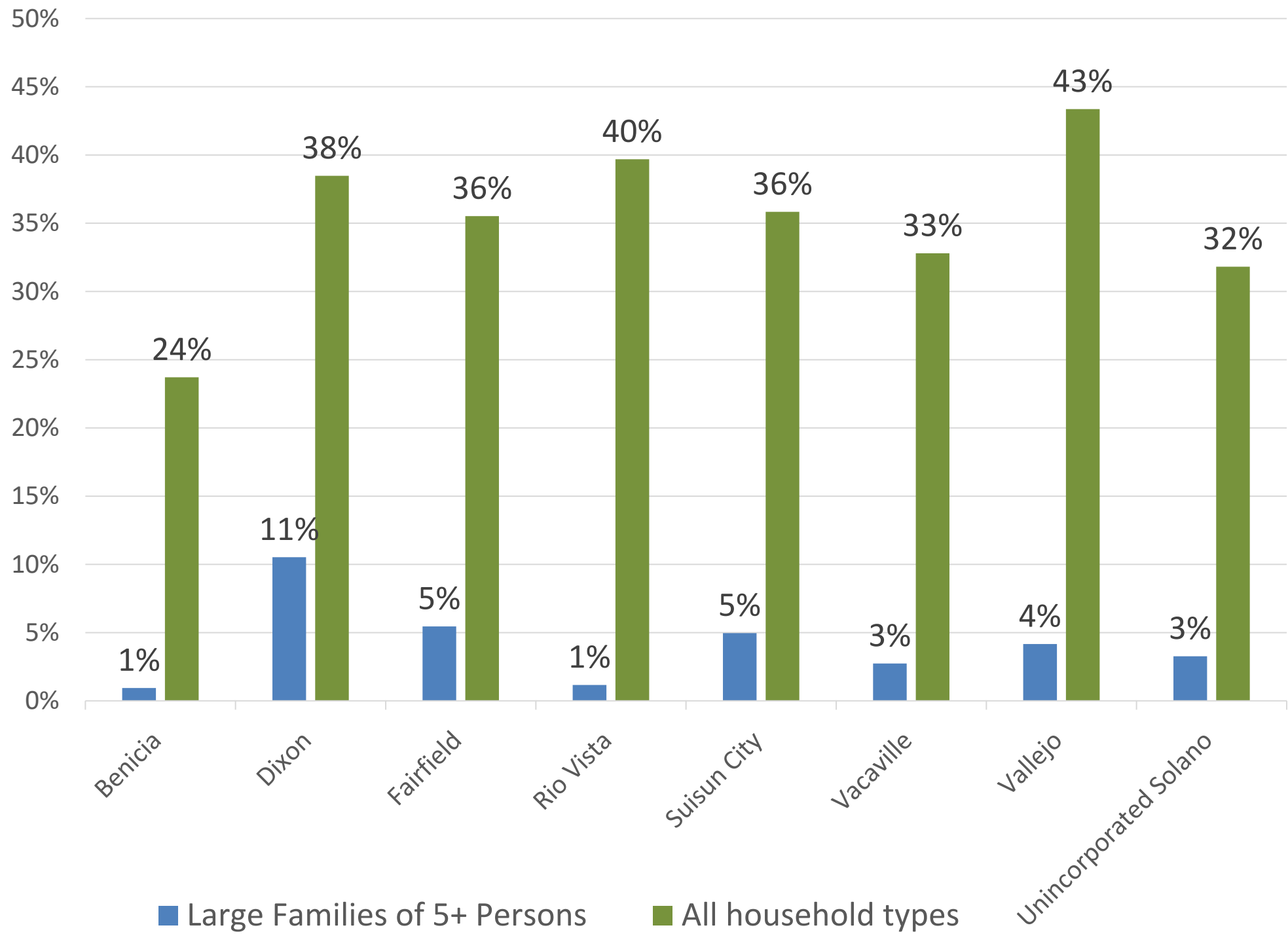
Large Families with Low Incomes, 2019

➤ Low-income limit by HH size:

1. <$54,350
2. <$62,100
3. <$69,850
4. <$77,600
5. <$83,850

➤ Dixon, Fairfield, Suisun City and Vallejo have the largest proportions of large families with lower incomes.

➤ Rio Vista and the unincorporated County have the smallest proportions of large families with lower incomes.

Chart data:

City	Large Families of 5+ Persons	All household types
Benicia	1%	24%
Dixon	11%	38%
Fairfield	5%	36%
Rio Vista	1%	40%
Suisun City	5%	36%
Vacaville	3%	33%
Vallejo	4%	43%
Unincorporated Solano	3%	32%

Legend: ■ Large Families of 5+ Persons ■ All household types

How Affordable is Solano County?

» **Median Sales Price Countywide (December 2021): $569,000**

» **Based on 2021 Median Income $99,300**

- Maximum Affordable Sale Price:
  - Moderate Income: $490,000
  - Low-Income: $250,000

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

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

[1] *Average of 8 properties and high and low of listings*

How Affordable is Solano County?

» **Median Rent Countywide (December 2021):**

- Three Bedroom: $2,314
- Two Bedroom: $1,617

» **Based 2021 Median Income $99,300**

- Maximum Affordable Rent:
  - Moderate Income: $2,850
  - Low-Income: $1,800

Sources: HUD, 2021 and Zillow, December 2021

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

Who is affected by high prices?

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

» **Overpayment=**

Paying more than 30% for housing

Severe Overpayment=

Paying more than 50% for housing

Source: 2013-2017 CHAS

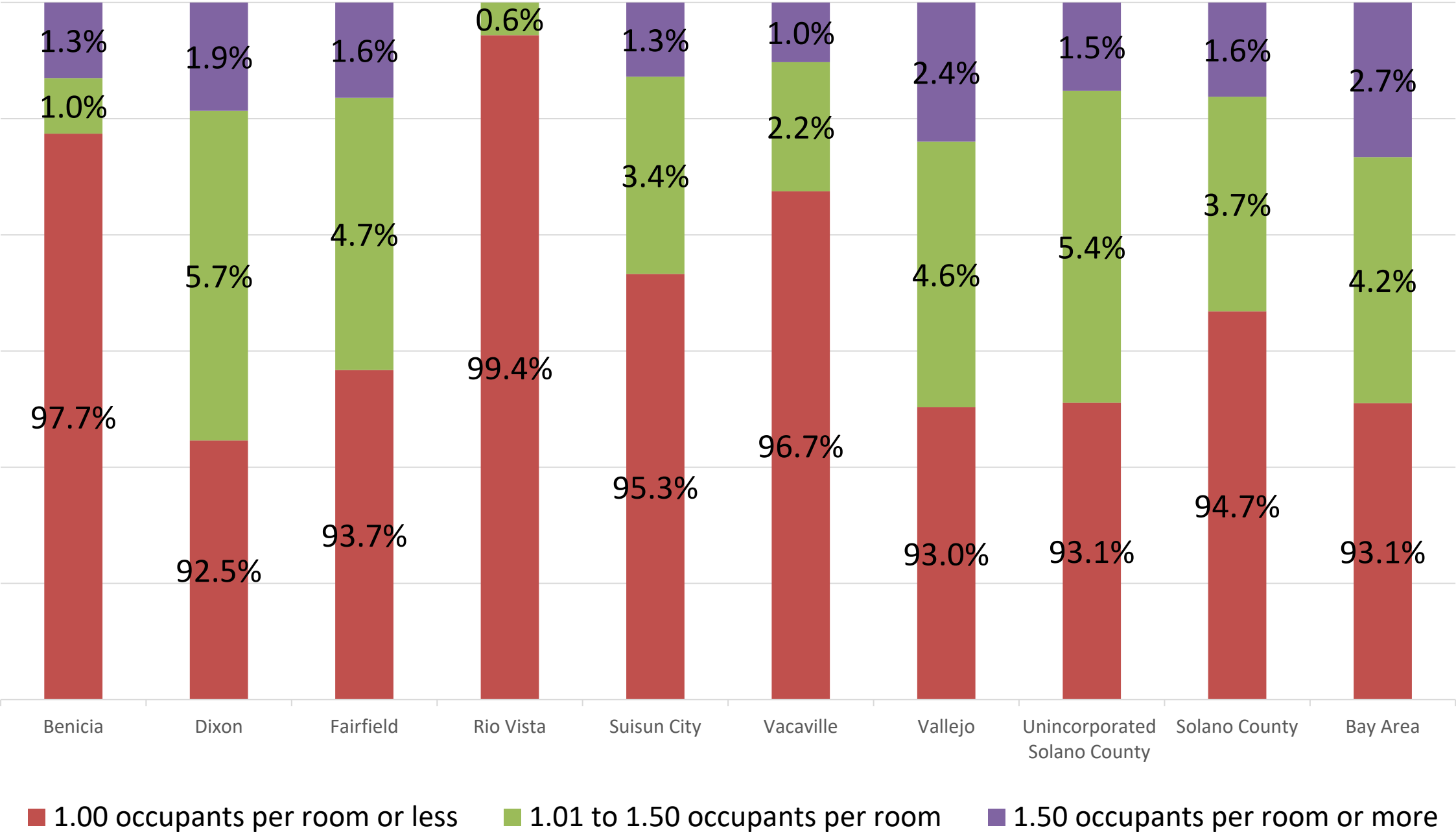|	Overpaying for Housing	Severly Overpaying for Housing
Benicia	20.5%	13.8%
Dixon	18.7%	11.8%
Fairfield	21.1%	15.3%
Rio Vista	16.1%	13.8%
Suisun City	22.1%	15.2%
Vacaville	22.0%	13.8%
Vallejo	21.5%	20.7%
Unincorporated Solano County	14.7%	13.9%
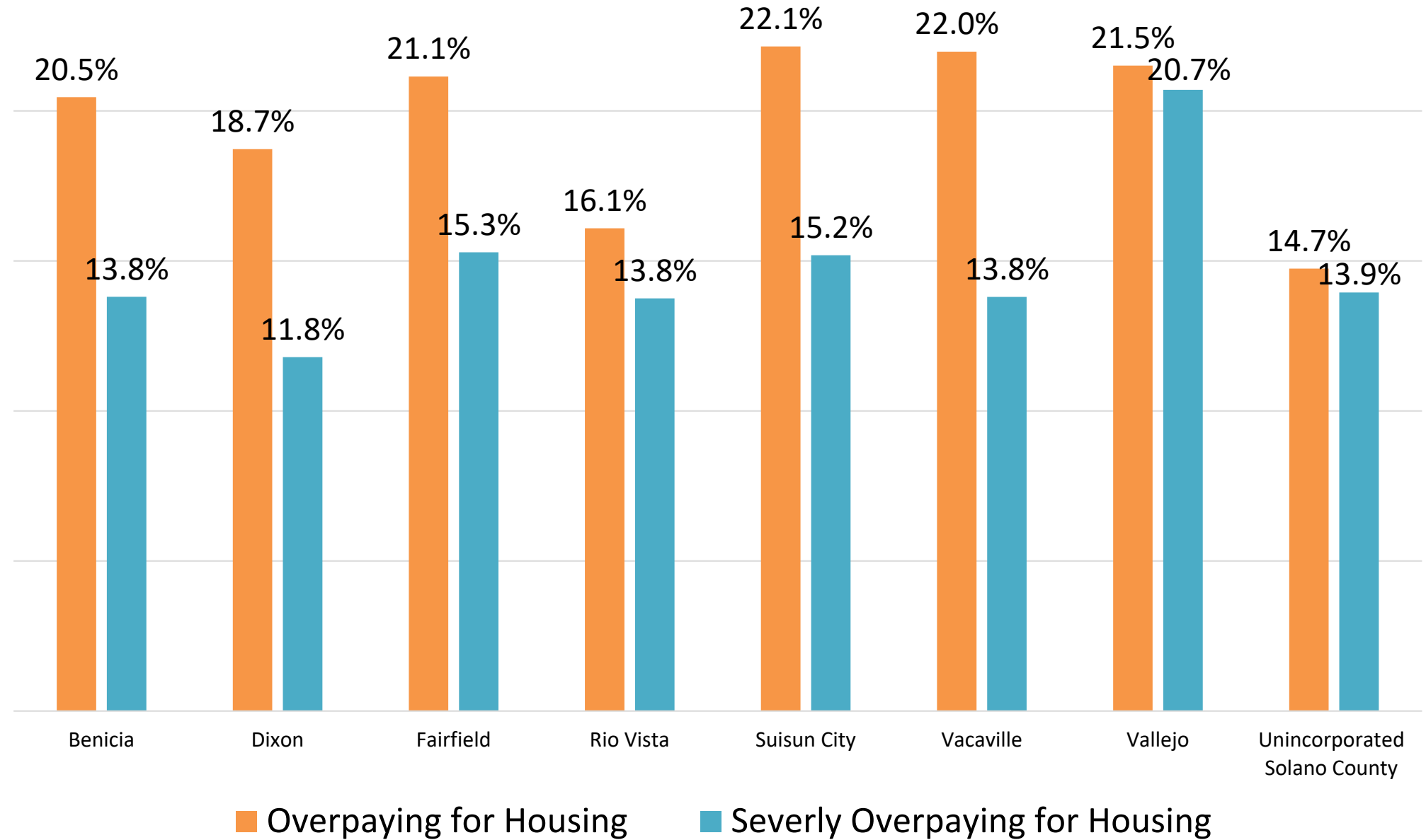
Overcrowding

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

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

*excludes bathrooms and kitchens

Source: 2015-2019 ACS

	Benicia	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Unincorporated Solano County	Solano County	Bay Area
1.50 occupants per room or more	1.3%	1.9%	1.6%	0.6%	1.3%	1.0%	2.4%	1.5%	1.6%	2.7%
1.01 to 1.50 occupants per room	1.0%	5.7%	4.7%		3.4%	2.2%	4.6%	5.4%	3.7%	4.2%
1.00 occupants per room or less	97.7%	92.5%	93.7%	99.4%	95.3%	96.7%	93.0%	93.1%	94.7%	93.1%

■ 1.00 occupants per room or less   ■ 1.01 to 1.50 occupants per room   ■ 1.50 occupants per room or more

Solano County Collaborative Regional Housing Element Meetings

Potential Programs

» Promote/incentivize development of large units (4 or more bedrooms)

» Promote Accessory Dwelling Units (ADUs), provide pre-approved plans, incentivize deed restricted ADUs

» Create partnerships with housing developers and pursue funding to support development of lower income housing

» Promote the First Time Homebuyer Program and Mortgage Credit Certificate (MCC) Program

Housing Element Special Needs Groups

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

- **People experiencing homelessness**: Shelter Capacity? Services offered to homeless individuals? Transitional housing projects?

- **Seniors:** Support program regional and locally? New senior housing developments?

- **People with disabilities**: Retrofitting housing needs and support services

- **Female-Headed Households with children**: What are the needs and support programs available?

- **Extremely-Low Income Households (30% of AMI <$29,150 (roughly $14 an hour)):** Potentially one-paycheck away from homelessness

- **Farmworkers:** Typical to have low incomes and may need seasonal housing

People Experiencing Homelessness

	Variable	Sheltered – Emergency Shelter	Sheltered – Transitional Housing	Unsheltered
Solano County	Chronic Substance Abuse	34	24	120
	HIV/AIDS	2	0	7
	Severely Mentally Ill	19	27	212
	Veterans	17	12	118
	Victims of Domestic Violence	9	13	89

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

Seniors

Jurisdiction	Age 65-74	Age 75-84	Age 85+	Percent of Total Population
Benicia	12.5%	5.1%	2.2%	19.8%
Dixon	6.7%	4.8%	1.4%	13.0%
Fairfield	7.2%	3.3%	1.7%	12.2%
Rio Vista	29.0%	14.4%	5.5%	**48.9%**
Suisun City	7.1%	2.8%	1.8%	11.7%
Vacaville	8.5%	3.7%	1.8%	14.0%
Vallejo	10.0%	4.1%	1.7%	15.8%
Unincorporated Solano County	13.4%	5.9%	2.2%	21.6%
Total	**94.5%**	**44.1%**	**18.3%**	----

Source: 2015-2019 ACS

Population by Disability Status, 2015-2019

➢ Rio Vista had the highest proportion of people with disabilities, which correlates with the high proportion of seniors.

➢ The remaining jurisdictions had a similar percentage of population by disability status.
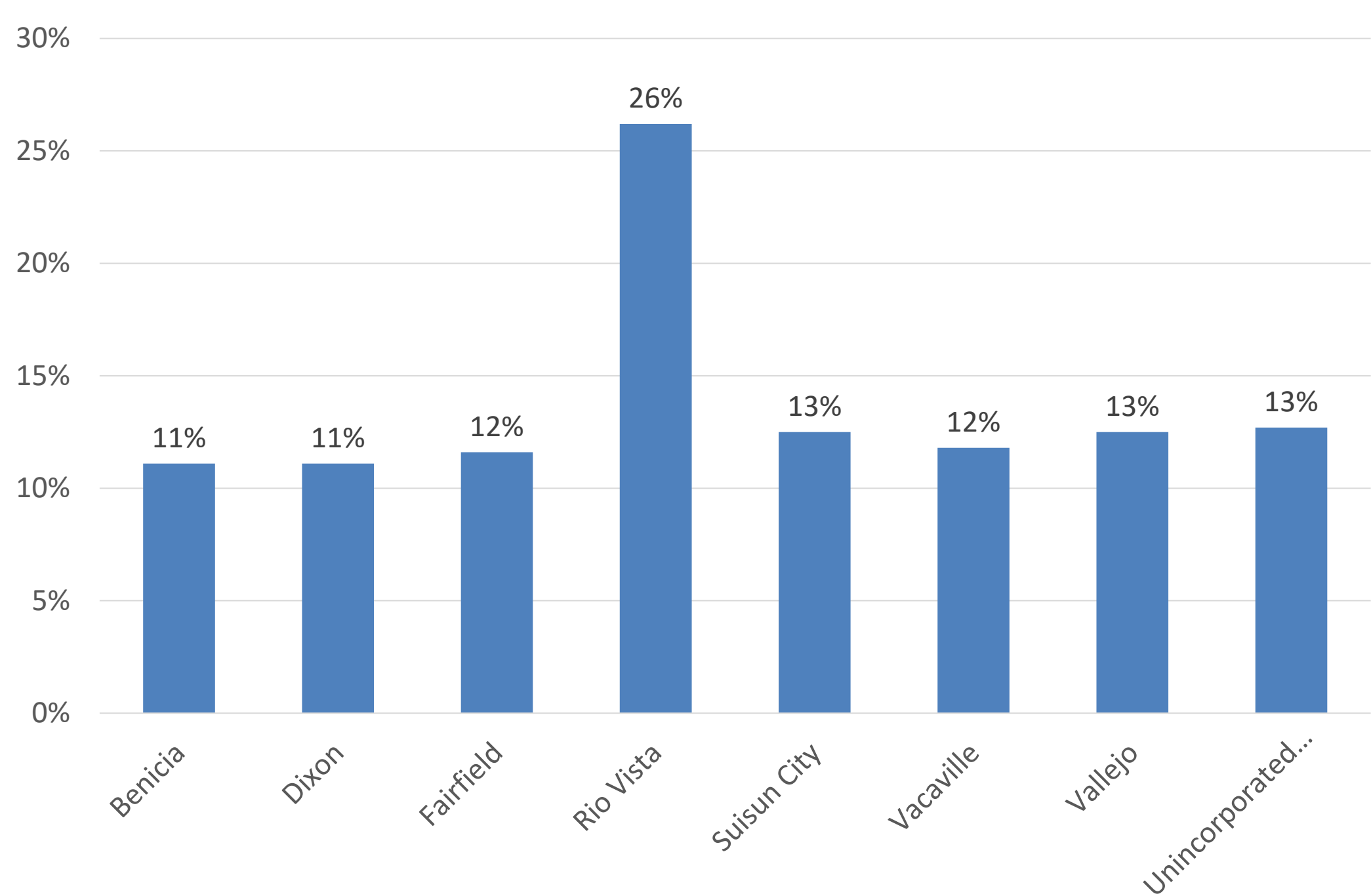
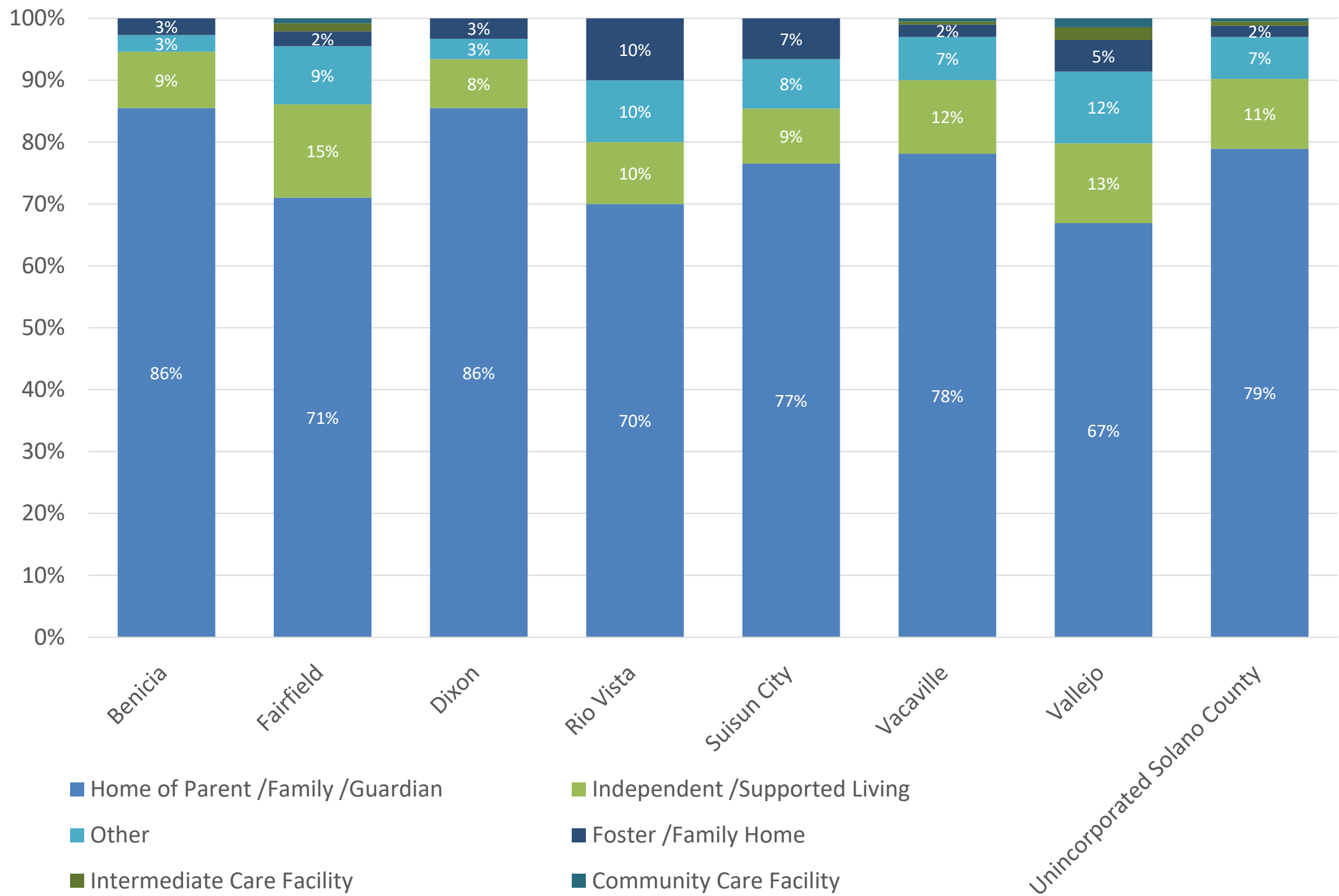*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18101*

Bar chart – Population by Disability Status:
- Benicia: 11%
- Dixon: 11%
- Fairfield: 12%
- Rio Vista: 26%
- Suisun City: 13%
- Vacaville: 12%
- Vallejo: 13%
- Unincorporated...: 13%

Developmental Disability and Place of Residence, 2020

➢ Throughout the county, most people with a developmental disability live with a parent, family member or guardian.

➢ Approximately 11% of people with a developmental disability live independently and rely on supported living services.

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

Chart legend:
- Home of Parent /Family /Guardian
- Independent /Supported Living
- Other
- Foster /Family Home
- Intermediate Care Facility
- Community Care Facility

Benicia: 86%, 9%, 3%, 3%
Fairfield: 71%, 15%, 9%, 2%
Dixon: 86%, 8%, 3%, 3%
Rio Vista: 70%, 10%, 10%, 10%
Suisun City: 77%, 9%, 8%, 7%
Vacaville: 78%, 12%, 7%, 2%
Vallejo: 67%, 13%, 12%, 5%
Unincorporated Solano County: 79%, 11%, 7%, 2%
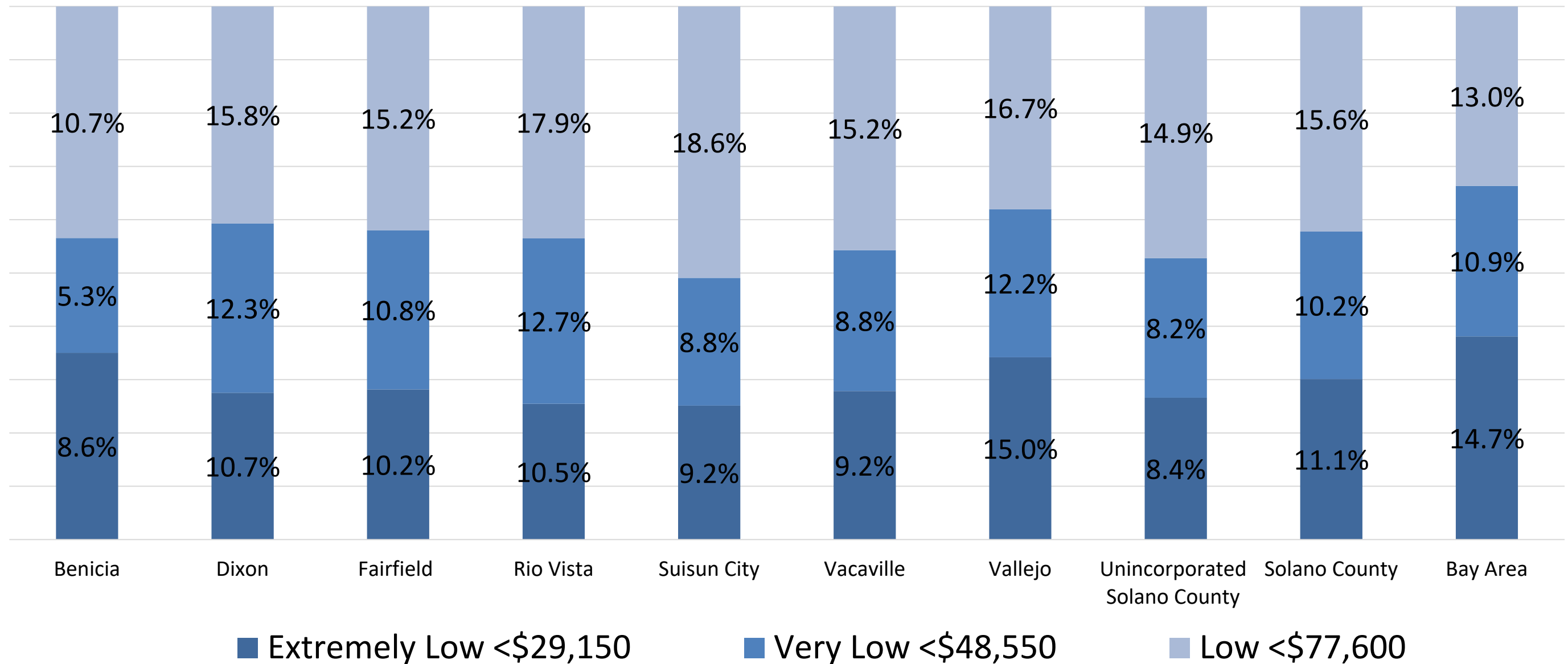
Female-Headed Households by Poverty Status, 2015-2019

➢ Federal poverty level for a household of 4: $26,500.

➢ Of all female-headed households, Vallejo, Fairfield, and Benicia have the highest proportion with children and below the poverty level.
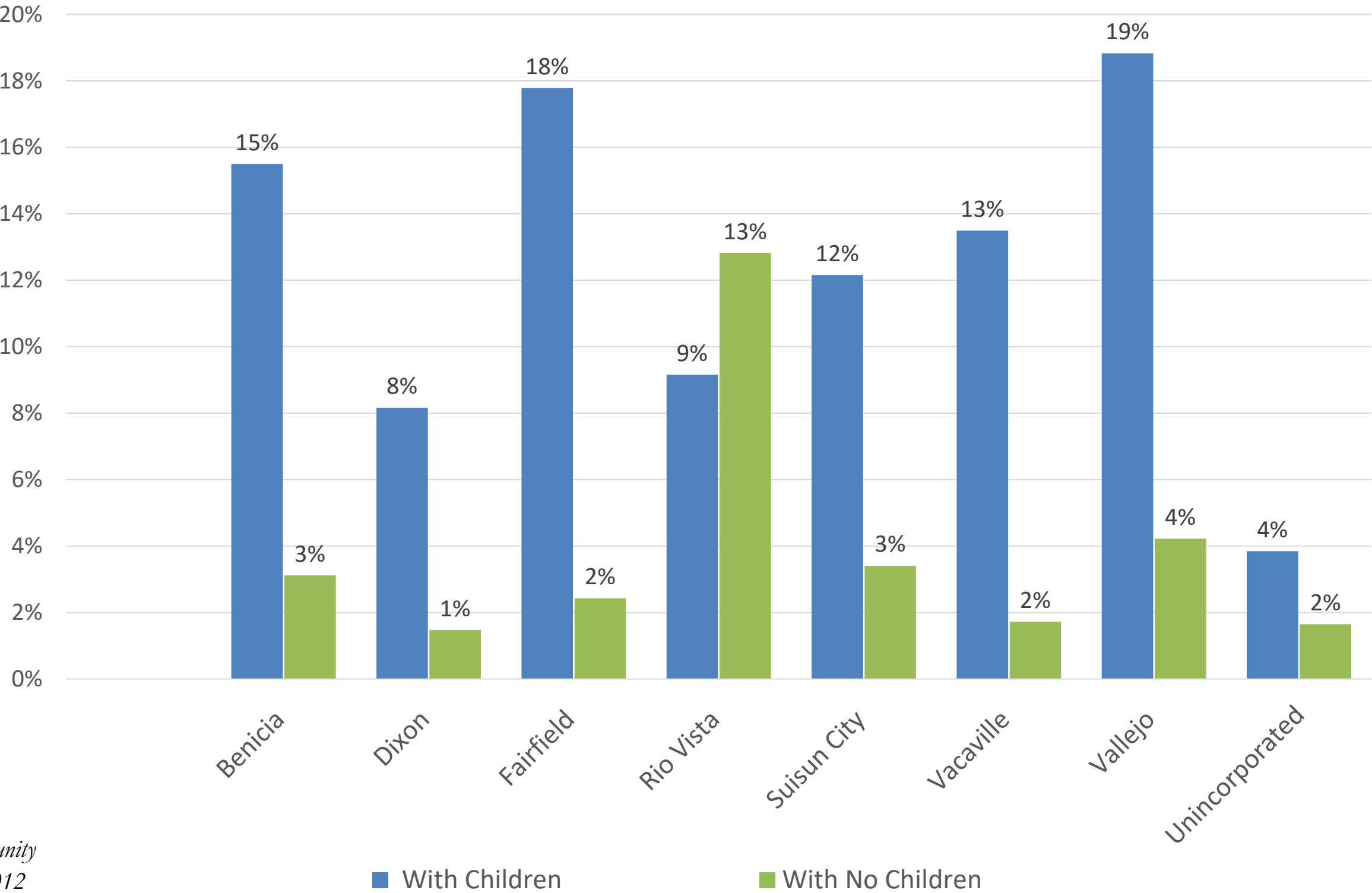
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

With Children ■ **With No Children** ■

Households that are Extremely Low Income

	Benicia	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Unincorporated Solano County	Solano County	Bay Area
Low <$77,600	10.7%	15.8%	15.2%	17.9%	18.6%	15.2%	16.7%	14.9%	15.6%	13.0%
Very Low <$48,550	5.3%	12.3%	10.8%	12.7%	8.8%	8.8%	12.2%	8.2%	10.2%	10.9%
Extremely Low <$29,150	8.6%	10.7%	10.2%	10.5%	9.2%	9.2%	15.0%	8.4%	11.1%	14.7%

■ Extremely Low <$29,150   ■ Very Low <$48,550   ■ Low <$77,600

Source: 2013-2017 CHAS

Solano County Collaborative Regional Housing Element Meetings
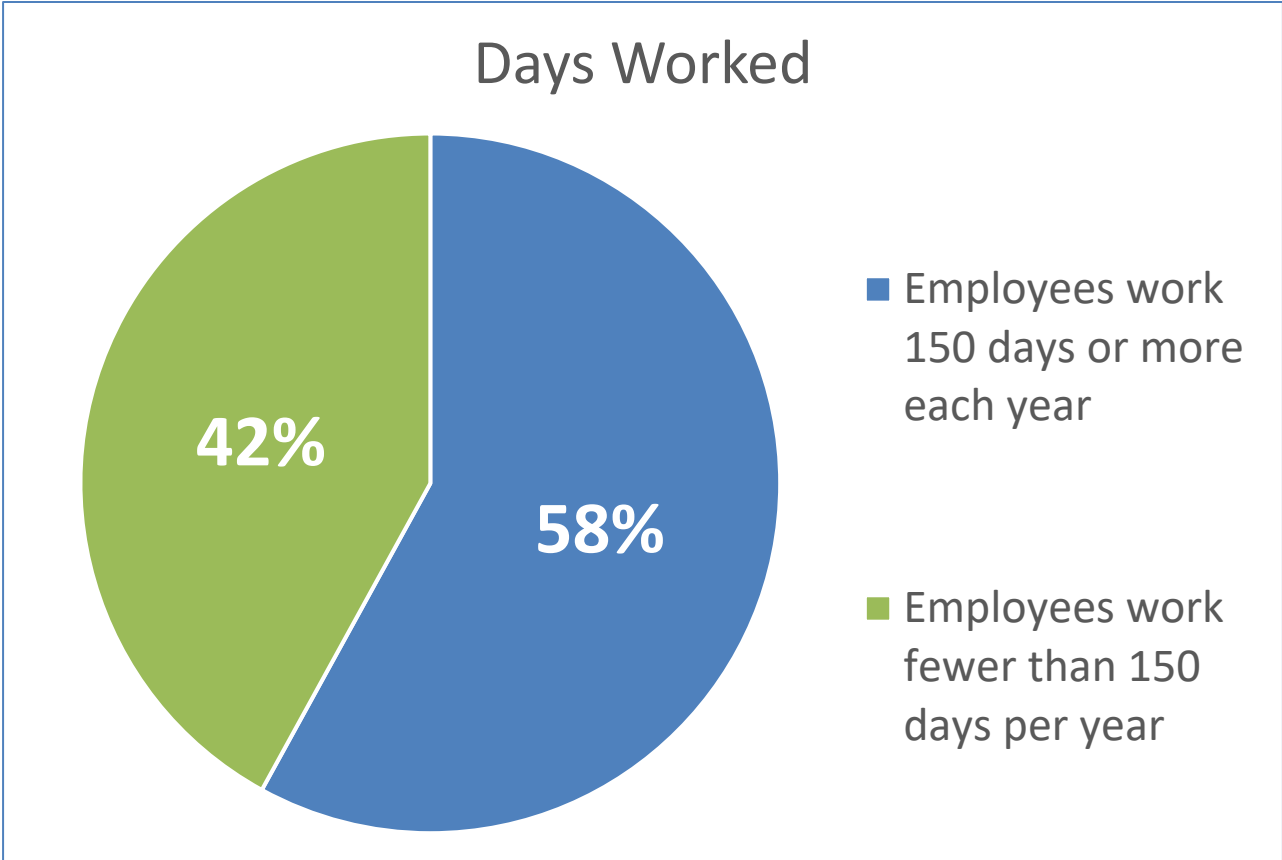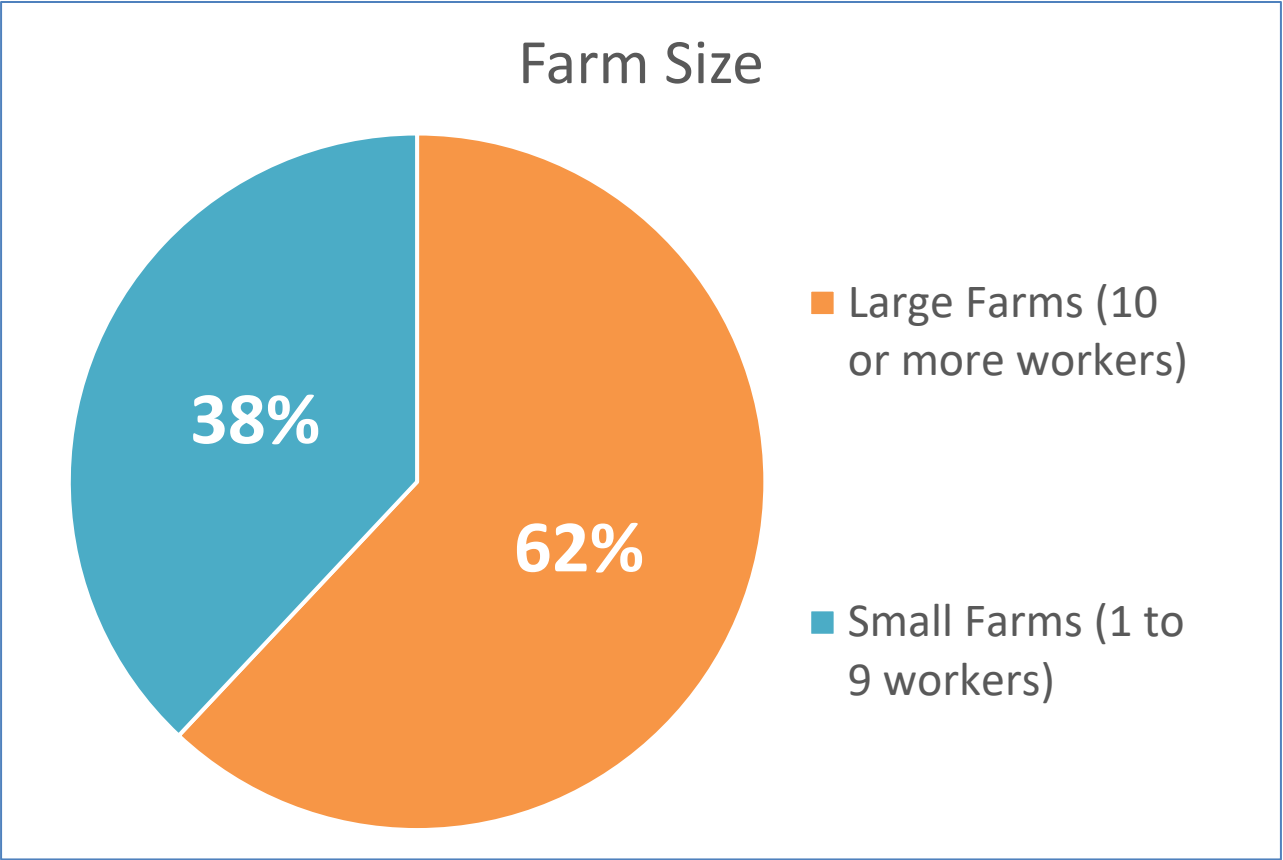
Farmworkers in Solano County, 2017

➢ Out of 849 farms with 2,513 farmworkers:

　➢ 62% of farmworkers work at large farms which include 10 or more workers

　➢ 58% of farmworkers work 150 days or more each year.

Farm Size

38%

62%

■ Large Farms (10 or more workers)

■ Small Farms (1 to 9 workers)

Days Worked

42%

58%

■ Employees work 150 days or more each year

■ Employees work fewer than 150 days per year
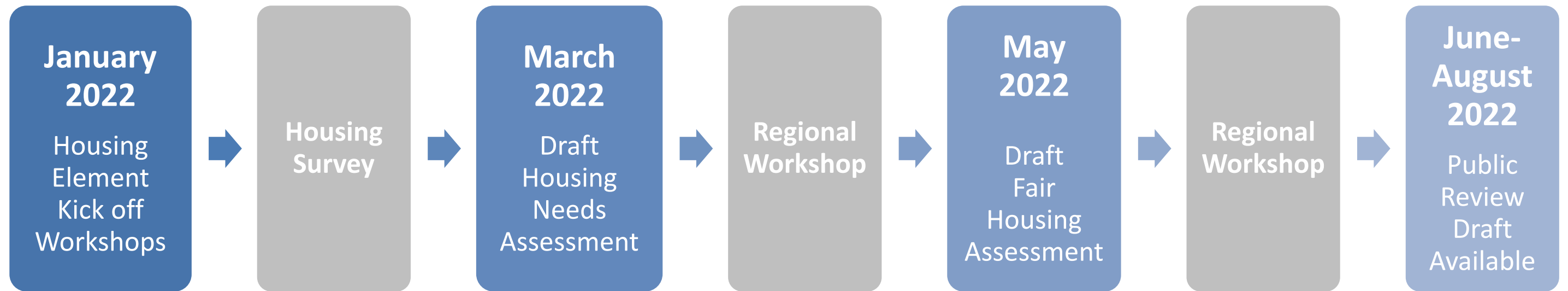
Source: 2017 USDA Census of Agriculture

Potential Programs

» Cooperate with neighboring cities, the County, ABAG and other agencies in the development of programs aimed at providing homeless shelters and related services.

» Facilitate/encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance

» Coordinate with North Bay Regional Center to assist persons with developmental disabilities

» Allow residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's/County definition of family.

Regional Efforts – Schedule

January 2022
Housing Element Kick off Workshops

→

Housing Survey

→

March 2022
Draft Housing Needs Assessment

→

Regional Workshop

→

May 2022
Draft Fair Housing Assessment

→

Regional Workshop

→

June-August 2022
Public Review Draft Available

Contact

» **Robert Guerrero, STA Project Director**

- rguerrero@sta.ca.gov

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

- jgastelum@placeworks.com

» **Website and Survey:** solhousingelements.com

Thank You