Solano County Collaborative
Regional Housing Element Workshops

January 26 – 11:30 am – 1:00 pm

January 27 – 6:00 pm – 8:00 pm

Project Team

» **Solano County Transportation Agency**

- 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

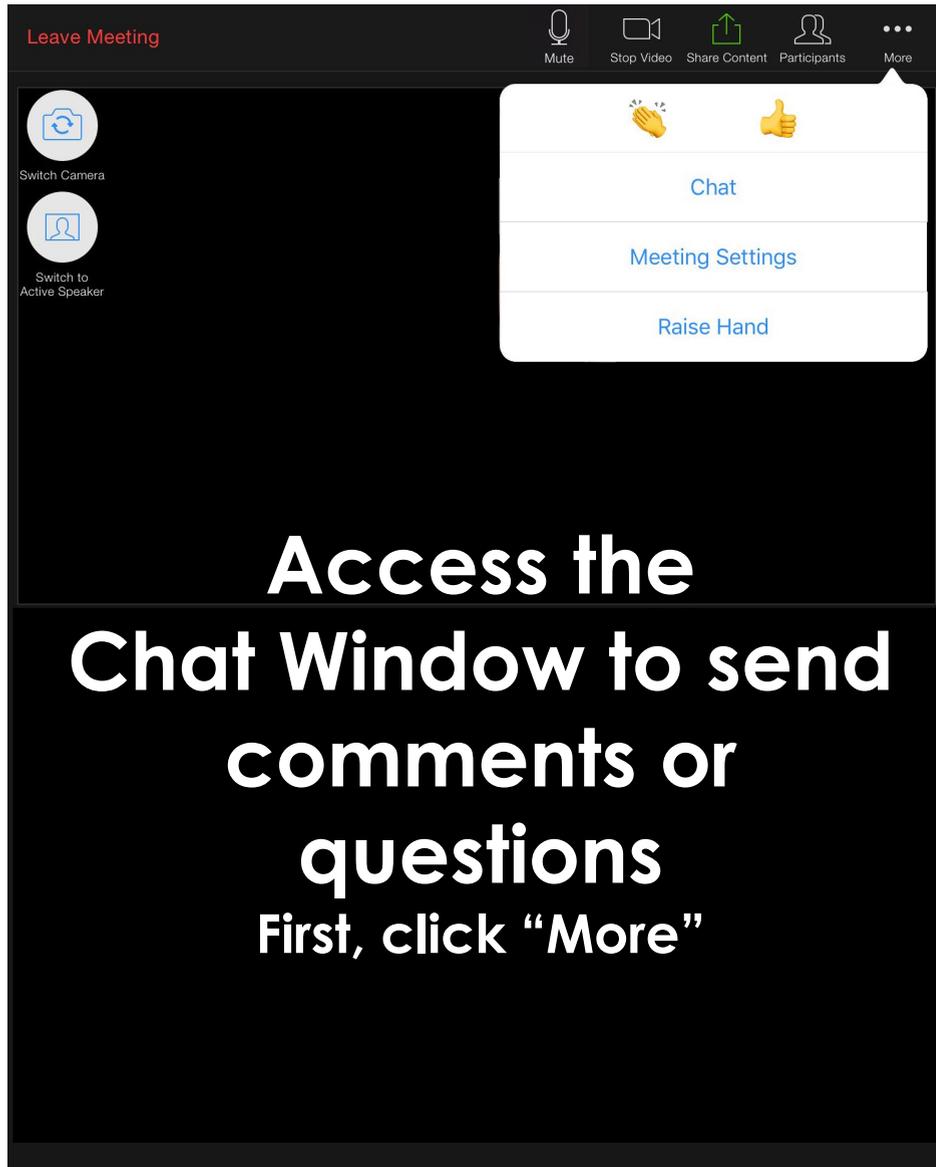|	
Dixon	Fairfield
Rio Vista	Suisun City
Vacaville	Vallejo
Solano County	

Zoom Meeting Controls

Tablet

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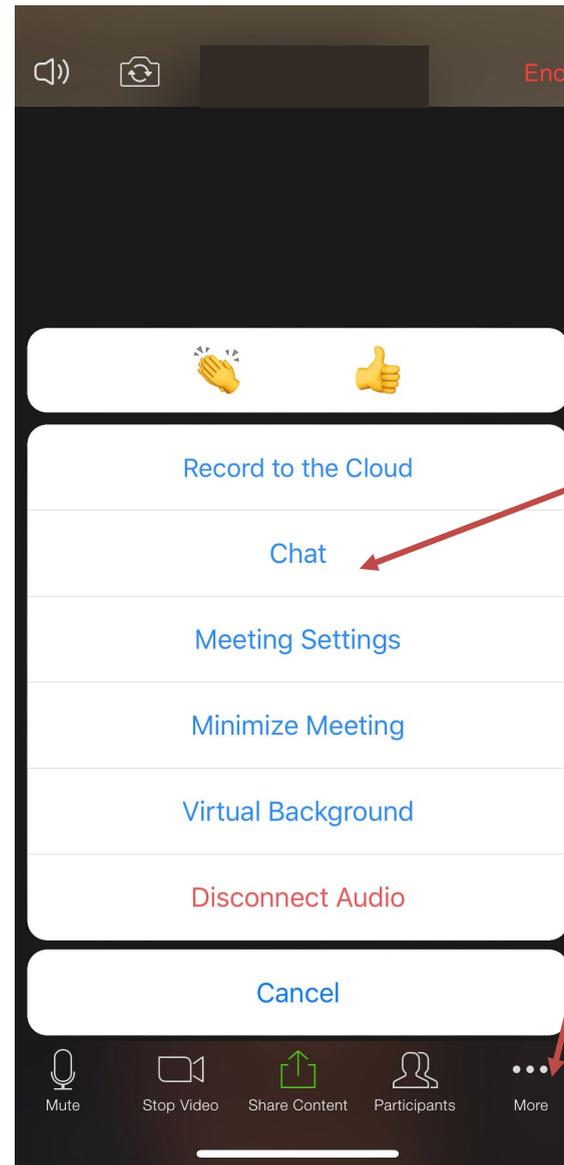
Smart Phone

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

Comments / Questions?

Send a Chat Message to
"Jennifer Gastelum"

Solano County Collaborative Regional Housing Element Meetings

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

Zoom Meeting ID:

Speaker View

Participants (22)

Find a participant

Janet Chang (Me)

Tammy Seale (Host)

GR Grant R

SC Sloan Campi

MT Mark Teague (Co-host)

Zoom Group Chat

To: Everyone

Type message here...

Unmute | Stop Video | Invite | Participants 22 | Share Screen | Chat | Record | Reactions | Leave Meeting

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 overview of the Housing Element Update process**

» **Share information about Solano County that informs each jurisdictions housing plan**

» **Gather initial community input on housing assets, issues and opportunities**

» **Provide an overview of the Safety and Environmental Justice elements and gather initial input on relevant issues**
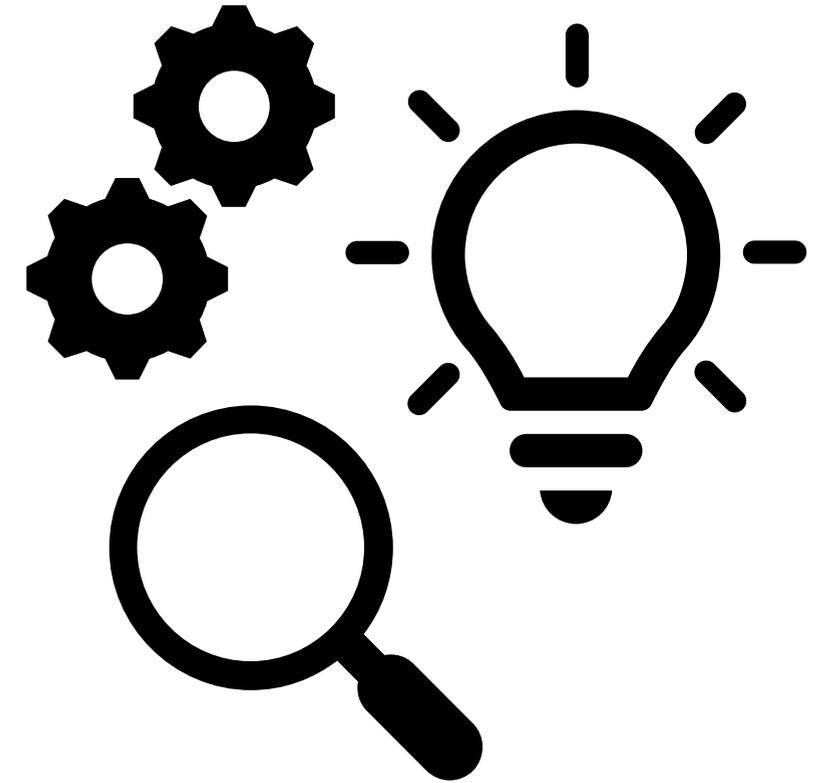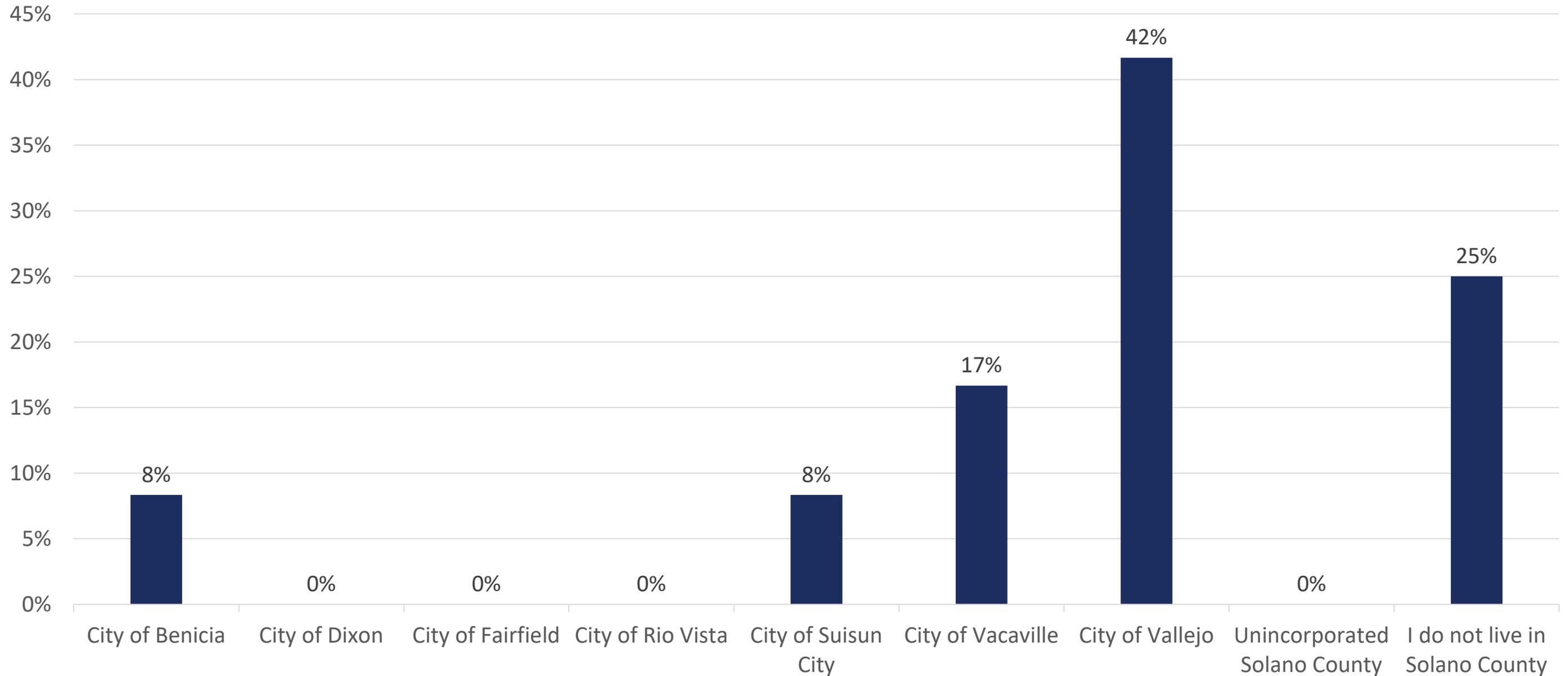
Polling Questions
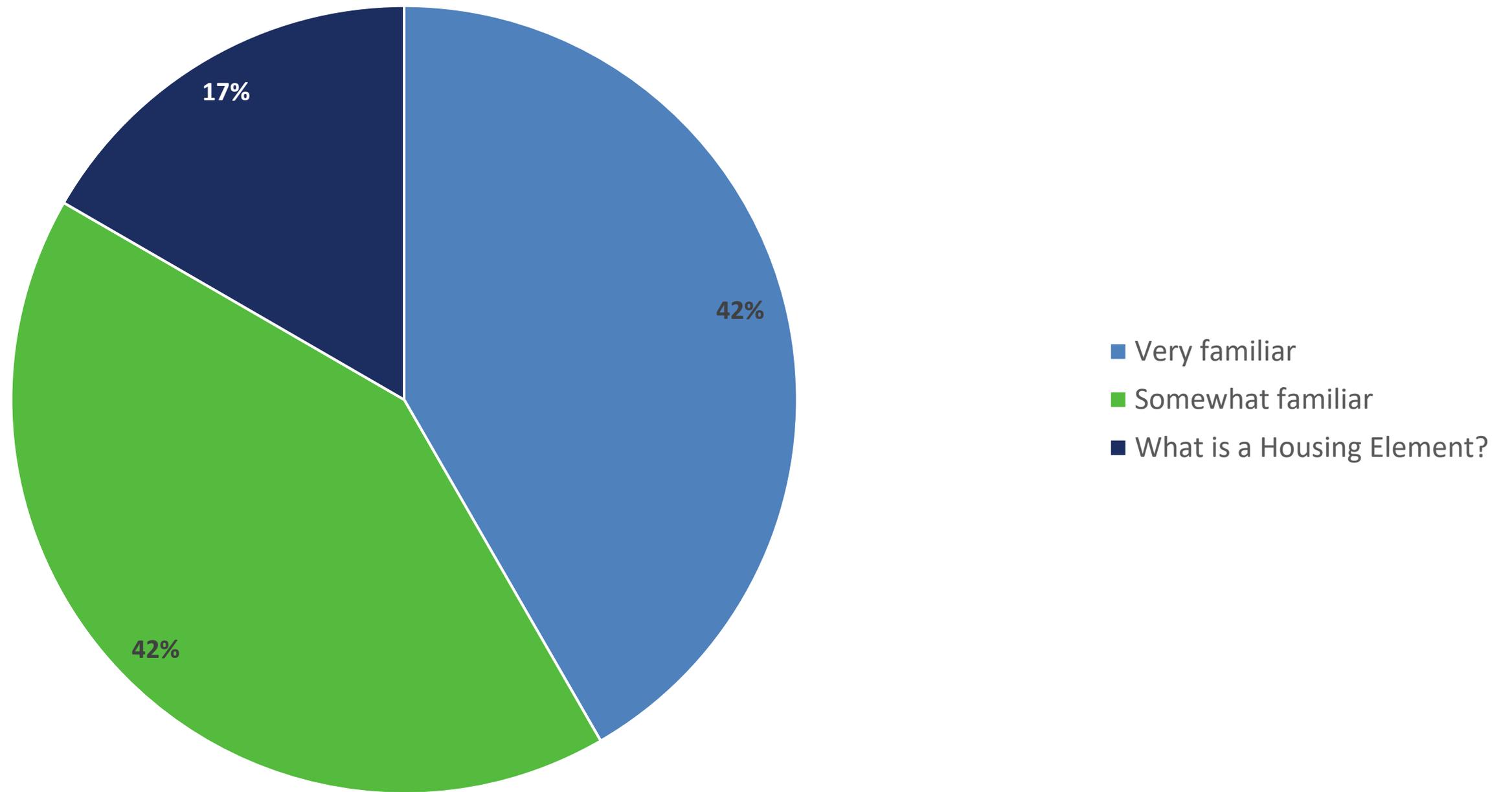
What is the Housing Element?

» **One of the eight mandatory element of the General Plan**

» **Must be updated every 8 years**

» **Adoption Deadline: January 31, 2023**

- 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**

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

Public Outreach Opportunities

Workshops

Survey

Written Comments

Public Hearings

Schedule – Regional Efforts

January 2022
Housing Element Kick off Workshops

→

Housing Survey

→

March 2022
Draft Housing Needs Assessment

→

Regional Workshop

→

April 2022
Draft Fair Housing Assessment

→

Regional Workshop

→

May 2022
Public Review Draft Available
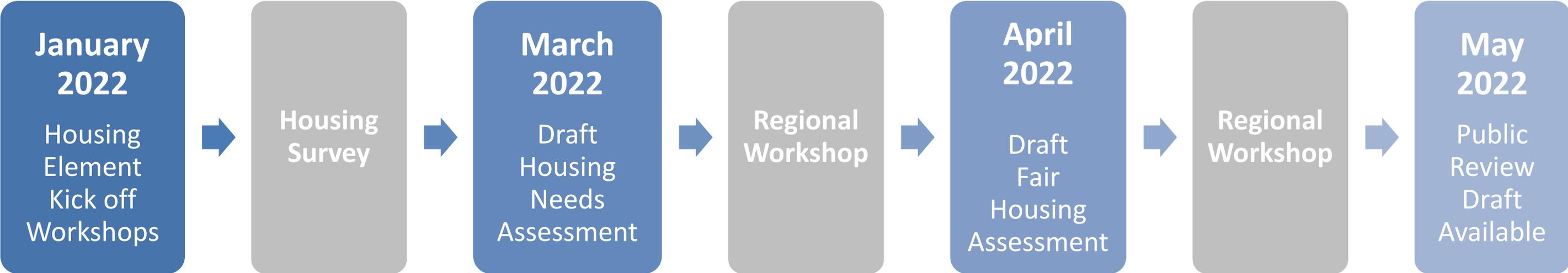
Key Terms and Acronyms

HCD – Department of Housing and Community Development

COG – Council of Government

ABAG – Association of Bay Area Governments

RHNA – Regional Housing Needs Allocation

HE – Housing Element

APR – Annual Progress Report

SB – Senate Bill

AB – Assembly Bill

How is the RHNA Determined?

State Role

The State projects future housing needs at various income levels and allocates units to COGs Statewide

Total RHNA = 2,502,971

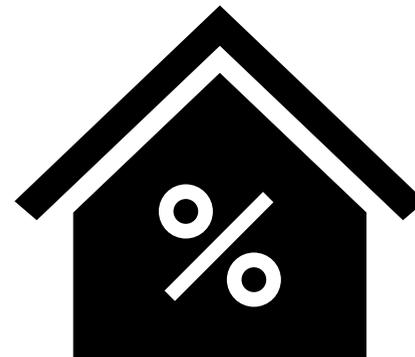## Regional Role

The COG develops a methodology to evaluate factors for distribution of units to each jurisdiction; methodology approved by HCD

ABAG RHNA = 441,174
Solano County Subregion = 10,992

Local Role

Cities and counties are allocated units they must then find ways to accommodate – enough land at appropriate densities

Solano County RHNA (by jurisdiction)

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	5th Cycle RHNA
Benicia	212	127	123	288	750	327
Dixon	113	62	62	179	416	197
Fairfield	792	464	539	1,274	3,069	3,100
Rio Vista	79	41	50	157	327	299
Suisun City	160	95	98	267	620	505
Vacaville	677	404	409	1,105	2,595	1,084
Vallejo	690	369	495	1,346	2,900	1,362
Unincorporated Solano	80	50	56	129	315	103
Total	**2,803**	**1,612**	**1,832**	**4,745**	**10,992**	**6,877**

Ways to Accommodate the RHNA

Starting with sites from the 5th cycle element

↓

Focus on sites larger than 0.5 acres and smaller than 10 acres
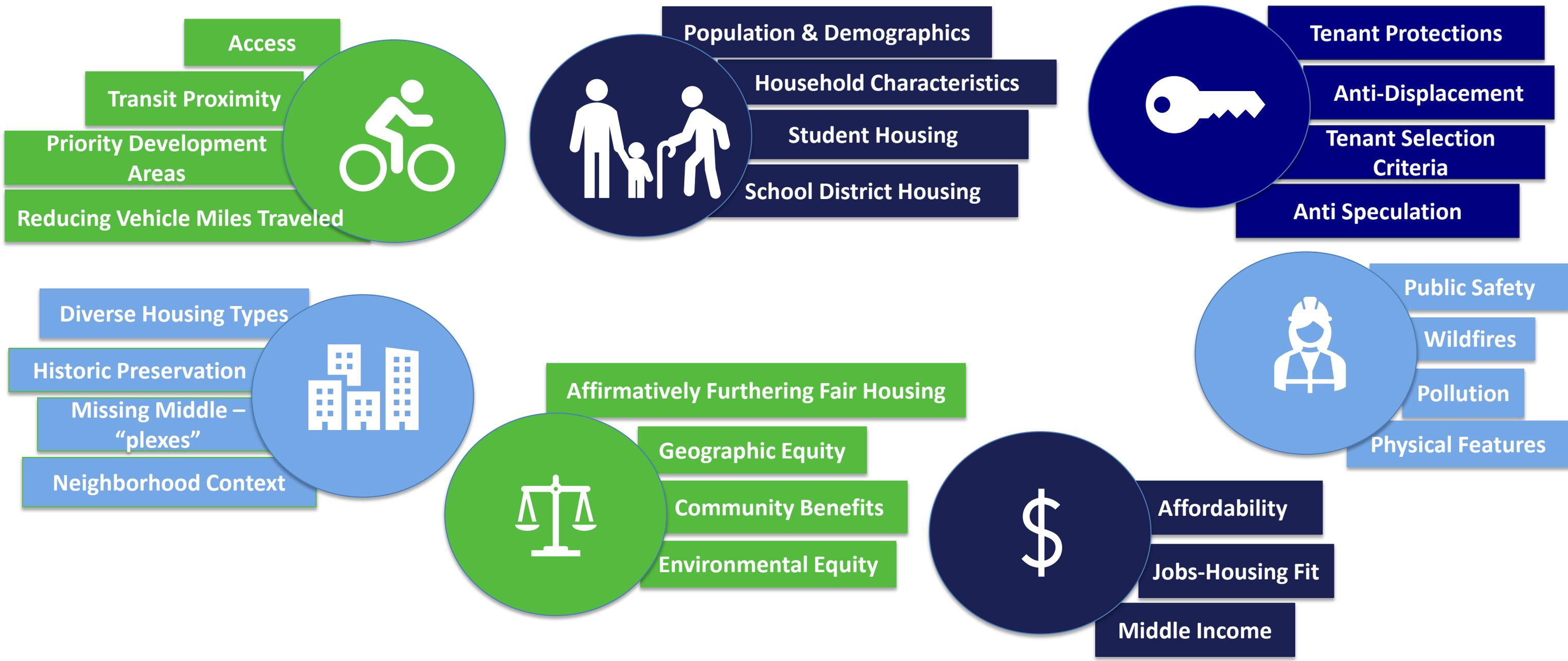
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Look and Vacant and Underutilized sites

↓

Projected Accessory Dwelling Units (ADU)

↓

Pipeline Projects

Fair Housing Consideration – AB 686

Access
Transit Proximity
Priority Development Areas
Reducing Vehicle Miles Traveled

Population & Demographics
Household Characteristics
Student Housing
School District Housing

Tenant Protections
Anti-Displacement
Tenant Selection Criteria
Anti Speculation

Diverse Housing Types
Historic Preservation
Missing Middle – "plexes"
Neighborhood Context

Affirmatively Furthering Fair Housing
Geographic Equity
Community Benefits
Environmental Equity

Public Safety
Wildfires
Pollution
Physical Features

Affordability
Jobs-Housing Fit
Middle Income

Polling Questions
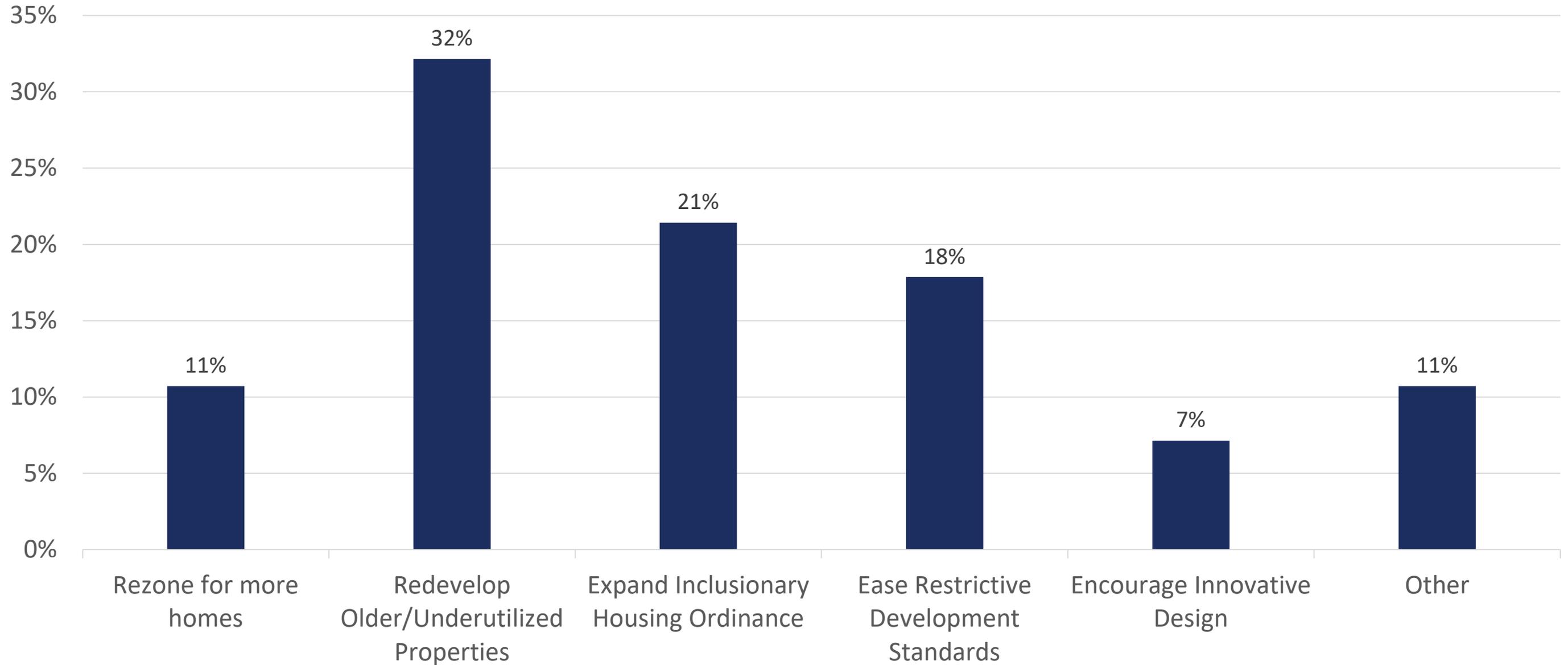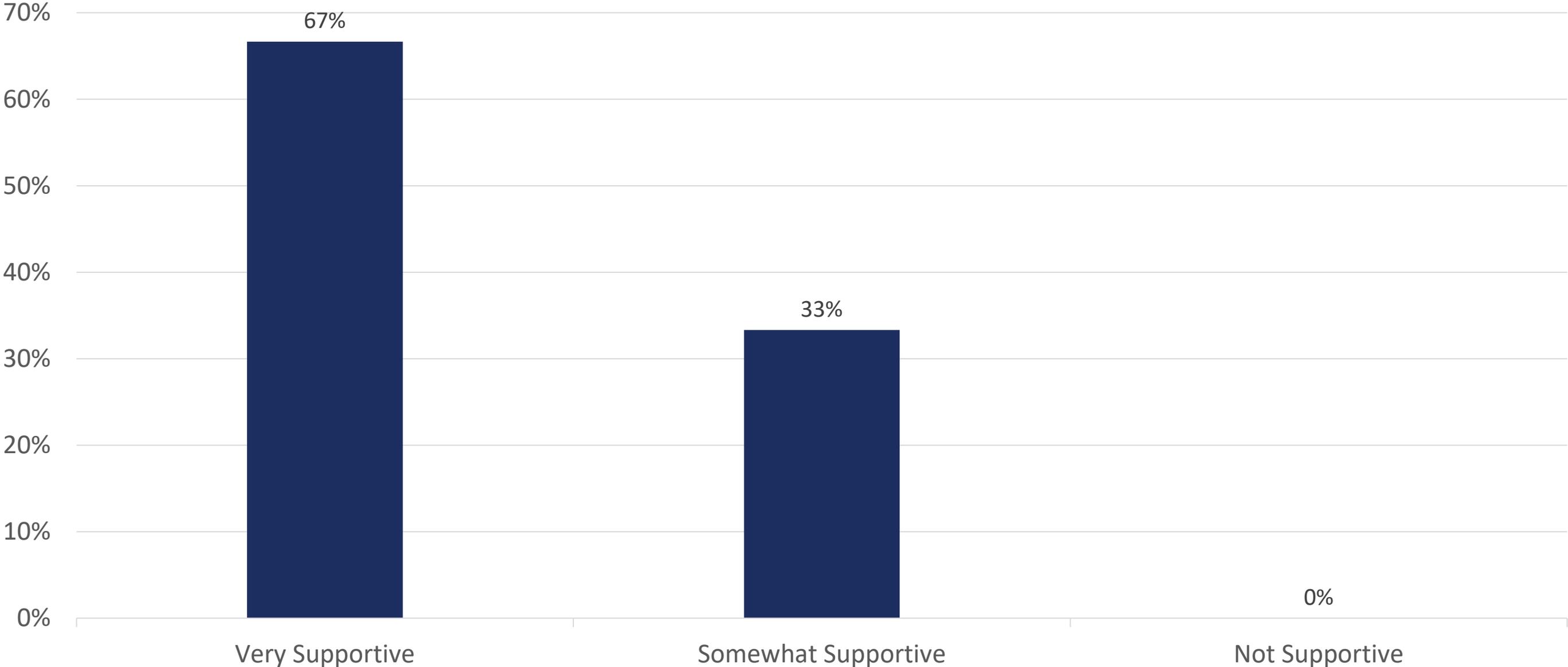
What is the most important consideration for location?
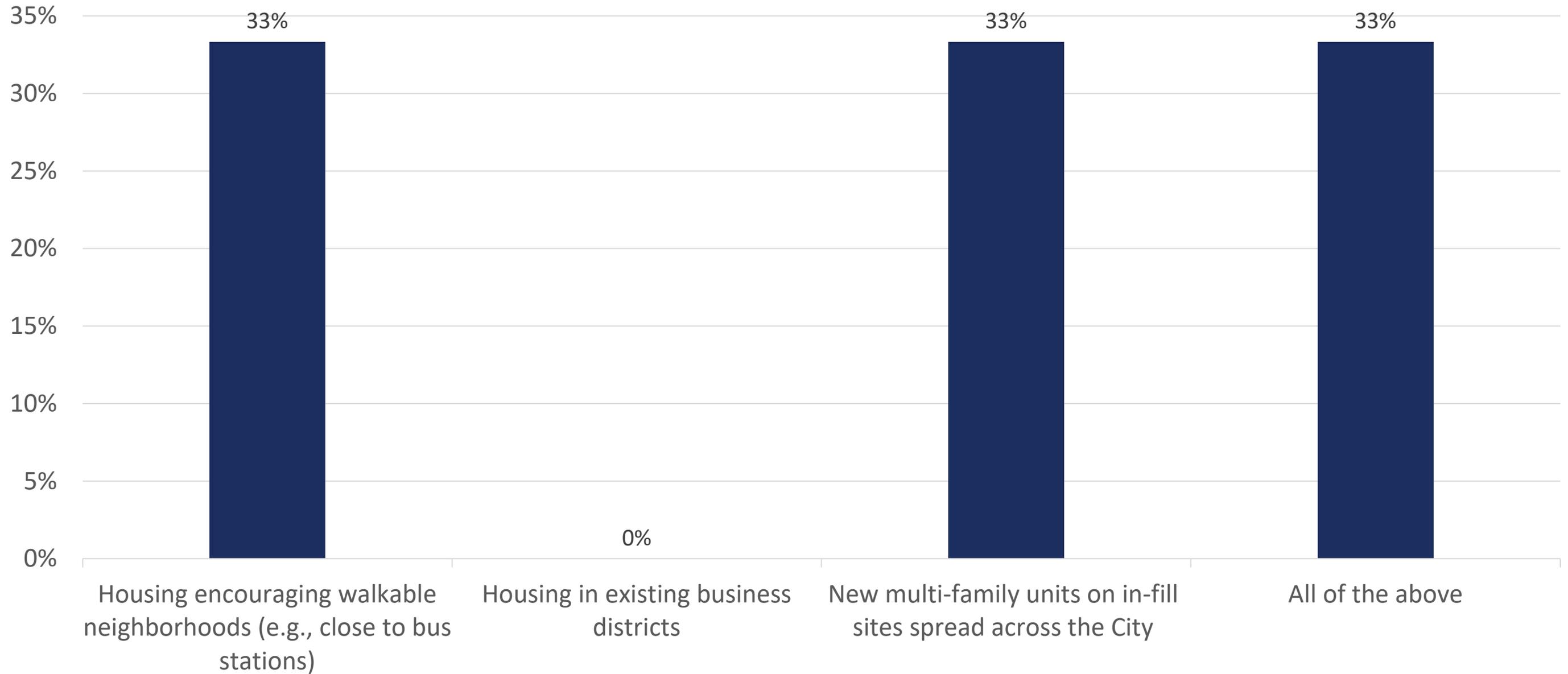
How do you feel about replacing underperforming/obsolete businesses (e.g., big box retail stores) with residential uses and/or community serving uses in retail or office centers?

- Very Supportive — 58%
- Somewhat Supportive — 33%
- Not Supportive — 8%
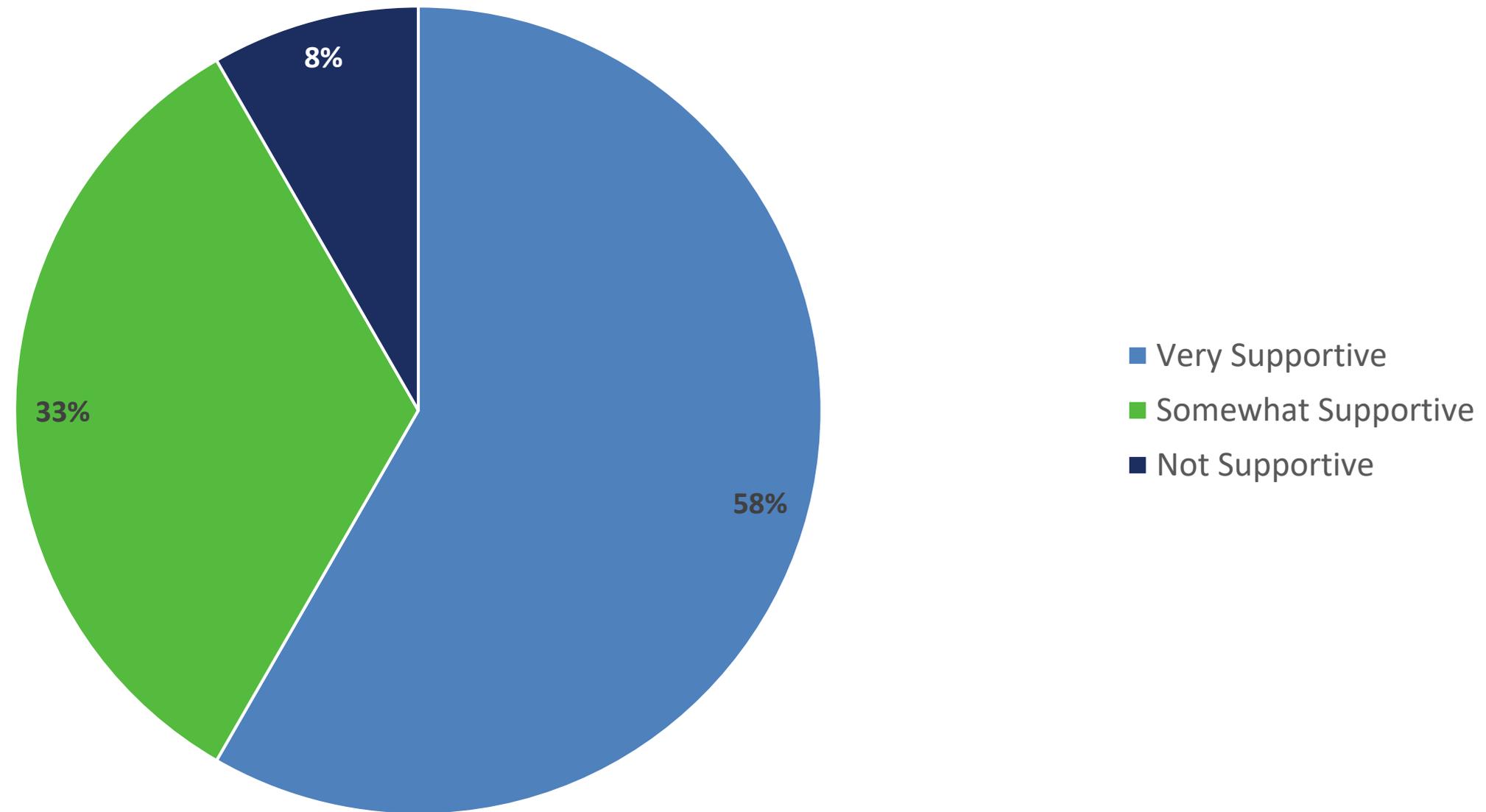
Income Categories

➤ State and HUD define affordability level

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

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%	Part-Time Employees, Social Security Income Recipients
Very Low	50%	Personal Care Aides, Veterinary Assistants
Low	80%	Graphic Designers, School Social Workers, Mail Carriers

Solano County Households

Solano County Collaborative Regional Housing Element Meetings
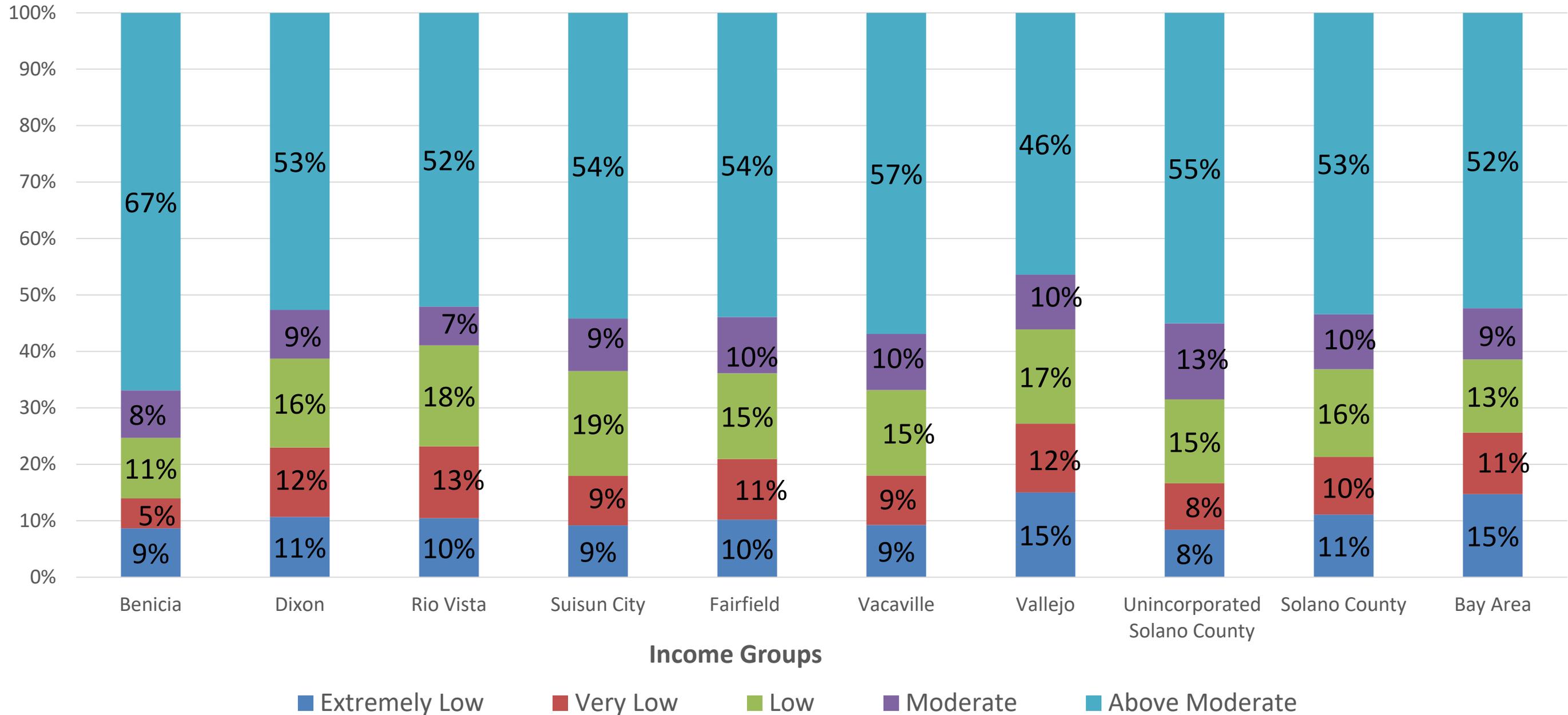
How Affordable is Solano County?

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

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

- ■ Maximum Affordable Sale Price:
  - • Moderate Income: $404,000
  - • Low-Income: $206,000

Sources: Zillow.com and Realtor.com, December 2021

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

[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: $2,570
  - Low-Income: $1,640

Sources: HUD, 2021 and Zillow

Jurisdiction	Includes 2-, 3- & 4-Bedrooms Listings	# of listings
Benicia	$2,613	13
Dixon	$2,982	5
Fairfield	$2,901	34
Rio Vista	$2,331	10
Suisun City	$2,825	6
Vacaville	$2,729	25
Vallejo	$2,603	47
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

Bar chart showing "Paying more than 30%" (orange) and "Paying More than 50%" (teal) by city:
- Benicia: 32%, 14%
- Dixon: 37%, 15%
- Fairfiled: 37%, 16%
- Rio Vista: 32%, 15%
- Suisun City: 36%, 15%
- Vacaville: 36%, 14%
- Vallejo: 42%, 22%
- Unincorp Solano County: 32%, 15%
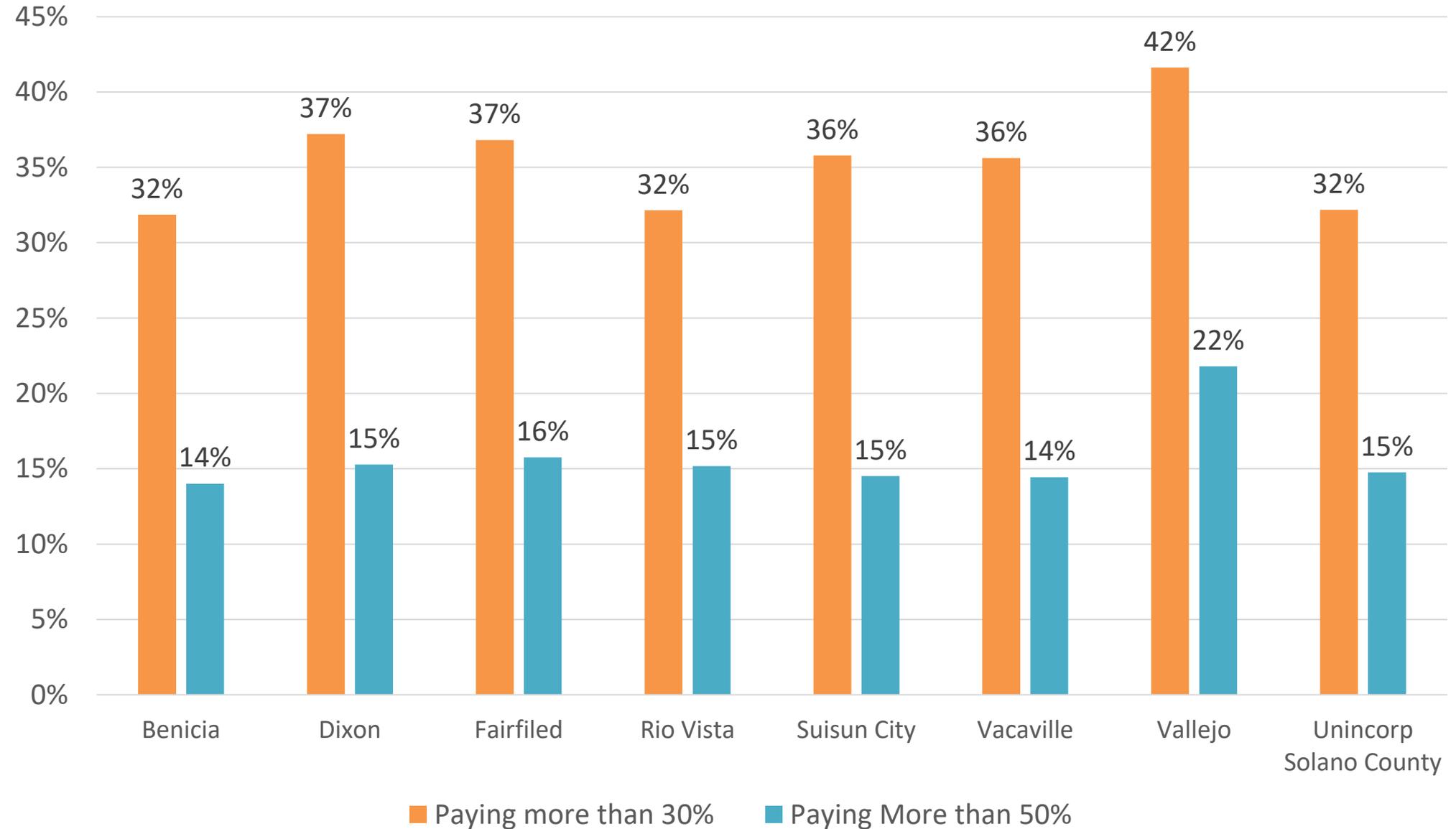
Overcrowding

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

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

*excludes bathrooms and kitchens

Benicia: 1%, 1%, 98%
Dixon: 2%, 6%, 92%
Fairfield: 2%, 5%, 94%
Rio Vista: 1%, 99%
Suisun City: 1%, 3%, 95%
Vacaville: 1%, 2%, 97%
Vallejo: 2%, 5%, 93%
Unincorporated Solano County: 2%, 5%, 93%
Solano County: 2%, 4%, 95%

Legend:
■ 1.00 occupants per room or less   ■ 1.01 to 1.50 occupants per room   ■ 1.50 occupants per room or more
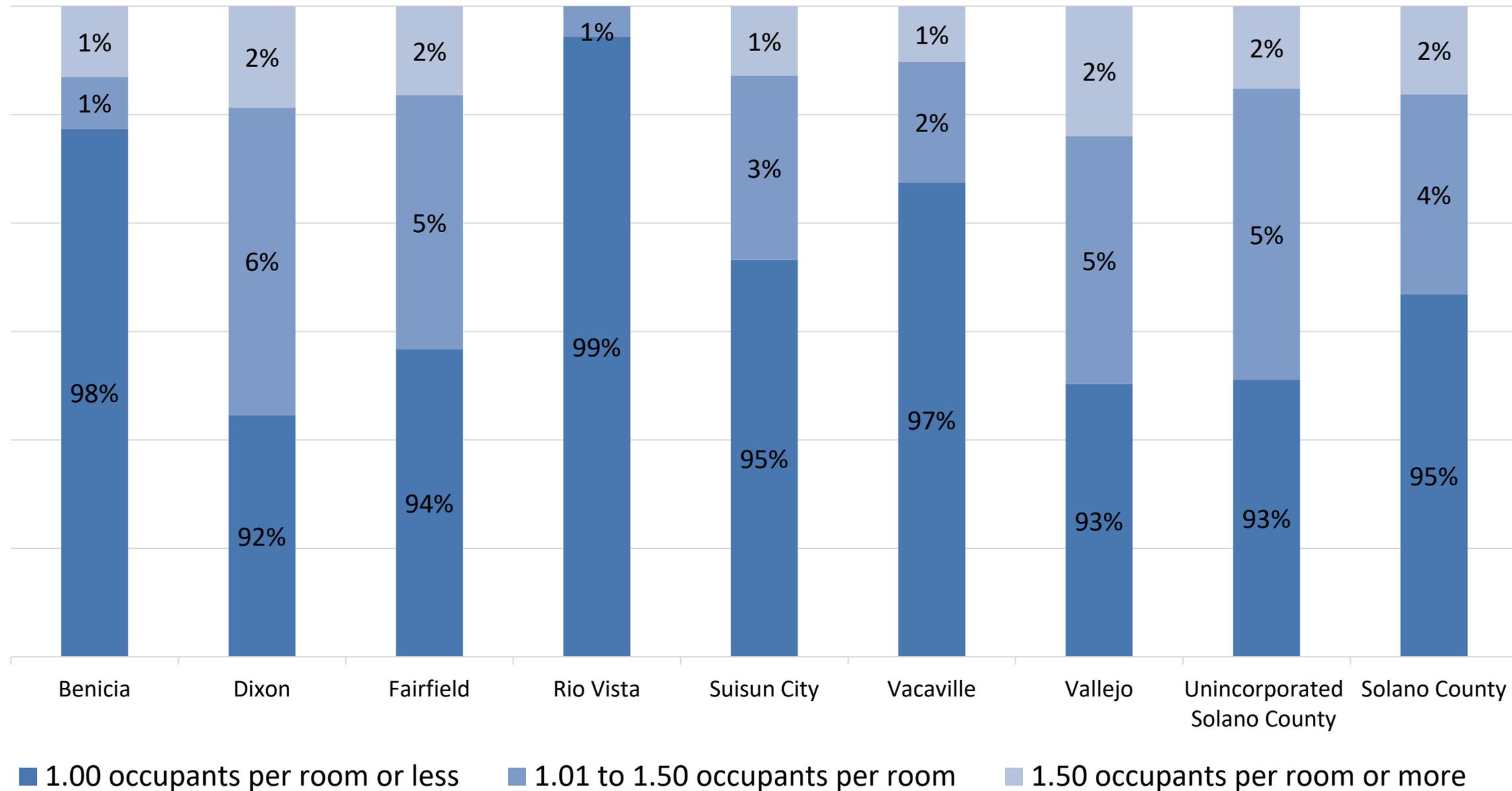
Housing types in Solano County
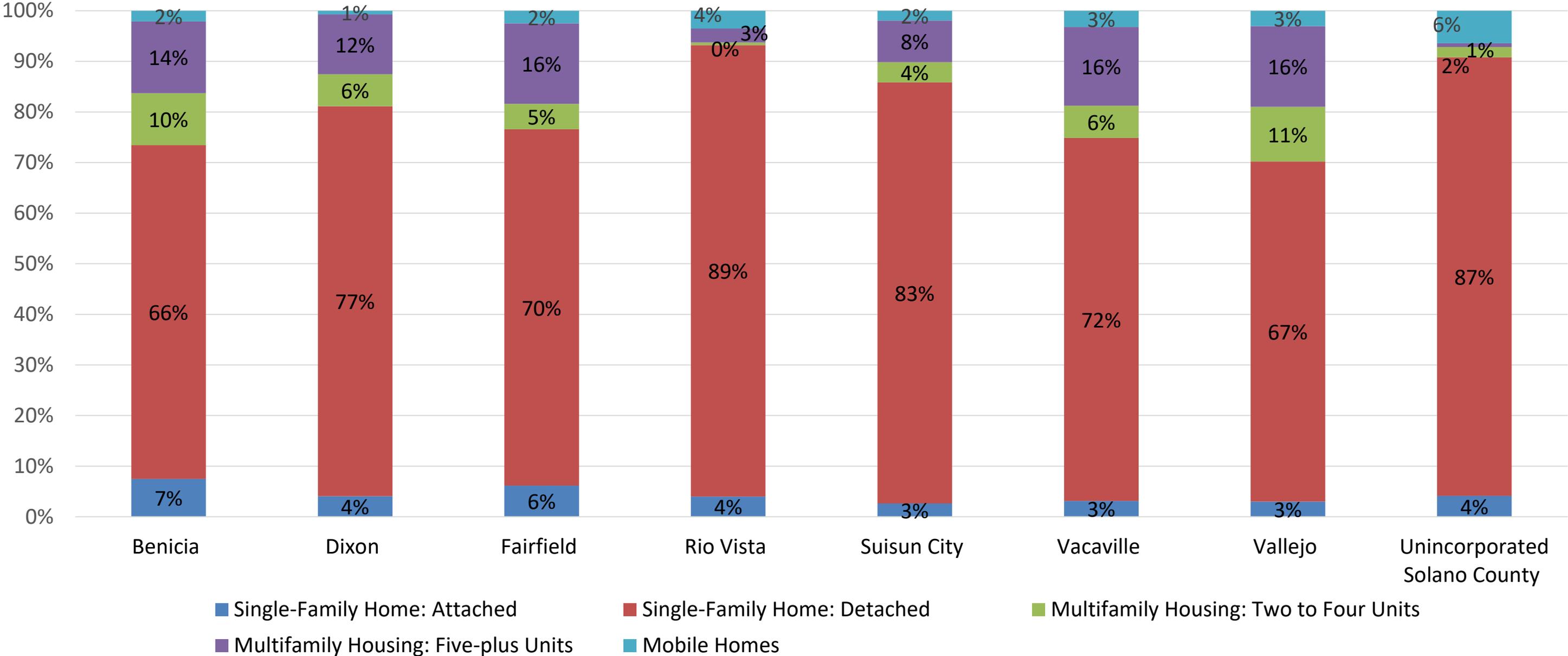
	Single-Family Home: Attached	Single-Family Home: Detached	Multifamily Housing: Two to Four Units	Multifamily Housing: Five-plus Units	Mobile Homes
Benicia	7%	66%	10%	14%	2%
Dixon	4%	77%	6%	12%	1%
Fairfield	6%	70%	5%	16%	2%
Rio Vista	4%	89%	0%	3%	4%
Suisun City	3%	83%	4%	8%	2%
Vacaville	3%	72%	6%	16%	3%
Vallejo	3%	67%	11%	16%	3%
Unincorporated Solano County	4%	87%	2%	1%	6%

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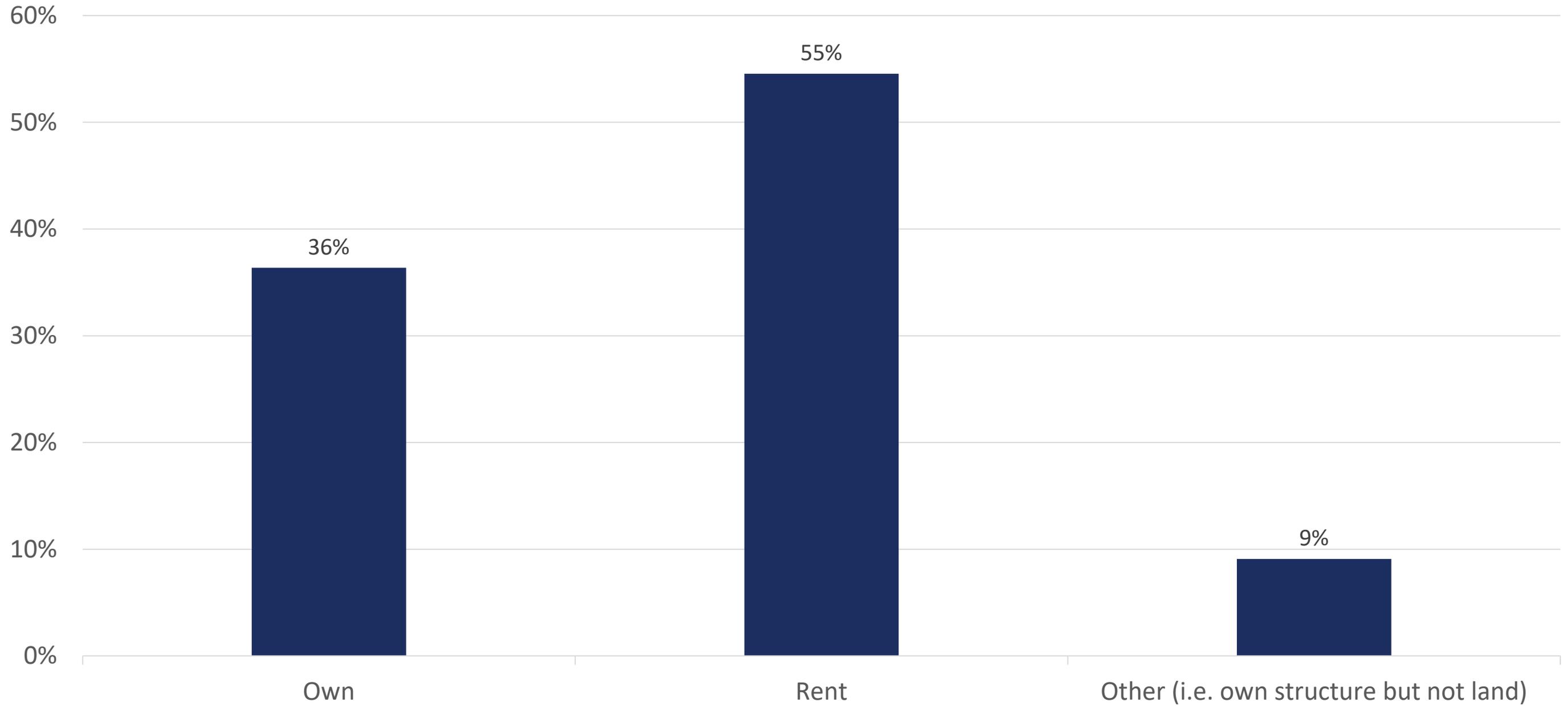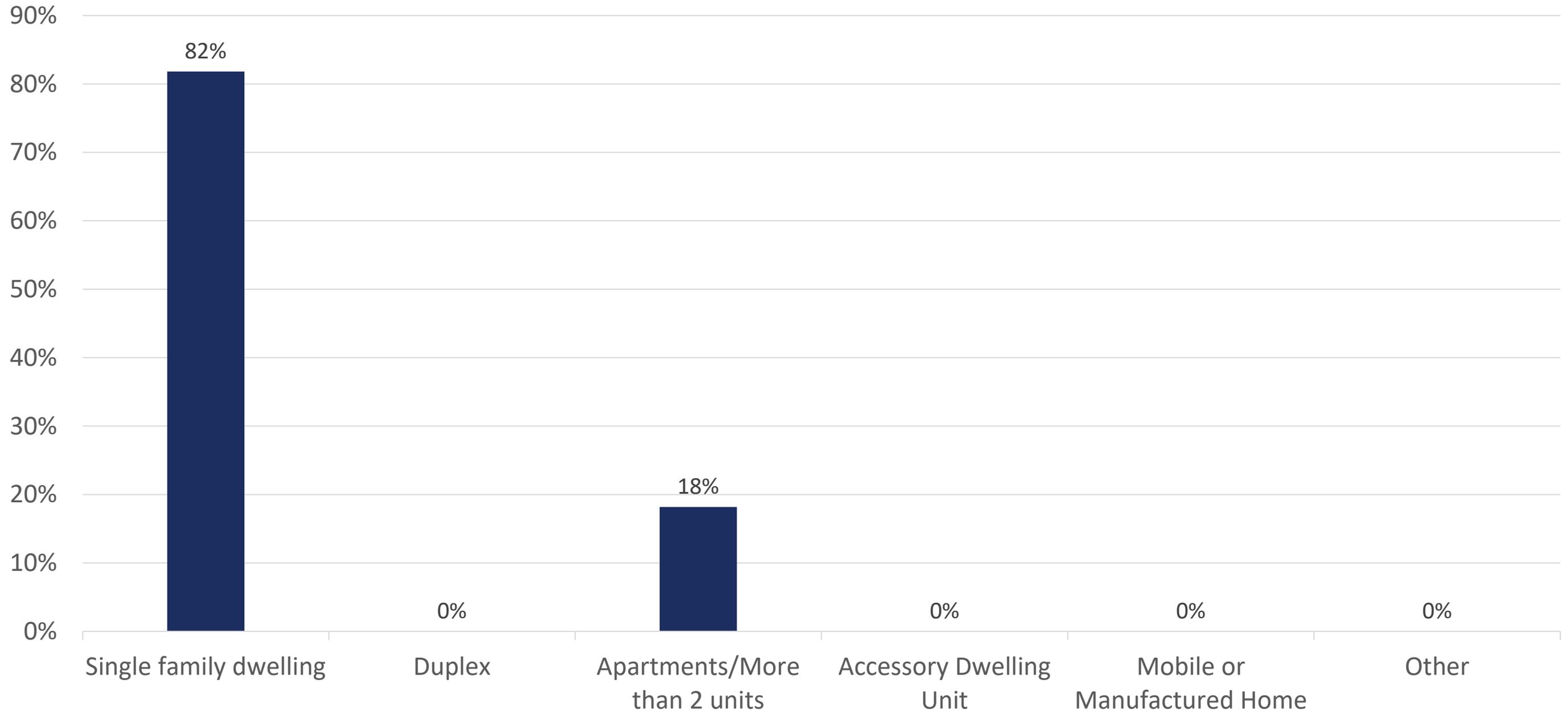
What do you consider the biggest issue related to housing?

Chart data:
- Declining neighborhood conditions: 9%
- Not affordable: 64%
- Not enough housing types and designs: 9%
- Lack of parking: 0%
- Lack of convenient access to public transit and/or safe alternative transportation options: 9%
- Lack of shops and services within walking distance: 0%
- Homelessness: 0%
- Other: 9%
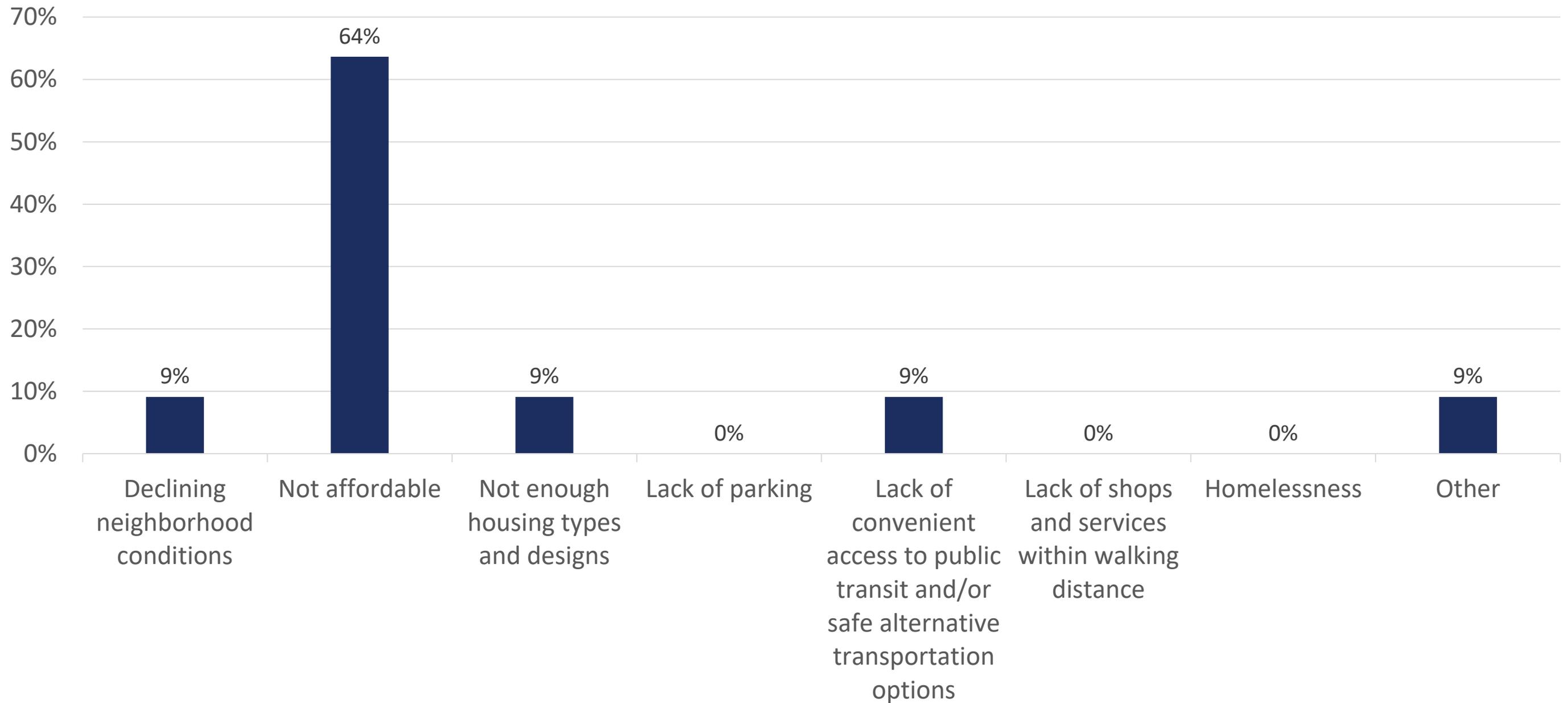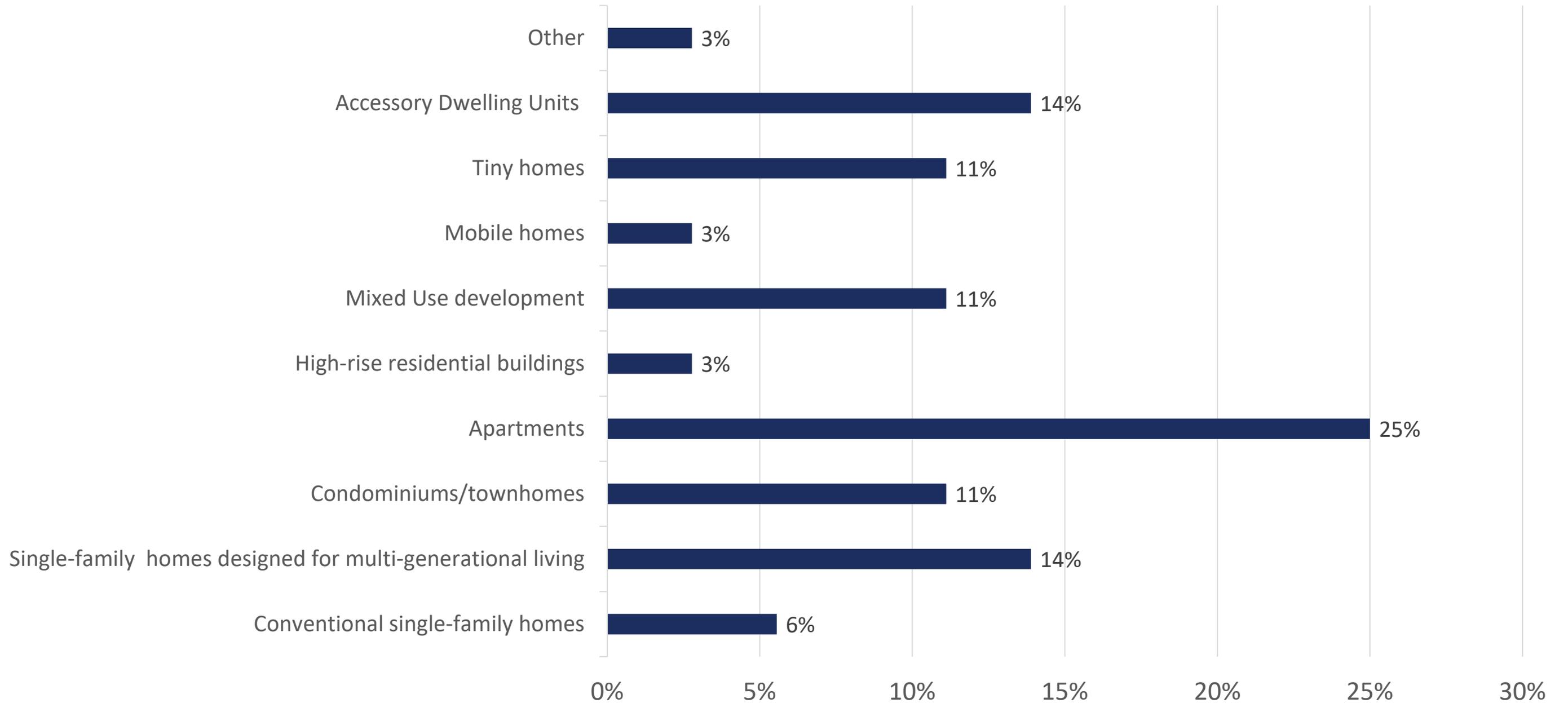
Residents Experiencing Homelessness

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

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

Seniors

Jurisdiction	Age 65-74	Age 75-84	Age 85+	Percent of Total Population
Benicia	12.5%	5.1%	2.2%	19.8%
Dixon	6.7%	4.8%	1.4%	13.0%
Fairfield	7.2%	3.3%	1.7%	12.2%
Rio Vista	29.0%	14.4%	5.5%	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%**	----

Residents that have a disability

Jurisdiction	Number of residents with a disability	Percent of Total Population
Benicia	3,130	11.1%
Dixon	2,214	11.1%
Fairfield	13,038	11.6%
Rio Vista	2,341	26.2%
Suisun City	3,627	12.5%
Vacaville	10,709	11.8%
Vallejo	15,100	12.5%
Unincorporated Solano County	2,483	12.7%
Solano County	52,642	12.3%

Households that are Female-Headed

Benicia	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Unincorporated Solano County	Solano County
10%	17%	15%	6%	16%	13%	17%	8%	14%
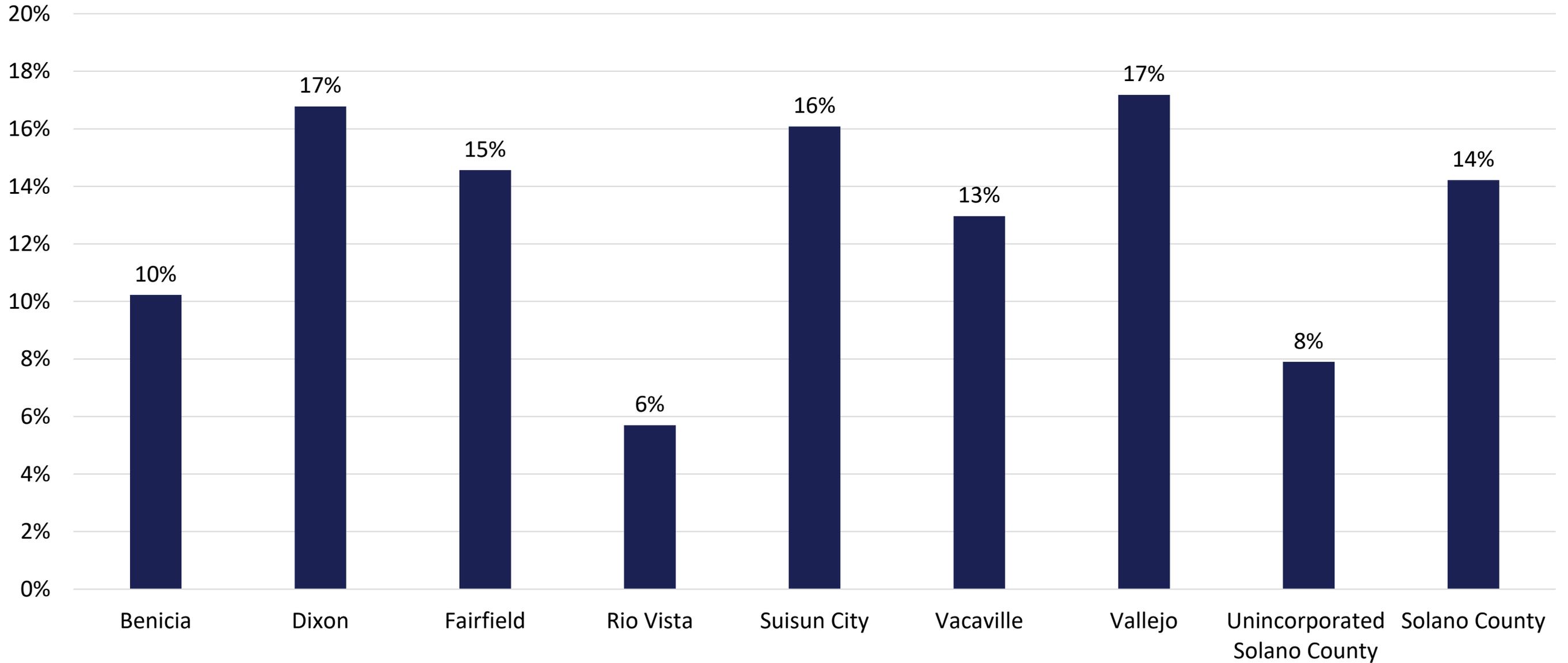
Households that are Extremely Low Income

Chart showing the percentage breakdown of Extremely Low, Very Low, and Low income households by jurisdiction:

Jurisdiction	Extremely Low	Very Low	Low
Benicia	9%	5%	11%
Dixon	11%	12%	16%
Fairfield	10%	11%	15%
Rio Vista	10%	13%	18%
Suisun City	9%	9%	19%
Vacaville	9%	9%	15%
Vallejo	15%	12%	17%
Unincorporated Solano County	8%	8%	15%
Solano County	11%	10%	16%
Bay Area	15%	11%	13%

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What populations and income levels are most in need of housing?

Bar chart showing percentages by category:

- Multi-family workforce housing for moderate-income families: 6%
- Multi-family housing affordable to low-income families: 19%
- Student housing: 0%
- Special needs housing for seniors: 8%
- Special needs housing for persons with disabilities: 8%
- Special needs housing for veterans: 6%
- Transitional housing for persons experiencing homelessness: 28%
- Interim emergency shelter for homeless persons: 25%

Solano County Collaborative Regional Housing Element Meetings

Are there populations that you believe are underserved in the region?

Population	Percentage
Other	3%
Educators	7%
Service or retail workers	13%
Artists	4%
Tradespersons (building/construction workers)	4%
Clerical workers	4%
Health care workers	3%
First responders	3%
Moderate-income or workforce-income households	3%
Students	3%
Low-income families	12%
Young families	4%
Empty-nesters	0%
Individuals with disabilities/special needs	9%
Low-income households	15%
Seniors	10%

Safety Element

Safety Element Updates

» **A mandatory part of the General Plan.**

» **Must be updated every eight years along with the Housing Element.**

» **Helps protect communities against natural disasters and other public safety concerns.**

- Fires
- Floods
- Earthquakes
- Evacuation issues

New Required Content

» **Include details about floods and wildfires, including background information and specific policies.**

» **Evaluate how climate change affects hazards locally.**

- Identify risks posed to vulnerable persons and community assets.
- Assess what is currently available to protect against these threats.

» **More detailed analyses related to evacuations.**

Climate Change in Solano County

» **Increased wildfire activity.**

» **More frequent extreme heat and severe weather events.**

» **Increased frequency and intensity of droughts and floods.**

» **Sea level rise and increased frequency of bayshore flooding.**

Vulnerability Assessment

» **Identifies who and what in the community may be most harmed by climate change and its effects on natural hazards.**

- At-risk populations.

- Buildings and infrastructure.

- Economic activity.

- Natural systems.

- Key public services.

» **Foundation for new policies.**

Safety Element and Other Plans

EOP

Safety Element

Climate plans

LHMP

Details the jurisdiction's procedures for emergency response and recovery

Long-term local plans to help protect against climate-related hazards.

Regional short-term, focused plan with detailed implementation.
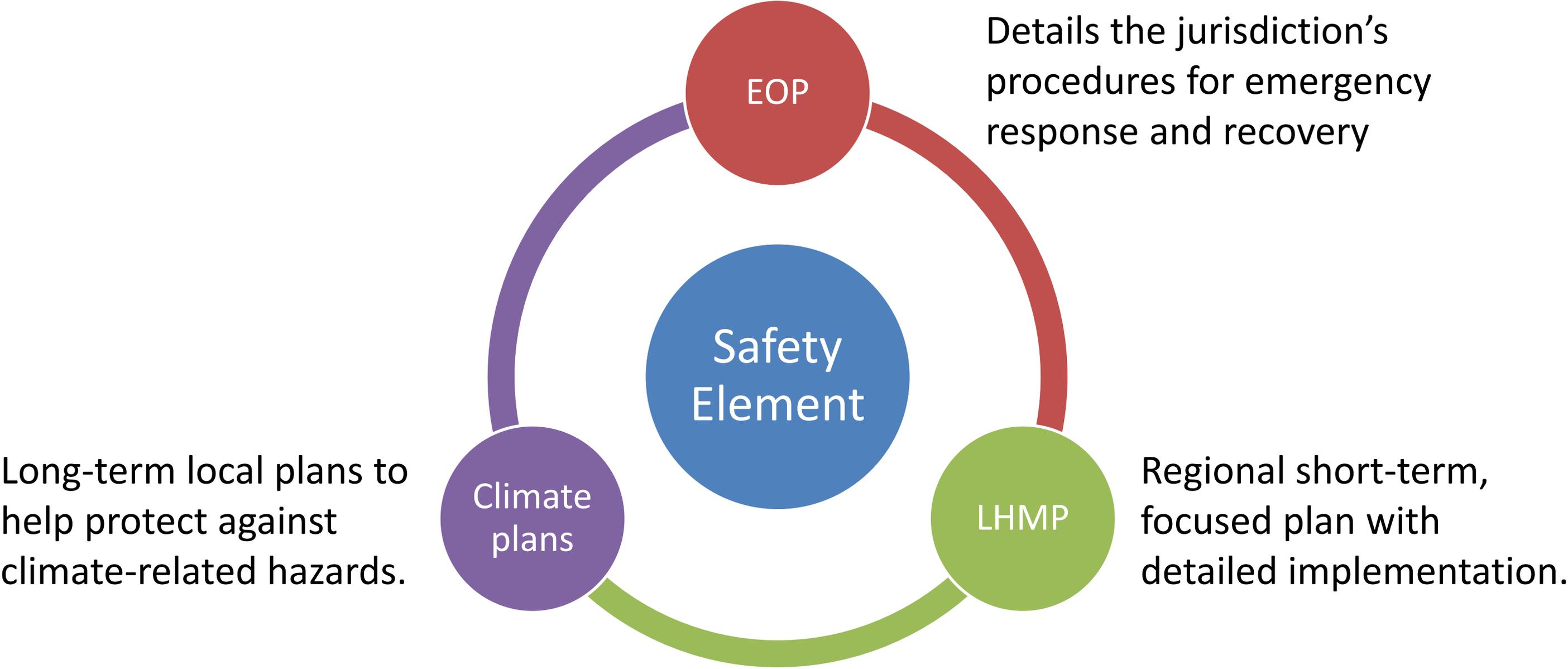
Environmental Justice

» **What is Environmental Justice?**

- The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

» **Required by SB 1000 for some Solano County jurisdictions.**

» **Disadvantaged Communities Analysis.**

» **CalEnviroScreen 4.0.**

Topics Covered by the EJ Element

» **Improving air quality**

» **Public facilities**

» **Food access**

» **Safe and sanitary homes**

» **Physical activity**

» **Unique or compounded health risks**

» **Civic engagement in the public decision-making process**

» **Prioritizing improvements that address the needs of disadvantaged communities**
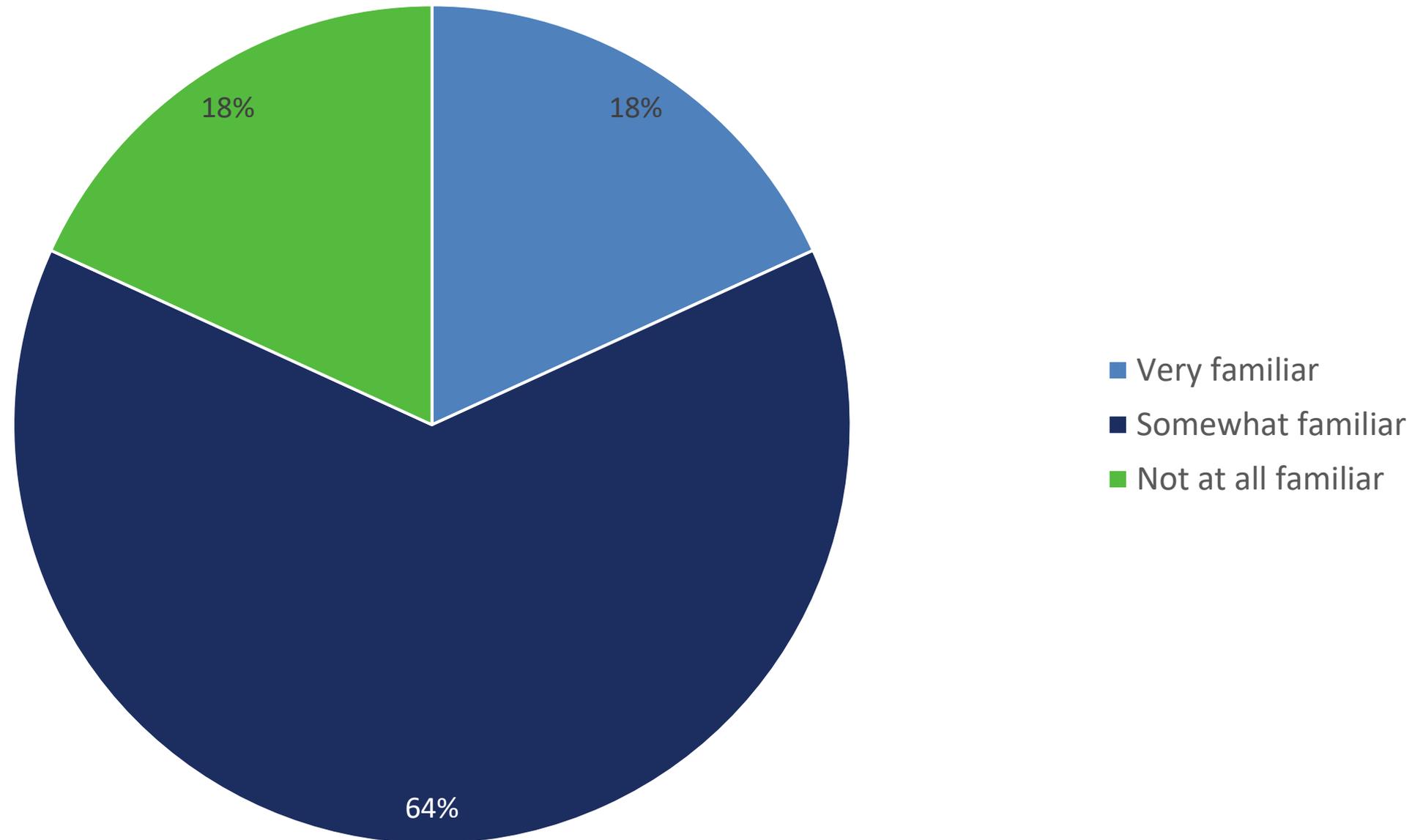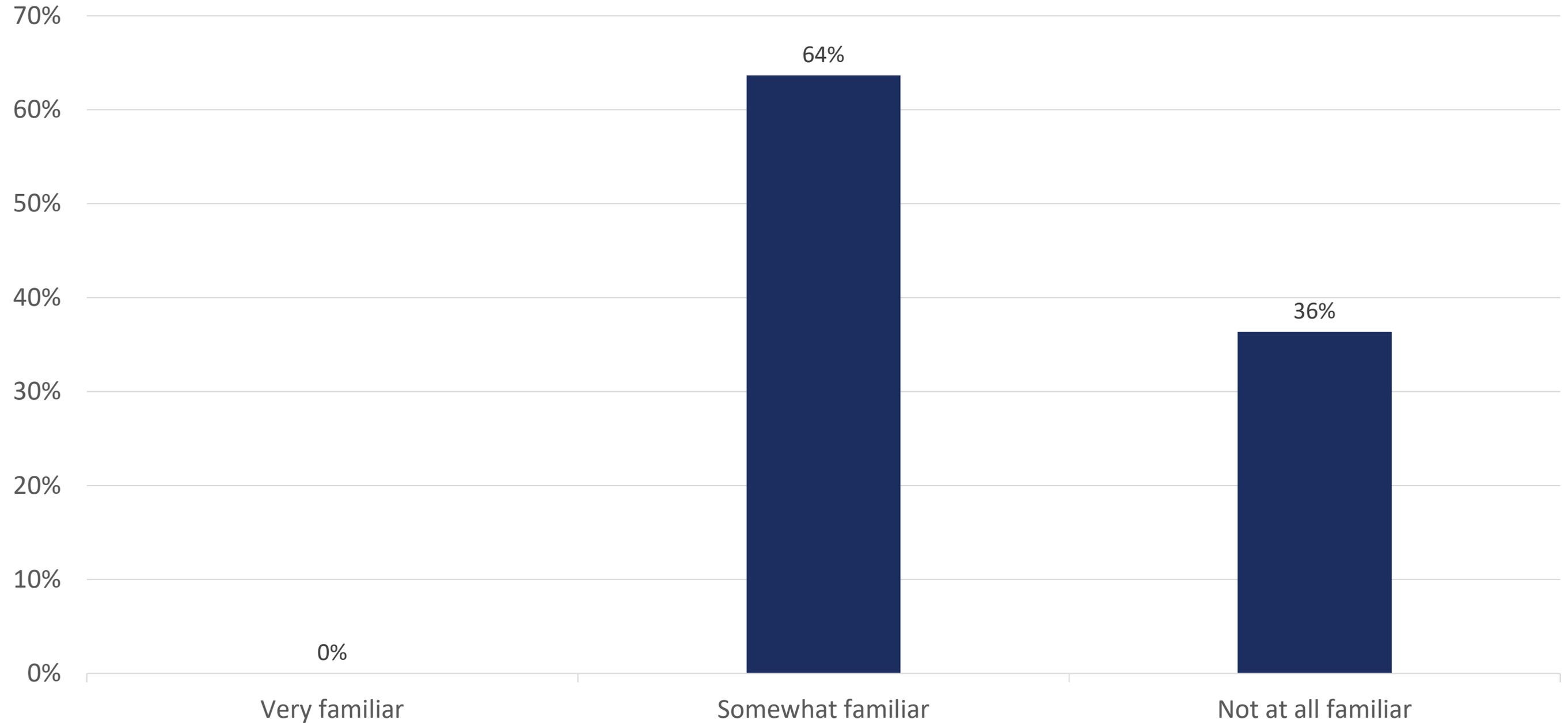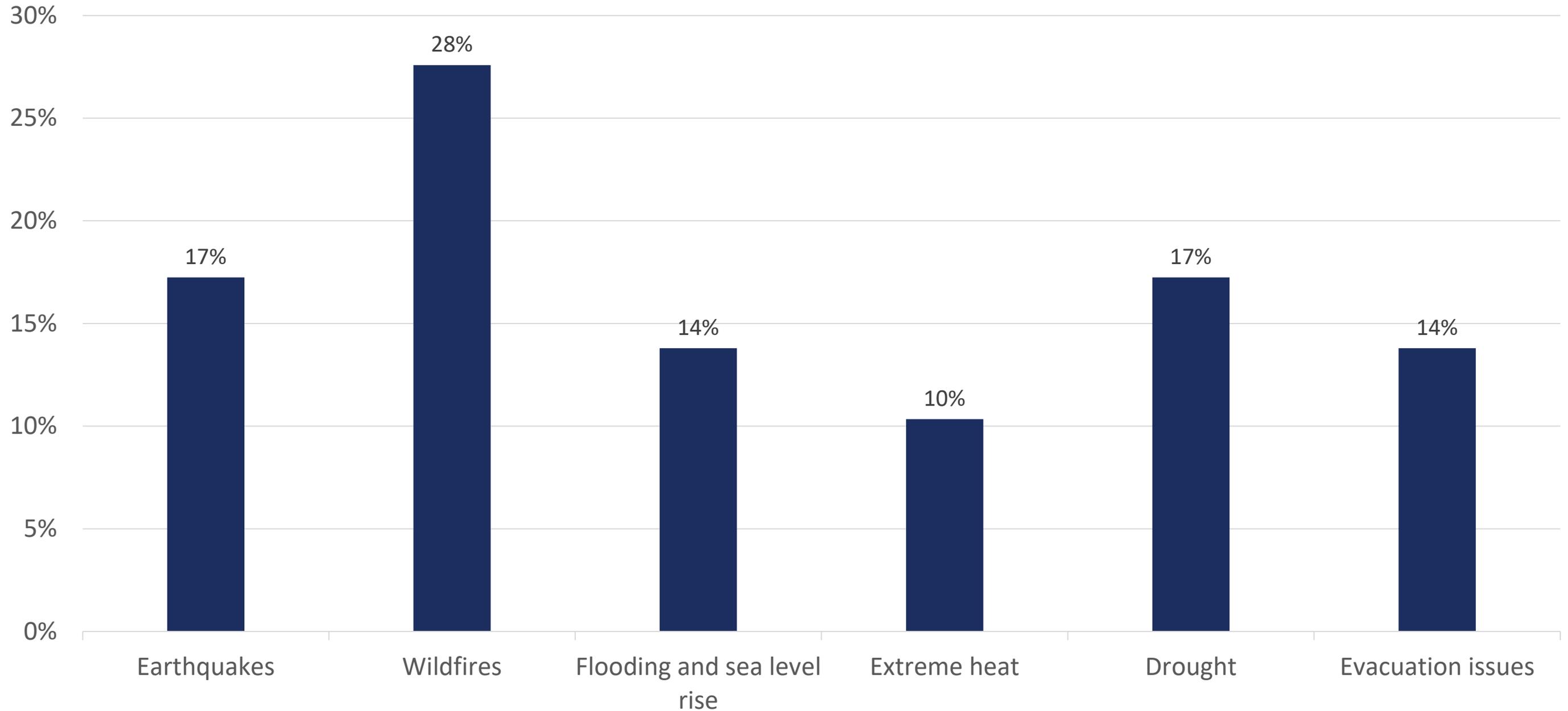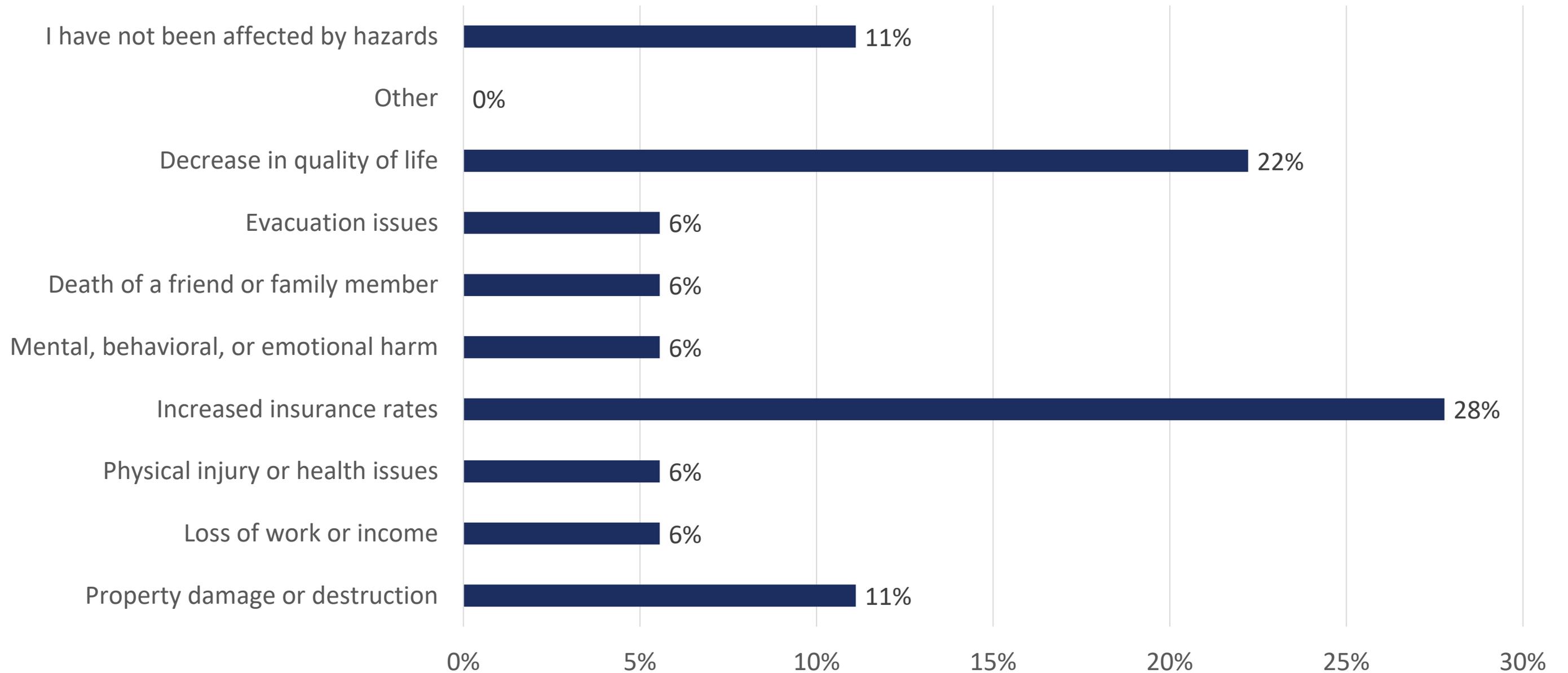
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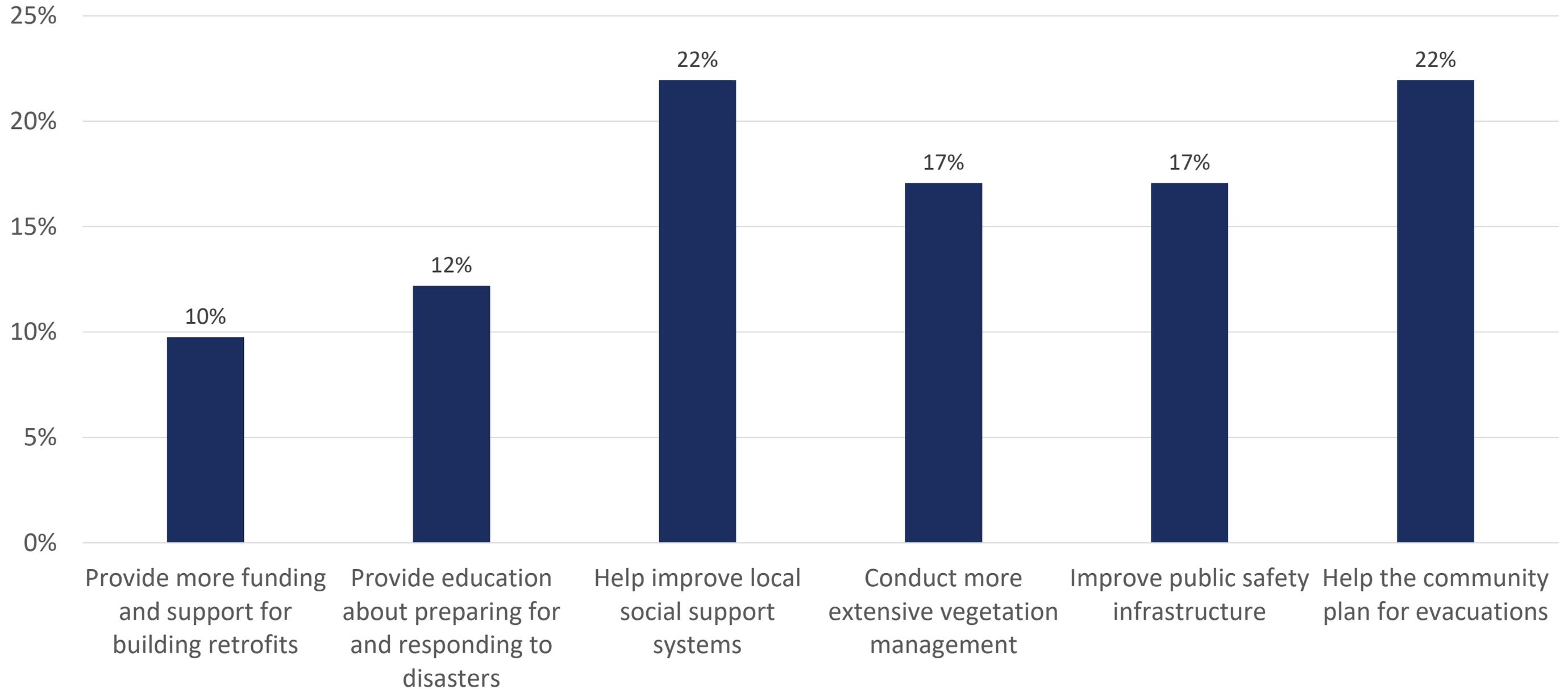
Contact

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- jgastelum@placeworks.com

» **Website: solhousingelements.com**

Coming soon!

Thank You