



# 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

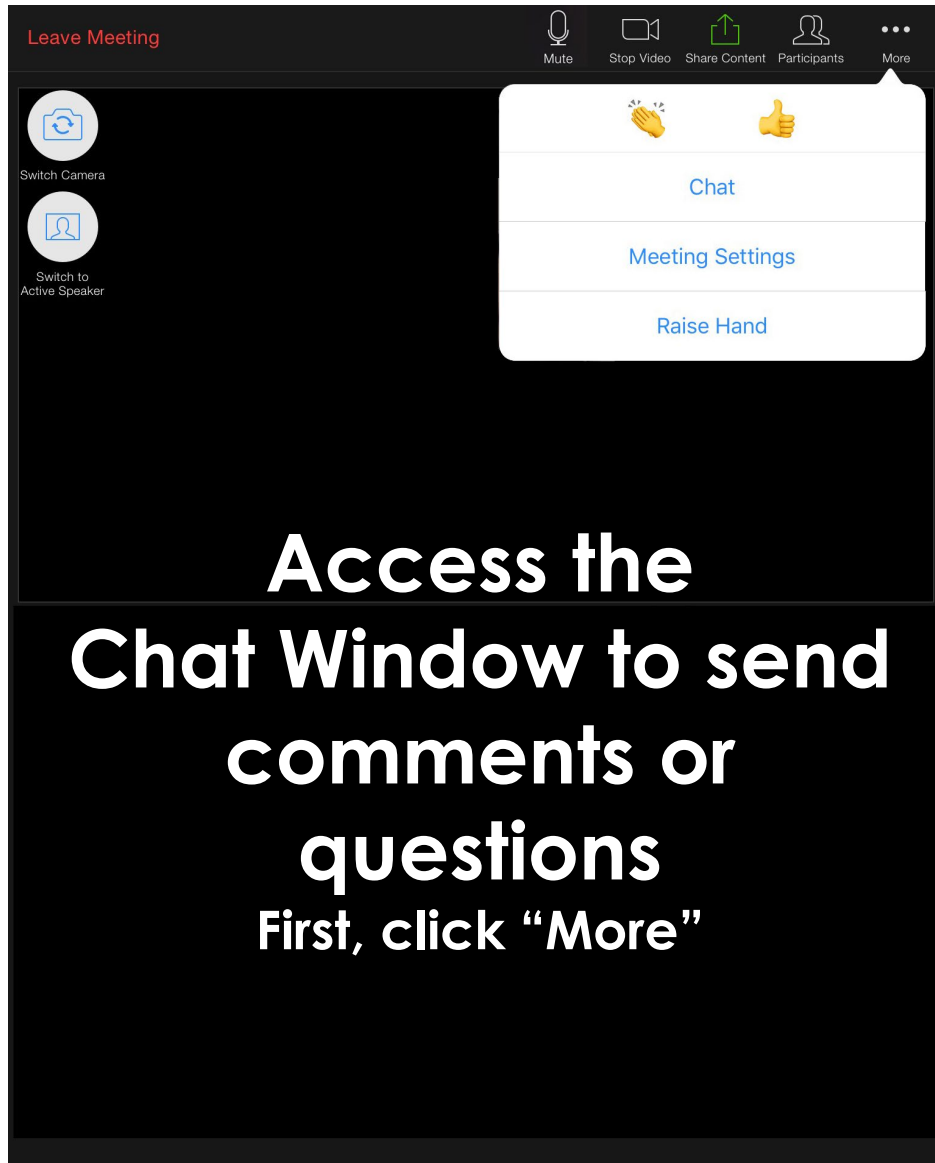
Vallejo

Solano County

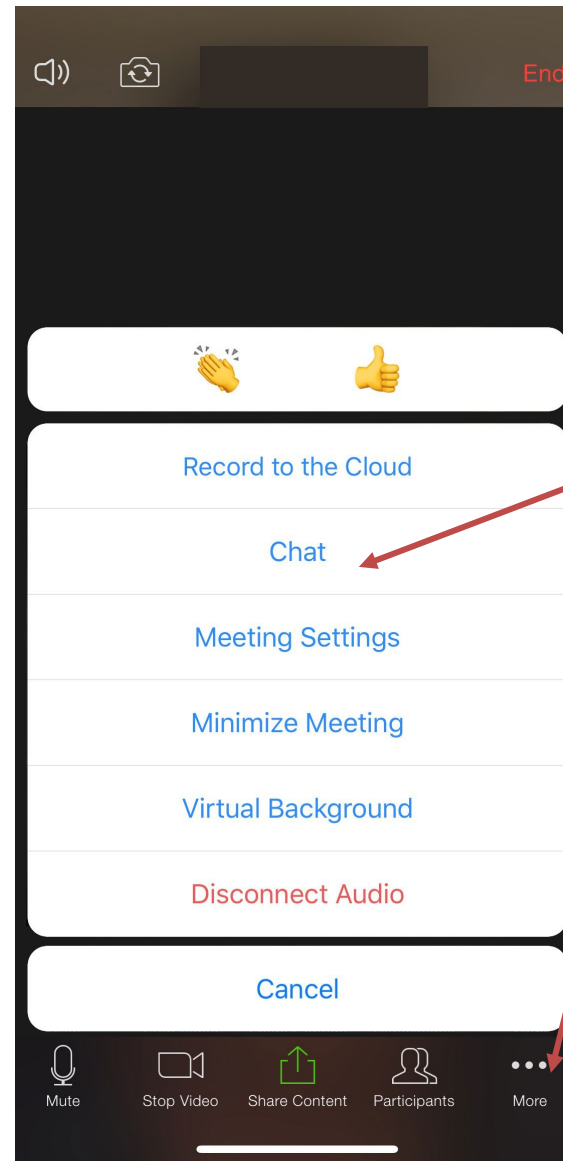




# Zoom Meeting Controls



Tablet



Smart Phone

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



Comments / Questions?

Send a Chat Message to "Jennifer Gastelum"



# Zoom Meeting Controls

Zoom Meeting ID: [redacted]

Speaker View

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

Participants (22)

- Janet Chang (Me)
- Tammy Seale (Host)
- GR Grant R
- SC Sloan Campi
- MT Mark Teague (Co-host)

Zoom Group Chat

Type Message Here

To: Everyone

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**

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



# Help with Tech Issues

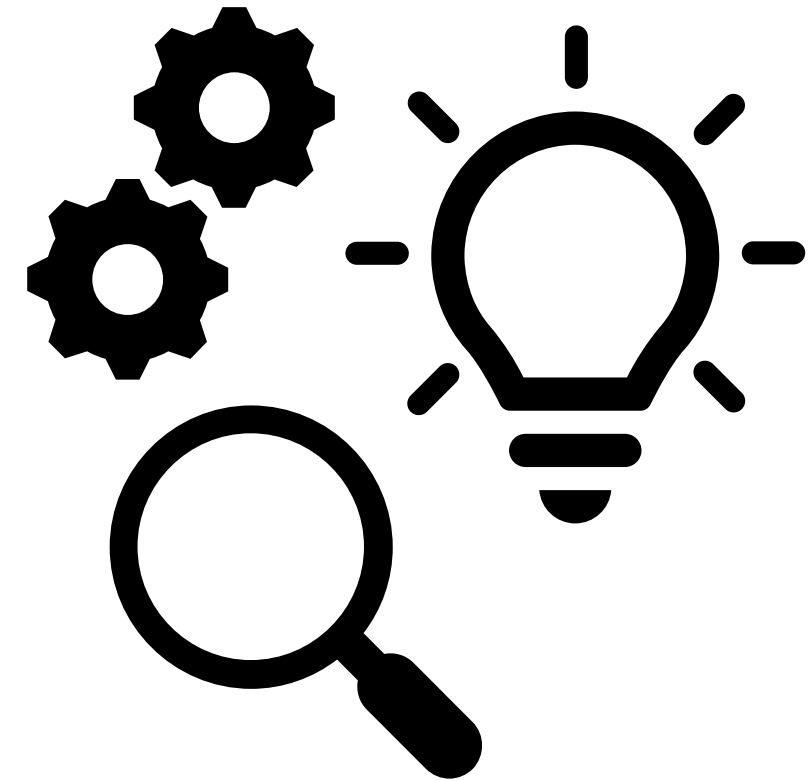
Contact: Lucy Rollins

1. Email: [lrollins@placeworks.com](mailto:lrollins@placeworks.com)
2. Send a message in the chat to Lucy Rollins



# Meeting Objective

- » Provide an overview of the Housing Element Update process
- » Share information about Solano County that informs each jurisdiction's 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

- » **We have a series of questions throughout the presentation**
- » **We would like to hear from you on your familiarity with the topic of a Housing Element, Safety Element and Environmental Justice Element**
- » **We would like to identify what types of housing you would like to see built in your community**
- » **We would like to know which groups of residents need housing options and support services**

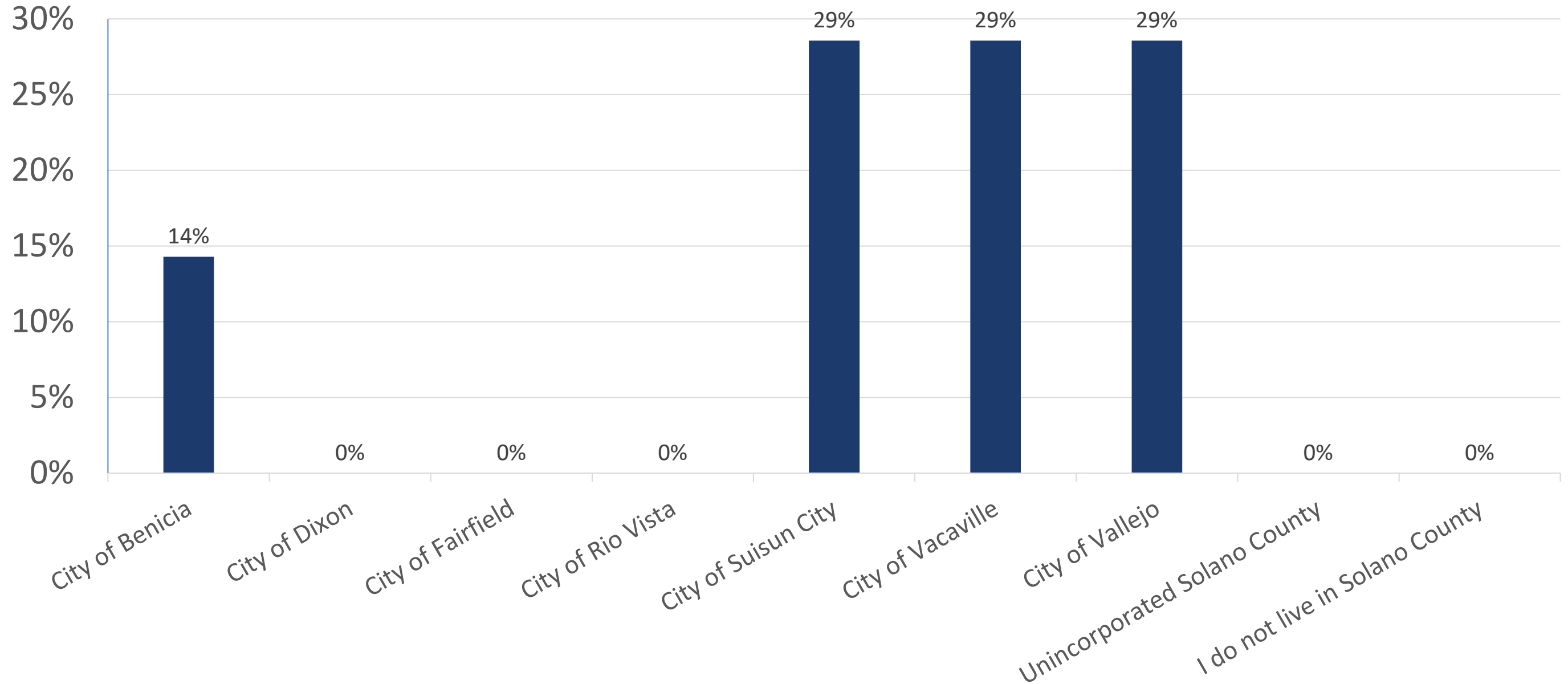


# Polling Questions

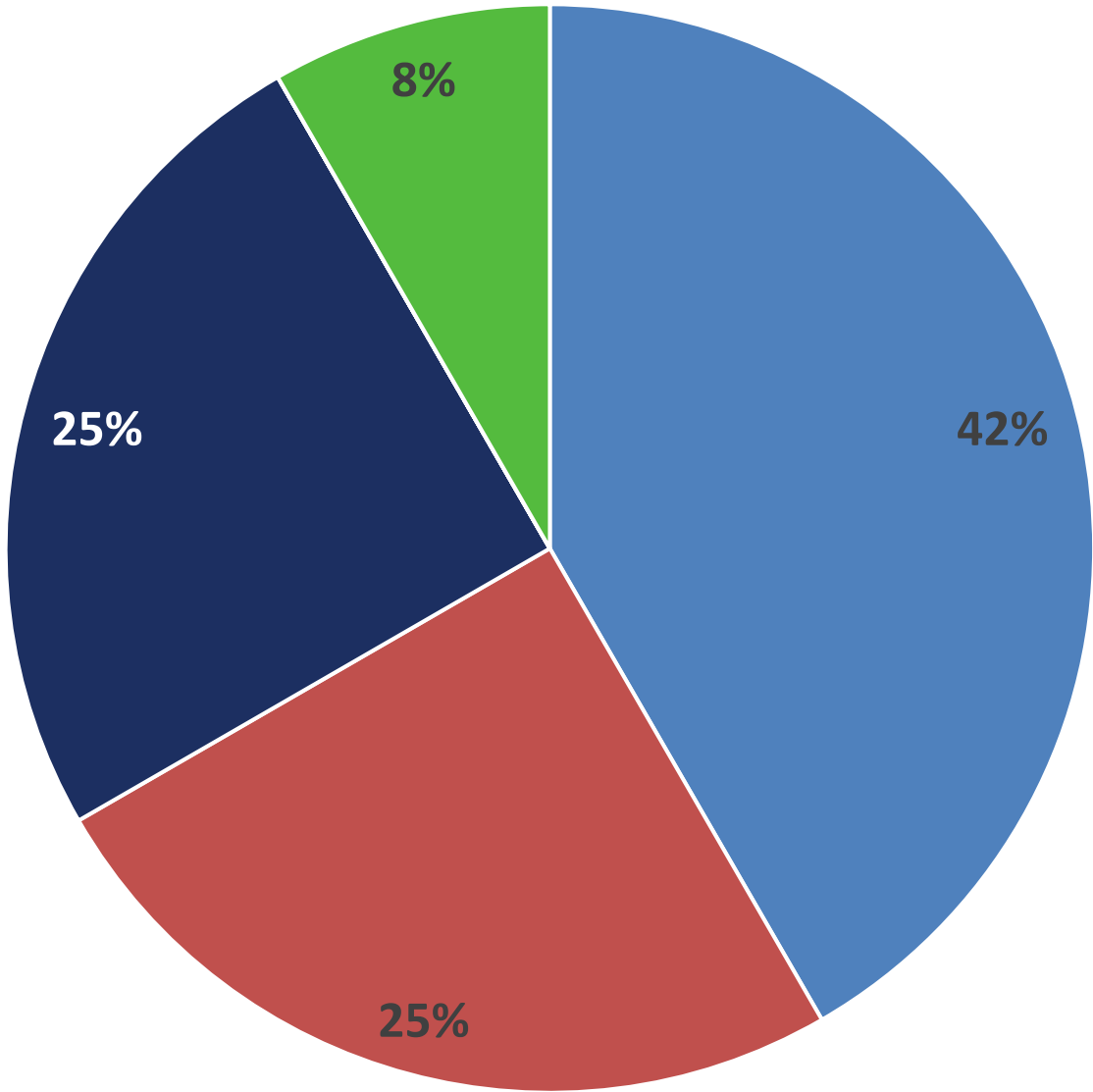




# Do you live in Solano County? Where?



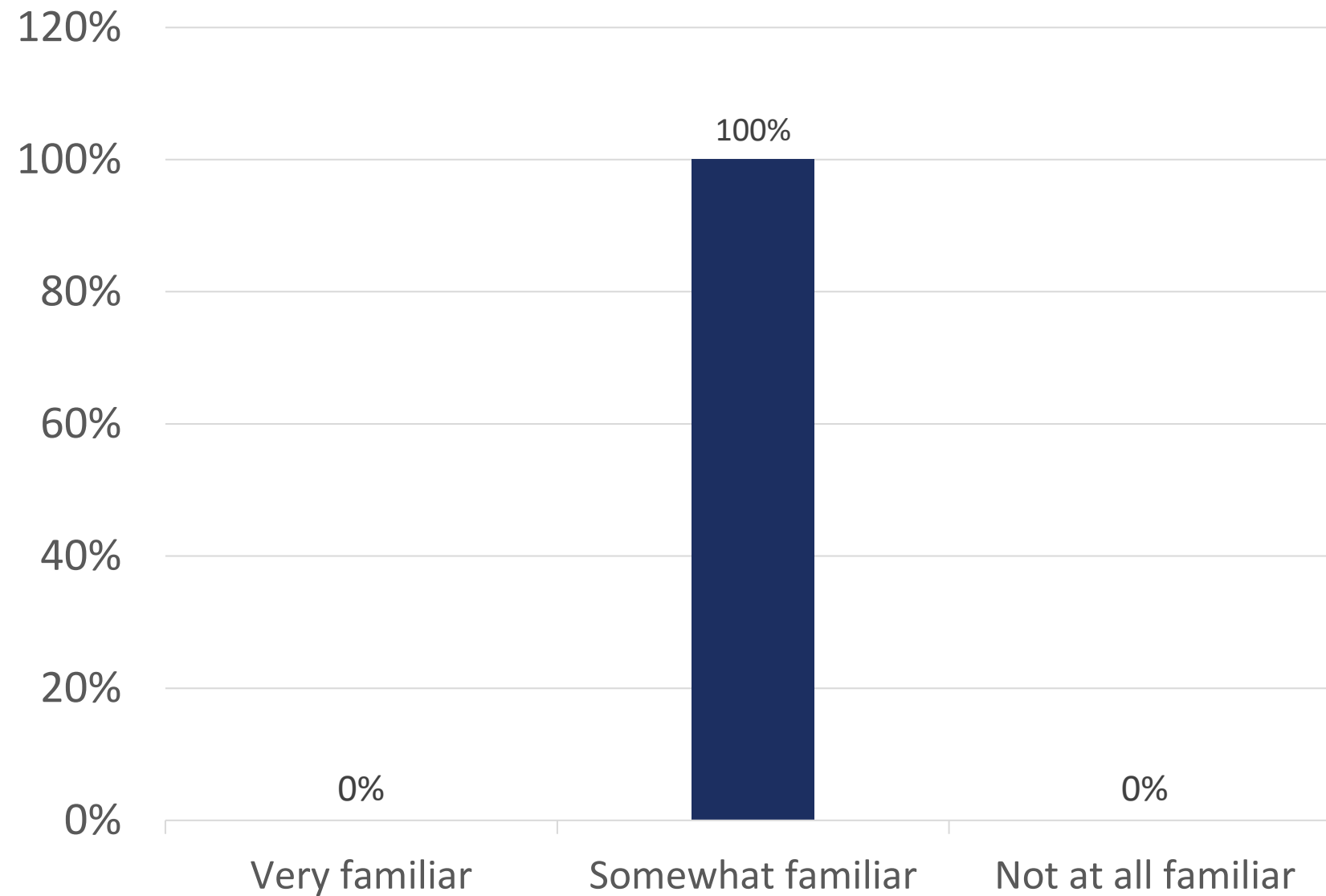
# Select any of the following that describes your role in the Solano County region.



- I am a resident of a community in Solano County
- I work in Solano County
- I am an advocate or represent a community organization in Solano County
- I own a business in Solano County
- I am a housing provider in Solano County
- I am a home builder in Solano County
- I would like to live in a community in Solano County
- I am unhoused/do not have permanent housing

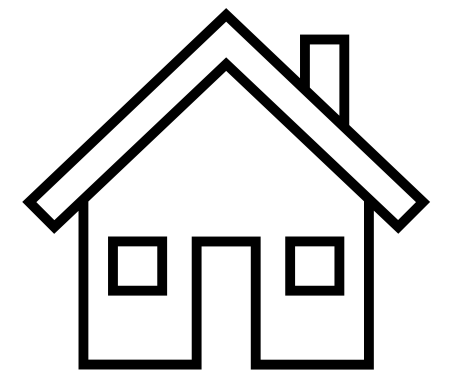


# What is your familiarity with Housing Elements?



# What is the Housing Element?

- » One of the eight mandated elements of the General Plan
- » Must be updated every 8 years
- » Adoption Deadline: January 31, 2023
  - 6<sup>th</sup> Cycle Planning Period: January 31, 2023 – January 31, 2031
  - 5<sup>th</sup> 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?

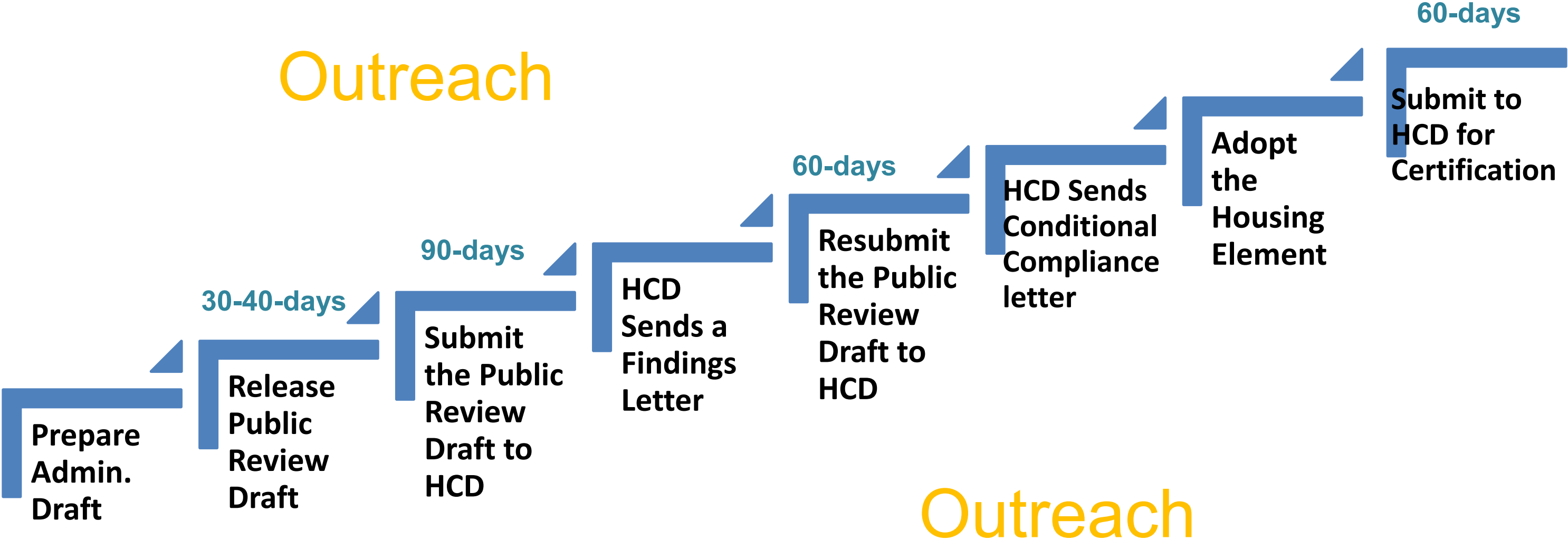
- » **Plans for housing needs of all economic segments of the community**
  - Must have adequate zoning to meet the housing needs (ordinance and zoning changes may be required as a result of the Housing Element)
  - Must include goals and policies to ensure each jurisdiction provides adequate housing 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



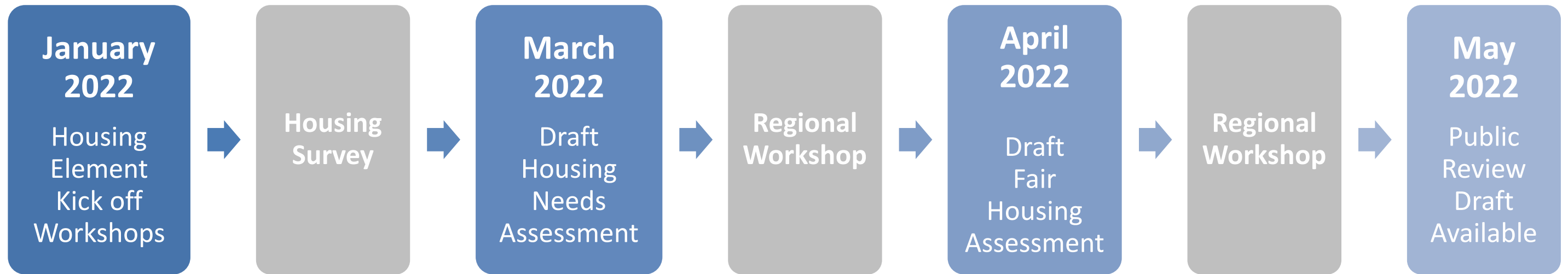


# Typical Housing Element Update Process

Outreach



# Regional Efforts – Schedule



# 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

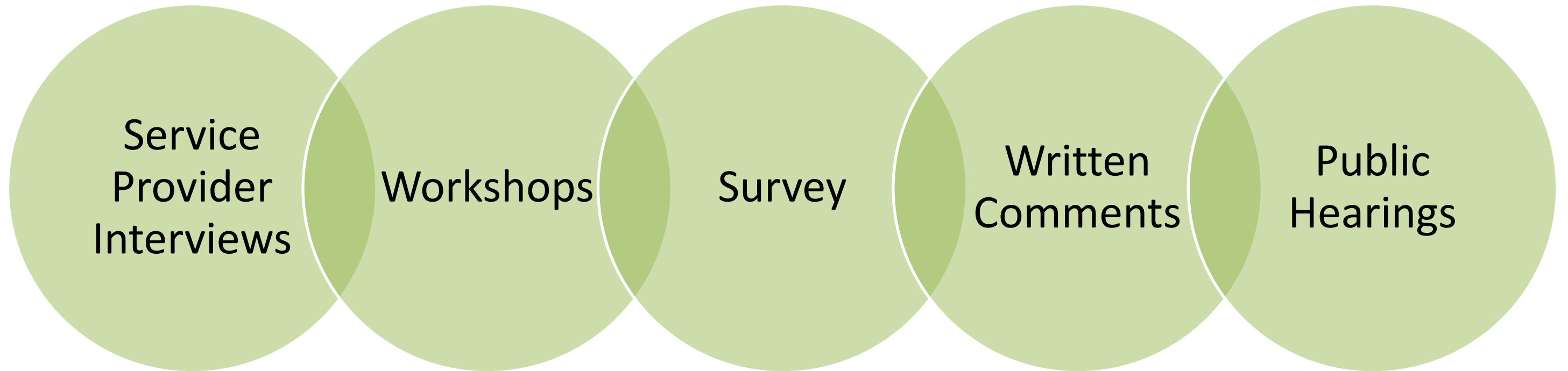
- Evaluates implementation progress on the past Housing Element

Goals, Policies, Programs

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



# Public Outreach Opportunities



# 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**





# How is the RHNA Determined?

## State Role



## Regional Role



## Local Role

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

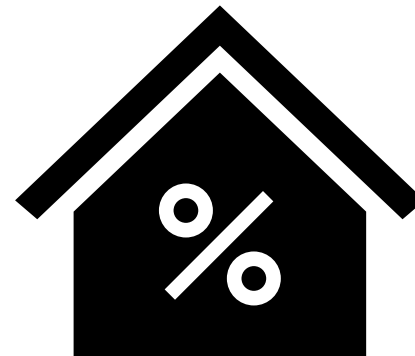
**Total RHNA = 2,502,971**

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**

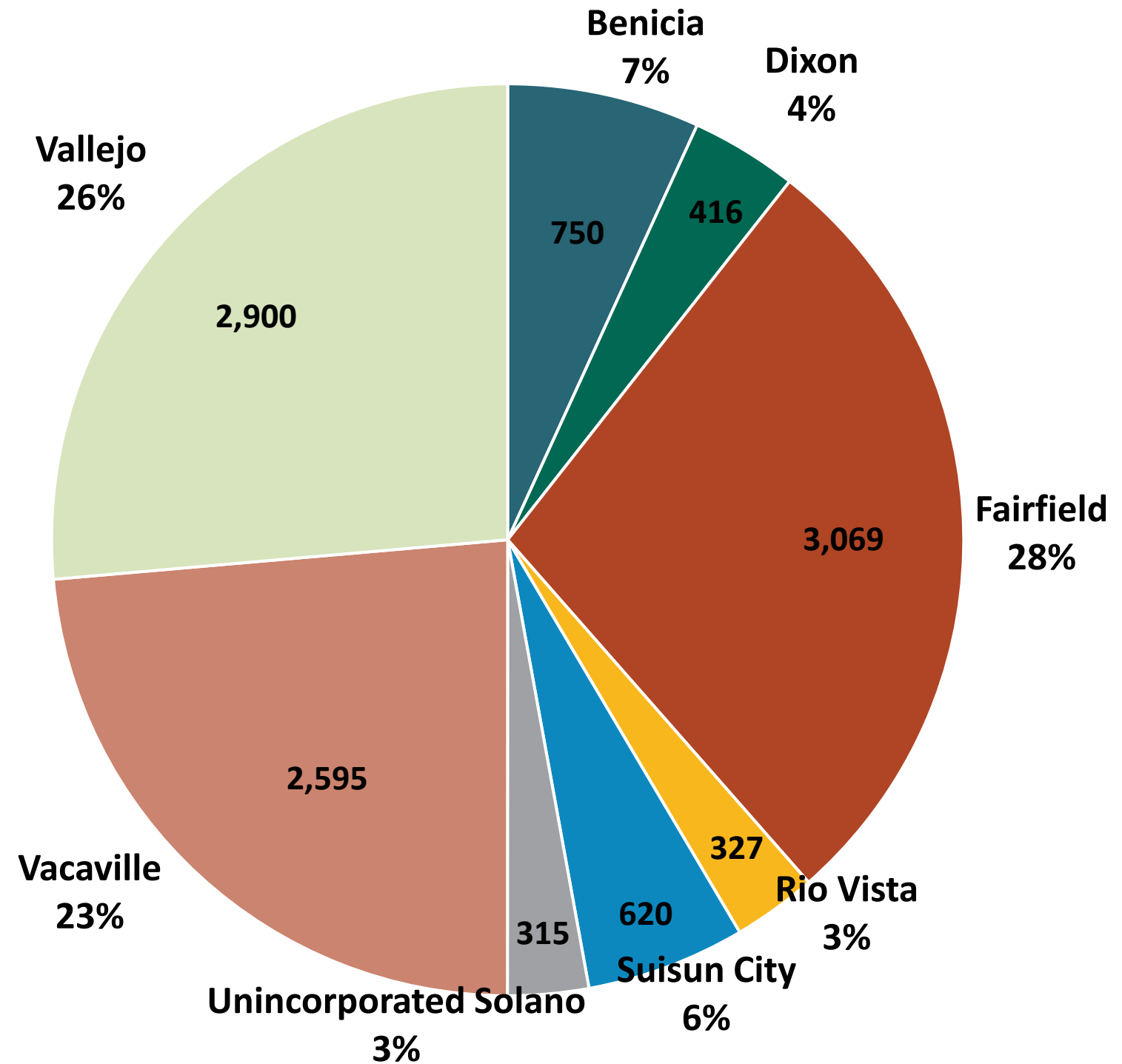
Cities and counties are allocated units they must then find ways to accommodate – enough land at appropriate densities



# Solano County RHNA

## » Solano County formed a subregion to distribute its RHNA

- The subregion established a methodology to distribute the units to each jurisdiction (10,992)
- Approved by HCD and the Solano County City County Coordinating Council in 2021



# Density to Accommodate RHNA

- » Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
  - “Default Density” is presumed to provide housing at costs affordable to lower income tiers
  - Default density standard for lower-income housing:
    - ***Metropolitan jurisdictions: 30 du/a (Vallejo, Fairfield)***
    - ***Suburban jurisdictions: 20 du/a (Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Unincorporated Solano County)***
    - Nonmetropolitan w/micropolitan area: 15 u/a
    - Nonmetropolitan jurisdictions: 10 u/a



# Solano County RHNA Allocation

Income Category	Income Range (Household of 4)	RHNA	Example of Designations and Zones with Applicable Density
<b>Very Low Income*</b> (<50% of Median Income)	<\$48,550	2,803	<ul style="list-style-type: none"> <li>• High Density Residential 20-30 units</li> <li>• Mixed use (Commercial and Residential mix)</li> </ul>
<b>Low Income</b> (50-80% of Median Income)	\$48,551- \$77,600	1,612	<ul style="list-style-type: none"> <li>• Medium Density Residential 8-15 units</li> <li>• Mixed use (Commercial and Residential mix)</li> </ul>
<b>Moderate Income</b> (80-120% of Median Income)	\$77,601- \$119,150	1,832	<ul style="list-style-type: none"> <li>• Low Density Residential 1 – 8 units</li> </ul>
<b>Above Moderate Income</b> (>120% of Median Income)	>\$119,150	4,745	
<b>Total</b>		<b>10,992</b>	

*\*It is assumed that 50 percent of very low-income units will be for extremely low-income households.*



# Ways to Accommodate the RHNA

Starting with sites from the 5<sup>th</sup> cycle element



Focus on sites larger than 0.5 acres and smaller than 10 acres



Look and Vacant and Underutilized sites



Projected Accessory Dwelling Units (ADU)



Pipeline Projects





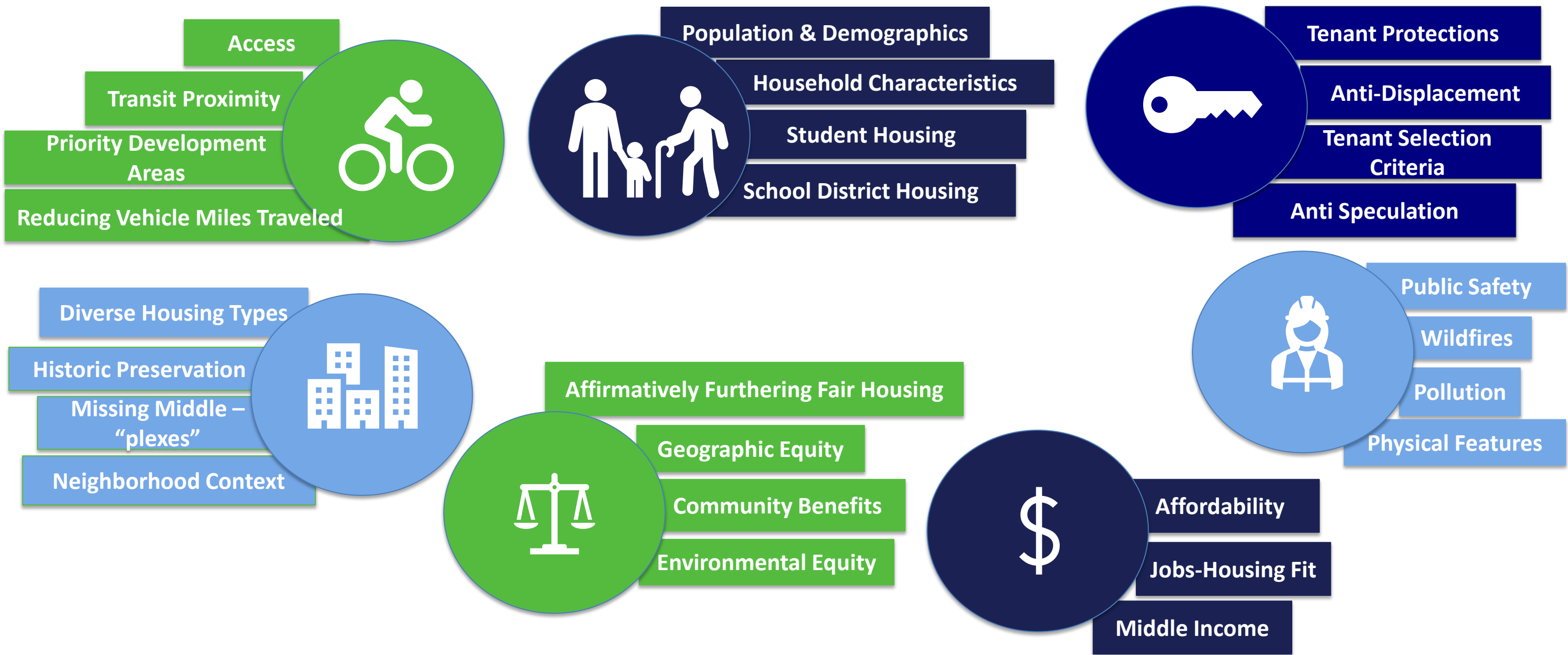
# State Regulatory Environment

## » The State of California is focused on housing supply and affordability:

- Accessory Dwelling Units (Multiple updates to state law in last 5 years)
- Sites Inventory Updates (AB 879, AB 1397)
- Streamlined Approval for Housing Projects (SB 35 and SB 330)
- No Net Loss of Housing (SB 166)
- Density Bonus Law Updates (AB 2753, AB 2372, AB 1227, AB 2345 and others)
- Housing Accountability Act (AB 3194, AB 72 and others)
- Supportive Housing Updates (AB 2162)
- Low Barrier Navigation Centers (AB 101)
- Government-Subsidized Affordable Units (SB 1521)
- Affirmatively Furthering Fair Housing (AB 686)



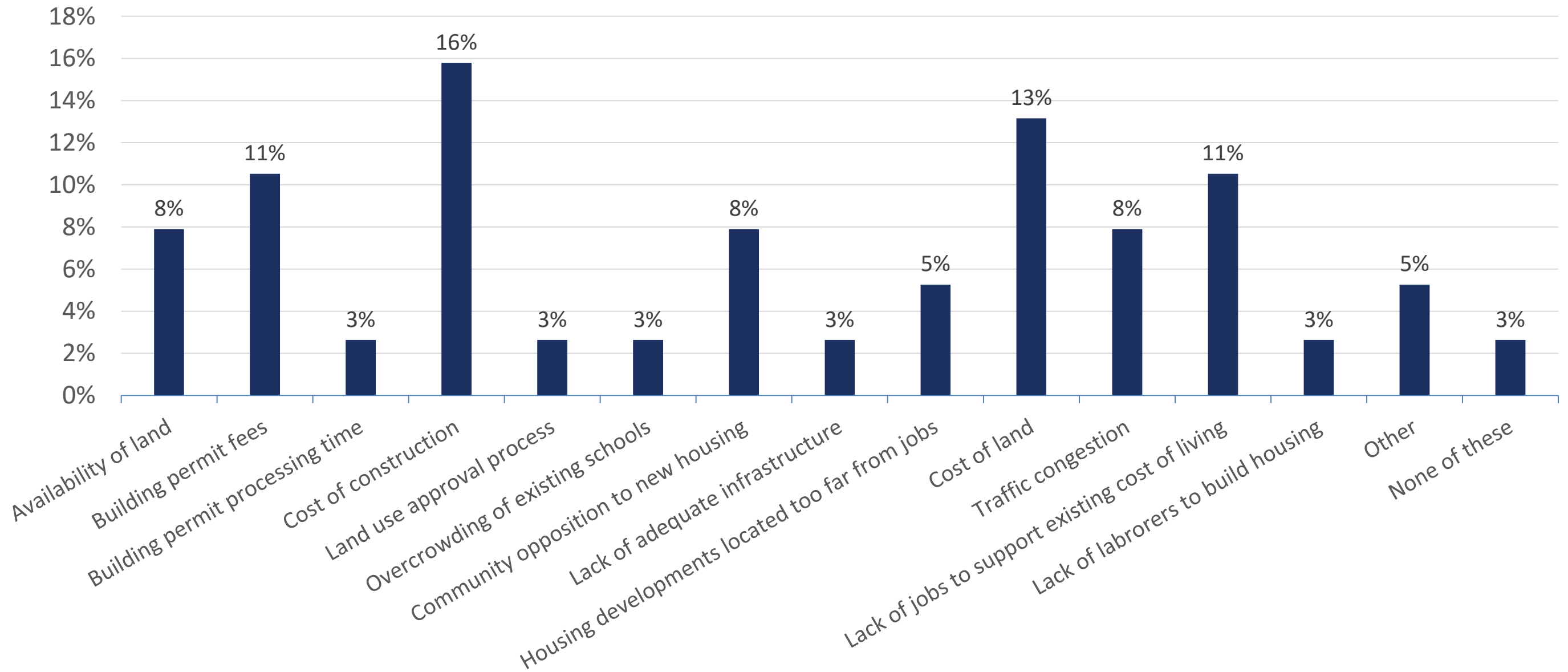
# Fair Housing Consideration – AB 686



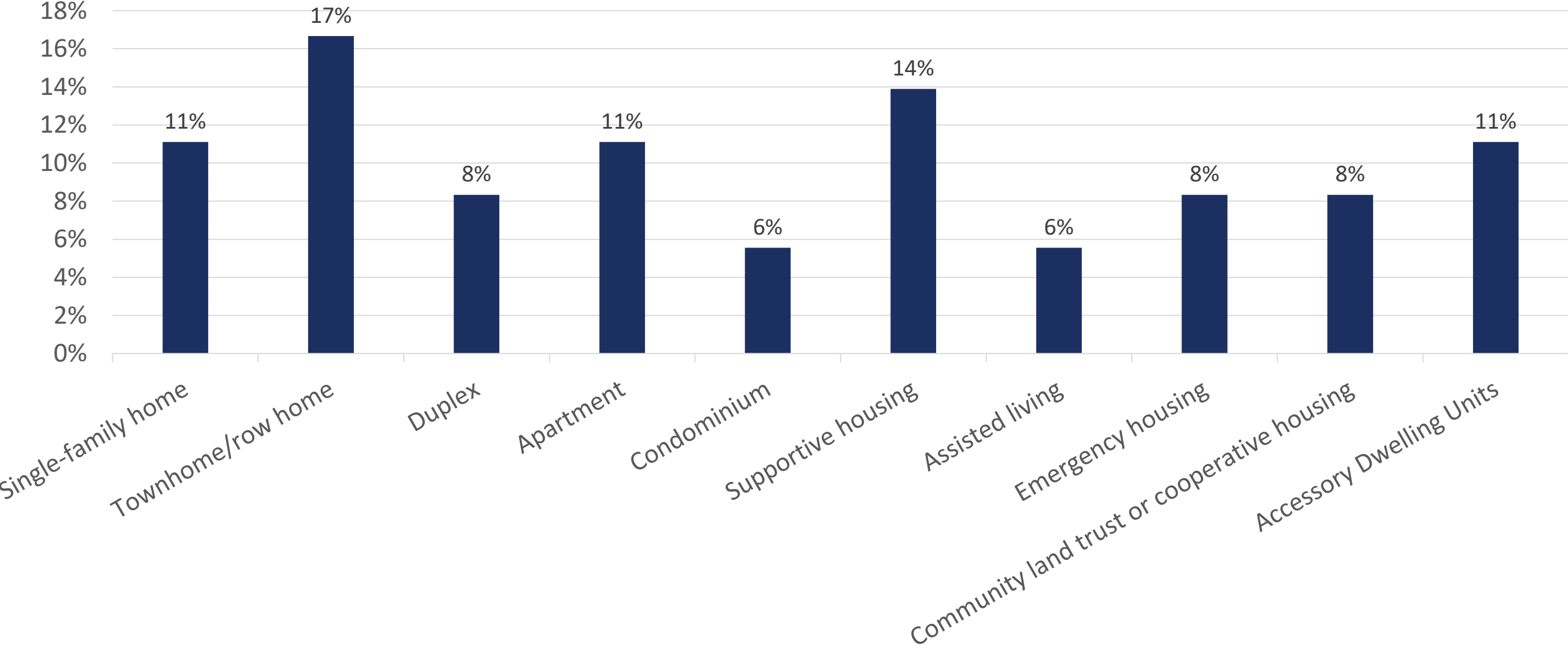
# Polling Questions



# What are the greatest barriers to providing housing?

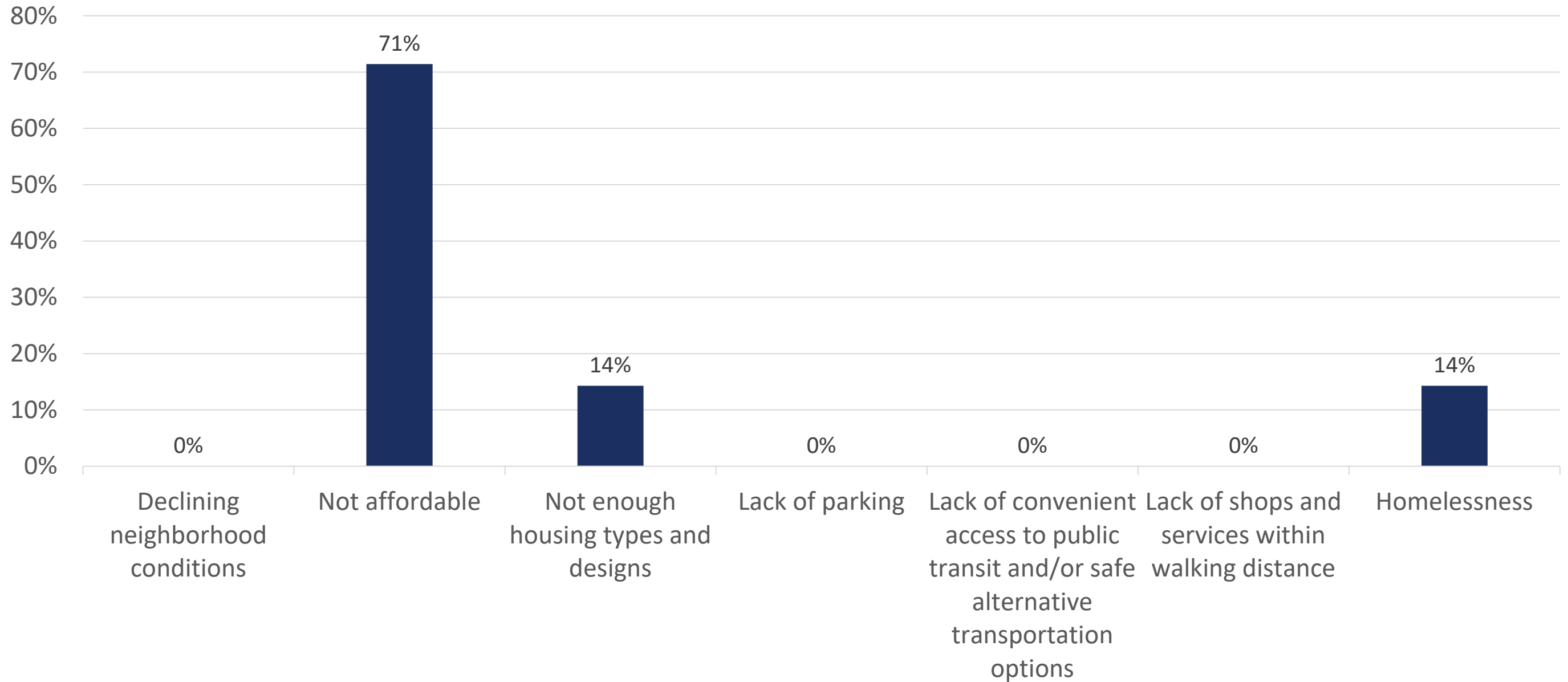


# What are the three most important housing objectives for the Solano County region of these choices?





# What do you consider the biggest issue related to housing?



# 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	<b>\$99,300</b>	\$107,250
Moderate	\$83,400	\$95,300	\$107,250	\$119,150	\$128,700



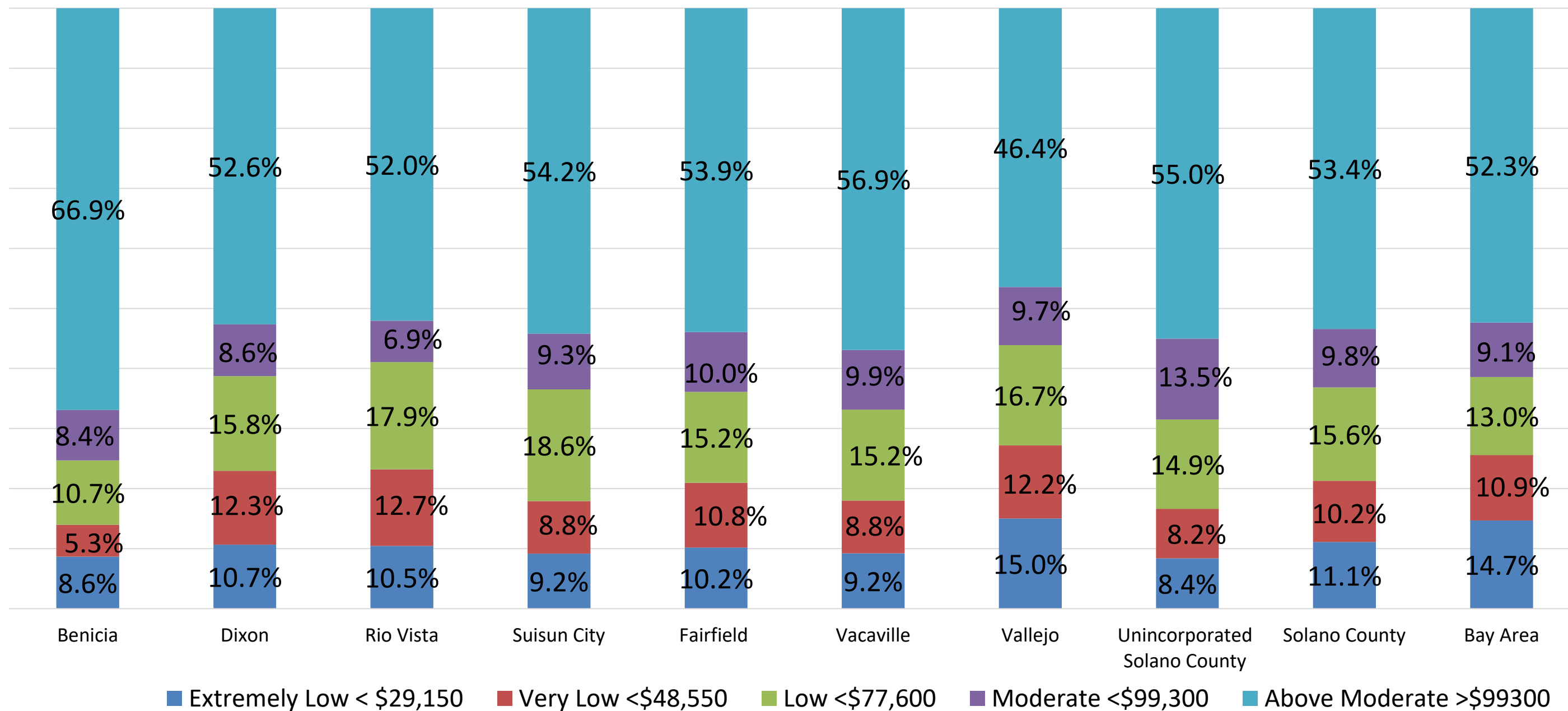
# Who is considered Low Income?

- » **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 ( $\leq \$77,600$ ) 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



■ Extremely Low < \$29,150   
 ■ Very Low < \$48,550   
 ■ Low < \$77,600   
 ■ Moderate < \$99,300   
 ■ Above Moderate > \$99,300

Source: 2015-2019 ACS



# 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

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 <sup>1</sup>	Mod – Abv. Mod

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

<sup>1</sup> 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

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		

Sources: HUD, 2021 and Zillow, December 2021

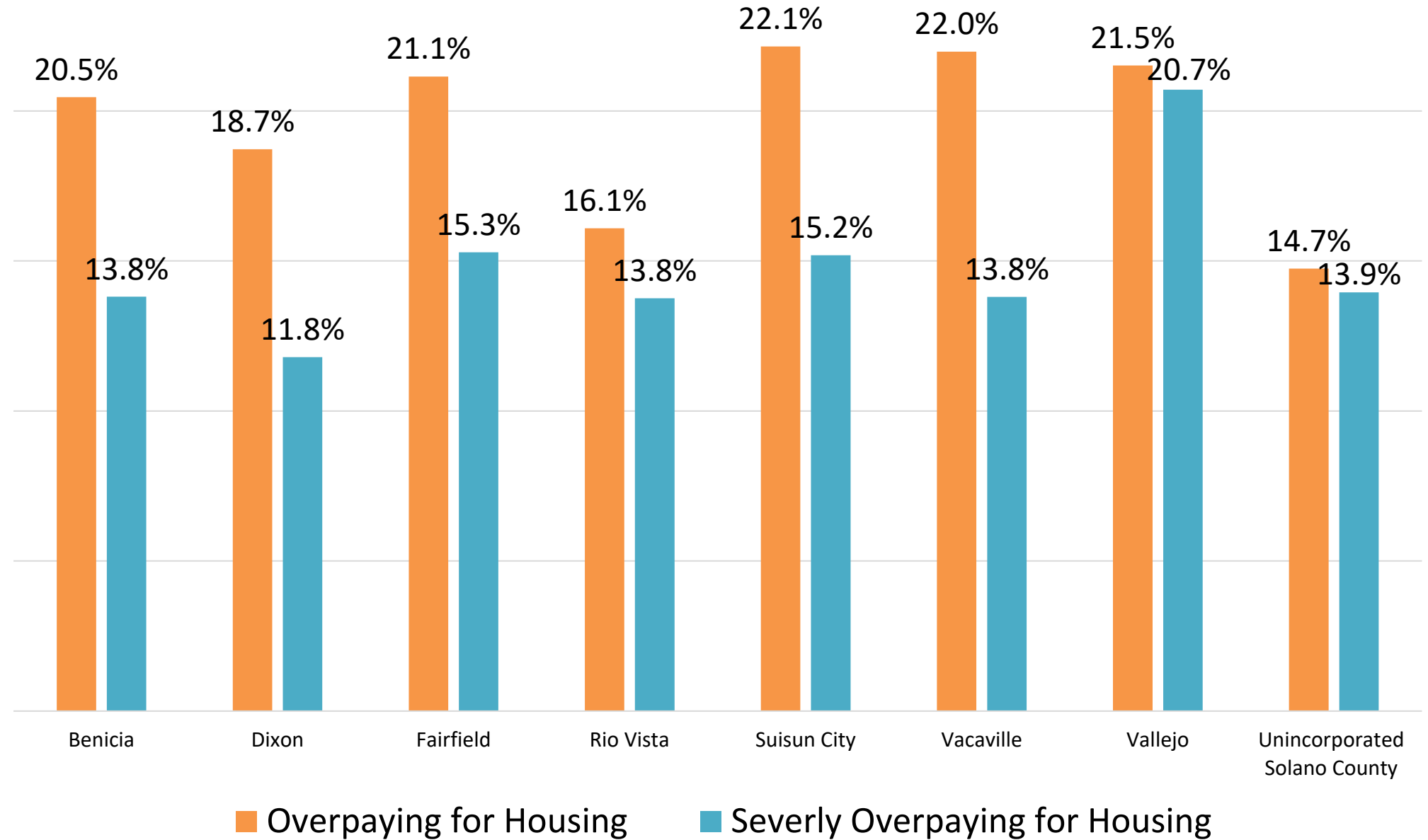




# Who is affected by high prices?

» **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

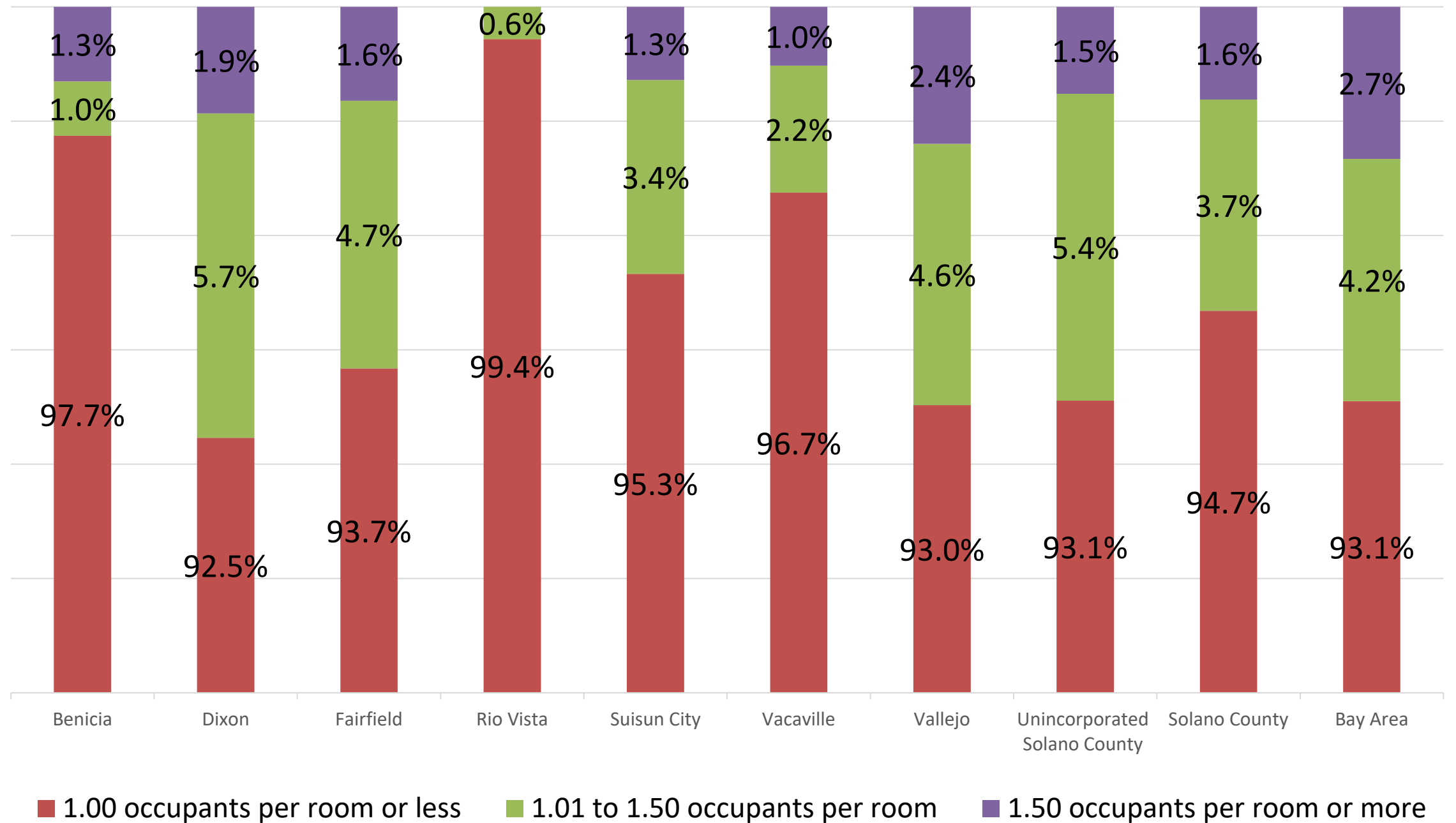


# Overcrowding

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

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

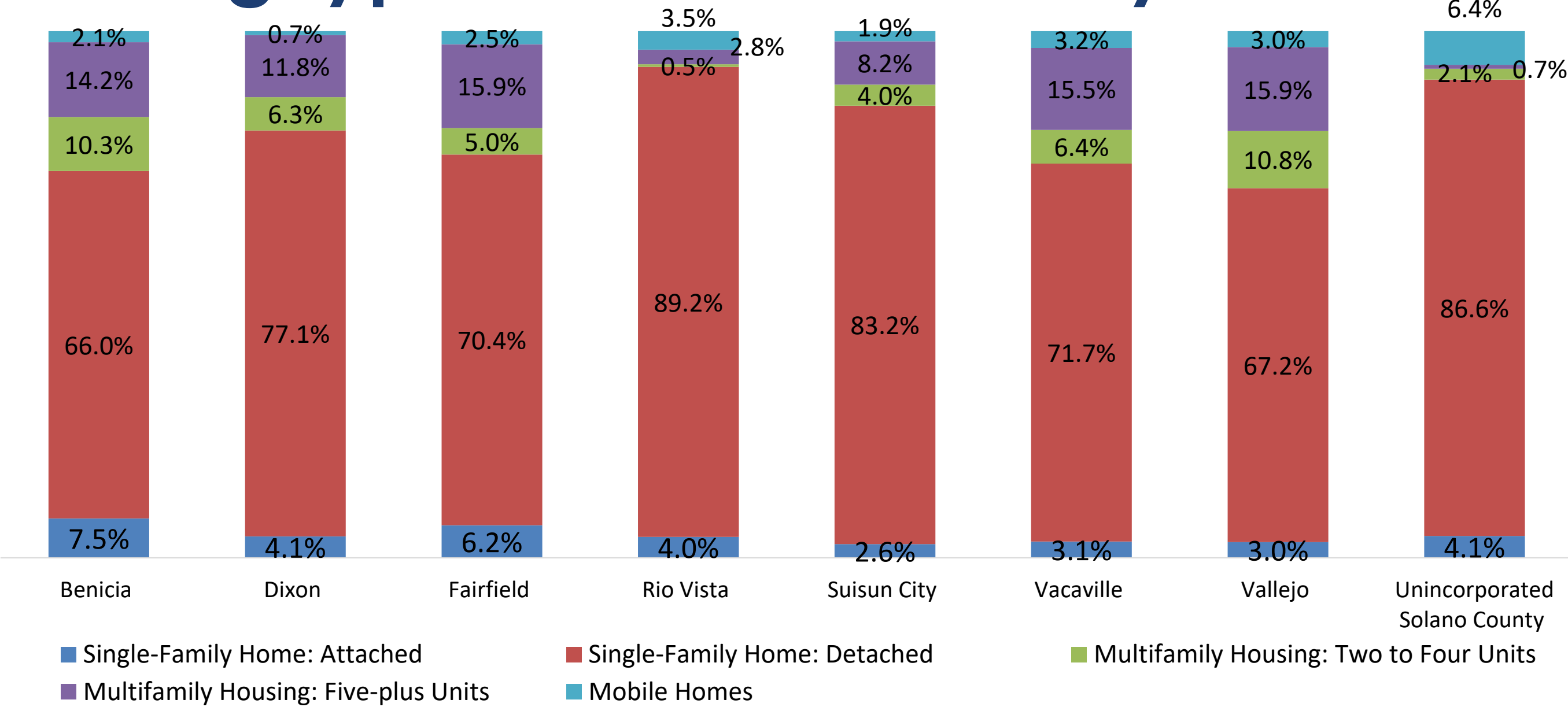
\*excludes  
bathrooms and  
kitchens



Source: 2015-2019 ACS



# Housing types in Solano County



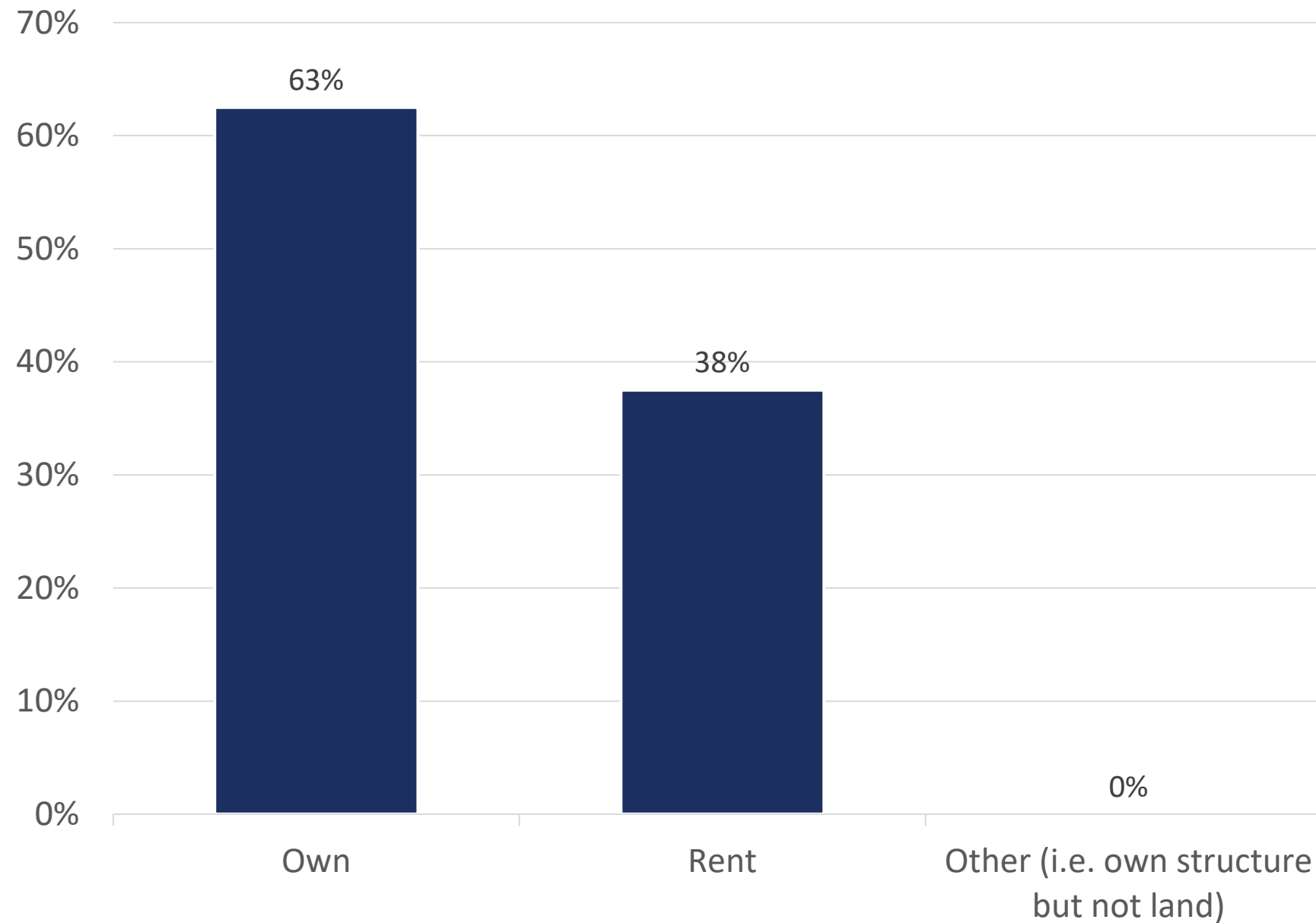
Source: 2021 DOF



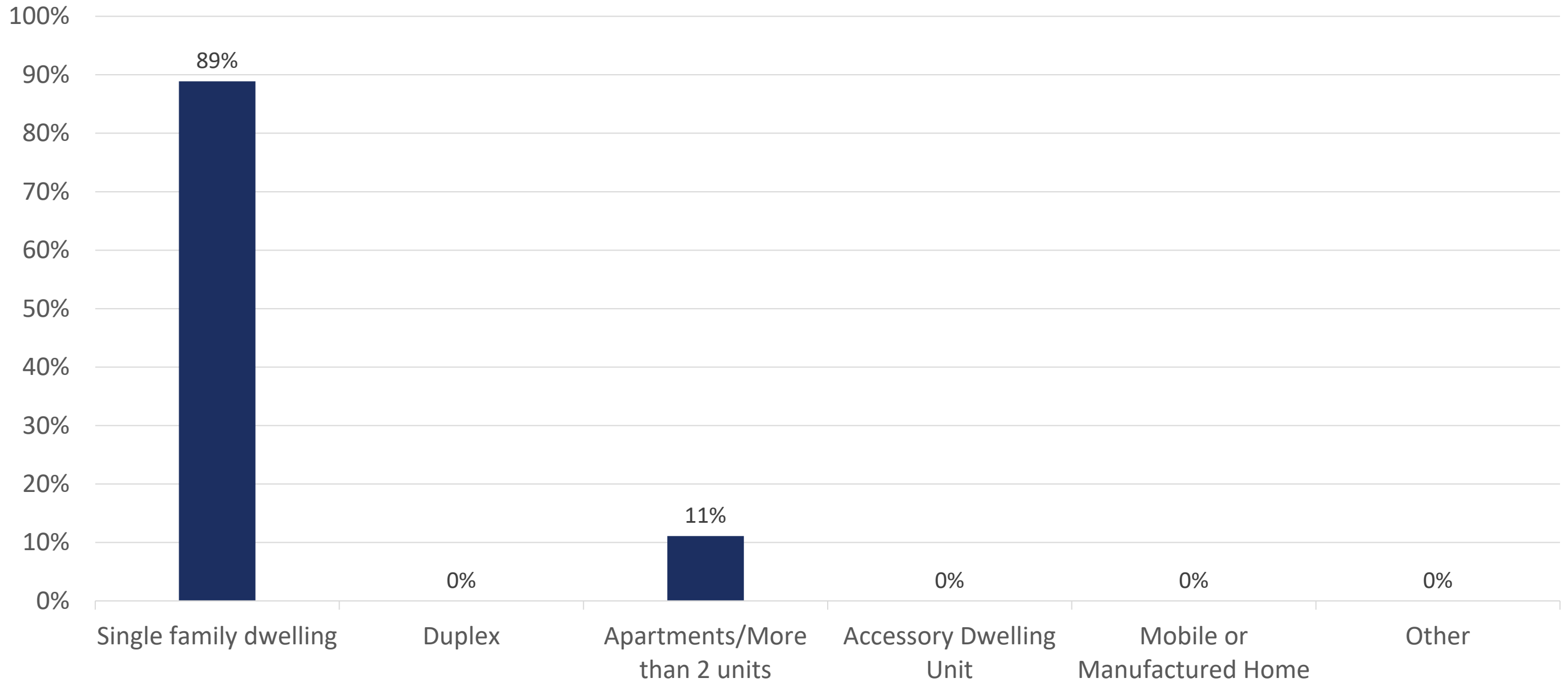
# Polling Questions



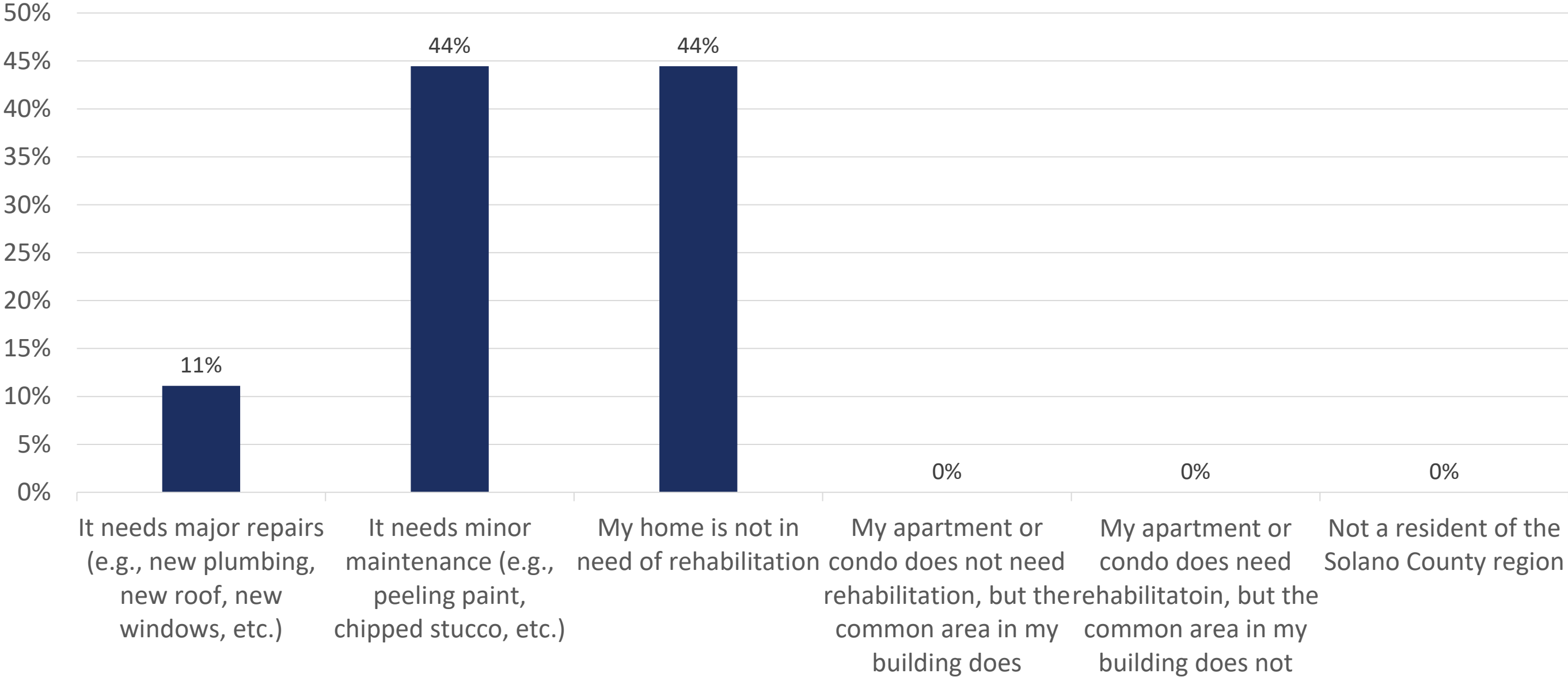
# Do you own or rent your home?



# What type of housing do you live in?

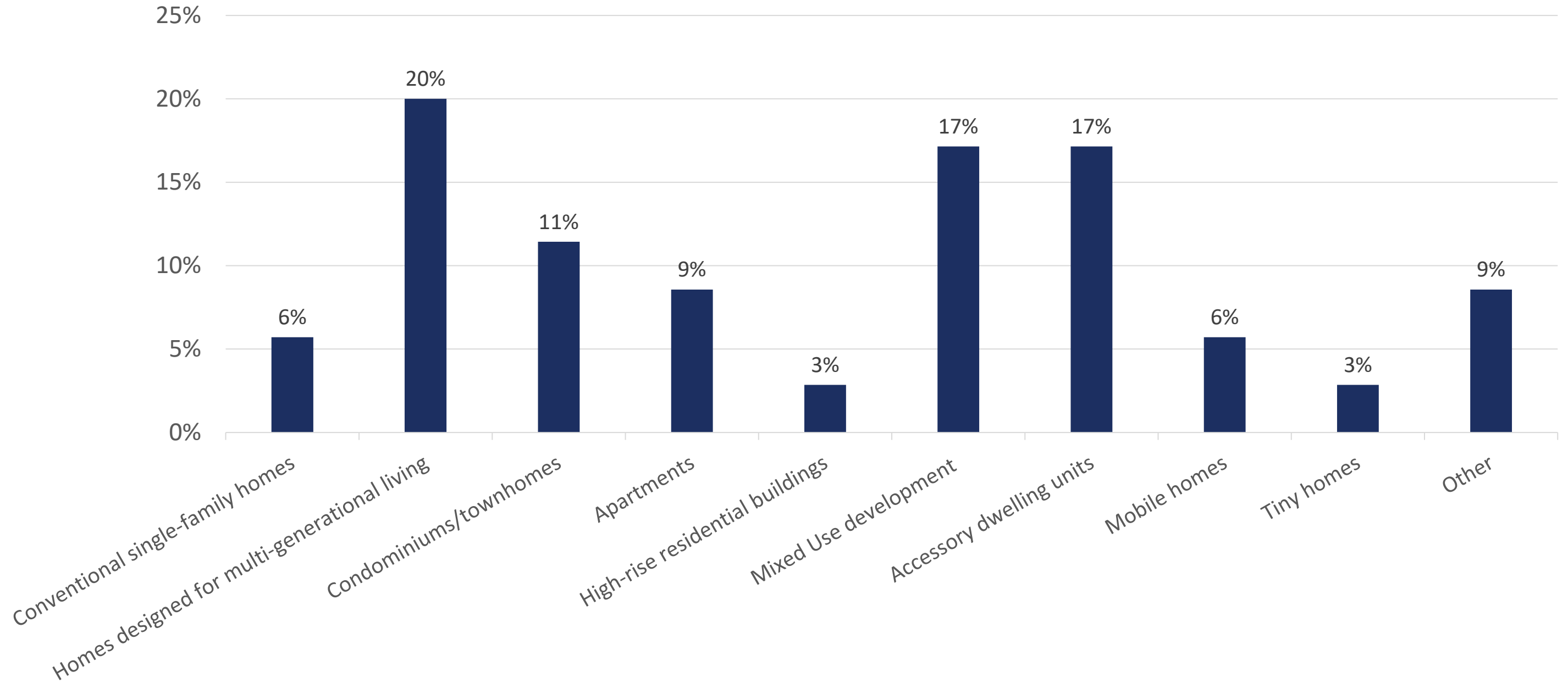


# If you are a resident of the Solano County region, how would you rate the physical condition of your home?





# What types of housing would you like to see more of?



# Housing Element Special Needs Groups



# Housing Element Special Needs Groups

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

- Residents Experiences homelessness
  - Shelter Capacity? Services offered to homeless individuals? Transitional housing projects?
- Seniors
  - Support program regional and locally? New senior housing developments?
- Residents that have physical disability
  - 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



# 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%	<b>48.9%</b>
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%
<b>Total</b>	<b>94.5%</b>	<b>44.1%</b>	<b>18.3%</b>	----

Source: 2015-2019 ACS



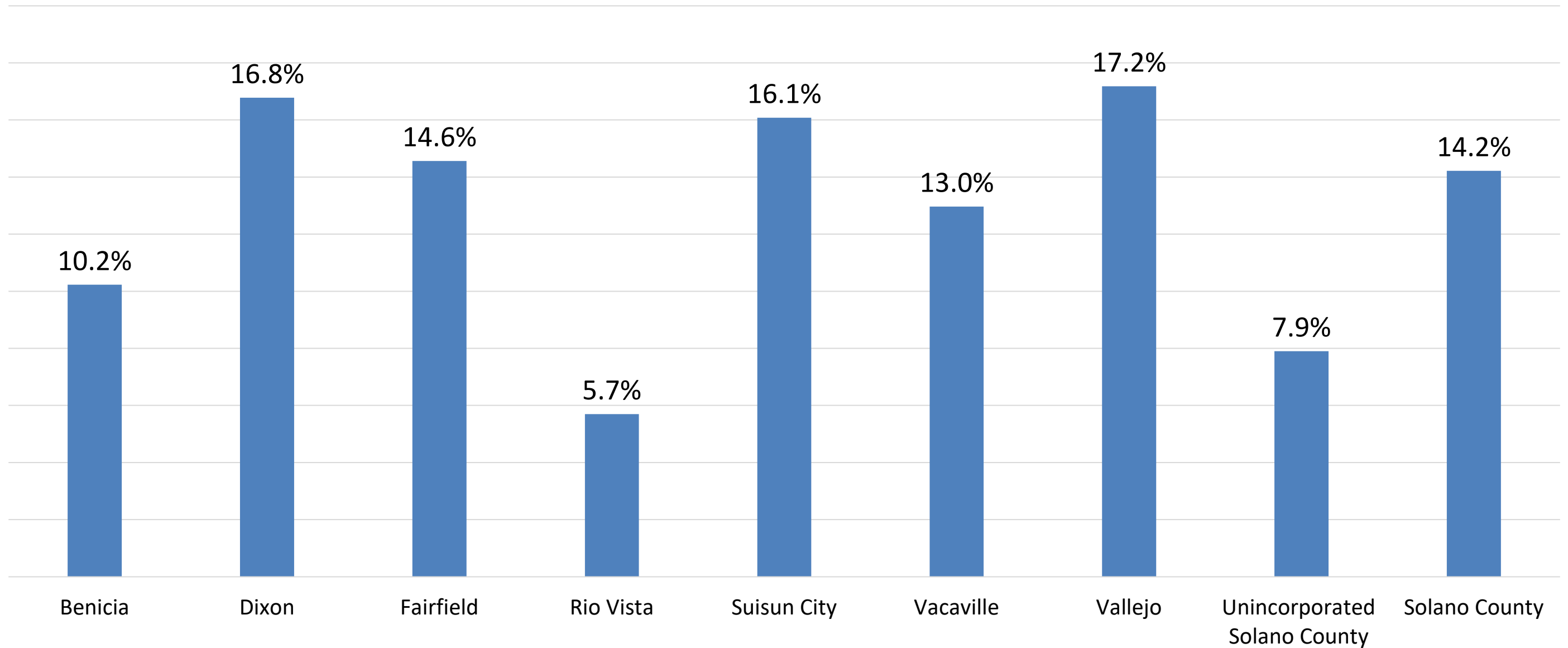
# Residents that have a physical disability

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	<b>26.2%</b>
Suisun City	3,627	12.5%
Vacaville	10,709	11.8%
Vallejo	15,100	12.5%
Unincorporated Solano County	2,483	12.7%
<b>Solano County</b>	52,642	12.3%

Source: 2015-2019 ACS



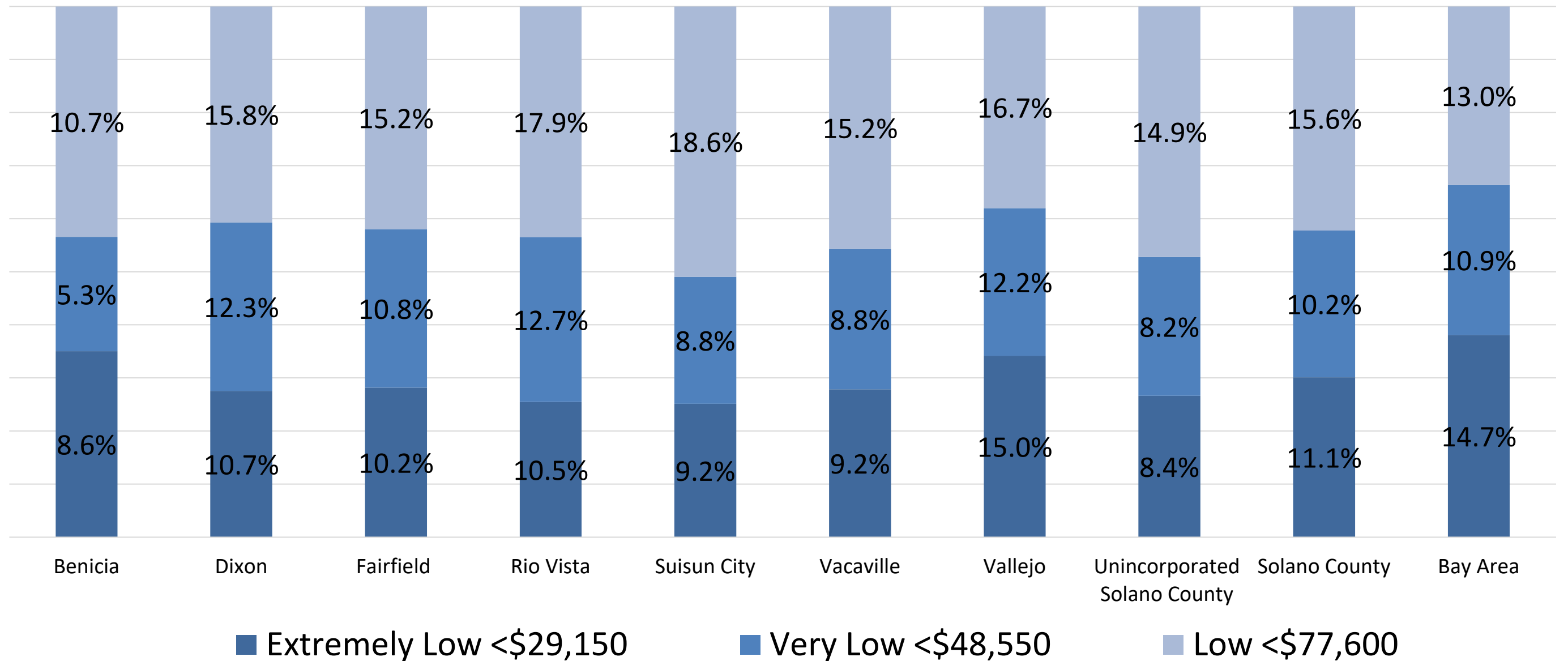
# Households that are Female-Headed



Source: 2015-2019 ACS



# Households that are Extremely Low Income



Source: 2013-2017 CHAS

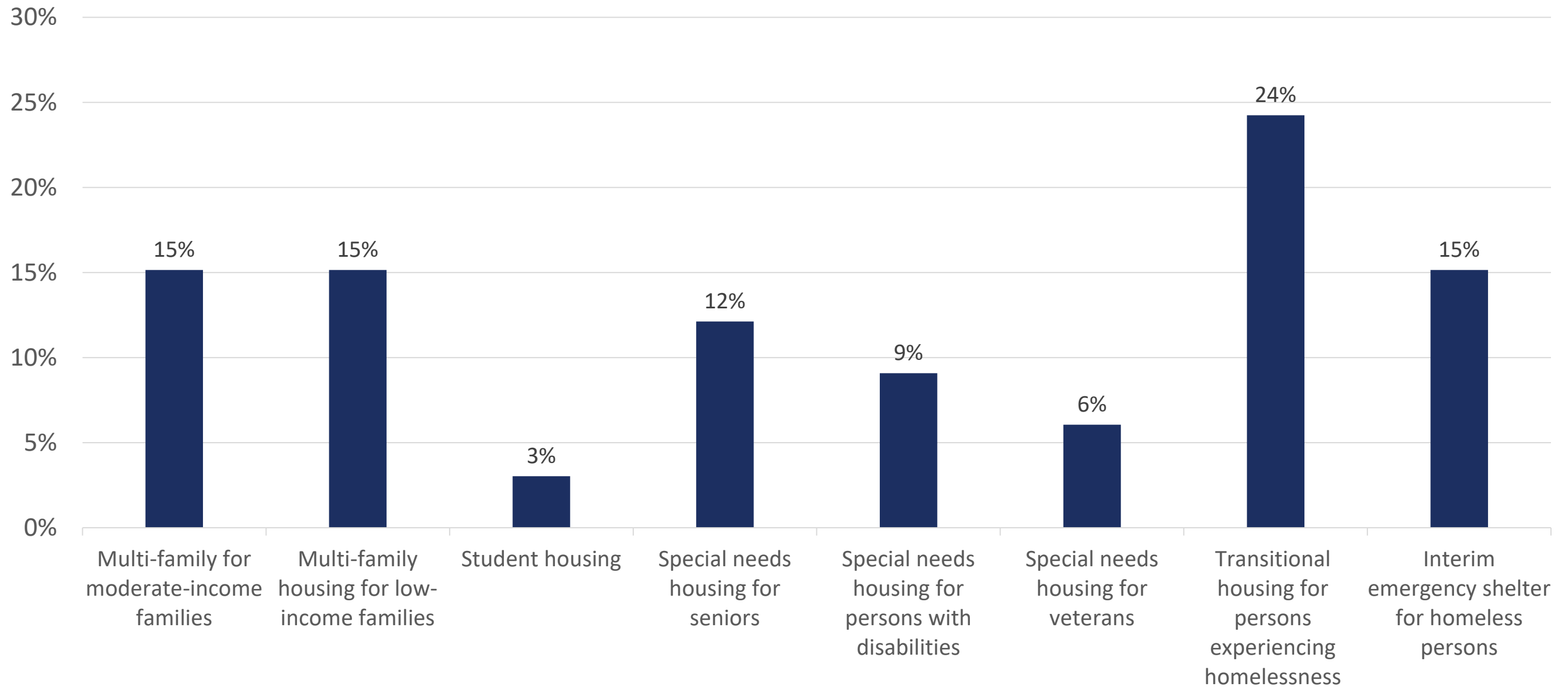




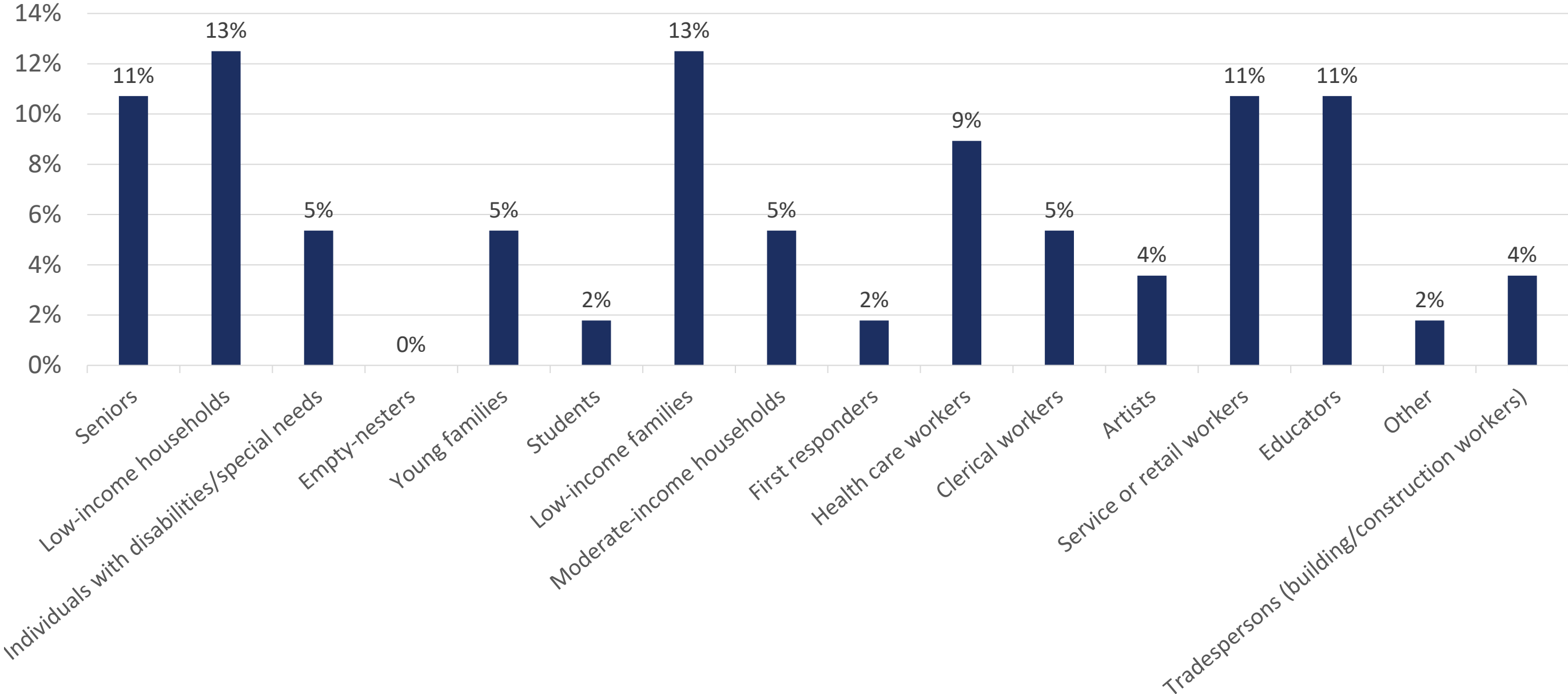
# Polling Questions



# What populations are most in need of housing?



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



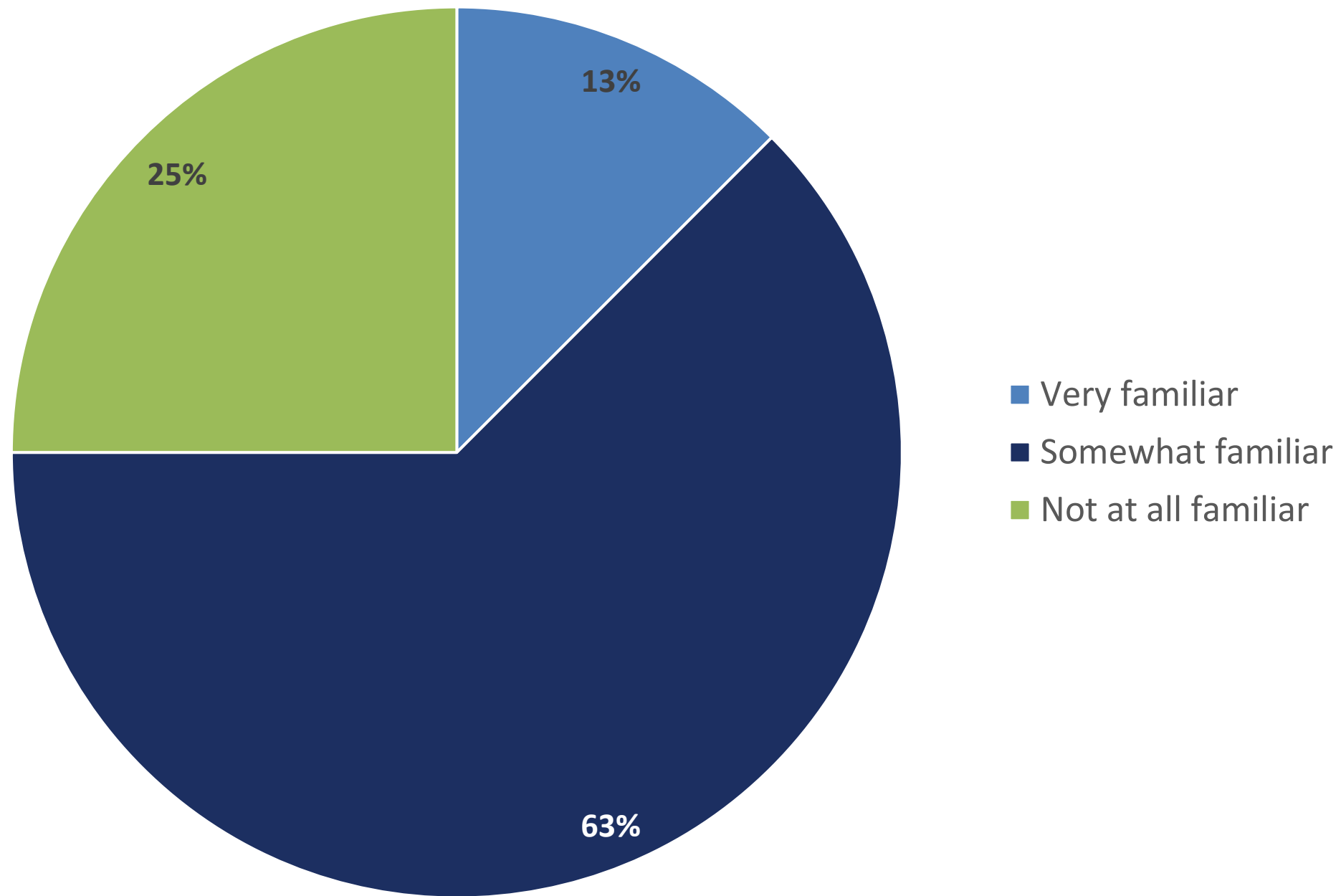
# Safety Element



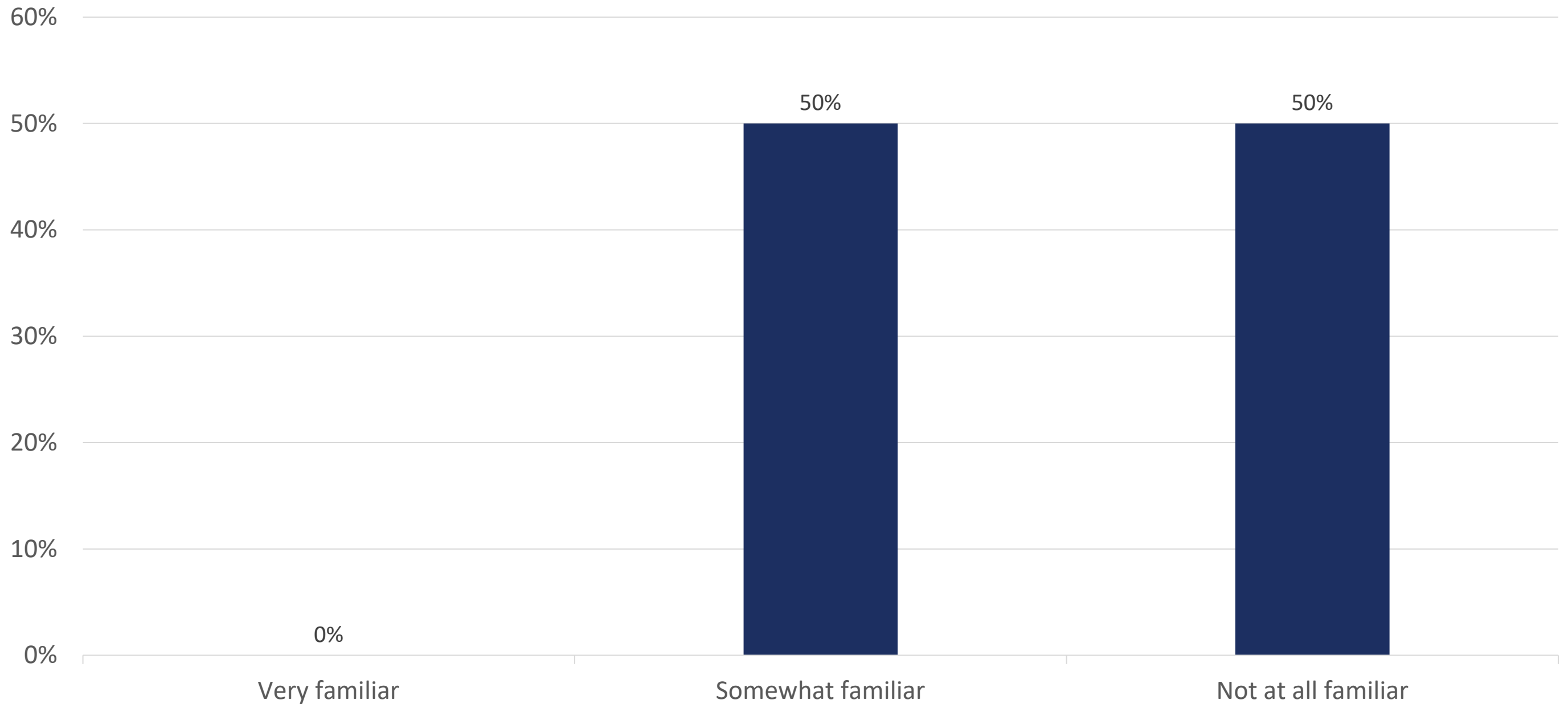
# Polling Questions



# What is your familiarity with Environmental Justice Elements?



# What is your familiarity with Safety Elements?



# 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.**

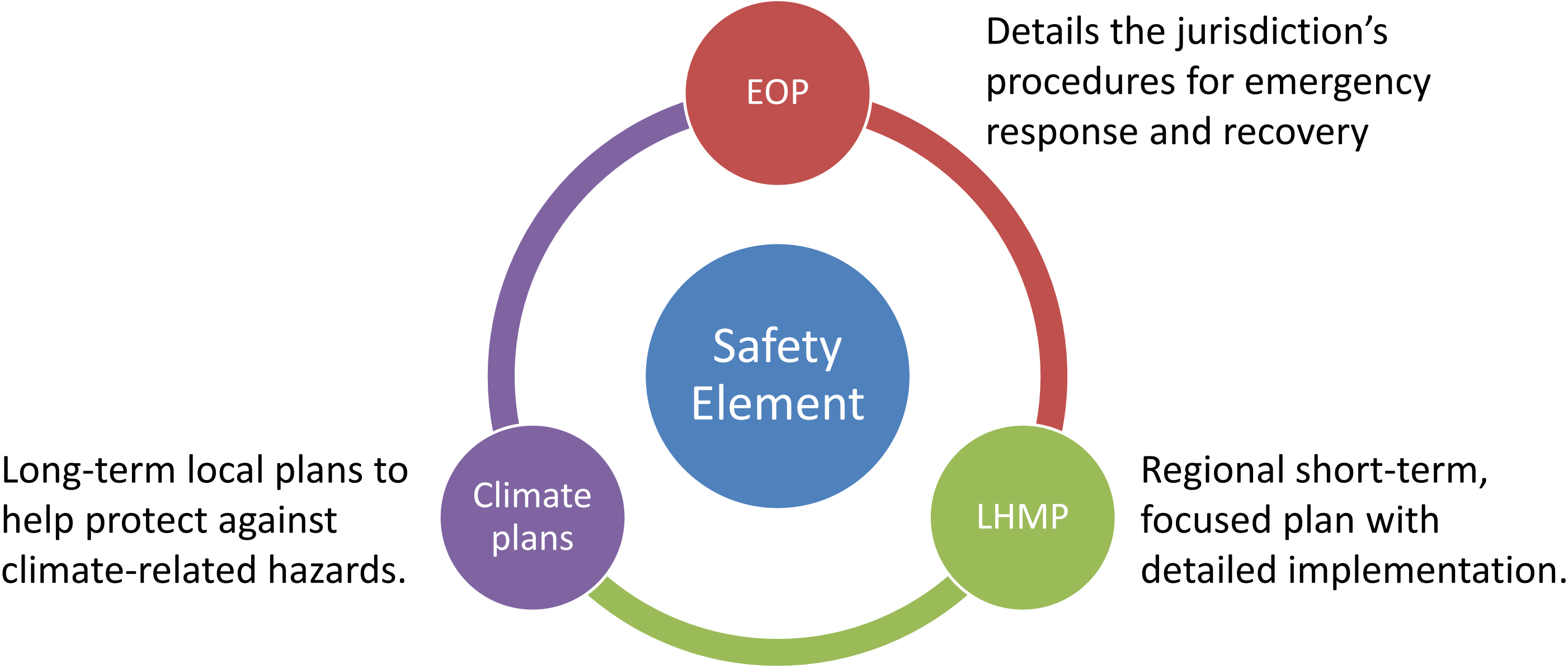


# Vulnerability Assessment

- » **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



# 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

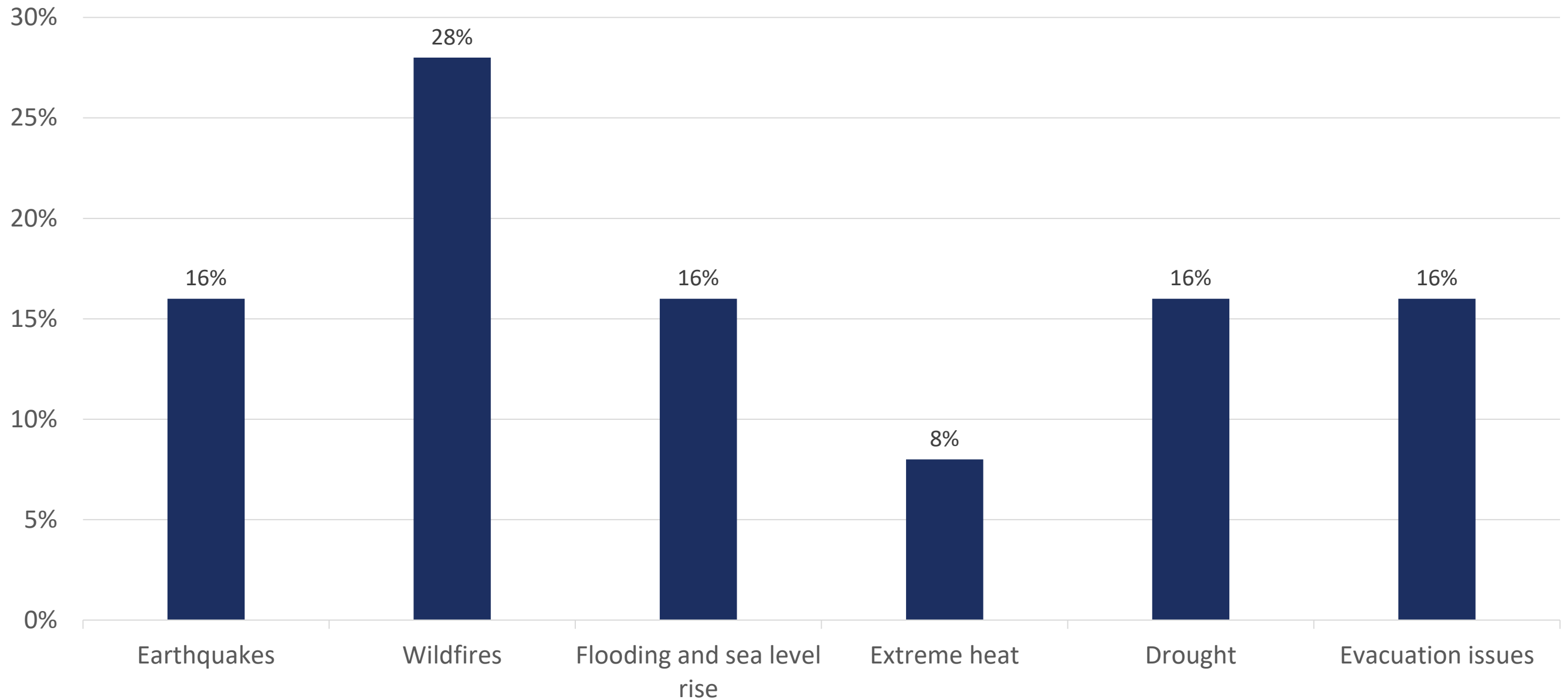
- » Improving air quality
- » Public facilities
- » Food access
- » Safe and sanitary homes
- » Physical activity
- » Unique or compounded health risks
- » Civic engagement in the public decision-making process
- » Prioritizing improvements that address the needs of disadvantaged communities



# Polling Questions

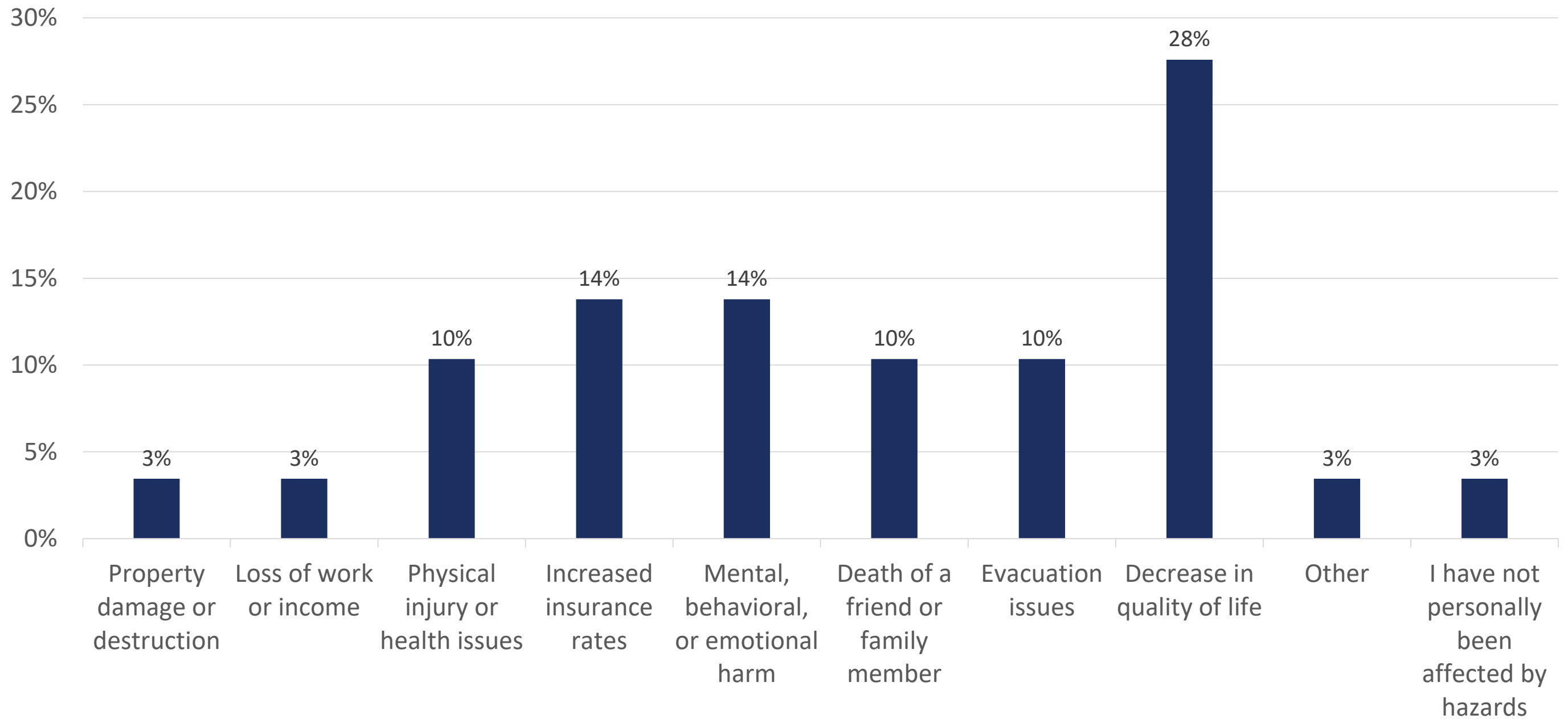


# What are the greatest hazard concerns to you?

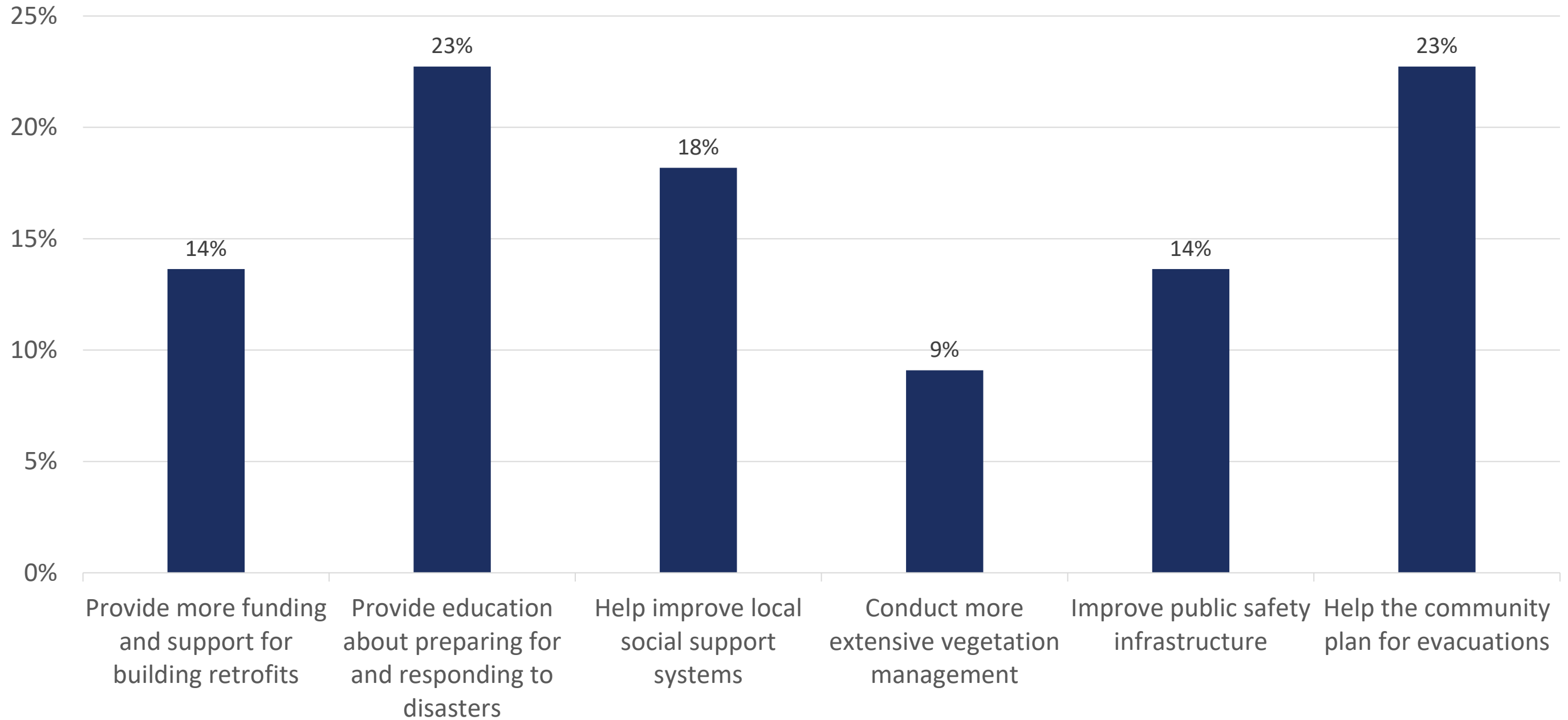




# How have you been affected by hazards?



# What should your community do to improve safety issues?



# Contact

» **Robert Guerrero, STA Project Director**

▪ [rguerrero@sta.ca.gov](mailto:rguerrero@sta.ca.gov)

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

▪ [jgastelum@placeworks.com](mailto:jgastelum@placeworks.com)

» **Website: [solhousingelements.com](http://solhousingelements.com)**

**Coming soon!**





# Thank You

