



CITY OF SUISUN CITY

2023-2031  
HOUSING ELEMENT

HCD Submittal Draft | October 2022







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# 2023-2031 HOUSING ELEMENT

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## 1. INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by Suisun City of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this element are an expression of the statewide housing goal of “attaining decent housing and a suitable living environment for every California family,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific objectives, policies, and programs relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs, resources, and constraints to meeting these needs.

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 City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The Housing Element is intended to be a dynamic, action-oriented planning tool. Unlike the other elements of the General Plan, which typically have a 10- to 20-year time frame, state law sets a shorter time frame for the Housing Element. The element covers an eight-year time frame, for the period extending from 2023 to 2031, and replaces the Housing Element that was in effect from 2015 to 2023.

### STATE POLICY AND AUTHORIZATION

The California Legislature has declared that the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. Recognizing the important role of local government in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plan. 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 an RHNA 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 City 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 City will implement and/or facilitate to solve 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 City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The element covers an eight-year time frame and replaces a Housing Element adopted in April 2015 that covered the period from 2015 to 2023. This element covers a period extending from 2023 to 2031.

## HOUSING ELEMENT ORGANIZATION

The Suisun City Housing Element is based on four strategic goals: (1) provide housing opportunities for all segments of the community to meet current and future needs, (2) preserve the stock of existing housing, (3) plan and encourage the development of housing to meet the housing needs of special population groups, and (4) encourage energy conservation. Suisun City recognizes the need for additional housing affordable to very low-, low-, and moderate-income households as the population grows and the need to accommodate existing residents who do not have suitable, affordable housing.

The City of Suisun City 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 Suisun City. The following describes the organization of the sections of the Housing Element.

**Section 1 – Introduction:** This section provides information on the State of California’s requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

**Section 2 – Public Outreach and Engagement:** This section summarizes public outreach and engagement efforts, including local stakeholder consultations, joint planning commission/City Council study sessions, public comments received, and noticing of the draft Housing Element.

**Section 3 – 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.

**Section 4 – Programs:** This section sets forth the City’s goals, policies, and actions that are designed to address the housing needs in Suisun City. Based on the findings of all of the previous sections, this section identifies actions the City will take to meet local housing goals, quantified objectives, and address the housing needs in Suisun City.

**Section 5 – Sites Inventory and Analysis:** This section describes the City’s housing resources as well as the City’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 to the City.

**Section 6 –Housing Constraints:** This section analyzes potential governmental and nongovernmental constraints to housing development in Suisun City. This includes the City’s planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land, and the materials for building homes.

The Appendices to the Housing Element are as follows:

**Appendix 1 – Regional Housing Element Public Outreach:** Describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

**Appendix 2 – 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 3 – Regional Fair Housing Assessment:** Includes an 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 City’s 2035 General Plan was adopted in 2015, and the Housing Element has been reviewed for consistency with other General Plan Elements. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, once the comprehensive update is complete and when amendments are made to the General Plan.

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 City 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 Suisun City, 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. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element’s statutory planning period.

As a part of the process, 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. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County which were then distributed between all cities and the county.

As shown in **Table 1**, Suisun City is required to plan for 620 units during the 2023-2031 planning period at certain densities; 255 units that must be affordable to lower-income (extremely low-, very low-, and low-income) households, 98 that must be affordable to moderate-income households, and 267 for above-moderate income households.

**TABLE 1 REGIONAL HOUSING NEED, 2023–2031**

Income Category	Allocation (units)
Very Low*	160
Low	95
Moderate	98
Above Moderate	267
<b>Total</b>	<b>620</b>

*Source: ABAG 2021*

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

## 2. PUBLIC OUTREACH AND ENGAGEMENT

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically 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, and the program shall describe this effort.”

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.

To meet the requirements of state law, the City of Suisun City completed public outreach at both the local level and as part of the regional Solano County Housing Element Collaborative effort to encourage community involvement. These efforts included:

- Local Stakeholder Consultations
- Regional Stakeholder Consultations
- Community Workshops
- Online Community Survey
- Planning Commission and City Council Study Sessions
- Planning Commission and City Council Meetings

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in **Appendix 1 – Regional Housing Element Public Outreach**.

### LOCAL STAKEHOLDER CONSULTATIONS

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From January through June 2022, staff reached out to four local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. Feedback was received from three local stakeholders, in addition to feedback from eight regional stakeholders that serve Suisun City residents (summarized in **Appendix 1**). Representatives from the following organizations were interviewed as part of local efforts:

- Casa de Suisun, April 11, 2022
- Breezewood Village, March 16, 2022
- Suisun City Housing Authority, February 8, 2022
- Yoche Dehe Wintun Nation, Cultural Resources Department, June 7, 2022

The major concerns identified by stakeholders centered around the shortage of affordable housing options and challenges surrounding homelessness. The shortage of affordable units stems from rapidly increasing housing costs and home builders' preference to build larger, and more expensive, single-family homes, rather than deed-restricted or smaller units. This has resulted in some households doubling up, increasing overcrowding rates, and displacement of residents who are unable to find affordable options. The financial challenges of administering Section 8 vouchers compound this issue, as the Housing Authority receives short notice on how many families they will be able to assist and have a shortage of staff capacity to identify and interview candidates. Stakeholders identified a need for more affordable options, as well as more accessible housing choices for persons with disabilities and seniors.

In addition to these issues, stakeholders expressed concern regarding the availability of transitional housing and support for persons experiencing, or at risk of, homelessness. The shortage of shelters and transitional housing options in Suisun City present a barrier to persons coming out of homelessness, according to stakeholders. They identified Habitat for Humanity's Mutual Self Help Housing and tiny homes as options to address this gap. Partnerships with local housing providers and organizations to provide low rents, or allow bartering of rents, would also help reduce barriers to transitioning into their own space.

The city 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 City has included specific polices to engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

The City has identified several programs in **Section 4, Goals, Policies, and Programs** to address concerns raised by stakeholders during this consultations process, as well as during regional consultations.

## PLANNING COMMISSION STUDY SESSION

On January 11, 2022, the City held a virtual study session for the Planning Commission to introduce the 2023-2031 Housing Element update and to review new state laws. The public was invited to attend and participate. 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 City's RHNA, reviewed new state laws, and solicited feedback from the Planning Commission and community members on these strategies and other housing needs in Suisun City. No comments or questions were received.

## **PUBLIC COMMENT**

All comments received as a result of the City's efforts to encourage public participation in development of the 2023-2031 Housing Element have been taken into consideration and, where appropriate, additional analysis, programs, and policies have been incorporated into the Housing Element.

## **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 August 17, 2022, to September 16, 2022. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on October 4, 2022. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

### 3. REVIEW OF PREVIOUS HOUSING ELEMENT

Per California Government Code Section 65588, “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.”

#### PROGRESS TOWARDS MEETING QUANTIFIED OBJECTIVES

The 2015–2023 RHNA prepared by ABAG determined that zoning to accommodate 505 additional housing units needed to be in place in Suisun City during the prior planning period to meet regional housing needs. ABAG disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. **Table 2** compares the 5th Cycle RHNA to the building permits issued during 2015 to 2021. The City issued permits for a total of 175 units, accounting for approximately 19.4 percent of the total RHNA. All building permits were for above-moderate income housing.

**TABLE 2 RHNA COMPARED TO PERMITS ISSUED, 2015-2021**

Income Category	2015 – 2022 RHNA	2015 – 2021 Building Permits Issued	Percentage of RHNA Accomplished
Very Low	147	0	0.0%
Low	57	0	0.0%
Moderate	60	0	0.0%
Above Moderate	241	175	40.7%
<b>Total</b>	<b>505</b>	<b>175</b>	<b>19.4%</b>

*Source: ABAG Regional Housing Needs Allocation (RHNA) Plan, December 2021, City of Suisun City, June 2022*

#### EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

California Government Code Section 65588 requires that local governments review the effectiveness of the Housing Element goals, policies, and related actions to meet the community’s special housing needs. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table 3**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of these accomplishments are highlighted here:

- Rezoned land in the Downtown Waterfront Specific Plan to High-Density Residential.



- Reduced parking requirements for the Marina Village project, a 159-unit affordable rental housing project.
- Reached out to five nonprofit housing organizations and developers to encourage affordable housing, one of which led to the construction of Marina Village.
- Continued to enforce the Uniform Building Code and ensure that Americans with Disability Act (ADA) accessibility was prioritized in construction projects.
- Updated the Zoning Ordinance in 2017 and 2020 to allow accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), in accordance with state law.
- Amended the Zoning Ordinance to allow employee housing for six or fewer residents in residential zoning districts.

### PROGRESS TOWARDS MEETING HOUSING ELEMENT PROGRAMS

**Table 3** summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in **Section 4, Goals, Policies, and Programs**.

**TABLE 3 REVIEW OF PREVIOUS 2015-2023 HOUSING ELEMENT PROGRAMS**

Program	Implementation Status	Action
<p>Program 1.A.1                      Plan for the construction of new housing according to ABAG’s Regional Share. Continue to plan for and facilitate private construction of 505 dwelling units with the allocation shown in Table 1.A and the 108-unit shortfall from the 4th cycle Housing Element.                      To provide for the development of the City’s allocation of 505 dwelling units and the 108-unit shortfall from the 4th cycle Housing Element, the City will complete the following actions:</p> <ul style="list-style-type: none"> <li>• The City will rezone one site to Mixed Use [APNs 0032-081-310, -050, -060, -070, and -320 and 0032-082-140] and one site to High Density Residential [APNs 0032-411-070, -080, -090, 100, and -110] to accommodate the 108-unit unaccommodated need from the 4th cycle Housing Element and 204-unit shortfall. The sites will allow a minimum of 20 and up to 45 units per acre by right. The City will also amend its R-H zone to require a minimum density of 20 units per acre by right without discretionary review.</li> <li>• The City will rezone one site to Mixed Use [APNs 0032-042-120, -130, and -640] and one site to High Density Residential [APNs 0032-281-060, -130, and -110] to accommodate the 204-unit shortfall for this cycle as part of the Downtown/Waterfront Specific Plan update process currently under way.</li> <li>• To help facilitate the development of small lots, the City will offer a lot consolidation program that offers progressively higher densities/intensities (above 30 units per acre) as an incentive to consolidate lots listed in Tables 33 and 39. The City will annually meet with local developers to discuss development opportunities and incentives for lot consolidation to accommodate</li> </ul>	<p>In 2016, with the adoption of the Specific Plan, the Downtown Waterfront Specific Plan was updated and allowed for the rezones of the mixed-use Assessor’s Parcel Numbers (APNs) 0032-042-120, - 130, and - 640 to High-Density Residential (APNs 0032-281-060, - 130, - 110) to accommodate the 204-unit shortfall for the 4th planning cycle. The City also implemented the rezoning of a site to mixed use and one site to high-density residential in parallel with the adoption of the Housing Element to facilitate the development of higher-density sites.</p> <p>No lot consolidation was developed for residential projects. However, to help facilitate the development for affordable housing, the City reduced parking requirements for the Marina Village project through the California Density Bonus Law statute, Government Code Section 65915. The development will offer 159 affordable rental units restricted to households earning 30%, 40%, 60%, and 70% of the Area Median Income (AMI), and one manager unit, for a total of 160 residential units.</p>	<p>Modify. Combine with Programs 1.A.3 and 1.C.1.                      New program 1.A.</p>

Program	Implementation Status	Action
<p>affordable housing units. As developers/owners approach the City interested in lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:</p> <ul style="list-style-type: none"> <li>- Allow affordable projects to exceed the maximum height limits;</li> <li>- Decrease setbacks; and/or</li> <li>- Reduce parking requirements.</li> <li>- The City will also consider deferring fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing. The City has identified two groups of small sites that are suitable for consolidation.</li> </ul> <p>The City will also provide regulatory and financial incentives listed in Program 1.C.1. including but not limited to financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined</p>		
<p>Program 1.A.2</p> <p>The City will continue to work with Caltrans to ensure the transfer of the property or air-rights of the Caltrans park and ride site (site 3) to the City, by completing the following actions:</p> <ul style="list-style-type: none"> <li>• The City will send a formal letter following up on conversations to Caltrans stating their formal interest in the development of the site as part of satisfying the City’s lower-income RHNA.</li> <li>• The City will meet and negotiate with Caltrans regarding the acquisition of the property.</li> </ul>	<p>The City drafted and sent a letter to the California Department of Transportation (Caltrans) in 2015. There has not been a recent follow-up.</p>	<p>Continue.                      New Program 1.D.</p>

Program	Implementation Status	Action
<ul style="list-style-type: none"> <li>The City will amend the Downtown Waterfront Specific Plan to rezone the site to Mixed-Use and allow for the development of residential uses above parking.</li> </ul>		
<p>Program 1.A.3</p> <p>To ensure that adequate sites are available through the planning period to meet the City’s Regional Housing Needs Allocation (RHNA), the City will continue to maintain an inventory of sites available and appropriate for residential development for households at all income levels. In keeping with state “no net loss” provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, the City will evaluate the availability of sites appropriate for lower-income housing and, if necessary, shall rezone sufficient sites to accommodate the RHNA.</p>	<p>To ensure the availability of sites, the City updated the Waterfront District Specific Plan in 2016 and its Zoning Ordinance in 2017. In total, the City was granted \$310,000 through the SB 2 grant (\$160,000) in 2019 and the LEAP grant (\$150,000) in 2020. The City continued to update its planning documents while also continuing to facilitate the acceleration of housing production.</p>	<p>Modify. Combine with Programs 1.A.1 and 1.C.1.</p> <p>New program 1.A.</p>
<p>Program 1.B.1</p> <p>As part of the process of assessing a proposed residential development, evaluate the potential to incorporate other uses within the project or in conjunction with the project, including but not limited to project-serving retail, job centers, or services such as childcare.</p>	<p>The City implemented concepts of mixed-use development into the various mixed-use zoning districts within the city. The Lawler Residence and Plaza project broke ground in the summer of 2021 and includes 75 above-moderate residential units along with 7,200 square feet of retail. An additional property was replanned to include 8 apartment units and 2 live/work units within the Greyhawk subdivision.</p>	<p>Modify. Combine with Program 1.C.2.</p> <p>New Program 1.B.</p>
<p>Program 1.C.1</p> <p>Annually review and update the City’s inventory of properties that are suitable for redevelopment/reuse and continue to identify the potential number of additional dwelling units on such sites based on the age, condition, and density of existing land uses in relation to zoning or specific plan requirements. The City will continue to make the inventory available to interested residential developers via the City’s website and through predevelopment meetings.</p>	<p>The City continues to annually review sites suitable for redevelopment and reuse to build additional dwelling units. To ensure these sites are meeting the needs of the community, the City makes the inventory available to developers interested in building affordable housing.</p>	<p>Modify. Combine with Programs 1.A.1 and 1.A.3.</p> <p>New program 1.A.</p>

Program	Implementation Status	Action
<p>Program 1.C.2</p> <p>Continue to provide regulatory and financial incentives to increase the probability that residences will be constructed in commercial zones, either as single-use projects or in mixed-use developments, particularly within the Downtown/Waterfront Specific Plan area. The City will offer the following regulatory and financial incentives including but not limited to assisting developers with securing additional financing (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis, and other incentives to be determined.</p>	<p>The City’s Downtown/Waterfront Specific Plan seeks to facilitate the construction of residences in commercial zones either as single-use projects or in mixed-use developments. The Lawler Residence and Plaza project broke ground in the summer of 2021 and includes 75 above-moderate residential units along with 7,200 square feet of retail. An additional property was replanned to include 8 apartment units and 2 live/work units within the Greyhawk subdivision.</p> <p>Ongoing streamlining efforts seek to incentivize development in these areas through helping developers secure additional funding and modification of development requirements, such as reduced parking standards for senior housing.</p>	<p>Modify. Combine with Program 1.B.1. New Program 1.B.</p>
<p>Program 1.D.1</p> <p>Review and adopt, as appropriate a program requiring developers of residential development to either: (a) provide a percentage of their unit at a below-market rent or price; (b) pay a fee; or (c) propose alternative measure to meet their affordable housing requirements determined by an ordinance that will be drafted.</p>	<p>The City has not adopted a program requiring developers to provide a percentage of their units at a below-market rent or pay a fee or propose an alternative measure to meet their affordable housing requirements. However, the City has continued to encourage the development of affordable housing through ADU compliance and PUD zoning.</p>	<p>Continue. New Program 1.E.</p>
<p>Program 1.E.1</p> <p>Provide financial incentives to make construction of affordable housing for extremely low-, very low-, low-, and moderate-income households economically feasible by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist nonprofit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and Community Block Development Grants).</p>	<p>During the 5th planning period, the City encouraged the construction of affordable housing through the rezoning of sites to high-density residential. The City will continue to apply for state and federal subsidies as eligible programs come along.</p>	<p>Modify. Combine with Program 1.E.2. New Program 1.C.</p>
<p>Program 1.E.2</p> <p>Continue to seek interested nonprofit housing sponsors/developers to make use of available financing</p>	<p>City staff reached out to approximately five nonprofit housing organizations and developers interested in participating in the development of affordable housing.</p>	<p>Modify. Combine with Program 1.E.1.</p>

Program	Implementation Status	Action
<p>techniques for affordable housing projects for extremely low-, very low-, low-, and moderate-income households. The City will identify for-profit and nonprofit housing developers interested in developing affordable housing in Suisun City.</p>	<p>One of the developers has led the construction of the Marina Village project, 159 affordable rental unit project restricted to households earning 30%, 40%, 60%, and 70% of the AMI, with one manager unit, for a total of 160 residential units.</p>	<p>New Program 1.C.</p>
<p>Program 1.E.3                      Annually meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of, applying for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation.</p> <p>To implement this program, the City will:</p> <ul style="list-style-type: none"> <li>• Reach an agreement on the City’s financial participation if a bond or certificate issuance is determined to be feasible.</li> <li>• Promote the availability of the bond financing within the local development community to generate interest in using this resource to develop affordable housing units meeting bond program requirements.</li> <li>• Refer interested developers to the administering agency for participation in the program.</li> </ul>	<p>Due to limited interest, the City has not been able to participate in the revenue bond programs. The City will modify this program to include incentives and garner interest in revenue bond programs.</p>	<p>Continue.                      New Program 1.F.</p>
<p>Program 1.F.1                      Continue to implement the second dwelling unit ordinance that follows the requirements of state law (Government Code Section 65852.1) in allowing second dwelling units on any residential lot subject to ministerial review (or Planning Commission review, as applicable). The second dwelling unit ordinance has the following requirements:</p>	<p>This program was satisfied with the adoption of the Zoning Ordinance in 2017 and in 2020, the City updated its ADU ordinance to come into compliance with state law.</p>	<p>Modify.                      New Program 1.H.</p>

Program	Implementation Status	Action
<ul style="list-style-type: none"> <li>• A second unit may be established on any residentially zoned parcel that permits single-family dwellings containing an existing single-family dwelling.</li> <li>• An applicant must be both an owner and the current resident of the property for which a second unit is proposed.</li> <li>• The second unit can either be attached to and designed to be located within the living area of the existing dwelling or detached from and no less than 10 feet from the existing single-family dwelling, and such unit shall be architecturally integrated into the existing building design.</li> <li>• The proposed increase in gross floor area of an attached or detached second unit shall not exceed:                         <ol style="list-style-type: none"> <li>1. Eight hundred (800) square feet for lots smaller than ten thousand (10,000) square feet in size.</li> <li>2. One thousand (1,000) square feet for lots equal to or larger than ten thousand (10,000) square feet in size.</li> </ol> </li> <li>• Detached second units shall be located no closer than 5 feet from any side or rear property lines.</li> </ul> <p>As part of any such building permit application, the applicant shall submit a copy of the deed to the property including a full and complete set of any conditions, covenants, and restrictions.</p>		
<p>Program 1.F.2                      Continue to allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines.</p>	<p>The City has continued to allow the development of duplexes on corner lots in low-density residential, medium-density residential zones, and multifamily dwellings. No applicants have proposed such a development.</p>	<p>Continue.                      New Program 1.I.</p>



Program	Implementation Status	Action
<p>Program 1.G.1</p> <p>Evaluate development proposals based on development standards, the distinctiveness of design, and compatibility with existing residential development in the vicinity of the proposal. The City will evaluate the compatibility with the physical and environmental characteristics of the area in which a development proposal is to be located, and by using the specific plan and planned unit development processes, the City will encourage the distinctiveness of new residential neighborhoods.</p>	<p>The City implements this policy for proposed projects to ensure compatibility with existing residential development in the surrounding neighborhood.</p>	<p>Modify.</p> <p>New Program 1.L.</p>
<p>Program 1.H.1</p> <p>Continue to use PUD zoning to offer greater housing choice for residents and greater flexibility for developers than in conventional zone districts. The PUD zone enables developers to provide a great range of housing units that can accommodate a variety of needs.</p>	<p>During the 5th planning period, the City continued to emphasize the benefits of PUD zoning and used it with the Lawler Mixed-Use development project in 2020.</p>	<p>Delete. Addressed through other programs.</p>
<p>Program 1.I.1</p> <p>As required by state law (Government Code Section 65400), annually review and evaluate the City’s progress in meeting Housing Element objectives and prepare a report to the City Council on annual achievements. The City will alter existing housing strategies or develop new strategies as needed to meet changing City needs. In addition, as required by state law, the City will forward its adopted Housing Element to local water and sewer providers.</p>	<p>The City continues to pursue its goal of meeting housing needs through its Housing Element. Strategies to ensure changing needs include adopted City ordinances and increased density.</p>	<p>Continue.</p> <p>New Program 1.J.</p>
<p>Program 2.A.2</p> <p>Assist nonprofit housing corporations seeking to acquire and maintain privately owned, government-subsidized housing developments that could convert to market-rate housing under state or federal loan agreements. Acquisition will be by negotiated sale. Note: At present, there are three “at-risk” assisted rental housing projects in Suisun City.</p> <p>The City will continue the following activities during the eight-year period of the Housing Element to maintain affordability of</p>	<p>The City continues to employ an array of approaches for the preservation of government-assisted rental housing projects. The City had three projects at risk of converting during the 5<sup>th</sup> cycle planning period, Casa de Suisun, Cottonwood Creek, and Breezewood Village. Funding for both Cottonwood Creek, and Breezewood Village was extended. The City took all of the required actions, but funding was not extended on Casa de Suisun.</p>	<p>Modify.</p> <p>New Program 2.A</p>

Program	Implementation Status	Action
<p>these units. The Community Development Department will implement these efforts. Funding sources to support the implementation of these efforts are specified where appropriate. The efforts listed below represent a varied strategy to mitigate potential loss of at-risk units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sectors should they become available.</p> <p>Administer an Acquisition and Rehabilitation Program to assist for-profit and nonprofit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at risk of converting to market rents.</p> <p>Monitor owners of at-risk projects on an ongoing basis, at least every six months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.</p> <p>Maintain and annually update the inventory of at-risk projects through the use of existing databases (e.g., HUD, HCD, and California Tax Credit Allocation Committee).</p> <p>Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.</p> <p>Biannually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.</p>		

Program	Implementation Status	Action
<p>Annually monitor local investment in projects that have been acquired by nonprofit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards.</p> <p>Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest and identify nonprofit partners, and pursue funding and preservation strategy on a project-by-project basis.</p> <p>Annually meet with stakeholders and housing interests to participate and support, through letters, meetings, and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).</p> <p>Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.</p> <p>Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.</p> <p>Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact property owners to gauge interest, provide list of resources available for refund, and negotiate terms on a project-by-project basis</p>		

Program	Implementation Status	Action
<p>Program 2.B.1</p> <p>The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers becomes available and the Authority is able to apply for such funding.</p>	<p>The Housing Authority continues to administer the Section 8 Housing Choice Voucher program. As of February 2022, 318 Housing Choice Vouchers were available, of which, approximately 192 are actively used.</p>	<p>Continue.</p> <p>New Program 2.B.</p>
<p>Program 3.A.1</p> <p>Amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5.</p>	<p>The City has amended the zoning ordinance to allow employee housing for six or fewer residents in residential zoning districts.</p>	<p>Delete. Program completed.</p>
<p>Program 3.A.2</p> <p>Provide information on state and federal fair housing laws, and refer discrimination complaints to the Fair Employment and Housing Commission. The City will continue to make available, at City Hall and on the City’s website, and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in the city.</p>	<p>To achieve fair housing practices, the City continued to refer housing discrimination complaints to the Fair Employment and Housing Commission. This program has been satisfied and fair housing information has been posted on the City website.</p>	<p>Modify.</p> <p>New Program 5.A.</p>
<p>Program 3.A.3</p> <p>Cooperate with nonprofit housing corporations and for-profit developers specializing in housing for adults 55 years of age and above to accommodate housing that meets the needs of this age group. This will include actions by both the Community Development Department and the Housing Authority. The City will undertake the following specific actions:</p> <ul style="list-style-type: none"> <li>• Use density bonus and the Planned Unit Development (PUD) process to facilitate the development of housing for older adults at sufficient density to make such projects financially feasible.</li> <li>• Assist developers in locating suitable sites, depending on the type of housing proposed. Examples include</li> </ul>	<p>The City’s Downtown/Waterfront Specific Plan seeks to facilitate the construction of residences in commercial zones either as single-use projects or in mixed-use developments. The Lawler Residences and Plaza project broke ground in the summer of 2021 and includes 75 above-moderate residential units along with 7,200 square feet of retail. An additional property was replanned to include 8 apartment units and 2 live/work units within the Greyhawk subdivision. An addition of 4 units were added to the Casa de Suisun project, with an additional 8 units planned.</p> <p>Ongoing streamlining efforts seek to incentivize development in these areas through helping developers secure additional funding and modification of</p>	<p>Modify.</p> <p>New Program 3.A.</p>

Program	Implementation Status	Action
<p>rental apartments with common areas designed specifically for social events of interest to older adults, housing which includes common dining facilities and limited health care services, and congregate care housing with 24-hour full health care services.</p> <ul style="list-style-type: none"> <li>• Provide assistance to older, low-income homeowners to rehabilitate their homes.</li> <li>• Assist developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults. This could include technical assistance in applying for state and federal funding, local financial assistance and waiver of certain fees and/or development requirements to increase the financial feasibility of providing such housing.</li> <li>• Assist in the funding of affordable housing for older adults, including application for state and federal funds, and/or the issuance of tax-exempt bonds to provide low-cost financing</li> </ul>	<p>development requirements, such as reduced parking standards for senior housing.</p>	
<p>Program 3.A.4 Cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Suisun City.</p>	<p>During the 5th planning period, City staff continued to direct interested landlords to the Travis Air Force Base.</p>	<p>Delete. Housing needs are addressed in new programs.</p>
<p>Program 3.A.5 The City will encourage affordable rental housing developments for low- and moderate-income households to contain an appropriate percentage of three- and four-bedroom dwelling units. The City will undertake the following specific actions:</p> <ul style="list-style-type: none"> <li>• Assist developers in applying for available state and federal programs if available, to provide development subsidies (low-cost financing, land write-down, or other incentives)).</li> </ul>	<p>As of 2020, the construction of the Marina Village project is underway. The 159 affordable rental unit development consisted of one-bedroom, two-bedroom, three-bedroom, and four-bedroom dwellings. It is restricted to households earning 30%, 40%, 60%, and 70% of the AMI, with one manager unit, for a total of 160 residential units.</p>	<p>Modify. New Program 3.D.</p>

Program	Implementation Status	Action
<ul style="list-style-type: none"> <li>Provide density bonuses for developers who include large family units in rental housing developments</li> </ul>		
<p>Program 3.A.6</p> <p>Continue to comply with Americans with Disabilities Act (ADA) requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons.</p>	<p>To ensure accessibility, the City implements the reasonable accommodation ordinance. The review period for reasonable accommodation is 45 days. If denied, the applicant can make an appeal to the City’s planning commission.</p>	<p>Modify.</p> <p>New Program 4.B.</p>
<p>Program 3.A.7</p> <p>Cooperate with, and provide assistance to, organizations seeking to develop or convert residential buildings for use as group homes for persons with disabilities that prevent them from using conventionally designed housing.</p> <p>The City will take the following specific actions:</p> <ul style="list-style-type: none"> <li>Assist in identifying sites; review planning and zoning documents for modifications that could increase the feasibility of such housing.</li> <li>Assist developers in applying for available state and federal programs, if available, to provide development subsidies (low-cost financing, land write-down, or other incentives).</li> </ul>	<p>This program is ongoing, but the City has not yet had a chance to implement the program. The City will make edits to make the program more successful into the 6th planning period.</p>	<p>Modify. Combine with 3.A.8.</p> <p>New Program 3.A.</p>
<p>Program 3.A.8</p> <p>Work with housing providers to address special housing needs for seniors, large families, female-headed households, single-parent households with children, persons with physical disabilities and developmental disabilities, farmworkers, and homeless individuals and families. The City may seek funding under the federal Housing Opportunities for Persons with AIDS program, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with physical and developmental disabilities, and persons at risk for homelessness.</p>	<p>The City was unable to work with housing providers that assist special-needs groups. The City will continue to pursue funding and partnerships that can make the program more successful in the future.</p>	<p>Modify. Combine with 3.A.7.</p> <p>New Program 3.A.</p>

Program	Implementation Status	Action
<p>Program 4.A.1                      Continue to check building plans for compliance with state energy conservation standards for new residential buildings.</p>	<p>During the 5th planning period, the City complied with applicable codes and regulations.</p>	<p>Modify. Combine with 4.A.2 and 4.A.3.                       New Program 6.A.</p>
<p>Program 4.A.2                      The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns that encourage conservation. The City will continue to implement design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use and will become part of the City’s overall development standards.</p>	<p>To achieve energy conservation, the City continues to implement energy-efficient guidelines in both site development and landscaping.</p>	<p>Modify. Combine with 4.A.1 and 4.A.3.                       New Program 6.A.</p>
<p>Program 4.A.3                      Substantial energy conservation and reduced utility payments can be realized from weatherizing and insulating older dwelling units. Many low-income homeowners, and owners of rental units whose occupants are low-income, lack the financial resources to undertake such home improvements. The City will continue to help low-income homeowners apply for assistance from other agencies to make energy conservation improvements. In addition, the City will conduct an outreach effort targeted toward lower-income households that includes website updates, flyers and pamphlets containing eligible energy conservation savings programs, participating agencies (i.e., PG&amp;E), and contact information</p>	<p>During the 5th planning period, the City continued to support energy conservation by continuing programs to assist low-income households applying for funds to make energy conservation improvements. The City also conducted an outreach effort to distribute energy conservation resources and information to low-income homeowners.</p>	<p>Modify. Combine with 4.A.1 and 4.A.2.                       New Program 6.A.</p>





## 4. HOUSING GOALS, POLICIES, AND PROGRAMS

The California Government Code requires the Housing Element to contain “a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing” (Section 65583(b)(1)). This chapter fulfills that requirement. It builds on information in previous chapters to provide direction on key housing issues in Suisun City.

The Housing Element includes the following goals:

**Goal H-1 Housing Opportunities.** Provide housing opportunities for all segments of the community to meet current and future needs.

**Goal H-2 Housing Conservation and Preservation.** Promote the conservation and preservation of existing housing.

**Goal H-3 Special-Needs Groups.** Address the needs of special population groups.

**Goal H-4 Housing Constraints.** Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing.

**Goal H-5 Fair Housing.** Promote equal housing opportunities for all residents, regardless of race, religion, sex, marital status, ancestry, national origin, or color.

**Goal H-6 Energy Conservation.** Promote energy conservation and efficiency in existing housing and new development.

These six goals are supported by policies and programs, as described herein.

### Goal H-1 Housing Opportunities

**Policy H-1.1:** Ensure there is a sufficient supply of multifamily and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.

**Policy H-1.2:** Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

**Policy H-1.3:** Facilitate the development of all levels of affordable housing by providing, when feasible, appropriate state and federal financial and regulatory incentives.

**Policy H-1.4:** The City shall 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).

**Policy H1.5:** The City 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).

**Program 1.A: Review of Available Sites.** The City will continue to maintain an inventory of sites available and appropriate for residential development at all income levels, including vacant sites, and sites suitable for redevelopment and/or reuse. In keeping with state “no net loss” provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, the City will evaluate the availability of sites appropriate for lower-income housing and, if necessary, shall rezone sufficient sites to accommodate the Regional Housing Needs Allocation (RHNA).

The City will annually send the available sites inventory list to for-profit and nonprofit developers. The available sites inventory list will also be posted to the City’s website.

*Time Frame:* Ongoing, as projects are proposed.

*Responsible Agency:* Development Services

*Funding Source:* General Fund

**Program 1.B: Encourage Mixed-Use Projects and Residential in Commercial Zones.** The City shall incentivize development of residential units in mixed-use projects and residential units in commercial zones, specifically focused in the Downtown Waterfront Specific Plan area by providing incentives, including, but not limited to:

- Priority project processing
- Deferral of development impact or permit fees, where possible
- Flexibility in development standards, such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades
- Assist developers with securing additional financing

*Responsible Agency:* Development Services

*Time Frame:* Annually reach out to developers to inform them of the available incentives and obtain feedback by January 2024 on the provided incentives, review annually and amend as needed.

*Funding Source:* General Fund

*Quantified Objective:* 10 extremely low- income units, 20 very low-income units and 30 low-income units to improve access to high-resource areas for lower-income households and increase housing mobility opportunities.

**Program 1.C: Assist with Affordable Housing Development.** To assist in the development of housing for lower-income (extremely low-, very low-, low-income) and moderate-income households, the City will seek interested nonprofit housing sponsors/developers and provide financial incentives for construction of affordable housing by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified. The City will assist nonprofit housing corporations and for-profit developers in applying for state and federal funds for eligible projects (i.e., HOME Program and Community Block Development Grants). The City will also provide a list of vacant and underutilized sites to inform developers of available sites for development.

**Responsible Agency:** Development Services, Housing Authority

**Time Frame:** Apply annually for additional funding and as Notices of Funding Available (NOFAs) are released by the state. The City will post the Housing Element on the City’s website as soon as it is adopted and contact affordable housing developers annually to provide them with a list of vacant and underutilized sites for the development of affordable housing and inform them of any available funding opportunities.

**Funding Source:** HOME Program, Community Block Development Grant funds, Multifamily Housing Program, California Housing Finance Agency Multifamily Housing Programs, Mortgage Revenue Bonds or Mortgage Credit Certificates, Low-Income Housing Tax Credits.

**Quantified Objective:** 10 extremely low- income units, 20 very low-income units and 30 low-income units to improve access to high-resource areas for lower-income households and increase housing mobility opportunities.

**Program 1.D: Site Coordination.** The City will continue to work with Caltrans to ensure the transfer of the property rights of the Caltrans Park and Ride site (sites 4, 5, and 6) to the City.

**Responsible Agency:** Development Services

**Time Frame:** Coordinate with Caltrans to ensure the park and ride site is available. Work with a developer and Caltrans to ensure site feasibility.

**Funding Source:** General Fund

**Quantified Objective:** 10 extremely low- income units, 10 very low-income units, 10 low-income units, 60 moderate income units to improve access to high-resource areas for lower and moderate-income households and increase housing mobility opportunities.

**Program 1.E: Inclusionary Housing Ordinance.** The City will research an inclusionary housing ordinance. This ordinance will identify acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- Limiting the application of the ordinance to developments exceeding a certain size.
- Percentage of housing units required to be set aside as affordable.
- Design and building requirements.
- Timing of affordable unit construction.
- Determination of a fee in lieu of developing affordable units.
- Developer incentives, such as fee deferrals and waivers.
- Administration of affordability control.

**Responsible Agency:** Development Services

**Time Frame:** Determine the appropriateness of an inclusionary ordinance within two years after adoption of the Housing Element. If determined appropriate, adopt an inclusionary ordinance within one year of making the determination.

**Funding Source:** General Fund

**Quantified Objective:** 145 lower and moderate-income units in high-opportunity areas to promote access to resources and mobility for target households.

**Program 1.F: Mortgage Credit Certificate Program.** The City will annually meet with representatives of Solano County, Vallejo, Fairfield, Vacaville, and/or other jurisdictions to determine interest in, and feasibility of, applying for a mortgage revenue bond or mortgage credit certificate allocation. The City will investigate at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation.

**Responsible Agency:** Development Services, Housing Authority

**Time Frame:** Annually meet representatives from the County and representatives from the other cities in the county to discuss interest in applying for mortgage revenues bonds or mortgage credit certificates. If feasible, apply for the first allocation in 2025. If the program is successful, the City will apply for the second allocation in 2026.

**Funding Source:** Mortgage Revenue Bonds or Mortgage Credit Certificates

**Quantified Objective:** Connect 15 eligible residents with the Mortgage Credit Certificate Program.

**Program 1.G: First-Time Homebuyer Program.** The City will apply for funding and consider the implementation of a first-time homebuyer program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters, through providing information multilingual materials at public buildings and locations and will post the programs on the City’s website and in City buildings.

**Responsible Agency:** Development Services

**Time Frame:** Consider implementing a first-time homebuyer program by December 2025, annually apply for funding thereafter. Develop informational materials by December 2023, updating annually as needed. Distribute and post on the City’s website and in City buildings by April 2024.

**Funding Source:** HOME funds

**Quantified Objective:** Provide assistance to 6 low-income first-time homebuyers.

**Program 1.H: Accessory Dwelling Units (ADUs).** The City will encourage the construction of ADUs throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore help reduce displacement risk for low-income households:

- Amend the municipal code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City will present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law.
- Distribute multilingual materials on the benefits of ADUs in areas of high opportunity and limited rental opportunities to increase mobility for low-income households.
- Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites and to accommodate the unmet portion of the lower-income RHNA.

**Responsible Agency:** Development Services

**Time Frame:** Amend the municipal code by June 2023 if necessary; make ADU materials available by June 2023; evaluate effectiveness of ADU approvals every other year, starting April 2024 and identify additional site capacity, if needed, by 2025.

**Funding Source:** General Fund

**Quantified Objectives:** 12 ADUs to improve housing mobility and improve proximity to services and employment opportunities for lower- and moderate-income households (8 ADUs are assumed to address the displacement risk.)

**Program 1.I: Corner Lot Development.** The City will continue to allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines. The City will create an inventory of available corner lots and annually reach out to developers to discuss options and opportunities for developing the corner lots identified.

**Responsible Agency:** Development Services

**Time Frame:** Ongoing. Annually reach out to developers.

**Funding Source:** General Fund, permit fees

**Quantified Objective:** 10 very-low-income units and 10 low-income units.

**Program 1.J: Annual Review of the Housing Element.** The City will complete the required Housing Element Annual Progress Report (APR) to review the Housing Element on an annual basis to determine the effectiveness of the programs in the element in achieving the City’s housing goals and objectives. The City will provide annual reports to the City Council regarding the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development.

**Responsible Agency:** Development Services

**Time Frame:** Annually, starting April 1, 2023.

**Funding Source:** General Fund

**Program 1.K: Streamlined Approval (SB 35).** The City will establish a written policy and/or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The application will be available on the City’s website for developers interested in pursuing the streamlined process.

**Responsible Agency:** Development Services

**Time Frame:** Develop an SB 35 streamlined approval process by June 2024 and implement as applications are received.



**Funding Source:** General Fund

**Quantified Objectives:** 10 very low-income units and 10 low-income units

**Program 1.L: Objective Design Standards.** The City will consider developing objective design guidelines and standards to provide clear and objective standards related to multifamily and mixed-use residential developments.

**Responsible Agency:** Development Services

**Time Frame:** Consider objective design standards by June 2024, if determined appropriate, adopt by January 2025, and implement thereafter.

**Funding Source:** General Fund

**Quantified Objective:** 50 units over the planning period; of these, 25 units in high-opportunity areas to promote access to resources and mobility for target households.

## Goal H-2 Housing Conservation and Preservation

**Policy H-2.1:** Encourage reinvestment in the city's housing stock by private property owners.

**Policy H-2.2:** The City shall prioritize the preservation of existing affordable housing at risk of loss of affordability covenants as a critical means of mitigating the displacement and loss of affordable housing units from the City's inventory.

**Policy H-2.3:** Maintain code enforcement programs to ensure that all housing units are safe and sanitary and contribute positively to the city's character.

**Policy H-2.4:** Focus rehabilitation assistance and community preservation efforts in older areas of the city, which have a concentration of older and/or substandard residential structures.

**Program 2.A: Preservation of At-Risk Housing Units.** The City shall maintain and update the affordable housing database 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 City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City'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.

**Responsible Agency:** Development Services, Housing Authority

**Time Frame:** Annually monitor units at risk of converting; coordinate noticing as required per California law.

**Funding Source:** General Fund

**Program 2.B: Housing Choice Vouchers (Section 8) Rental Assistance.** The Suisun City Housing Authority will continue to seek additional Section 8 vouchers for its very low-income residents to reduce the number of such households paying more than 30 percent of their incomes for housing expenses when funding for additional vouchers becomes available and the Authority is able to apply for such funding.

The City will target resources, as possible, to promote housing mobility and expanded opportunity for extremely low-, very low-, low-, and moderate-income residents to locate in housing in high-resource areas.

**Time Frame:** Ongoing, 2023-2031

**Responsible Agency:** Housing Authority

**Funding Source:** HUD

**Quantified Objective:** 300 lower-income units in high-opportunity areas to promote access to resources and mobility for target households.

**Program 2.C: Housing Rehabilitation.** The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME, CalHome, and Community Development Block Grant (CDBG) funds, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for lower-income households to assist with place-based revitalization in areas with concentrated poverty or rehabilitation need. Targeted efforts to improve housing conditions in areas of need will assist in reducing displacement risk for these residents by improving living conditions and enabling them to stay in their home and community.

**Responsible Agency:** Community Development and Building and Safety Departments

**Time Frame:** Starting in 2023, annually apply for funding and as Notices of Funding Availability are released.

**Funding Source:** HOME, CalHome, CDBG, and Section 504 Home Repair Program

**Quantified Objective:** Rehabilitation of 15 housing units, 8 of these in areas of concentrated poverty or areas with an older housing stock. such as the Dover Terrace South and McCoy Creek South neighborhoods.

**Program 2.D: Code Enforcement.** The City will develop a proactive code enforcement for ensuring compliance with building and property maintenance codes, which will

include property maintenance, abandoned vehicles, housing conditions, overall blight, and health and safety concerns. The City will continue to ensure compliance with building and property maintenance codes.

**Responsible Agency:** Development Services

**Time Frame:** Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.

**Funding Source:** General Fund

**Quantified Objective:** Conservation of 125 housing units to prevent displacement.

### Goal H-3 Special-Needs Groups

**Policy H-3.1:** Address the needs of population groups with special characteristics. These groups include homeless individuals, minorities facing discrimination, female-headed households, older adults, military personnel and their families, large families, mobility-impaired individuals, and persons with disabilities, including developmental disabilities.

**Policy H-3.2:** Encourage housing developers to produce affordable units by providing development standard incentives for projects that include new affordable units available to special-needs groups.

**Policy H-3.3:** Promote the development of special-needs housing, such as housing for seniors; housing for persons with physical, developmental, or mental disabilities; and housing for extremely low-income persons.

**Policy H-3.4:** Participate regionally in addressing homelessness issues.

**Program 3.A: Support Affordable Housing Development.** The City will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups, including persons with physical and developmental disabilities, female-headed households, large families, farmworker housing, extremely low-income households, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities:

- Support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations of this include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.
- Promote the use of the density bonus ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an

emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently.

- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Give priority to permit processing for projects providing affordable housing for special-needs groups.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects.
- Encourage residential development near parks, open space, transit routes, civic uses, social services, and other health resources.
- Partner with nonprofit and for-profit affordable housing developers to support their financing applications for state and federal grant programs, tax-exempt bonds, and other programs that become available.
- Pursue federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.
- Pursue partnerships with the North Bay Regional Center to identify funding opportunities and promote housing for persons with disabilities.

**Responsible Agency:** Development Services

**Time Frame:** Ongoing, as projects are processed by the City. Annually apply for funding and annually engage with North Bay Regional Center.

**Funding Source:** Where feasible, leverage state and federal financing, including Low-Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.

**Quantified Objective:** 50 lower-income units to reduce displacement risk for lower-income households and encourage access to high-resource areas.

**Program 3.B: Extremely Low-Income Housing.** The City 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 City'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.

**Responsible Agency:** Development Services

**Time Frame:** Ongoing, as projects are processed by the Development Services Department. 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.

**Funding Source:** General Fund

**Quantified Objectives:** Assist 20 extremely low-income households to reduce displacement risk.

**Program 3.C: Support Housing for Residents with Developmental Disabilities.** The City will coordinate housing activities and outreach with the North Bay Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, to increase housing mobility opportunities and pursue funding sources designated for persons with special needs and disabilities. Implement an outreach program in coordination with the North Bay Regional Center that informs families in the city about housing and services available for persons with developmental disabilities, such as developing informational brochures and directing people to service information on the City's website.

**Responsible Agency:** Development Services

**Time Frame:** Meet annually with the North Bay Regional Center to discuss opportunities for persons with developmental disabilities and develop an outreach plan by June 2024. Develop a brochure and/or post information on the City's website by October 2024.

**Funding Source:** General Fund

**Quantified Objectives:** 10 housing units for persons with disabilities to reduce displacement risk

**Program 3.D: Large Unit Development:** The City will work closely with private and nonprofit developers of new multifamily housing to target subsidies and programs to encourage the inclusion of three- and four-bedroom units in affordable rental

projects to reduce displacement risk while also facilitating housing mobility opportunities for large households. The City will prioritize projects of three and four bedroom units in areas of concentrated overcrowding.

**Responsible Agency:** Development Services

**Time Frame:** Ongoing, discuss large unit potential with developers as projects are proposed and as a part of implementation of Programs 1.B, 1.C, 1.I, and 3.A.

**Funding:** General Fund

**Quantified Objectives:** 10 dwelling units that can accommodate lower-income large families to reduce displacement risk.

**Program 3.E: Regional Homeless Issues.** The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will determine what efforts to take, such as providing education on the financial assistance and programs available.

**Responsible Agency:** Development Services

**Time Frame:** Meet with neighboring cities, and the County annually to discuss homeless issues and identify actions to address homelessness. Kick off meetings by December 2023, develop a plan by June 2024, implement the plan by December 2024.

**Funding Source:** General Fund

**Quantified Objective:** Assist with program development and funding identification that will assist at least 10 homeless persons.

## Goal H-4 Housing Constraints

**Policy H-4.1:** Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing housing needs.

**Policy H-4.2:** Periodically review the City’s regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

**Policy H-4.3:** Provide streamlined processing of residential projects to minimize time and costs to encourage housing production.

**Policy H-4.4:** Ensure that all City regulations related to housing are up-to-date and consistent with State housing legislation.

**Program 4.A: Amend Development Standards to Remove Constraints.** The City will amend the Zoning Ordinance to review and revise standards to comply with State law.

- **Emergency Shelters:** Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii).
- **Residential Care Facilities:** Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City’s definition of family.
- **Family Definition:** Define “family” in the Zoning Ordinance to comply with state law.
- **Transitional and Supportive Housing:** Consistent with State law, amend the municipal code to ensure that transitional and supportive housing types permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone per Government Code Section 65583(a)(5), and allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- **Low-Barrier Navigation Centers:** Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.

**Responsible Agency:** Development Services

**Time Frame:** Amend the Zoning Code by December 2024.

**Funding Source:** General Fund

**Quantified Objective:** 30 units; of these, encourage 20 units in areas with close proximity to resources and services to improve access to opportunity for lower-income and special-needs persons.

**Program 4.B: Reasonable Accommodations.** The City will implement state requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities:

- Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.
- Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.



- Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities.
- Continue to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Development Services Director or appointed staff.

The City will also review and revise findings for approving reasonable accommodation requests, to ensure they do not pose any barriers to housing for persons with disabilities.

**Responsible Agency:** Development Services

**Time Frame:** Ongoing, as applications are processed by the City; review and revise regulation approval findings as needed by December 2024.

**Funding Source:** General Fund

**Quantified Objective:** Assist five residents with reasonable accommodation requests to reduce displacement risk and encourage five accessible units to improve housing mobility.

**Program 4.C: Density Bonus.** The City will comply with California Government Code Section 65915, as revised, amend the Zoning Code to be consistent with State density bonus law.

**Responsible Agency:** Development Services

**Time Frame:** Amend the Zoning Code by December 2024.

**Funding Source:** General Fund

**Program 4.D: Development Review and Processing Procedures.** The City will annually reach out to developers to continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase housing production in the city. Based on feedback from the development community, the City will review and reduce fees as necessary to ensure they do not constrain development

**Responsible Agency:** Development Services

**Time Frame:** Annually reach out to developers to gather input on current development review and processing procedures and review and revise, starting in June 2023 and annually thereafter.

**Funding Source:** General Fund

## Goal H-5 Fair Housing

**Policy H-5.1:** Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 commencing with Section 12900 of Division 3 of Title 2), Government Code Section 65008, and any other state and federal housing and planning law.

**Policy H-5.2:** Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.

**Policy H-5.3:** The City shall promote mixed-income neighborhoods with an equitable distribution of housing types for people of all incomes throughout the City by encouraging new affordable housing in high-resource areas.

**Policy H-5.4:** Engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

**Policy H-5.5:** Work with local tribal representatives to provide cultural sensitivity education to City staff and developers.

**Program 5.A: 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 City 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:
  - Programs to support place-based revitalization: 2.C, 2.D.
  - Programs to encourage affordable housing in high resource areas: 3.1.1, 3.2.3
  - Programs to facilitate housing mobility opportunities: 1.B, 1.C, 1.D, 1.E, 1.F, 1.H, 1.J, 2.A, 2.B, 3.C, 3.D, 4.B
  - Programs to reduce displacement risk: 1.G, 1.H, 2.C, 2.D, 3.A, 3.B, 3.C, 3.D, 4.B,
- Seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC).
- With or without an ongoing contract, coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.
- By December 2024, further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and renter rights and responsibilities, as well as referrals to the local fair housing

hotline. In addition, the City will include the fair housing complaint hotline number on City housing flyers and on the City’s website.

- By December 2025, provide information on the City’s website about affordable homeownership and rental options in the City and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Work with Solano Mobility to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the City’s website, social media, and in public buildings by January 2025 and advertised annually in the City’s newsletter to help connect seniors and other residents to services within the city and throughout the county.
- Meet with the Fairfield-Suisun Unified School District annually, beginning in 2025, to work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers
  - Promote acquisition and rehabilitation of affordable housing units in high resource areas to facilitate housing mobility opportunities for lower-income households so that they can access the wide range of programs offered across Fairfield-Suisun Unified School District schools and so that all schools can benefit from increased diversity
  - Support applications by Fairfield-Suisun Unified School District or individual schools, when feasible, to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.
  - Support investment of additional resources directly into math and reading proficiency in northeastern and southwestern areas to improve the performance of the entire district by focusing resources on student populations which may be homeless, foster youth, or socioeconomically disadvantaged.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and non-residential uses and working with Solano County to reduce impacts associated with solid waste and agricultural uses. Meet with Solano County at least biannually to discuss best practices for reducing impacts of non-residential uses.
- Apply for funding annually, if available, to support local fair housing organizations and other providers that provide linguistically accessible and culturally relevant housing assistance to lower- and moderate-income households and other households with special needs.

**Responsible Agency:** Development Services

**Time Frame:** Refer to each strategy in the AFFH program for specific timeframes.

**Funding Source:** General Fund

**Quantified Objective:** Affirmatively further fair housing through information and collaboration with community partners to increase the availability of services and resources.

## **Goal H-6 Energy Conservation**

**Policy H-6.1:** Promote energy conservation and efficiency in existing housing and new development.

**Policy H-6.2:** Encourage the use of energy conservation features in residential construction, rehabilitation, and remodeling.

**Program 6.A: Promote Energy Conservation.** Promote energy efficiency in existing housing and new development:

- Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.
- Provide information on the website and through printed materials at City Hall on the following programs:
  - PG&E's Energy Savings Assistance Program for low-income households who want to make their homes energy efficient
  - Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety.
  - Promote 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.

**Responsible Agency:** Development Services

**Time Frame:** Make information easily available on the City's website by June 2023 and print materials and make available at public facilities by August 2023.

**Funding Source:** General Fund, SCE, and SoCalGas

**Quantified Objective:** Connect 10 low-income residents with available programs to reduce displacement.

## 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 H-2**.

**TABLE H-2. QUANTIFIED OBJECTIVE SUMMARY**

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	80	80	95	98	267
<b>New Construction</b>					
Program 1.B	10	20	30		
Program 1.C	10	20	30		
Program 1.D	10	10	10	60	
Program 1.E	15	35	50	45	
Program 1.H		3	4	4	1
Program 1.I		10	10		
Program 1.K		10	10		
Program 1.L		10	15	25	
Program 2.A		25	25		
Program 2.B	20				
Program 3.D		10			
Program 3.C		5	5		
<b>Rehabilitation</b>					
Program 2.C		5	10		
Program 2.D			25	50	50
<b>Conservation</b>					
Program 1.F		10	5		
Program 1.G			6		
Program 2.B		150	150		
Program 3.E	10				
Program 4.A		20	10		
Program 4.D		5			
Program 6.A			10		

Source: City of Suisun City, July 2022

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.

## 5. SITES INVENTORY AND ANALYSIS

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

### REGIONAL HOUSING NEEDS ALLOCATION

The RHNA, prepared in accordance with the provisions of Section 65584 of the California Government Code by ABAG, addresses Suisun City’s share of the regional housing need by income group for the 2023-2031 projection period.

Councils of governments, including ABAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in their region. This methodology must specifically state objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. 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.

The current RHNA for the City established by the Solano County subregion for 2023–2031 is displayed in **Table 4**. Suisun City must plan to accommodate a total of 620 units between June 30, 2022, and December 15, 2030. Of the 620 total units, the City must plan to accommodate 160 units for very low-income households, 95 units for low-income households, 98 units for moderate-income households, and 267 units for above moderate-income households.

**TABLE 4 REGIONAL HOUSING NEED ALLOCATION, 2023–2031**

Income Category	Allocation
Very Low*	160
Low	95
Moderate	98
Above Moderate	267
<b>Total</b>	<b>620</b>

*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 percent of the very low- income category is allocated to the extremely low-income category.*

## AVAILABILITY OF LAND

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element “...identify adequate sites... to facilitate and encourage the development of a variety of housing types for all income levels...” (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City’s capacity to potentially meet its RHNA, an adequate sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period.

### Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. None of the sites included in this analysis were identified in previous cycles as meeting the lower-income RHNA. However, for future compliance, the City has included Housing Element **Policy H-1.4**, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

### Sites Appropriate for Lower-Income Housing

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to state law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Suisun City is 20 dwelling units per acre. The City has included several sites, listed in **Table 5**, that allow for densities up to 54 units per acre and are assumed to accommodate the City’s lower-income RHNA.

### Realistic Capacity

The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements) as well



as project examples to determine approximate density and unit capacity. Based off of these findings, the City assumed a 70 percent realistic unit number on sites included in **Table 5** and a 50 percent realistic development potential on mixed-use sites to consider nonresidential uses. Realistic capacity for approved projects is based on the number of units approved for each project. See **Table 5** for project examples.

**TABLE 5 REALISTIC CAPACITY PROJECT EXAMPLES**

Project Name	Affordability	Acres	Project Status	General Plan/Zoning	Total Project Units*	Max. Allowable Density	Realistic Capacity
Blossom Apartments	Market Rate	9.09	Approved Built	RM/RM	180	182	99%
Meridian West	Market Rate	7.44	Approved Built	DW/RM	71	179	40%
Marina Village Apartments	Lower Income (TCAC)	5.20	Approved Under Construction	HDR/MU RH2/CR	160	234	68%
<b>Average</b>							<b>69%</b>

Source: City of Suisun City, June 2022

\*Density bonus units were not a part of the project.

## Sites Inventory

The City prepared an inventory of vacant and underutilized sites available to accommodate the City’s RHNA. **Table 6** provides the characteristics of each site, including, zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities, and **Figure 1** maps the location of each site in the city.

## Non-Vacant Sites

The City is relying on three sites (Sites 4, 5, and 6) that are currently used as a park and ride lot. The park and ride property totals 3.31 acres and is directly east of the Suisun-Fairfield Train Depot at the northeast corner of Main Street and Lotz Way. The property is within the Waterfront District Specific Plan and is designated Downtown Mixed Use and allows 24 to 54 units per acre. The park and ride lot is specifically identified in the Waterfront District Specific Plan and includes specific language around the intended plan for the park and ride lot. The plan assumed that the park and ride property will be replaced with a parking structure and mixed-use development that may include a visitor information center, specialty retail shops, neighborhood services, and residential common space on the ground floor, with high-density housing provided above. The park and ride lot is a prime location for high-density housing because of its close proximity to railway and other services, as well as the opportunity to focus density on a currently underutilized site.

**TABLE 6 CURRENT AVAILABLE SITES**

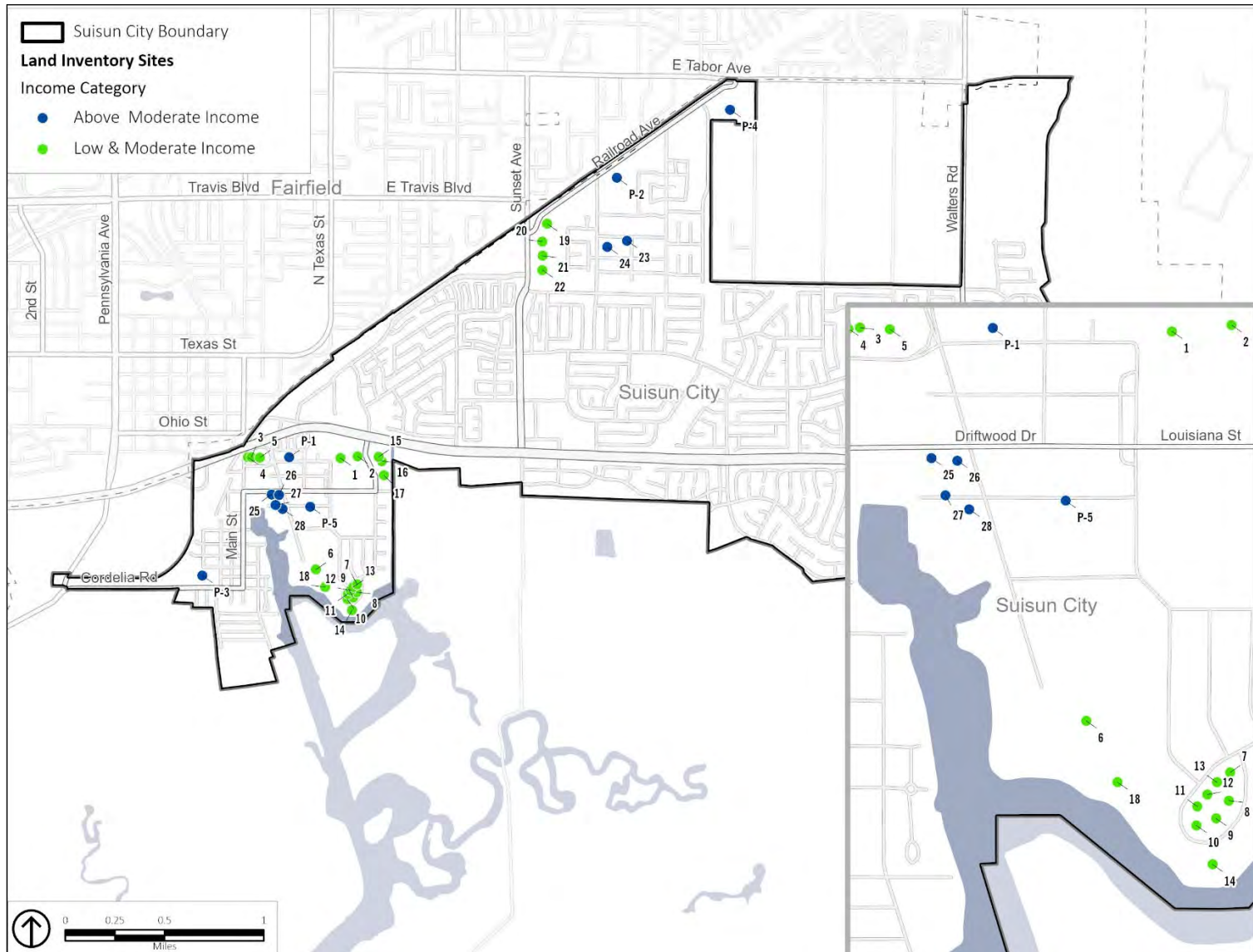
Site No.	APN	GP Des	Zoning	Min. Density	Max. Density	Parcel Size (acre)	Max. Capacity	Realistic Capacity			Existing Use
								Lower	Moderate	Above Moderate	
1	0032-281-060	DW	RHD	24	54	1.19	64	22	22		Vacant
2	0032-281-130	DW	RHD	24	54	1.25	68	23	24		Vacant
3	0032-281-110	DW	RHD	24	54	1.61	87	30	30		Vacant
4	0032-042-120	DW	DMU	24	54	0.27	15	5	5		Park N Ride Lot
5	0032-042-130	DW	DMU	24	54	0.69	37	13	13		Park N Ride Lot
6	0032-042-640	DW	DMU	24	54	2.35	127	44	44		Park N Ride Lot
7	0032-180-610	DW	RMD	12.1	24	3.44	83	28	29		Vacant
8	0032-322-160	DW	RMD	12.1	24	0.33	8	2	3		Vacant
9	0032-322-170	DW	RMD	12.1	24	0.39	9	3	3		Vacant
10	0032-322-180	DW	RMD	12.1	24	0.36	9	3	3		Vacant
11	0032-322-190	DW	RMD	12.1	24	0.46	11	3	4		Vacant
12	0032-322-200	DW	RMD	12.1	24	0.27	6	2	2		Vacant
13	0032-322-210	DW	RMD	12.1	24	0.27	6	2	2		Vacant
14	0032-322-220	DW	RMD	12.1	24	0.27	6	2	2		Vacant
15	0032-321-010	DW	RMD	12.1	24	6.74	162	56	57		Vacant
16	0032-282-040	DW	RMD	12.1	24	0.75	18	6	6		Vacant
17	0032-282-050	DW	RMD	12.1	24	0.30	7	2	3		Vacant
18	0032-292-010	DW	RMD	12.1	24	3.00	72	25	25		Vacant
19	0032-180-420	DW	RMD	12.1	24	2.3	55	19	19		Vacant
20	0037-160-110	CMU	CMU	10	40	3.67	147	36	37		Vacant
21	0037-220-130	CMU	CMU	10	40	3.59	144	35	36		Vacant
22	0037-220-190	CMU	CMU	10	40	3.43	137	34	34		Vacant
23	0037-220-200	CMU	CMU	10	40	3.35	134	33	34		Vacant
24	0037-231-160	RL	RL	4	10	0.43	2			1	Vacant
25	0037-231-210	RL	RL	4	10	0.52	2			1	Vacant

Site No.	APN	GP Des	Zoning	Min. Density	Max. Density	Parcel Size (acre)	Max. Capacity	Realistic Capacity			Existing Use
								Lower	Moderate	Above Moderate	
26	0032-091-170	DW	C/O/R	10	20	0.31	6			3	Vacant
27	0032-091-180	DW	C/O/R	10	20	0.88	18			8	Vacant
28	0032-091-190	DW	C/O/R	10	20	1.94	39			19	Vacant
29	0032-091-200	DW	C/O/R	10	20	0.36	7			3	Vacant
<b>Total Units</b>							<b>1,486</b>	<b>428</b>	<b>437</b>	<b>35</b>	

*Source: City of Suisun City, August 2022*

*Note: The sites included do not have any environmental constraints and all have sufficient capacity for sewer and water.*

FIGURE 1 VACANT AND UNDERUTILIZED SITES IN SUISUN CITY



## APPROVED PROJECTS

The City is relying on three approved projects and two pending projects to meet the above moderate-income RHNA: Blossom Apartments and Meridian Ranch. These projects provide the City with capacity for 384 units towards the above moderate-income RHNA (Table 7).

**TABLE 7 APPROVED PROJECTS TO MEET THE RHNA**

Site ID	Project Name	Affordability	Acres	Project Status	General Plan/Zoning	Total Project Units
P-1	Lotz Residences	Above Mod.	1.58	Approved - 2022	DW/RMD	16
P-2	Blossom Apartments	Above Mod.	9.09	Approved – 2021	RM/RM	180
P-3	Meridan West	Above Mod.	7.44	Approved – 2017	DW/RM	71
P-4	Olive Tree Ranch	Above Mod.	10.25	Pending – 2023	RM, CMU/CSF, RM	70
P-5	Almond Gardens	Above Mod.	3.19	Pending – 2023	DW/RH	47
	<b>Total Units</b>					<b>384</b>

Source: City of Suisun City, August 2022

## ACCESSORY DWELLING UNIT POTENTIAL

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th-cycle Housing Element planning period.

The City issued six building permits for ADUs in 2021 but none during the rest of the planning period. However, the City assumes that with additional funding to support ADU construction and marketing of resources, the City anticipates that 12 ADUs will be built over the next 8 years. To promote ADUs, the City has included **Program 1.F** to comply with state law and make construction of ADUs feasible for more property owners.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low income-, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. Of the 12 ADUs projected, it is estimated that 7 will be for lower-income households, 4 for moderate-income households, and 1 for above moderate-income households.

## SUMMARY OF CAPACITY TO ACCOMMODATE THE RHNA

**Table 8** compares the City’s RHNA to its site inventory capacity. Accounting for approved projects, the vacant site capacity, and the projected ADUs, the City has a total surplus of 676 units. Breaking this down by income category, the City has a surplus of 180 units in the lower-income (including extremely low-, very low-, and low-income) category, a 343 unit surplus in the moderate-income category, and a 153-unit surplus in the above moderate-income category.

**TABLE 8 SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 6TH CYCLE RHNA**

Income Category	RHNA	Site Capacity	Approved Projects	Projected ADUs	Total Capacity	Surplus
Very Low	160	428		7	435	180
Low	95					
Moderate	98	437		4	441	343
Above Moderate	267	35	384	1	420	153
<b>Total</b>	<b>620</b>	<b>900</b>	<b>384</b>	<b>12</b>	<b>1,296</b>	<b>676</b>

*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, City of Suisun City, August 2022*

## FINANCIAL RESOURCES

The City of Suisun City has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. The following section describes the key housing funding sources currently used in the city, which include Community Development Block Grant (CDBG) funds from the state and Section 8 rental assistance. **Table 9** lists a range of potential financial resources that may be used in Suisun City.

**TABLE 9 FINANCIAL RESOURCES FOR HOUSING ACTIVITIES**

Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of the United States Department of Housing and Urban Development (HUD) to cities through an annual competitive process.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Economic Development</li> <li>• Infrastructure Improvements</li> <li>• Homeless Assistance</li> <li>• Public Services</li> </ul>
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• New Construction</li> </ul>
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	<ul style="list-style-type: none"> <li>• Land Acquisition</li> <li>• Rehabilitation</li> <li>• Relocation of Unit</li> <li>• Refinancing of Existing Indebtedness</li> </ul>
<b>2. State Programs</b>		
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	<ul style="list-style-type: none"> <li>• Support Services</li> <li>• Rehabilitation</li> <li>• Transitional Housing</li> <li>• Supportive Housing</li> </ul>
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Development/Construction</li> <li>• Improvement</li> <li>• Rehabilitation</li> </ul>



Program Name	Description	Eligible Activities
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> <li>• Preservation</li> </ul>
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA’s Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
California Housing Finance Agency (Cal HFA) Homebuyer’s Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	<ul style="list-style-type: none"> <li>• Homeowner Assistance</li> </ul>
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects	<ul style="list-style-type: none"> <li>• Predevelopment, Site Development, Site Acquisition</li> <li>• Rehabilitation</li> <li>• Acquisition/rehab</li> <li>• Down Payment Assistance</li> <li>• Mortgage Financing</li> <li>• Homebuyer Counseling</li> </ul>

Program Name	Description	Eligible Activities
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
Affordable Housing Sustainable Communities Program (AHSC)	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	<ul style="list-style-type: none"> <li>• New Construction</li> </ul>
<b>3. Local Programs</b>		
Rebuilding Together (Solano County)	RTSC provides necessary home repairs for low-income veterans/ senior / disabled homeowners.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> </ul>
Catholic Charities of Yolo and Solano	Catholic Charities of Yolo and Solano helps neighbors transition into safe and affordable homes through assistance with rent and move-in costs and a plan to prevent homelessness and poverty.	<ul style="list-style-type: none"> <li>• Rental assistance</li> </ul>
Solano Habitat for Humanity	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
<b>4. Private Resources/Lender/Bank Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> <li>• Rehabilitation</li> </ul>
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> <li>• New Construction</li> </ul>

Program Name	Description	Eligible Activities
Freddie Mac	Home Works – Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance Combined with Rehabilitation</li> </ul>
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>

*Source: City of Suisun City, June 2022*

## 6. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in Suisun City.

### GOVERNMENTAL CONSTRAINTS

The City's role in the housing market is to facilitate and promote the provision of housing affordable for all economic segments of the community. The facilitation of affordable housing can be constrained by a number of factors inherent in the municipal structure. Some governmental regulations can increase the cost of development, thus constraining the availability of affordable housing.

Although several components of housing production are beyond the control of local government, such as the cost and availability of mortgage capital, labor, and materials, key elements are directly controlled by local government and are thus legitimate subjects of inquiry for the Housing Element. Governmental constraints are those imposed by the government that either limit the number of housing units to be built or increase the costs of those units that are built. Constraints increase costs either by adding direct specific expenses, such as street improvements or development fees to the cost of a housing unit or by increasing the time necessary to build the unit, thereby increasing the builder's incidental costs, such as interest payments or labor costs. All costs are ultimately passed on to the occupant of the housing unit in higher mortgage payments or rent.

Governmental constraints can be classified in three basic categories: those which impose regulation, those which add direct costs, and those which result in time delays. Regulations and time delays result in increased costs, but they cannot be calculated as easily as direct costs such as fees. The most obvious and significant factors under the influence of local government are discussed herein.

Consistent with transparency requirements, (Government Code Section 65940.1 subdivision (a)(1)(B)), the City's development standards and fees are available on the City's website.

### Land Use Controls

Land use controls can affect the cost of housing if they artificially limit the supply of land available for development and/or limit the type of housing that can be built in a city to certain types that are less affordable. Four key documents control land use in Suisun City:

- General Plan, 1979; revised May 2015
- Zoning Ordinance, 1974; updated in 1992 and 2017
- Historic Downtown and Waterfront Specific Plan, 1983; amended Downtown/Waterfront Specific Plan, 1999; amended Waterfront District Specific Plan, 2016
- Suisun Marsh Protection Plan, 1976

As seen in **Table 10**, the City's zoning districts provide for a variety of dwelling types, commercial development, manufacturing development, agriculture, and open space. **Table 10** provides a

description for each of the City’s zones as well as the number of dwelling units allowed per gross acre, where applicable.

**TABLE 10 ZONING DISTRICTS**

Zone	Permitted Units per Gross Acre	Description
Agricultural production and sales (APS)	1 dwelling unit and 1 second unit per parcel up to 0.5 floor-area ratio (FAR)	The APS zoning district is intended to preserve agricultural lands in the city, while permitting compatible uses such as, the processing and packaging of agricultural products, recreation, the sales and marketing of agricultural products, and commercial uses, such as restaurants and bed and breakfast establishments. The APS zone is consistent with the agriculture and open space land use designation in the general plan.
Low-density residential (RL)	4 - 10 units	Dwelling types may include single-family detached dwellings on small or standard lots, two-family dwellings (duplexes or duets), townhomes (attached and detached), and other dwellings within the specified density and intensity range. The RL zone is consistent with the low-density residential land use designation in the general plan.
Medium-density residential districts (R-M)	10.1 - 20 units	Dwelling types may include single-family detached dwellings on small lots, two-family dwellings (duplexes or duets), townhomes (attached and detached), multifamily apartments and condominiums, and other dwellings within the specified density and intensity range. The R-M zone is consistent with the medium-density residential land use designation in the general plan.
High-density residential districts (R-H1)	20.1 - 30 units	Dwelling types may include multifamily dwellings in a variety of formats, including attached townhomes and garden court formats, and representing surface and tuck-under parking arrangements. Other dwelling types within the specified density range and meeting the standards, may be included in this zone. The RH-1 zone is consistent with the high-density residential land use designation in the general plan.
High-density residential 2 (RH-2)	20.1 – 45 units	Dwelling types may include multifamily dwellings in a variety of formats, including townhomes and garden court apartments, with surface, tuck-under, and podium parking arrangements. Other dwelling types within the specified density range and meeting the standards, may be included in this zone. The RH2 zone is consistent with the high-density residential land use designation in the general plan.
Residential mixed use (RMU)	10 – 45 units	The residential mixed use (RMU) zoning district is applicable to parcels, where a variety of residential dwelling types and complementary nonresidential uses are desired in proximity. Nonresidential uses are not required on any given parcel but are permitted on the ground floor to increase the likelihood of their economic viability and contribute to the goods and services available to the neighborhood. The RMU zone is

Zone	Permitted Units per Gross Acre	Description
		consistent with the mixed-use land use designation in the general plan .
Waterfront district specific plan (DWSP)	Varied (according to guidelines established in Specific Plan)	The purpose of the waterfront district is to provide a mechanism for carrying out the goals, policies, objectives and regulations of the Waterfront District Specific Plan. Districts within the DWSP area that allow residential uses include Residential Low Density, Residential Medium Density, Residential High Density, and Historic Residential.
Commercial Retail (CR)	n/a	The CR zoning district is applicable to parcels where the sale of goods and services is the primary intended use. This includes large format retail establishments, as well as smaller commercial businesses scaled to neighborhood-serving goods and services meeting the density and intensity standards. The CR zone is consistent with the commercial land use designation in the general plan.
Commercial services and fabricating (CSF)	n/a	The CSF zoning district is applicable to parcels where a mix of retail, services, wholesale, warehousing, light assembly, and manufacturing uses are desirable. The CSF zone is consistent with the commercial land use designation in the general plan.
Commercial mixed use (CMU)	10 - 40 units	The CMU zoning district is applicable to parcels where a variety of commercial uses are desired as the primary use, with residential uses permitted as a secondary use. Residential uses are not required on any given parcel, but if included, must be above or behind ground-floor commercial uses in this zone. The CMU zone is consistent with the mixed-use land use designation in the general plan.
Business and professional office districts (O)	n/a	The O zoning district is applicable to parcels where professional office is the primary intended use, with complementary services and retail permitted as secondary uses. The O zone is consistent with the commercial land use designation in the general plan.
Open space (OS)	n/a	The OS zoning district is intended for the preservation and restoration of open space areas for which the primary use is the retention of these lands in their natural state. Secondary or complementary uses may include trails, accessory buildings (such as maintenance structures), and passive power generation, where these do not impinge on the functionality of the open space areas to be preserved. The OS zone is consistent with the agriculture and open space land use designation in the general plan.
Park	n/a	The P zoning district is the primary park and recreation zone in the city allowing for a variety of permitted active and passive outdoor recreational uses. The zone also allows for compatible public facilities that may benefit from proximity to a park such as, community centers and libraries. The P zone is

Zone	Permitted Units per Gross Acre	Description
		consistent with the park land use designation in the general plan.
Public/Quasi-Public (PQP)	n/a	The PQP zoning district is intended to accommodate governmental, educational, community service (such as fire or law enforcement), religious, childcare, or cultural facilities (galleries, art, and dance schools) that are complementary to community life. The PQP zone is consistent with the civic land use designation in the general plan.
Planned unit development (PUD)	Varies	The planned unit development (PUD) permit is designed and intended to provide for the orderly development of land in conformance with the general plan and applicable specific plan. The permit would allow a flexible design approach and intended to accommodate various types of development such as neighborhood and district shopping centers, professional and administrative office areas, multifamily housing developments, single-family residential developments, commercial service centers, or light industrial parks, or any other use or combination of uses, which can be made appropriately a part of a planned development. The underlying zoning districts and general plan land use designations will vary.

Source: Suisun City Zoning Ordinance, 2022

### Residential Development Standards

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, second dwelling units, mobile homes, transitional housing, supportive housing, single-room occupancy units, and emergency shelters. **Table 11** shows development standards for zoning districts that allow residential uses.



**TABLE 11 DEVELOPMENT STANDARDS**

	Low-Density Residential (RL)	Medium-Density Residential (RM)	High-Density Residential (RH1)	High-Density Residential (RH2)	Residential Mixed Use (RMU)	Commercial Retail (CR)	Commercial Services and Fabricating (CSF)	Commercial Mixed Use (CMU)	Business and Office (O)	Agriculture Production and Sales (APS)
Minimum Site Area	3,600 square feet (sf)	1,800 sf	1,200 sf	800 sf	800 sf	2,400 sf	7,500 sf	2,500 sf	2,500 sf	2 acres
Lot Coverage	40% of the lot <sup>1</sup>	80% of the lot <sup>1</sup>	80% of the lot <sup>1</sup>	80% of the lot <sup>1</sup>	80% of the lot <sup>1</sup>	100%	80%	100%	80%	40%
Front Yard (ft)	10 min — 20 max <sup>2</sup>	10 min — 20 max <sup>2</sup>	0 min — 15 max	0 min — 15 max	0 min — 15 max	0	10	0 min – 10 max		20 for dwelling
Side to side, interior (ft)	5 min	0 min — 5 max	0 min — 5 max	0 min — 5 max	0 min — 5 max	0		0 min – 10 max		
Rear Yard (ft)	10 min <sup>3</sup>	5 min <sup>3</sup>	5 min <sup>3,4</sup>	5 min <sup>3,4</sup>	5 min <sup>3,4</sup>	10 <sup>6</sup>	10 <sup>6</sup>	15 min <sup>6</sup>	10 <sup>6</sup>	15 for dwelling <sup>6</sup>
Height of Structure (ft)	35	35	55	55	55	45, 3 stories <sup>7</sup>	45,3 stories <sup>7</sup>	45,3 stories <sup>7</sup>	45, 3 stories <sup>7</sup>	50
<b>Accessory Dwelling Unit</b>										
Minimum side setback, interior	4									
Maximum height of stand-alone unit	16									
Maximum floor area <sup>5</sup>	Attached – 1,000 sf Detached – 1,000 sf									
Front	Must be in the rear 50% of the lot									
Building Separation	A minimum 5-foot distance shall be maintained between a detached accessory dwelling unit the primary building on the site. A detached accessory structure shall be set back from other structures on the site as required by the building code.									

Source: Suisun City Zoning Ordinance, 2022

<sup>1</sup> Lot coverage includes primary buildings, accessory buildings, covered parking, and covered patios.

<sup>2</sup> *Garage shall not be closer than 15 feet to the front property line.*

<sup>3</sup> *Garage setback shall be no closer than 3 feet to the rear property line.*

<sup>4</sup> *No required maximum to allow for parking lots and courtyards, as relevant to the design of the dwelling units.*

<sup>5</sup> *The proposed increase in gross floor area of an attached or detached ADU shall not exceed 50 percent of the existing living area.*

<sup>6</sup> *May be located at back of sidewalk if adjacent to nonresidential use or up to 20 feet, if adjacent to residential use.*

<sup>7</sup> *May be exceeded with a Conditional Use Permit.*

## Parking

Parking regulations are found in the Zoning Ordinance Chapter 18.42 and in the Waterfront District Specific Plan. They apply to any new building, any addition or enlargement of an existing building or use, and any change in occupancy or the manner in which a use is conducted that would result in additional required parking.

In general, the City requires two parking spaces per single-family residence, only one of which must be covered. For multifamily dwelling units with up to two bedrooms, 1.5 parking spaces per unit are required, one of which shall be covered. For multifamily dwelling units with three or more bedrooms, two off-street parking spaces per unit are required, one of which must be covered. In addition, one off-street uncovered parking space is required for every four units for visitor parking.

The City's parking requirements are typical for cities of similar size and character. However, they may not fully address special types of housing, such as senior housing, studios, and very small one-bedroom apartments. Parking requirements could increase costs for some types of affordable housing. The City has the ability to require less costly parking standards on a case-by-case basis as an incentive for providing affordable housing under its density bonus ordinance.

## Residences in Commercial Zones

Suisun City allows residential uses by right for accessory buildings in all commercial zones. Residential uses in the CR zone are permitted with a conditional use permit for emergency shelters. Residential uses in the CSF zone allow emergency shelters by-right. Residential uses in the CMU district are permitted by right for multifamily, ADUs, live-work, SROs, community care facilities, and transitional and supportive housing, and with a conditional use permit for emergency shelters. Residential uses in the O zone are permitted by-right for live-work units. Emergency shelters are permitted with a conditional use permit in the CR, CMU, and O zones.

The Waterfront District Specific Plan has four residential zones established: Residential Low Density (RLD), Residential Medium Density (RMD), Residential High Density (RHD), and Historic Residential (HR). Residential development is also allowed under the Waterfront District Specific Plan in the Historic Limited Commercial (HLC) and Downtown Mixed Use (DMU) zones, and with a conditional use permit in the Main Street Mixed Use (MSMU) and Commercial/Office/Residential Mixed Use (C/O/R) zones. The C/O/R district is to be developed with a mix of businesses, professional offices, retail commercial, restaurant uses, and a hotel. Residential uses are also permitted to be developed as a “standalone” development or as an integrated part of a commercial/office development (e.g., on upper floors over ground floor commercial uses. Any proposed uses and development must be approved through the PUD process. The MSMU designation is primarily devoted to preserving and enhancing the mix of retail, entertainment, and destination uses in the Downtown Core. Retail or personal service businesses are permitted in the ground-floor storefront facing Main Street, and residential, commercial, and professional office uses are encouraged on the upper floors and behind the Main Street frontage.

## Typical Densities for Development

The City of Suisun City is a small city in Solano County with physical constraints to outward expansion, such as the Suisun Marsh to the south, Travis Air Force Base to the east and the City of Fairfield to the north and west. Single-family residential lots generally vary in size from approximately 6,000 to 10,000 square feet in the low-density residential zone. Multifamily densities are typically between 20-45 units per acre depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located, and the City did not receive any requests to develop below the assumed capacity in the sites inventory.

## Parking Requirements

In California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City’s Zoning Code establishes residential parking standards, as summarized in **Table 12**. In addition to these standards, the City currently requires at least one parking space for every staff member in emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii), and one parking space for every 10 temporary residents for emergency shelters. The parking standards included in **Table 12** have already factored in the need for guest parking. Additional guest parking is not required.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. To assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects through the California Density Bonus Law statute, Government Code Section 65915. In 2021, the City lowered parking reductions for the Marina Village, which offered 160 affordable rental units.

**TABLE 12 RESIDENTIAL PARKING REQUIREMENTS**

Type of Residential Development	Required Parking
Single-Family	2 spaces/unit, 1 in garage
Multifamily <sup>1, 2</sup>	
One bedroom or studio	1 covered per unit, plus 0.25 guest, 1 covered per unit, plus 0.50 uncovered, 0.25 guest
Two bedrooms	1 covered per unit, plus 0.1 uncovered, 0.25 guest
Three or more bedrooms	1 covered per unit, plus 0.1 uncovered, 0.25 guest
Accessory Dwelling Unit	1 covered space/unit
Community care facility, small	2 per dwelling, 1 in garage
Community care facility, large	1 per every 4 beds
Dwelling, two-family (duplex)	1 up to 1,000 sf of dwelling space in garage. 2 over 1,000 sf of dwelling space, 1 in garage
Emergency shelter	1 per employee, plus 1 per every 10 shelter residents
Live-work	Same as multifamily
Mobile Home, single	2 per dwelling unit
Mobile Home, parks	2 per dwelling unit, plus 0.5 guest parking

Type of Residential Development	Required Parking
Rooming and boarding house	2 per unit, plus 0.5 per sleeping room
Senior	1 covered per unit, plus 1.25 guest parking
Single-room occupancy units	1 per unit

Source: City of Suisun City Zoning Code, 2022

- <sup>1</sup> In addition to the required number of parking spaces for each unit, one off-street uncovered parking space shall be provided for each four units for visitor parking. For single-family zero lot line, patio homes, and duplexes, on-street parking may be substituted for visitor parking, where sufficient street pavement width and distance between driveways has been provided.
- <sup>2</sup> For developments containing five or more units, up to 35 percent of the required uncovered spaces may be compact-car size.

### Density Bonus

Chapter 18.47 of the Zoning Ordinance is in accordance with California Code Section 65915. The City’s current density bonus ordinance allows for an increase of at least 35 percent over the maximum allowable residential density. The City has included **Program 4.C** to amend the density bonus standards to comply with state law.

### Provisions for a Variety of Housing Types

Suisun City’s Zoning Ordinance allows a variety of housing types. **Table 13** shows which type of housing types are allowed with a conditional use permit (requires approval) or by right in each of the City’s residential zones and the Waterfront District Specific Plan.

**TABLE 13 PERMITTED USES IN RESIDENTIAL ZONES**

Land Use	Zoning Ordinance									
	R-L	R-M	R-H1	R-H2	RMU	APS	CR	CSF	CMU	O
Accessory buildings	P	P	P	P	P	—	P	P	P	P
Dwelling, single-family	P	P	P	P	P	P	—	—	—	—
Dwelling, multi-family	—	CUP	P	P	P	—	—	—	P	—
Accessory Dwelling Unit	P	P	P	P	P	P	—	—	P	—
Mobile home, <sup>1</sup> single	P	P	P	P	P	—	—	—	—	—
Mobile home, <sup>1</sup> park	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—
Live-work units <sup>2</sup>	—	P	P	P	P	—	—	A	P	P
Dwelling, two-family (duplex)	P	P	P	P	P	P	—	—	—	—
Rooming and boardinghouses	—	—	P	P	P	—	—	—	A	—
Single-room occupancy	—	—	P	P	P	—	—	—	P	—
Community care facility, small	P	P	P	P	P	—	—	—	P	—

Land Use	Zoning Ordinance									
	R-L	R-M	R-H1	R-H2	RMU	APS	CR	CSF	CMU	O
Community care facility, large <sup>3</sup>	CUP	CUP	CUP	CUP	CUP	—	—	—	P	—
Transitional and Supportive housing <sup>4</sup>	P	P	P	P	P	P	—	—	P	—
Emergency Shelter	—	P	P	P	P	—	CUP	P	CUP	CUP
Farm Worker Housing <sup>5</sup>	P	P	P	P	P	—	—	—	—	—

Source: Suisun City Zoning Ordinance

P = Uses permitted by right, CUP = Conditional use by approval, A = Administrative Review, — Not Permitted

Notes:

- <sup>1.</sup> Manufactured homes, though defined differently than mobile homes, are permitted in the same manner.
- <sup>2.</sup> Live-work units shall be subject to the special-use regulations in Section 18.30.100.
- <sup>3.</sup> The City has included Program 4.A to explore allowing facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone in accordance with the State definition of family.
- <sup>4.</sup> Transitional and supportive housing is allowed in all zones that allow residential uses subject to the same standards as other residential uses.
- <sup>5.</sup> Farm worker housing is defined as “for six or fewer means any attached or detached dwelling unit used to house farm/agricultural workers and their family members, including temporary mobile homes.” The City has included Program 4.A to amend the Municipal Code to allow employee/farmworker housing in compliance with state law.

### Accessory Dwelling Units

The City updated its Accessory Dwelling Ordinance in 2020 to comply with state law. Suisun City allows ADUs by right in any residentially zoned parcel or in any district where single-family or multifamily dwellings are a permitted use. The ADU can either be attached to and designed to be within the living area of the existing dwelling or detached from and no less than five feet from the existing single-family dwelling. The proposed increase in gross floor area of an attached or detached ADU shall not exceed 50 percent of the existing living area up to a maximum of 1,000 square feet. The rented unit shall not be leased for longer than 30 days.

If the development services department receives an application to construct an ADU by either adding onto an existing structure or constructing a new detached structure, and the proposal meets all of the requirements of the Zoning Code, the department shall ministerially approve the application without a hearing. If the applicant will not be adding floor area, and instead has submitted a complete application for an ADU entirely within the existing space of a single-family residence or accessory structure, then the director shall, without a hearing, ministerially approve a complete application for a building permit to create an ADU if all the following apply:

- The unit is contained entirely within the existing space of a single-family residence or accessory structure (without adding floor area to the existing residence or accessory structure) and doesn’t exceed 50 percent of the existing primary dwelling.
- The unit is in any district where single-family or multifamily dwellings are a permitted use.

- On any lot with an existing or proposed single-family or multifamily dwelling.
- The unit has independent exterior access from the existing residence.
- Fire sprinklers are provided to the same extent that they are required for the primary residence.

Under **Program 1.F**, the City will continue to ensure that the Zoning Code is in compliance with changes to state law and include incentives for ADUs.

### Residential Care Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

State-licensed residential care homes for six or fewer persons are permitted uses in all residential districts, as well as in the commercial mixed-use district. State-licensed residential care homes for seven or more persons are conditional uses in each of these residential zones and permitted in the commercial mixed-use district. The City has included **Program 4.A** to allow facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

### Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

California Government Code Section 65583(a)(4)(A) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The City allows emergency shelters by-right in all residential zones except the Low-Density Residential district (RL), and in the Commercial Services district (CSF) which are closer to services and have access to transportation. Emergency shelters are permitted conditionally in the Agriculture Production and Sales district (APS), Commercial Mixed Use (CMU), and Business and Office district (O). Vacant sites in the R-3, R-4, and C-H zones are at a wide range of sizes, suitable to accommodate shelters of



various sizes. Vacant land suitable for emergency shelters includes one 9.6-acre parcel in the RM zone and 0.47 acres on four parcels in the CSF zone.

In accordance with California Code Section 65583(a)(4), the Zoning Code requires emergency shelters be subject to the following provisions:

- No emergency shelter shall be within 300 feet of any other emergency shelter.
- An emergency shelter shall not exceed 40 residents.
- Any single resident’s stay shall not exceed six consecutive months.
- An emergency shelter shall comply with all development standards of the applicable zoning district in which it is located.
- Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents.
- An emergency shelter must adequately comply with the management standards:
  - There shall be space inside the building so that prospective and current residents are not required to wait on sidewalks or any other public rights-of-way.
  - Security shall be provided on-site during hours of operation.
  - On-site management shall be provided by at least one emergency shelter staff member at all times while residents are present at the shelter.

### Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

**Program 4.A** has been included to comply with state law.

## Transitional and Supportive Housing

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Health and Safety Code Section 50675.14 as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

Government Code Section 65583 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the Municipal Code. Additionally, Government Code Section 65583(c)(3) requires that jurisdictions change their zoning to provide a “by-right” process and expedited review for supportive housing. The approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, must be allowed without a conditional use permit or other discretionary review.

The City has included **Program 4.A** to comply with state law.

## Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households.

The City has defined “rooming house” and “boardinghouse” in the Zoning Ordinance (Section 18.04.570) as “a dwelling other than a hotel where lodging and/or meals for three or more persons are provided for compensation.” The City’s Zoning Ordinance allows the development of rooming houses and boardinghouses by right in the high-density residential zones (RH-1 and RH-2) and residential mixed-use zone (RMU) and with an administrative review for commercial mixed-use zone (CMU). Ordinance 728, adopted November 18, 2014, amended the Zoning Ordinance to allow SROs within the definitions of rooming house and boardinghouse. The City’s Zoning Ordinance defines an SRO as, “a dwelling, other than a hotel, with multiple single room dwelling units and private or shared kitchen and bathroom facilities. Single room occupancy structures shall have units rented individually and shall accommodate a maximum of one person per unit.” The City allows SROs by right in high-density residential districts (RH-1 and RH-2), residential mixed use (RMU), and commercial mixed use (CMU).

## Housing for Persons with Disabilities

As part of a governmental constraints analysis, Housing Elements must analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. Housing Element law requires each jurisdiction to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

The City provides for a variety of housing types intended to care for the special needs of individuals with disabilities. The City's Zoning Ordinance defines community care homes as facilities in residential dwellings where non-medical care is provided on a 24-hour basis. Small or large community care facilities include foster family homes, group homes for children who are wards of the state, adult day support centers, social rehabilitation facilities, transitional care facilities, and adult residential facilities (for adults with mental disabilities). The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations), including disabled accessibility requirements. Based on its zoning, land use policies, and building code practices, there is no evidence that Suisun City has created significant constraints to the location, construction, or cost of special-needs housing for persons with disabilities. The City also ensures that community care facilities are treated as similar residential housing types in the Zoning Ordinance.

- **Reasonable Accommodations:** The City's Zoning Ordinance includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, funding, development, and use of housing for people with disabilities to ensure reasonable accommodations (Chapter 18.46). A reasonable accommodation may be approved by the director only after the director of development services first finds:
  - Whether the housing, which is the subject of the request, will be used by an individual with disabilities protected under the ADA;
  - Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the ADA;
  - Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
  - Whether the requested accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to, building, land use, nuisance, and zoning law.

**Program 4.B** has been included for the City to review the current reasonable accommodation procedure and ensure the required findings are not potential barriers to housing for persons with disabilities.

- **Separation Requirements:** The City's Zoning Ordinance does not impose any separation requirements between supportive housing, community care facilities, or residential care facilities.

- **Site Planning Requirements:** Site planning requirements are no different for these uses than other residential uses in the same zone.
- **Definition of “Family”:** The Suisun City Municipal Code does not currently define family. Therefore, the City has included **Program 4.A** to define a family in compliance with state law.

## Codes and Enforcement

Suisun City, in accordance with California housing law, establishes certain minimum requirements for residential construction. The City Building Department currently operates under the 2019 California Building Code (CBC), the 1997 Uniform Housing Code, the 2019 California Mechanical Code, the 2019 California Plumbing Code, and the 2019 California Electrical Code. These housing regulations are minimum requirements set throughout the state and therefore do not create specific constraints on one type of building or for one classification of buyer or renter.

Housing code violations are monitored on a reactive basis based on complaints submitted by residents. The City’s active housing rehabilitation program is driven by residents who must apply for the assistance, but City staff monitors code enforcement reports regularly so they are aware of areas with potential rehabilitation need.

The Development Services Department administers the Zoning Ordinance and the Waterfront District Specific Plan under the direction of the Development Services Director and the Planning Commission. Any building construction, development, or modification conducted contrary to the Zoning Ordinance is unlawful and a public nuisance. The City Attorney, by order of the City Manager, must immediately initiate proceedings for an abatement action.

As described previously, the City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City has not made amendments to the code that would diminish the ability to accommodate persons with disabilities.

## On- and Off-Site Improvement Standards

On- and off-site improvement standards establish infrastructure or site requirements to support new residential development, such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction’s development goals, the cost of these requirements can represent a significant share of the cost of producing new housing. According to the City’s Zoning Ordinance, the City has determined that the design and type of improvements must conform to the City’s standard details and specifications approved and in use by the City for streets and facilities. No temporary or permanent improvement work is to commence until improvement plans and profiles have been approved by the City Engineer and permits obtained. Permanent improvements must be installed to permanent line and grade to the satisfaction of the City Engineer in accordance with the standard specifications and other ordinances and regulations in effect at the

time of submission of the final map. The City has established the following general on- and off-site improvement standards.

### Streets

The City requires housing developments to provide the following improvements: sidewalks, curbs/gutters, curb ramps, street lighting, landscaping, paved streets, roadway signage and striping, water main lines and services, sewer main lines and services, drainage facilities, fire hydrants, and where the City deems necessary, crosswalks, driveways, raised median islands with landscape features, and traffic signals.

The standard street section are as follows: a) for residential streets, minimum 50 feet right-of-way, with minimum 36 feet (as measured from face of curb to face of curb) dedicated for street improvements, and minimum 7 feet on each side for sidewalk and parkway improvements; b) for collector streets, minimum 60 feet right-of-way, with minimum 40 feet (as measured from face of curb to face of curb) dedicated for street improvements, and minimum 10 feet on each side for sidewalk and parkway improvements; c) for arterial streets, minimum 84 feet right-of-way, with minimum 64 feet (as measured from face of curb to face of curb) dedicated for street improvements, and minimum 10 feet on each side for sidewalk and parkway improvements; and d) for divided arterial streets, minimum 110 feet right-of-way, with minimum 84 feet (as measured from face of curb to face of curb) dedicated for street improvements, and minimum 13 feet on each side for sidewalk and parkway improvements.

These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Suisun City. The City does not impose any unusual requirements as conditions of approval for new developments.

### Landscaping

Ordinance Chapter 20.04 requires that all developer-installed landscaping for single-family and multifamily residential projects must meet City and state requirements for ensuring water conservation through design and management of proposed landscaping designs.

### Park Dedications

Ordinance Section 17.08.220 requires the owner having the ultimate legal responsibility for compliance with this division to additionally dedicate such lands as required by the Planning Commission or pay a fee in lieu of such dedication or provide a combination of such dedication payment for park and recreational purposes, as required by City ordinance.

### Bikeways

Ordinance Section 17.08.100 establishes that bikeways are to be provided in accordance with applicable standards for construction where bikeways are required by the General Plan or Specific Plan or by the Planning Commission upon a finding of the necessity thereof to serve users of the division and adjoining land areas.

## Easements

Ordinance Section 17.08.030 requires easements on all lots when necessary for public utilities or drainage.

## Public Utilities

Ordinance Section 17.08.170 establishes that water, cable television, gas, electric, and other utility services shall be included to serve each lot, with each utility extended to the lot line.

## Drainage

Ordinance Section 17.08.180 requires the development of storm drainage facilities or financial contributions for the improvement of any existing or planned storm drainage facilities or the construction of transmission or drainage ways for the proposed improvement to a point of natural or human-made disposal of stormwater.

## Water and Sewer Standards

### Water

Ordinance Section 17.08.180(A) requires a developed water supply and/or financial contributions for the improvement of any existing source of supply for the construction of transmission lines from that supply to the proposed development.

### Sewer

Ordinance Section 17.08.180(B) requires the development of a sewage disposal facility or financial contributions for the improvement of any existing or planned sewer disposal system or the construction of transmission lines for sewage disposal.

## Street Improvement Standards

Ordinance Section 17.08.140 requires streets to conform to the City's street plans and specifications. The ordinance requires that streets conform, as to alignment and width, to any applicable General Plan or Specific Plan for streets and highways of the city, including, but not limited to, the City's standard drawings and specifications.

In addition to the general improvements discussed previously, the City also has created an off-site street improvement program.

## Off-Site Street Improvement Program

Chapter 12.20 of the City's Ordinance establishes the Off-Site Street Improvement Program, which was established as a program to meet the City's current and future needs for streets and highways. The current fees are \$7,853 for a single-family dwelling unit and \$6,504 for each multifamily unit. The City Council may in its sole discretion waive or reduce the fee on any project or improvement based on a showing of need or justification (Section 12.20.030). The fee will also be waived for any project involving the rehabilitation of any existing structure in which the total cost of construction is less than 60 percent of the fair market value of the structure as determined by the assessor's office in that fiscal



year. Ordinance Section 12.20.030 removes the possible constraint that this program may apply to the development of affordable housing by granting the City Council the authority to remove or reduce the constraint.

## Open Space Requirements

The City’s General Plan open space goal is “to provide a variety of open spaces to meet community needs for environmental protection, agriculture, recreation, flood management and water quality.” To achieve this goal, the City will designate certain lands to remain undeveloped or developed only with uses that are consistent with plans and programs (Specific Plan, Capital Improvement Program (CIP), Marsh Protection District Plan, etc.) for the use of such lands. In some cases, such as for park and recreation use, land will be acquired and managed publicly. In other cases, open space uses will be assured through cooperative agreements with private property owners or through public easements.

As new development occurs, park and recreational open spaces will be provided according to the standards of the City’s General Plan and CIP. Each large new residential development will provide recreation facilities such as informal open spaces and neighborhood parks that meet the needs of local residents and contribute to citywide programs. The City has established development fees at a sufficient level to fund the proportionate share of a new development’s demand for arterial streets; municipal facilities and equipment; and parks, open space, and recreation facilities. Any added cost to the development of housing will not be significant enough to cause undue constraints to affordable housing development.

In addition, the City requires that medium- and high-density residential projects provide usable open space. Open space requirements are negotiated through the site plan review process.

## Universal Design

The City has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change. However, Suisun City’s housing policies and assistance programs strongly encourage housing developments to incorporate universal design themes in at least some new units.

## Processing and Permit Procedures

**Conditional Use Permits.** Conditional use permits are required to ensure the proper integration of uses, which, because of their special nature and/or potential for becoming nuisances, may be suitable only in certain locations or zoning districts and then only when such uses can be controlled or designed in a particular manner. **Table 10** provides details regarding permitted and conditional uses for each zone that allows residential uses. Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area and to establish special conditions to maintain harmony with the neighborhood.

Application for a use permit is made on a specified form and submitted along with site plans to the Development Services Department. The Development Services Director has the authority to grant a use permit, subject to an appeal to the Planning Commission by any affected persons. In practice, the



Development Services Director schedules a use permit application for review and action by the Planning Commission. To grant a use permit, findings must be made that the proposed location of the use and the proposed operating conditions will be consistent with the General Plan, Zoning Ordinance, and Waterfront District Specific Plan, where applicable. In addition, a determination must be made that the proposed use will not be detrimental to the public health, safety, or welfare of persons living or working in the neighborhood.

**Planned Unit Development Permits.** The PUD permit is primarily intended to provide for the development of larger parcels designated for mixed uses. Primarily, these parcels are within the Commercial Mixed-Use (CMU) and the High-Density Residential (RH-1 and RH-2) districts. The specific location, layout, design, and phasing of these districts is determined through the PUD process. It allows a flexible design approach to the application of development standards where a higher quality of design, amenity, and community environment would result. However, it is not intended to circumvent the application of normal development standards. In residential districts, the permit is used to accommodate both multiple housing developments and single-family residential developments. It also applies to development of commercial uses such as neighborhood and district shopping centers, professional and administrative office areas, commercial service centers, and light industrial parks.

PUD applications are filed with the Development Services Department, along with a preliminary development plan. This permit must be approved by the City Council. Subsequently, a Precise Development Plan must be submitted that shows the final details of the project.

**Approval Procedures.** Application for use permits must be in writing on a form prescribed by the Development Services Director and include plans and elevations, site plans, and/or other data necessary to show that conditions set forth in Sections 18.73.060 through 18.73.540 of the City's Zoning Ordinance are fulfilled. The City has made both the Zoning Ordinance and use permit applications available on its website (<http://www.suisun.com>). Public hearings before the Planning Commission must provide public notice of the use permit application at least 10 calendar days in advance of the Planning Commission meeting, in accordance with state law. To grant a use permit, the Planning Commission must make specific findings, as follows:

- That the establishment, maintenance, or operation of a use or building applied for are in conformity to the City's General Plan with regard to traffic circulation, population densities and distribution, and/or other aspects of the General Plan considered by the zoning administrator to be pertinent.
- That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety, or general welfare, the finding shall be to that effect.

## Permit Processing

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small-scale projects consistent with General Plan and zoning designations do not generally require environmental impact reports [EIR], General Plan amendments, rezones, or variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review, which is a subjective process that does not prohibit development. Since the majority of EIRs are prepared in response to a General Plan amendment request, they are often processed simultaneously. The City also encourages the joint processing of related applications for a single project. As an example, a rezone application may be reviewed in conjunction with the required site plan, a tentative map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sectors and could decrease the costs for the developer.

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Development Services Department, Public Works Department, and Fire Department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the Planning Department and other departments such as Public Works for consistency with City ordinances and General Plan guidelines. Concurrently, the elevations are sent to the Planning Division for review. The plan is then approved at the staff level. Depending on the complexity of the project, a single-family project may be approved in approximately three to six months from date of plan submission, if no variances, exceptions, or zone changes are needed. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body.

Multifamily projects take 2 to 3 months on average, depending on the necessary development applications. The permitting process would work very similar to that of a subdivision. First, a pre-consultation meeting would take place to discuss any preliminary issues with the project. Development applications are then submitted to the Planning Department, which forwards the application materials to all applicable City departments. Simultaneously to processing the applications, planning staff is conducting an initial study and carrying out the preparation of all environmental documents. Once the project is deemed complete, a public hearing is scheduled for approval of entitlements. Throughout construction, the Building Department will perform building checks to monitor the progress of the project.

Mixed-use projects are typically processed under similar timelines as subdivisions and multi-family projects. Pre-consultation meetings are encouraged to discuss the scope of the project and any preliminary issues. Planning staff would receive the development applications and would involve applicable departments in order to receive comments. Once the project is deemed complete and all the environmental documents have been prepared and circulated, public hearings would be scheduled

for entitlement approval. Throughout construction, the Building Department will perform building checks to monitor the progress of the project.

Processing procedures for projects with residential units each contain a variety of approval types from differing departments and commissions.

After the City approves a project, such as at Planning Commission or City Council hearing, it becomes the applicant’s responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional City clearances and paying fees as outlined in a project’s conditions of approval. Other necessary actions include:

- Completing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements and rights of entry.

A few of the bulleted items, such as the construction drawings, require city review prior to issuance of a building permit.

The length of time between a project’s approval and building permit issuance in many cases is determined by the applicant. The City’s initial review for both civil plan and building permit approval is typically three to six months. The time the applicant takes to make corrections between these reviews varies; however, once a project begins the construction plan review process, the following general timelines can typically be achieved with responsive applicants:

- Civil plan approval (e.g., grading, water, sewer, streets): two – three months
- Building permit approval: two – three months

As shown in **Tables 14** and **15**, the approval process is longer for larger project types than for single-family projects and can be completed in as little as three months. A variety of approvals must be obtained to develop projects in the city, most of which can be done concurrently, which along with pre-consultation meetings speeds up the approval process. The following are descriptions of each stage of the approval process, as shown in **Tables 14** and **15**.

**TABLE 14 SINGLE-FAMILY DEVELOPMENT PROCESS**

Type of Approval or Permit	Time to complete (days/months)	Approval Body
Step 1: Site Plan Approval	6-9 months	Planning Commission <sup>1</sup> Development Service Director <sup>2</sup>
Step 2: Plot Plan	2-3 months	Staff
<b>Estimated Total Processing Time</b>	<b>9-12 months</b>	<b>Staff</b>

*Source: City of Suisun, 2022*

**TABLE 15 MULTIFAMILY DEVELOPMENT PROCESS**

Type of Approval or Permit	Time to complete (days/months)	Approval Body
Step 1: Site Plan Approval	6-9 months	Planning Commission <sup>1</sup> Development Service Director <sup>2</sup>
Step 2: Building Permit	2-3 months	Staff
<b>Estimated Total Processing Time</b>	<b>9-12 months</b>	<b>Staff</b>

Source: City of Suisun City, 2022

### Processing Time

The amount of time that it takes for the City to review and process development approval requests and permit requests can have an impact on the final cost of producing the proposed development. The amount of approval time correlates directly to a delay in development, which will typically increase finance charges that are eventually passed along to the occupant of the completed project.

The City encourages applicants to begin the approval process prior to submitting an application for approval by providing guidance and recommendations to applicants. The majority of City staff time dedicated to the approval process for a use permit or a PUD occurs prior to the submission of the application to ensure that the application is complete prior to being reviewed by the appropriate committee. The City provides summaries of the various permits required as well as applications for each type of permit in portable document format (PDF).

The typical processing times for development and permit approval are presented in **Table 16**. The typical time for each approval is consistent with other Bay Area jurisdictions. Several factors have a direct impact on the processing time.

**TABLE 16 PERMIT PROCESSING TIME**

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	30–120 days	Staff
Conditional Use Permit	30–120 days	Planning Commission
Zone Change	180–360 days	City Council
General Plan Amendment	180–360 days	City Council
Site Plan Review	180–270 days	Staff/Planning Commission
Architectural/Design Review	180-270 days	Staff/Planning Commission
Tract Maps	180-270 days	Planning Commission
Parcel Maps	120-180days	Staff/Planning Commission
Initial Environmental Study	120–180 days	Planning Commission
Environmental Impact Report	1 year or more	City Council
<b>Other</b>	5 days (depending on application)	

Source: City of Suisun City, 2022

## Architectural Design Review

Chapter 18.78 of the Suisun City Municipal Code establishes the Planning Commission as the Architectural Review Board (ARB) for the implementation of the Waterfront District Specific Plan. Other areas of the city are not subject to architectural or design review. The ARB reviews applications for alterations, construction, improvements, demolitions, removal of improvements and signs within the specific plan and is responsible for updating the survey and inventory of historic properties. Chapter 7 of the Waterfront District Specific Plan specifies that architectural review is required for all construction except individual single-family residences that are not part of a proposed subdivision or development project to implement the Design Guidelines (Chapter 6) of the specific plan.

The residential architectural and design standards described in Chapter 6 of the specific plan for both single and multifamily are typical of Solano County cities. Review criteria include items such as lot sizes and setbacks, building heights, residence façades, proximity to parks and open space, and landscaping within the larger subdivision or development project. Features such as fences, porches, bay windows, unique rooflines, front door entrances, and massing are encouraged. Garages should have limited exposure to the street. Criteria for acceptable design elements for a variety of building types are provided in the specific plan. Since the review is accomplished according to design criteria, and thus is not arbitrary, it is not considered an onerous obstruction to streamlined review of multifamily units.

## Senate Bill 330 Procedure

Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

The City of Suisun City permitting process is consistent with SB 330, the Housing Crisis Act of 2019. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

## Senate Bill 35 Approvals

SB 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City has included **Program 1.K** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

## Development Fees

The City of Suisun City charges a number of planning, building, and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have an impact on the cost of housing, particularly affordable housing. However, the City continually evaluates its fees to ensure they do not unduly constrain the development of housing. **Table 17** indicates the building and impact fees in 2022 for a 2,000-square-foot single-family home. The multifamily fees are based on a typical 1,200 square-foot unit in a project made up of 1 building with 12 units.

**TABLE 17 FEE SUMMARY FOR DEVELOPMENT BY FEE TYPE**

Fee Type	Single-Family <sup>1</sup>	Multifamily <sup>2</sup>
Building Permit Valuation Fee	\$7,227	\$1,551
Plan Check (65% of Building Fee)	\$4,698	\$1,008
Municipal Facilities and Equipment Fee	\$99	\$82
Design Review	\$267	\$267
Water Connection	\$6,357	\$3,096
School Fee	\$10,000	\$7,344
Sewer Connection	\$6,883	\$4,130
Off-Site Street Improvement Fee	\$3,089	\$2,361
Parks Improvement Fee	\$8,528	\$7,504
Fire Facilities and Equipment Fee	\$922	\$764
Police Facilities and Equipment Fee	\$7689	\$653
Solano County Public Facilities Fee	\$9,263	\$6,662
<b>Total<sup>3</sup></b>	<b>\$60,928</b>	<b>\$34,982</b>

Source: City of Suisun City, 2022

<sup>1</sup> Fees based on a typical 2,000-square-foot single-family home with a 3/4-inch water connection.

<sup>2</sup> Fees based on a typical 1,200-square-foot 12-unit multifamily project with a 2-inch water connection.

<sup>3</sup> Impact fees are prohibited for ADUs under 750 square feet.

Normally, Development Services fees would not be a constraint on housing cost because most of the fees are flat rate charges, not per unit charges, and can be spread over the entire development.

However, the Building Division fees have a much greater effect than Community Development fees on the final cost of a unit. Such fees include plan check fees, water and sewer impact and hookup costs, off-site improvement fees, park improvement fees (in lieu of land dedication), county public facilities fees, construction taxes, and similar charges. In addition, there are school facility fees. Development impact fees can be significant for affordable multi-family housing projects; however, these fees have not been a constraint to developers constructing market-rate housing that also includes some affordable units.

Permitting costs for a single-family dwelling are estimated at \$60,928 for a 2,000-square-foot home and \$34,982 for a typical 1,200-square-foot multifamily unit, including school fees.

As a means of assessing the cost that fees contribute to development in Suisun City, the City has calculated the total fees associated with development of single-family and multifamily development. As indicated in **Table 18**, the fees for a single-family unit make up 24 percent of the total construction costs, not including the cost of land; for a multifamily unit, fees constitute 17.4 percent of total construction costs. These fees are consistent with other cities in Solano County and do not represent a significant financial constraint to new housing development.

**TABLE 18 PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL UNIT**

	Single-Family <sup>1</sup>	Multifamily <sup>2</sup>
Total estimated fees per unit	\$60,298	\$34,982
Typical estimated cost of development per unit	\$250,954	\$201,097
<b>Estimated proportion of fee cost to overall development cost per unit</b>	<b>24.0%</b>	<b>17.4%</b>

*Source: City of Suisun City, 2022; National Building Cost Manual, 2022*

*Notes:*

<sup>1</sup> Fees based on a typical 2,000-square-foot single-family home with a 3/4-inch water connection.

<sup>2</sup> Fees based on a typical 1,200-square-foot multifamily unit with a 2-inch water connection as part of a 12-unit project.

## Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.



## NONGOVERNMENTAL CONSTRAINTS

Nongovernmental economic constraints are driven by the market and typically fall outside the direct control of the local government. Through responsive programs and policies aimed toward offsetting the impacts that the market has on housing affordability, the City can be influential in balancing housing affordability for residents of all income levels and market opportunity for home builders. Analyzing land cost, construction cost, and the availability of financing, the City can develop programs, with key preconditions for land use and housing that are responsive to such conditions, in order to ensure the availability of housing that meets the needs of residents.

### Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations, such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are closer to urbanized areas.

As of June 2022, there were no vacant sites listed for sale in Suisun City. However, in the neighboring cities of Vacaville and Fairfield, the average cost for an acre of vacant land was \$608,640, with prices ranging from \$373,514 per acre to \$886,904 per acre (according to a survey of LoopNet.com listings performed in 2022). The maximum price range is significantly higher now compared to vacant land cost in 2013; however, there are a few lots available at a lower price range. While land prices declined during the economic recession, they have been increasing as shown by the current price range for available vacant land. Additionally, the shortage of available land in Suisun City may be an indicator that land presents a barrier to development.

### Construction Costs

Construction costs vary widely depending on the type of structure being built. For instance, the total construction cost of a multifamily structure will be significantly higher than a single-family home, though the cost of each unit in the multifamily structure will be less due to economies of scale. According to the Craftsman Book Company's 2022 National Building Cost Manual, using zip code modifiers for the 94534 and 94585 zip codes, construction costs for a single-family home are approximately \$164 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced air heating cooling in Suisun City. Estimated total construction costs for such a home are \$248,820. These construction costs include labor, materials, and equipment but do not include costs of buying land.

Costs for multifamily construction are approximately \$166 per square foot. This is based on costs calculated for a 4-story building in Suisun City with 40 units and an average unit size of 800 square feet each. The calculation is for a wood or light-steel frame structure, including forced-air heating and cooling and constructed of good-quality materials. The estimated total construction costs for each unit

is \$103,360 and total construction costs for the building are \$4,258,432. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.

Multifamily housing construction is typically the preferred method for constructing affordable housing. Multifamily development allows developers to place more units on a parcel than a single-family subdivision through designs that are typically compact and multi-story. This allows developers to construct individual units within a project at a lower cost than single-family homes. The savings achieved by the developer can then be passed along to prospective tenants at costs more affordable than single-family housing.

### Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Suisun City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed-interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table 19** illustrates interest rates as of May 2022. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**TABLE 19 LOAN INTEREST RATES**

Term	Interest	APR
<b>Jumbo Loans<sup>1</sup></b>		
30-year fixed	4.500%	4.614%
15-year fixed	4.375%	4.536%
<b>Conforming and Government Loans<sup>1</sup></b>		
30-year fixed	5.125%	5.304%
15-year fixed	4.375%	4.675%

Source: [www.wellsfargo.com](http://www.wellsfargo.com), May 2022

Note: In 2022, a conforming loan is for no more than \$647,000. A jumbo loan is greater than \$647,000.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Solano County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

## Infrastructure Capacity

### Water

Domestic water is provided through the Suisun-Solano Water Authority (SSWA), a joint powers authority between the City of Suisun City and the Solano Irrigation District. The City handles the local billing and requests for water and sewer service; the Irrigation District delivers the water to the meter of each property. Water supply is not expected to constrain housing development during the Housing Element planning period.

SSWA delivered an average of 1,051 million gallons of water per year from 2015 through 2020 to approximately 8,686 service connections. The City's primary source of water is surface water from Lake Berryessa, transported by the Putah South Canal to the Cement Hill Water Treatment Plant. Lake Berryessa has a storage capacity of 1.6 million acre-feet of water, and Cement Hill Water Treatment Plant can store up to 8.5 million gallons and process 10 million gallons per day. SSWA and the City of Suisun City implement Wise Water Use Conservation Measures in an effort to save water.

### Wastewater

Wastewater service is provided to Suisun City residents by the Fairfield-Suisun Sewer District (FSSD), an independent special district established to manage local sewer issues. However, billing and requests for services are handled by the City Finance Department. The City's Public Works Department maintains sewer mains up to 10 inches in diameter but service laterals from individual homes and businesses to the sewer main are the responsibility of the property owner.

Wastewater treatment, reuse, and disposal capacity are not expected to constrain housing development during the Housing Element planning period. Wastewater collection capacity throughout the city is generally sufficient to meet anticipated housing development levels through the planning period. FSSD serves residential, commercial, and industrial customers in the central Solano County area, including the Fairfield, Suisun City, and Travis Air Force Base, at the West County Wastewater District Treatment Plant. The plant has capacity to treat 23.7 million gallons per day of wastewater, which is adequate to serve growth in Suisun City through 2031. Previous planning and environmental work identified projects to be implemented as growth occurs.

## Energy Conservation Opportunities

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy-efficient techniques into construction. Since much of Suisun City is already developed, it is important to consider the opportunity for energy savings in existing housing. According to the US Department of Energy, the concept of energy efficiency in buildings is the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation. All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Pacific Gas and Electric Company (PG&E) offers free home energy audits and can specify areas for energy conservation. The City refers developers and low-income residents to PG&E for energy savings programs. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation that incorporates energy conservation considerations.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

- Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
  - location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter
  - use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night
  - “burying” part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature
  - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior
  - location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes)
  - use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home
- Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
  - north–south orientation of the long axis of a dwelling

- minimizing the southern and western exposure of exterior surfaces
- location of dwellings to take advantage of natural air circulation and evening breezes
- Use of landscaping features to moderate interior temperatures. Such techniques include:
  - use of deciduous shade trees and other plants to protect the home
  - use of natural or artificial flowing water
  - use of trees and hedges as windbreaks

In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced since the 1990s. These include:

- use of solar energy to heat water
- use of solar panels and other devices to generate electricity
- window glazing to repel summer heat and trap winter warmth
- weather-stripping and other insulation to reduce heat gain and loss
- use of natural gas for dryers, stovetops, and ranges
- use of energy efficient home appliances
- use of low-flow showerheads and faucet aerators to reduce hot water use

The city's warm climate is typical of Northern California with year-round mild temperatures and provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months. Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations, and a special converter attached to the solar panels can take excess electricity and funnel it back into the PG&E grid.

Local programs assist low- and moderate-income households in retrofitting their homes. PG&E offers free weatherization to qualified residents, including free attic insulation, weather-stripping and caulking, water heater blankets, and low-flow showerheads. They also offer rebates on the purchase of certain energy-efficient appliances and vouchers for replacing windows, furnaces, and other household items.

### State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code Section 25000 et seq.). Among the requirements of the new law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time.

The City has adopted and actively enforces Title 24 as part of the energy code. In addition, the City uses the 2019 California Building Code during the entitlement process for all developments.

### Water Efficient Landscaping Ordinance

In 2010, the City updated the Water Efficient Landscaping Ordinance to comply with AB 1881. The ordinance applies to new and existing landscapes in order to promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible and establishes a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new construction and rehabilitated projects.

**TABLE 20 MASTER FEE SCHEDULE BUILDING --EFFECTIVE AUGUST 21, 2022**

Fee Description	Adopted Fee
Fire Safety Plan Check	
Multifamily	\$859 first building \$476 each additional building
Single-family Residence	\$561
School Fee	
Single-family Residence	\$6.12 per sq. ft. or fraction
Multifamily Residential	\$6.12 per sq. ft. or fraction
Off-Street Improvement Fee (OSSIP)	
Single-Family	\$3,089
Multifamily	\$2,361
Park Improvement Program Fee	
Single-Family	\$8,528
Multifamily	\$7,064
County Public Facilities Fee	
Single-Family	\$9,263
Multifamily	\$6,662
Building Permit Plan Check/Inspection	
Residential Plan Check	65% of Building Permit
Municipal Facilities and Equipment	
Single-Family	\$99
Multifamily	\$82
Fire Facilities and Equipment	
Single-Family	\$922
Multifamily	\$764
Police Facilities and Equipment	
Single-Family	\$789
Multifamily	\$653

Source: City of Suisun City, 2022; Fairfield-Suisun Unified School District, 2022

**TABLE 21 MASTER FEE SCHEDULE PLANNING --EFFECTIVE AUGUST 21, 2022**

Fee Description	Adopted Fee
Variance	\$1,318
Conditional Use Permit	\$1,501
Temporary Use Permit	\$385
Use Permit – Exceptions (Historic Residential District)	\$439
Site Plan / Architectural Review	
0-1 Acre	\$3,303
1-10 Acres	\$5,007
10+ Acres (Minimum Deposit Required)	\$10,000
Tentative Parcel Map (0-4 Lots)	\$1,098
Lot Line Adjustments / Merger Processing	\$411
Tentative Subdivision Map	
5-100 Units	\$6,108
100+ Units (Minimum Deposit Required)	\$10,000
Annexations	\$4,597
Tentative Map Extension	\$666
Planned Unit Development	
0-5 Acres	\$6,678
5+ Acres (Minimum Deposit Required)	\$10,000
Final Parcel Map	\$495
Final Subdivision Map	\$495
Appeals Planning Commission/City Council	\$416
Rezoning/Pre-zoning	
0-10 Acres	\$4,339
10+ Acres (Minimum Deposit Required)	\$10,000
General Plan Amendment	
0-10 Acres	\$4,339
10+ Acres (Minimum Deposit Required)	\$10,000
Specific Plan Amendment	
0-10 Acres	\$4,339
10+ Acres (Minimum Deposit Required)	\$10,000
Custom Homes	\$853
Demolition Permit (Historic District Resource Assessment)	\$346
Ordinance Amendment – Text or other	\$3,357
Design Review	\$267



Fee Description	Adopted Fee
Planning & Zoning Inspection – Letter of Compliance	\$134
Public Hearing Notice	\$212
Water Efficient Landscaping Ordinance Compliance	\$63
Work of – Professional Staff – Director, per hour	\$177
Work of – Professional Staff – Senior Planner, per hour	\$138
Work of – Professional Staff – Assistant Planner, per hour	\$109
Deposits applied toward Actual Costs of Staff, Attorneys, Consultants	
Development Agreement – Minimum Deposit Required	\$20,000
Environmental Impact Report (EIR), Minimum Deposit Required	\$20,000
Categorical Exemption	\$250
Initial Study at Actual Cost, Minimum Deposit Required	\$12,000
Mitigation Monitoring Program, at Actual Cost – Minimum Deposit	\$5,000
Annexation into Community Facilities District #2, Min. Deposit	\$10,000

*Source: City of Suisun City, 2022*

**TABLE 22 MASTER FEE SCHEDULE FSSD SEWER CONNECTION FEES --  
EFFECTIVE JULY 1, 2022**

Fee Description	Fee
Sewer Connection Fees	
Single-Family Dwelling	\$6,883
Multifamily Dwelling – Units 1,200 sq. ft or greater	\$6,281
Multifamily Dwelling – Units 1,200 sq. ft or less	\$4,129
Sewer Monthly Rates	
Residential	\$45.02

*Source: City of Suisun City, 2022*

**TABLE 23 MASTER FEE SCHEDULE SSWA WATER RATES  
EFFECTIVE JULY 1, 2022**

Fee Description	Adopted
Water Connection Fees	
Single-Family Homes - 3/4" meter	\$6,923
Other Customer Classes – 3/4" meter	\$6,923
– 1" meter	\$11,638
– 1 ½" meter	\$23,207
– 2" meter	\$37,147
– 3" meter	\$69,691

Fee Description	Adopted
– 4" meter	\$116,180
– 6" meter	\$232,287
Water Meter – Set Fees	
¾" Single-Family Residence	\$411
¾"	\$411
1"	\$455
1½"	\$1,000
2"	\$1,207
3"	\$2,300
4"	\$3,960
6"	\$56,291
Water Construction Sites	\$20.45

*Source: City of Suisun City, 2022*

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# HOUSING ELEMENT APPENDICES

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## APPENDIX 1 – PUBLIC OUTREACH AND ENGAGEMENT

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## INTRODUCTION

The Solano County Regional Early Action Planning (REAP) Housing Element Collaborative completed public outreach at the local and regional levels as part of the regional Solano County Collaborative effort to encourage community involvement and comply with the requirements of state law. These efforts included:

- Project Website
- Stakeholder Consultations
- Housing Element Introduction Workshops
- Housing Needs Assessment Workshops
- Fair Housing Workshops
- Developer Workshops
- Community Survey

## PROJECT WEBSITE

The Solano County Housing Element Collaborative project website, [www.Solhousingelements.com](http://www.Solhousingelements.com), is a clearinghouse for all information related to the project, with information in English, Spanish and Tagalog. Community members can visit the site to access all public materials; learn about the latest project updates and opportunities to get involved; sign up for email updates; and submit comments directly. The website also includes recordings of all past meetings.

The project website also includes direct links to each of the Solano County Collaborative jurisdictions' websites to promote each city's and the county's specific outreach, share updates, and highlight upcoming opportunities for involvement, including individual Housing Element meetings. The project web page launched in March 2022 and is regularly updated to reflect ongoing community input opportunities and advertise draft work products.

## STAKEHOLDER CONSULTATIONS

To ensure that each jurisdiction solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From December 2021 through April 2022, staff consulted with 10 stakeholders from 8 organizations that provide services in the Solano County region to obtain input on housing needs and programs. All stakeholders provided feedback via one-on-one interviews or with email responses. Representatives from the following organizations were interviewed:

- North Bay Housing Coalition, December 9, 2021
- Community Action Partnership Solano, Joint Powers Authority (JPA), December 14, 2021



- Legal Services of Northern California, December 22, 2021
- Fair Housing Advocates of Northern California, January 6, 2022
- Solano-Napa Habitat for Humanity, January 28, 2022
- Agency on Aging, January 24, 2022
- Urban Habitat, February 16, 2022
- North Bay Regional Center (NBRC) in April 2022

In each consultation, the stakeholders were asked all or some of the following questions, depending on the type of organization interviewed:

- Opportunities and Concerns: What 3 top opportunities do you see for the future of housing in this jurisdiction? What are your 3 top concerns for the future of housing in this jurisdiction?
- Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in this jurisdiction? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- Housing Conditions: How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Based on conversations with the Community Action Partnership Solano JPA, there is a need for more permanent supportive housing programs with wrap-around services to support unhoused individuals, populations with mental illness, and the growing number of low-income families. Stakeholders suggested that the Cities and the County leverage the existing momentum in the stakeholder organizations to create a permanent supportive housing program, where the jurisdictions can pool their resources together and equally distribute projects. One stakeholder disclosed that they have funding for assisting jurisdictions with needed affordable housing but finding adequate sites is the barrier. Stakeholders also identified that there are substantial racial disparities in housing among communities of color, recommending that jurisdictions do more through code enforcement, primarily ensuring there is water and heating in low-income housing units, or passing ordinances that protect tenants from living in substandard housing.

Based on a conversation with Fair Housing service providers, there is a need for fair housing education among landlords and tenants, specifically on the topics of enforcement of fair housing laws and rental discrimination practices. Stakeholders encouraged the jurisdictions to contract with fair housing

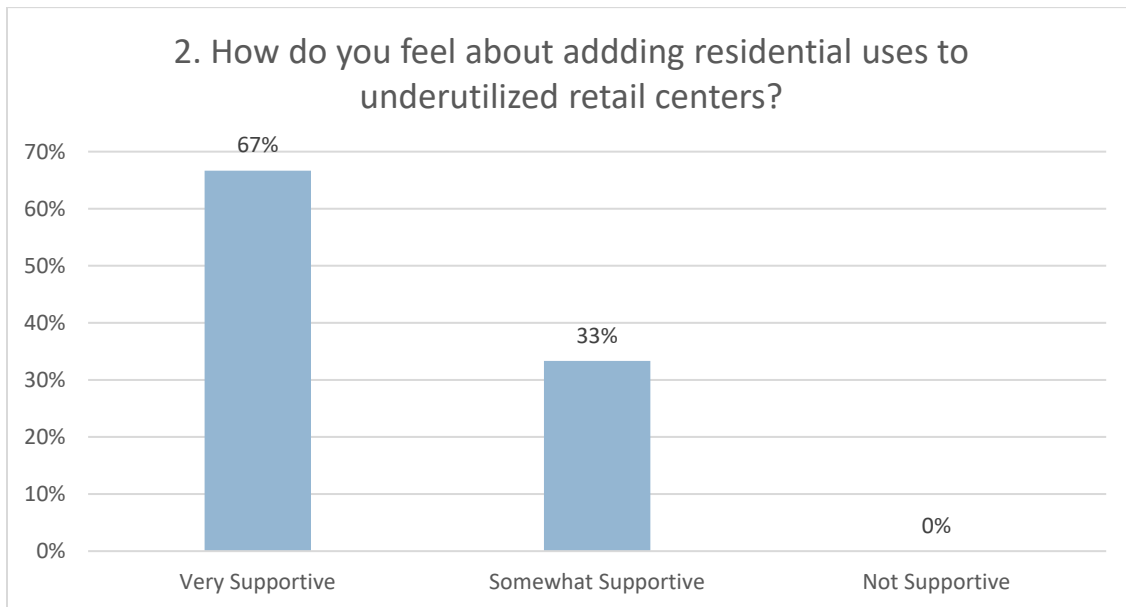
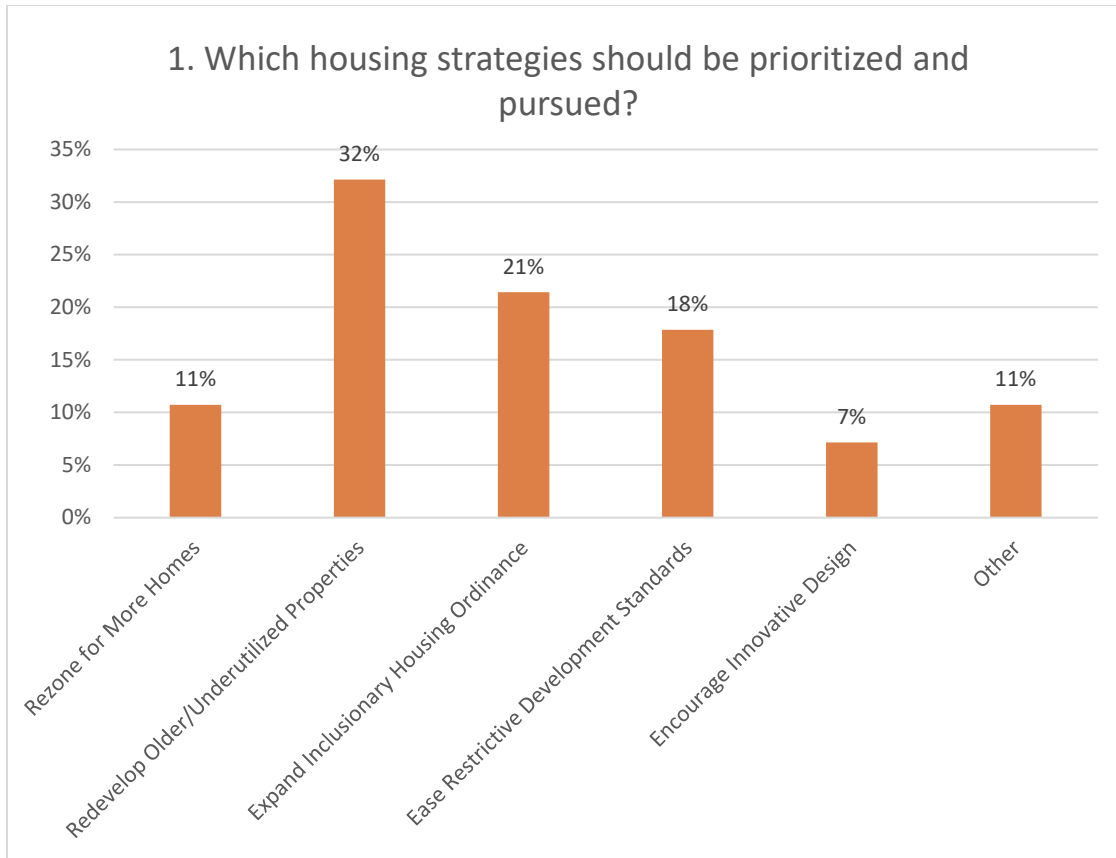
providers to offer services such as housing resources and tenant protections to vulnerable populations such as seniors, low-income seniors, and disabled residents. Stakeholders also identified that single-family housing stock in need of rehabilitation should be acquired, repaired and rented to supplement the affordable housing shortage.

A demand that was stressed among all stakeholders was the need for more affordable housing and homeownership opportunities. Strategies for achieving this include community land trusts and mixed-use housing. Stakeholders voiced that seniors have experienced isolation as result of the COVID-19 pandemic and are in need of socialization. Housing that supports wrap-around services and is located near transit routes was identified as a strategy. Stakeholders also identified the cost of land as a barrier to developing affordable housing.

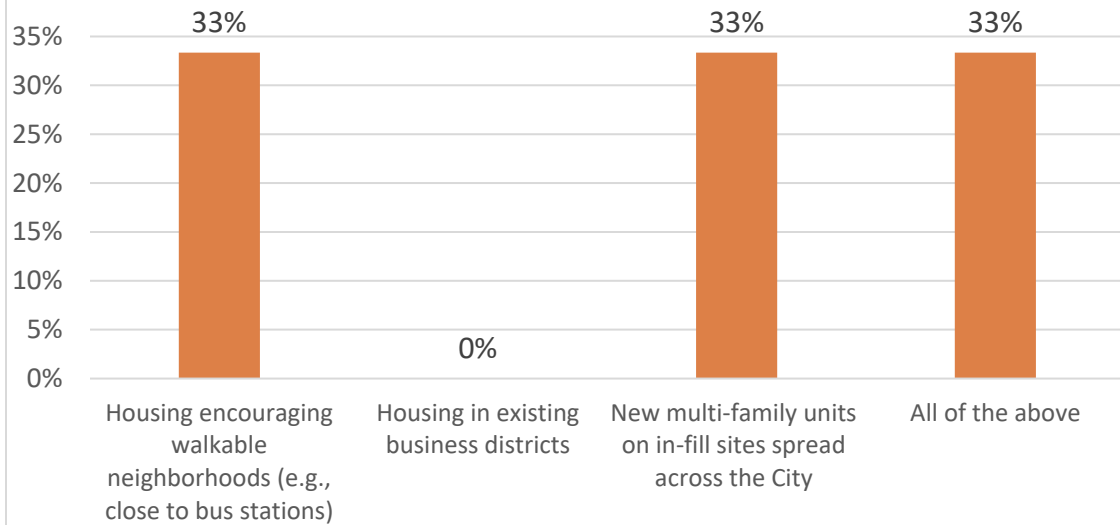
Representatives from the North Bay Regional Center and North Bay Housing Coalition expressed that residents with intellectual disabilities typically require supportive services (case management, grocery delivery, and/or other services) to be successful and may even require that a caretaker live with them. As a result, there is a need for more one- to two-bedroom affordable housing units. The lack of affordable housing in the region makes it hard to find affordable one- and two-bedroom units.

## **HOUSING ELEMENT INTRODUCTION WORKSHOPS**

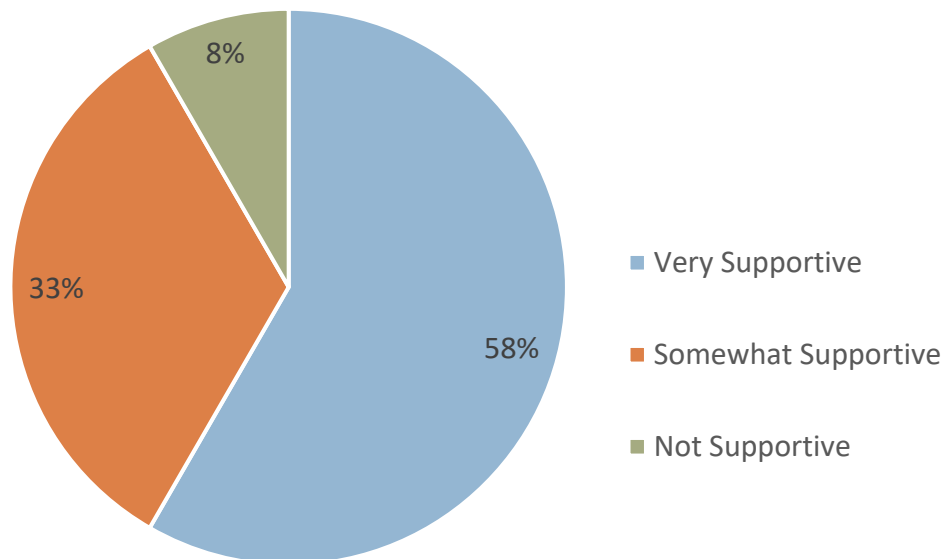
The Solano County Housing Element Collaborative made diligent efforts to encourage public and stakeholder participation in the Housing Element update process at the regional and local scale. The first two workshops introduced the Housing Element requirements and process and were held during the lunch hour on Wednesday, January 26, 2022, and the evening of Thursday, January 27, 2022. There were 13 participants in attendance at the January 26 meeting, and 9 participants in attendance at the January 27 meeting. The Housing Element Introduction workshops were advertised with flyers in English, Spanish, and Tagalog. The workshops were conducted virtually to ensure accessibility for residents throughout the county and in response to the COVID-19 pandemic. The focus of these meetings was to provide high level demographic information and an overview of the Regional Housing Needs Allocation (RHNA) and to solicit input from stakeholders and the public regarding housing needs and opportunities. Polling was conducted as part of each workshop. The combined results are summarized in the following charts.



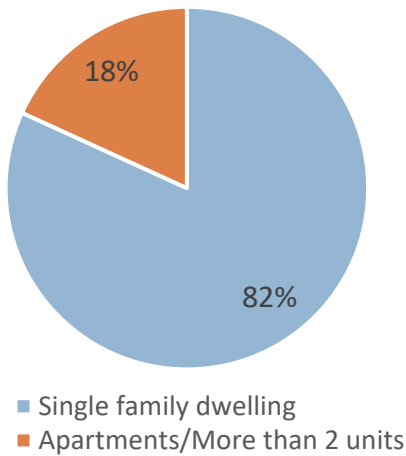
### 3. What is the most important consideration for location?



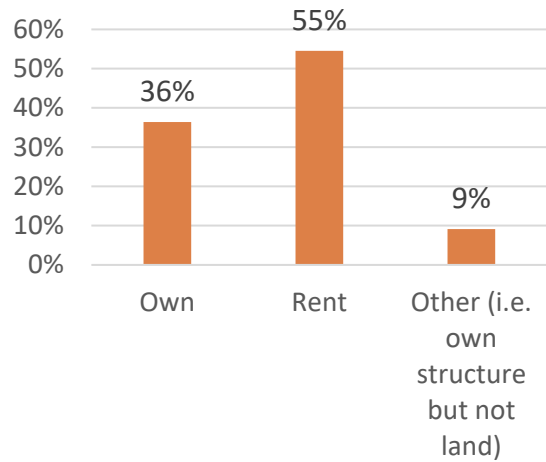
### 4. How do you feel about replacing underperforming/obsolete businesses (e.g., big box retail stores) with residential uses and/or community serving uses in retail or office centers?



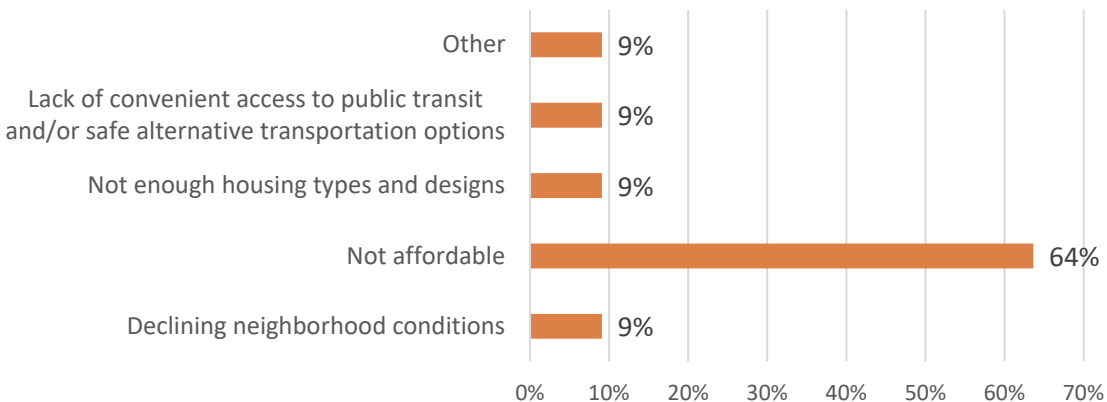
5. What type of housing do you live in?



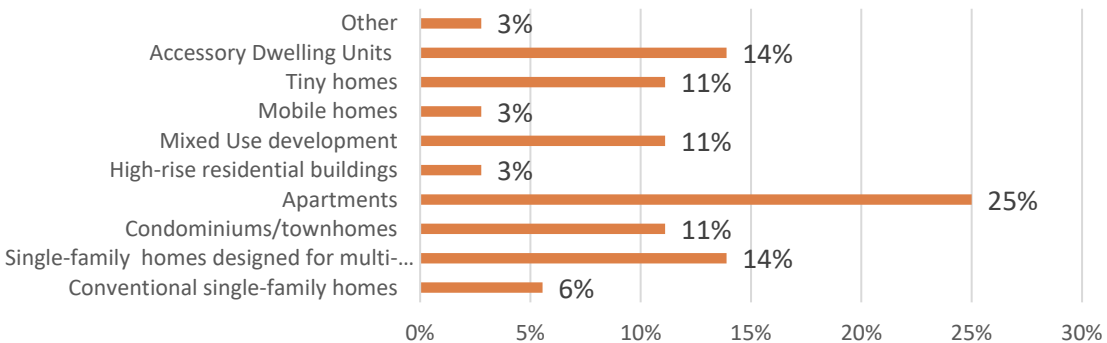
6. Do you own or rent your home?



7. What do you consider the biggest issue related to housing?



8. What type of housing is needed?

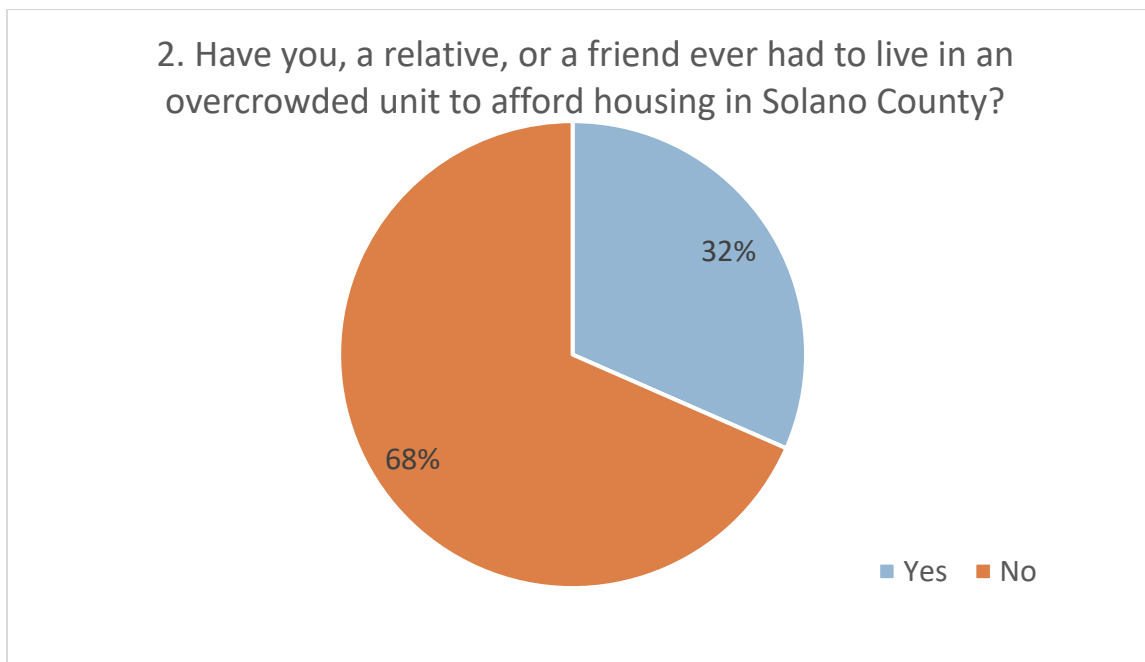
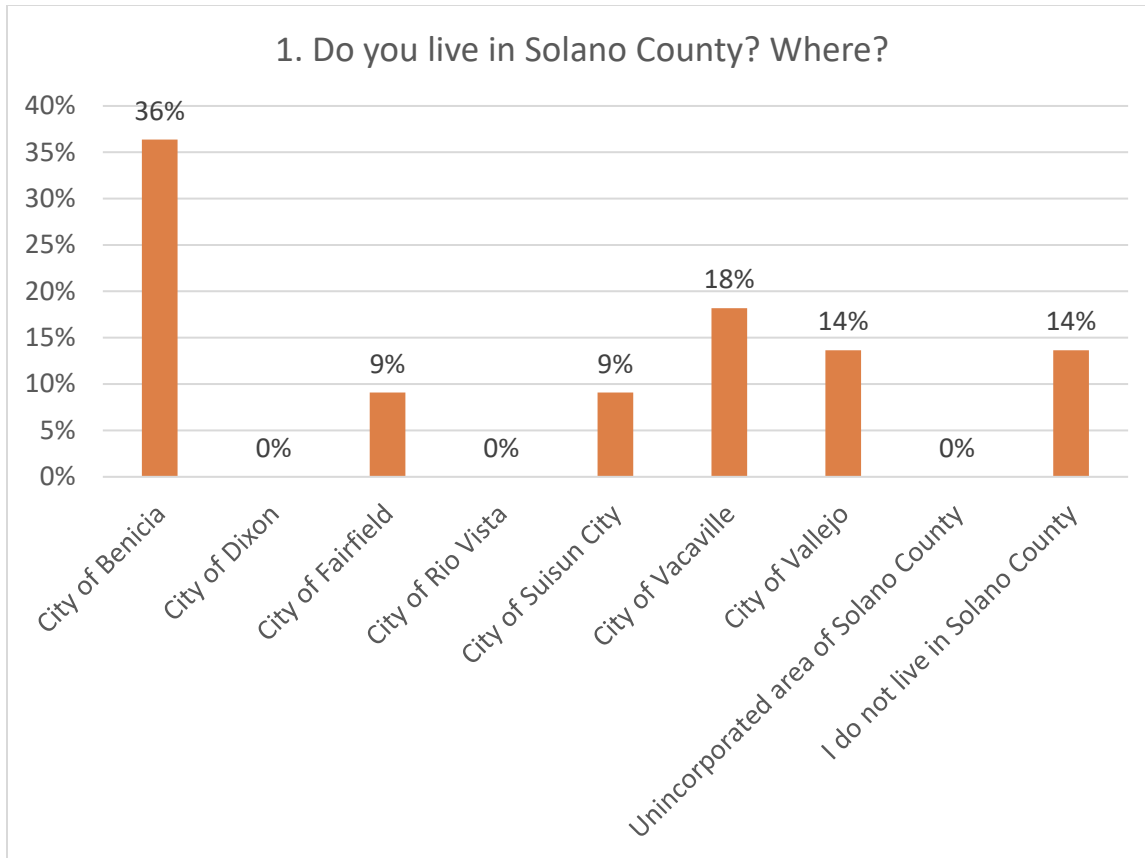


## HOUSING NEEDS ASSESSMENT WORKSHOPS

The Solano County Housing Element Collaborative held two virtual workshops to present the findings of the Housing Needs Assessment section of the Housing Element. The two workshops were advertised with flyers in English and Spanish. The workshops were conducted virtually to ensure accessibility for residents throughout the county and in response to the COVID-19 pandemic. The meetings were held on Wednesday, March 30, during the lunch hour and in the evening. Nineteen participants attended the lunch workshop, and eight participants attended the evening meeting. Spanish translation was offered at both meetings. The presentation included statistics and initial findings from the Housing Needs Assessment for individual jurisdictions as well as for Solano County as a whole. Participants identified teachers as a group with housing needs and were interested in identifying strategies for supporting Community Land Trusts, and for helping seniors to age in place. Participants were also interested in learning more about the consequences jurisdictions face if they do not meet their RHNA, and the methodologies used for identifying overcrowded units.

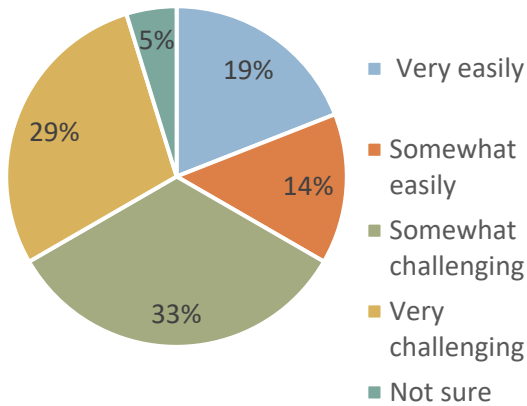
## FAIR HOUSING WORKSHOPS

On June 1, 2022, the Solano County Housing Element Collaborative held two virtual Fair Housing Workshops to present an overview of the requirements of the new Affirmatively Furthering Fair Housing (AFFH) Requirement (AB 686) in the Housing Element, and to gather feedback from participants on their experiences with fair housing barriers they may have encountered. One workshop was held over the lunch hour, and one was held in the evening to offer two opportunities for participation. Across both workshops, 86 percent were attendees from the Solano County region. The remaining 14 percent noted that they did not live in Solano County but had some other interest in the Housing Element process. Polling was conducted to gather feedback and input on fair housing concerns in the county. The results are summarized in the following charts.

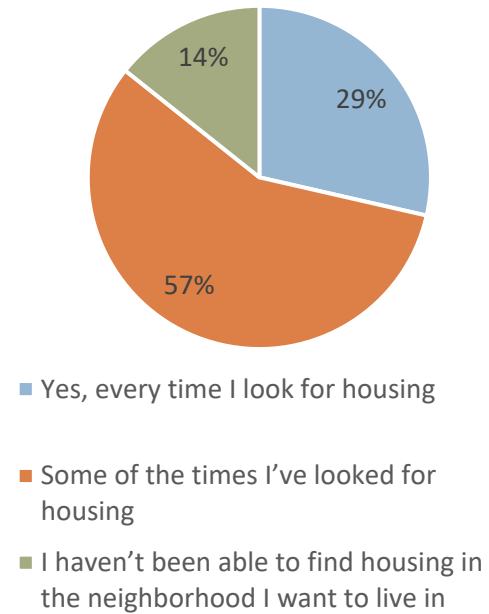




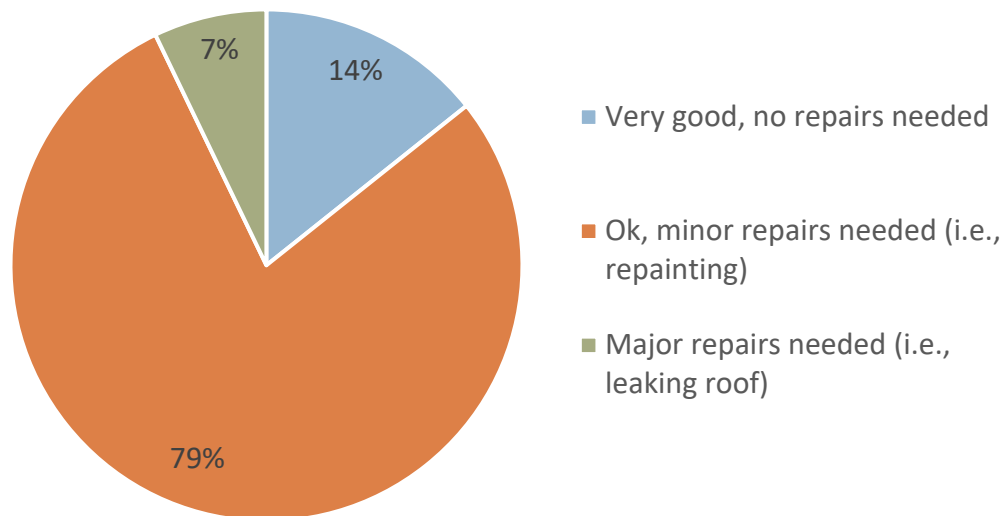
3. Can you easily change your housing situation if needed? (i.e., there are other units available that fit your need based on prize, price, etc. )

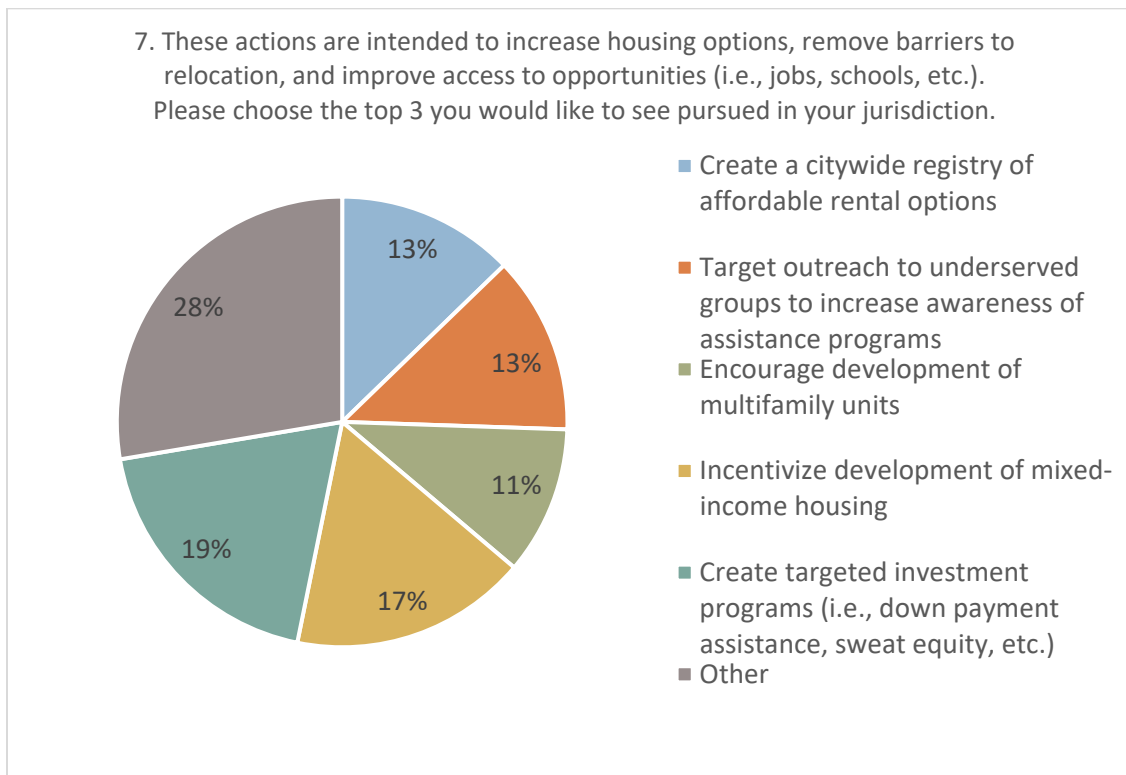
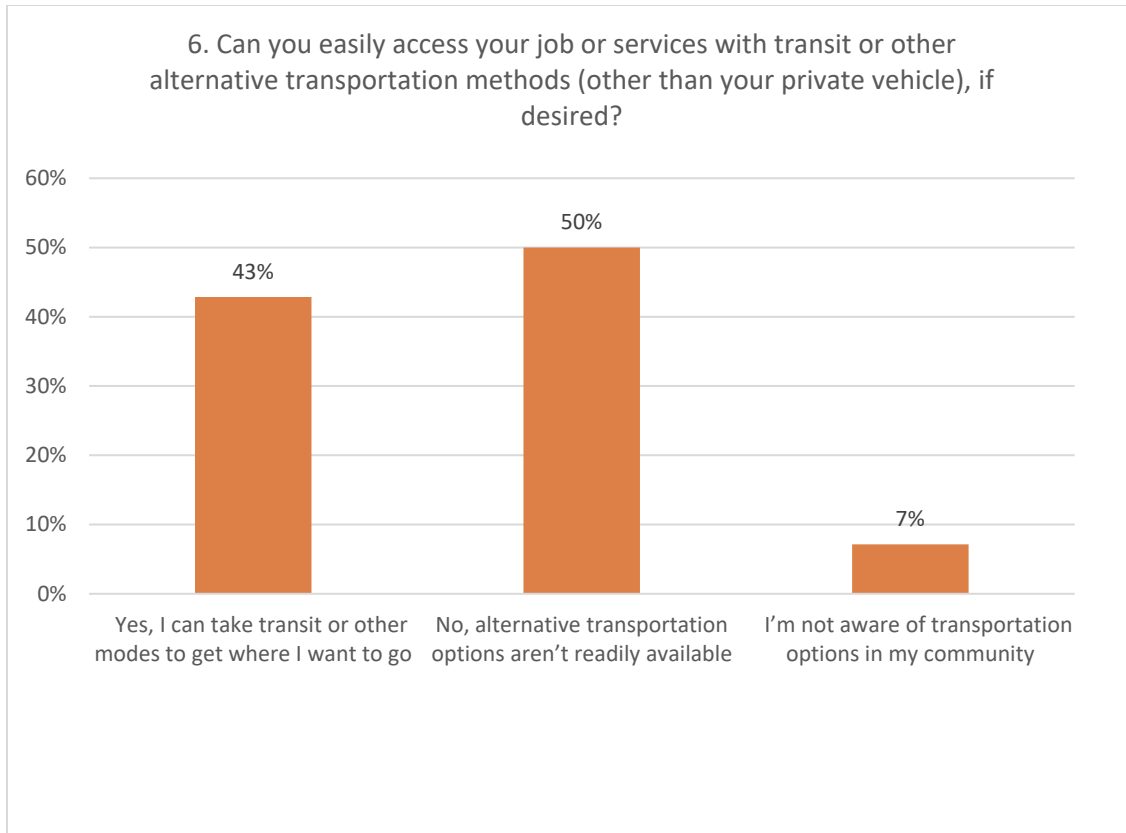


4. Have you been able to find housing in a neighborhood or community of your choice?



5. How would you rate the condition of your home?





## DEVELOPER WORKSHOP

*A summary will be included once the workshop is complete.*

## HOUSING SURVEY

In March 2022, the Solano County Housing Element Collaborative launched a housing survey to gather information on housing needs and concerns in the county. The survey was available on the Solano County Housing Element Collaborative website from March 17, 2022, to June 16, 2022. A countywide email blast was sent three separate times reminding residents of the survey. In addition, each City and the County announced the survey on their individual websites and through their individual distribution lists. The survey was available in English, Spanish, and Tagalog.

The housing survey yielded 156 survey responses, 1 of which was completed in Spanish (only 1 percent of the responses were in Spanish, even though 16.4 percent of residents countywide speak only Spanish). Among respondents, approximately 65 percent lived in the City of Benicia; 9 percent in the City of Suisun City; and the remaining 18 percent resided in the cities of Dixon, Fairfield, Rio Vista, Vacaville, and Vallejo and the unincorporated county. About 44 percent of respondents worked in Solano County and 55 percent worked outside of the county. Approximately 29 percent of respondents have lived in their homes for more than 20 years, and 78 percent lived in a single-family home. About half of respondents (52 percent) said their homes were not in need of repairs, and 35 percent answered that their homes needed minor repairs (peeling paint, chipped stucco, etc.). The majority of participants (56 percent) would like to see more small and affordable single-family homes built; 46 percent of respondents said they would like to see more senior housing; and 35 percent would like to see accessory dwelling units.

Participants were asked to select the top three greatest barriers to the availability of adequate housing. The following were the top barriers identified:

- 64 percent cited issues related to high prices in rents
- 35 percent cited sales price
- 21 percent cited lack of adequate infrastructure such as water, sewer, electricity, and internet
- 55 percent of respondents cited roadway improvements
- 44 percent of respondents cited enhancing livability of neighborhoods

Additionally, participants were asked to prioritize population groups based on who needs more housing and support services in Solano County. The responses were ranked as follows:

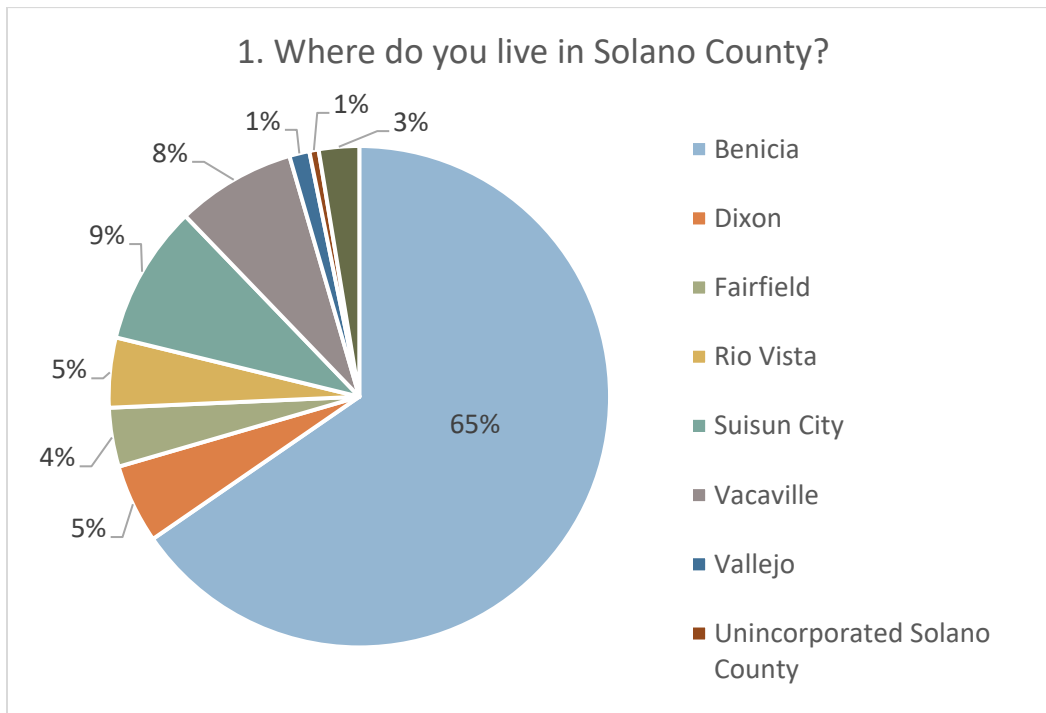
- 37 percent selected seniors
- 32 percent cited homeless individuals
- 20 percent selected persons with disabilities

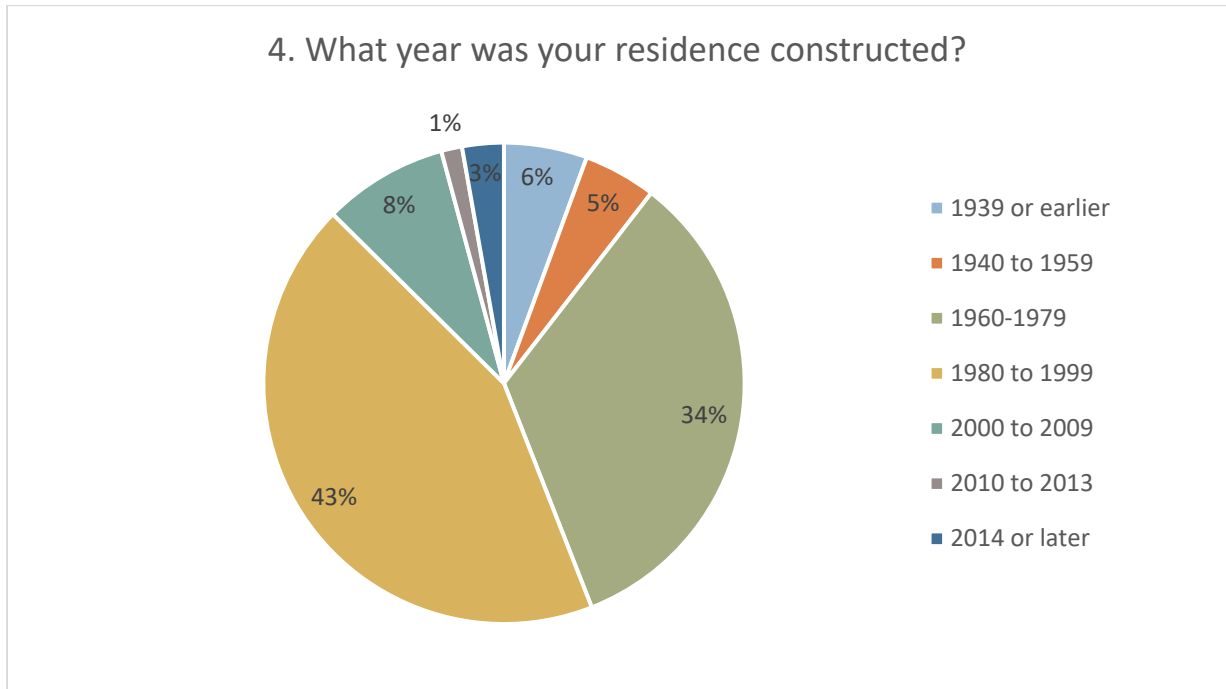
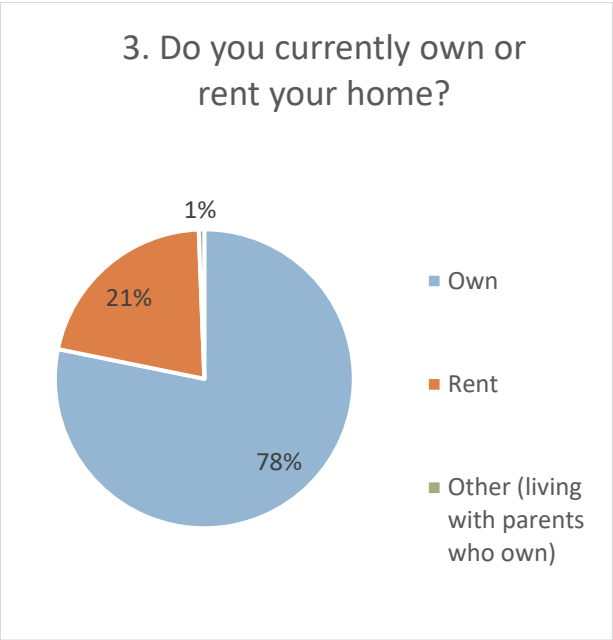
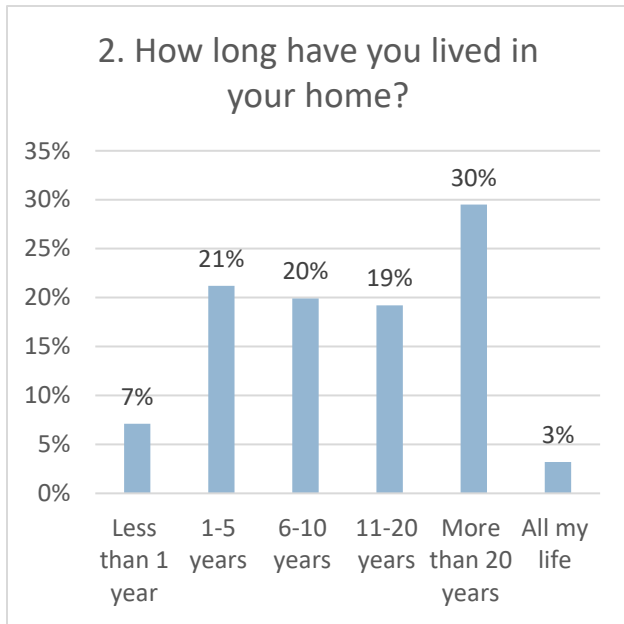
These additional comments were received:

- Cities should explore community land trusts to provide more homeownership opportunities.

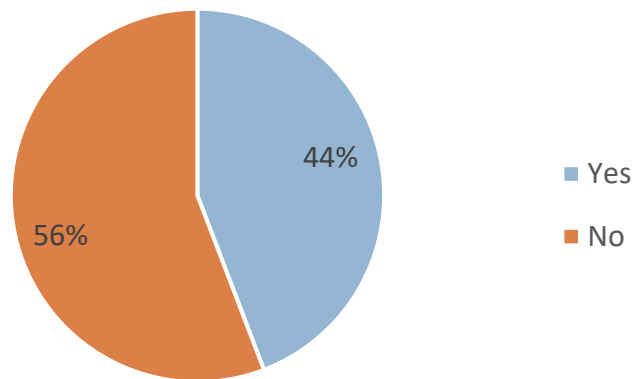
- More green spaces, parks and such are needed, to provide the neighborhood with much-needed mental-health benefits of nature. Equity, fair housing, complete neighborhoods, improving connectivity between housing and jobs and services are priorities.
- The diversification of housing being built is important, such as by including duplexes or medium density housing. Improving connectivity between housing and jobs and services are priorities.
- Preservation of green and open space is important.
- There are needs for affordable rentals for young adults and/or students.
- Evacuation needs, building equity for disadvantaged communities and promoting environmental justice are priorities.

The following charts summarize the 156 responses to the housing survey.

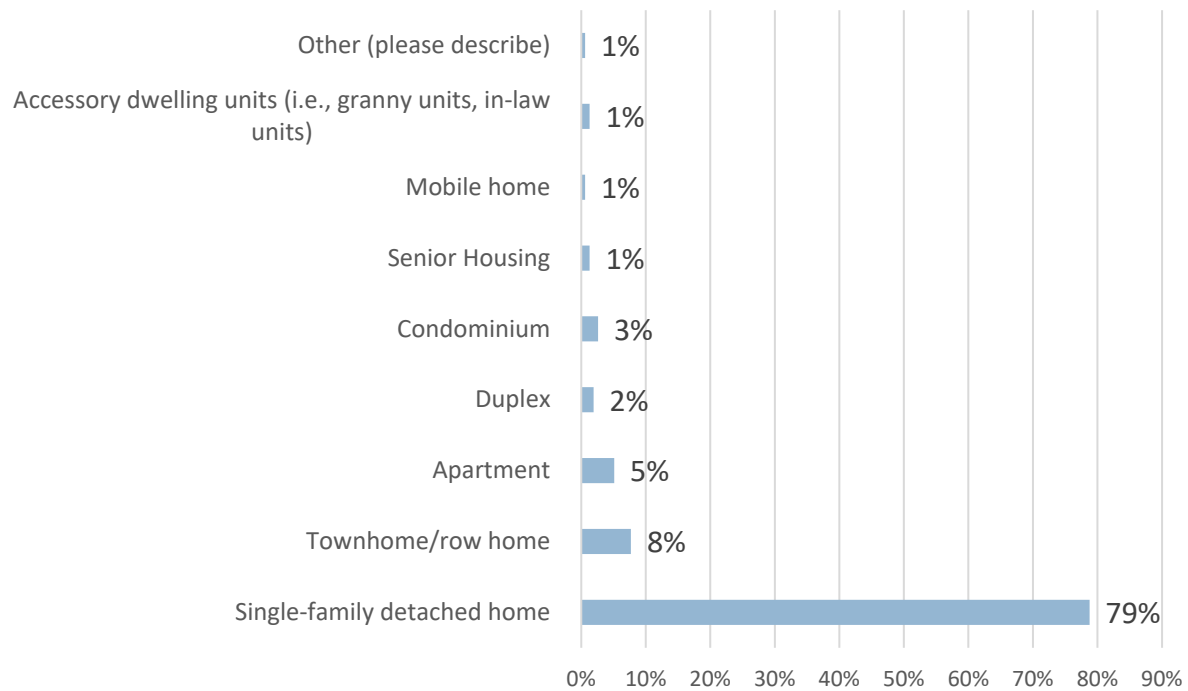




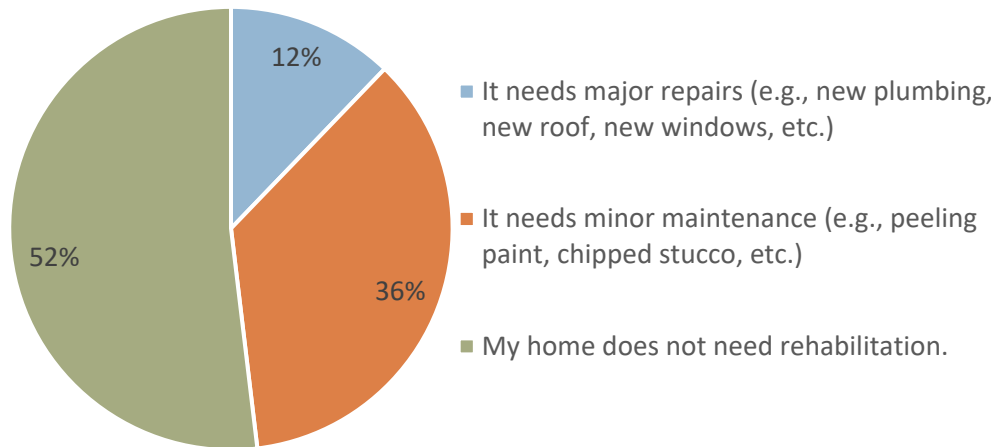
### 5. Do you work in Solano County?



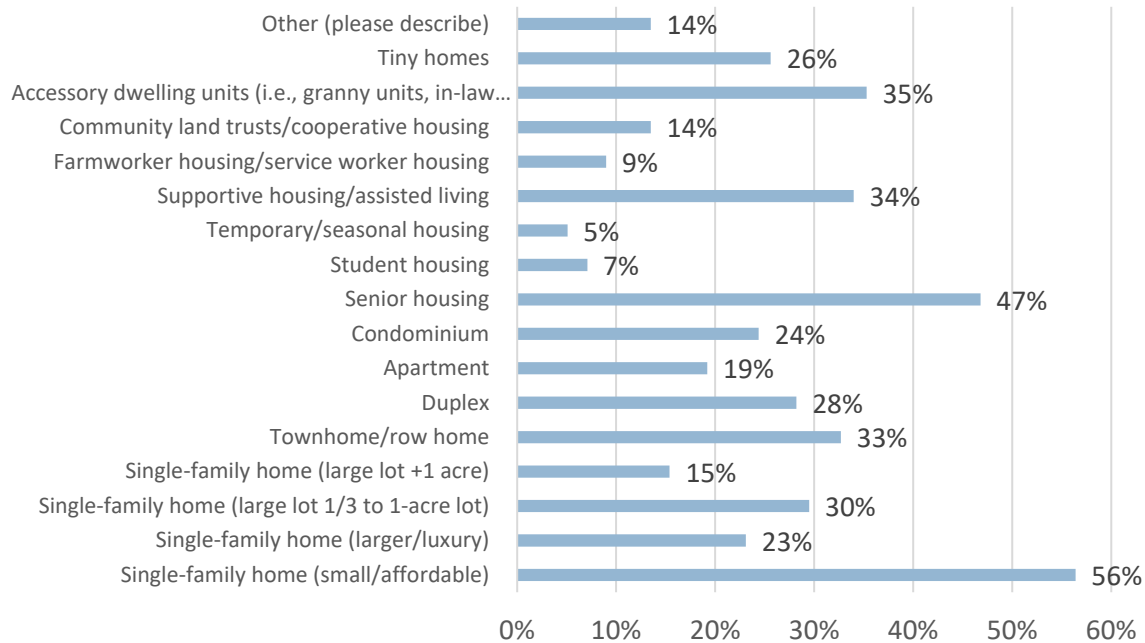
### 6. What type of housing do you currently live in?



### 7. How would you rate the physical condition of your home?

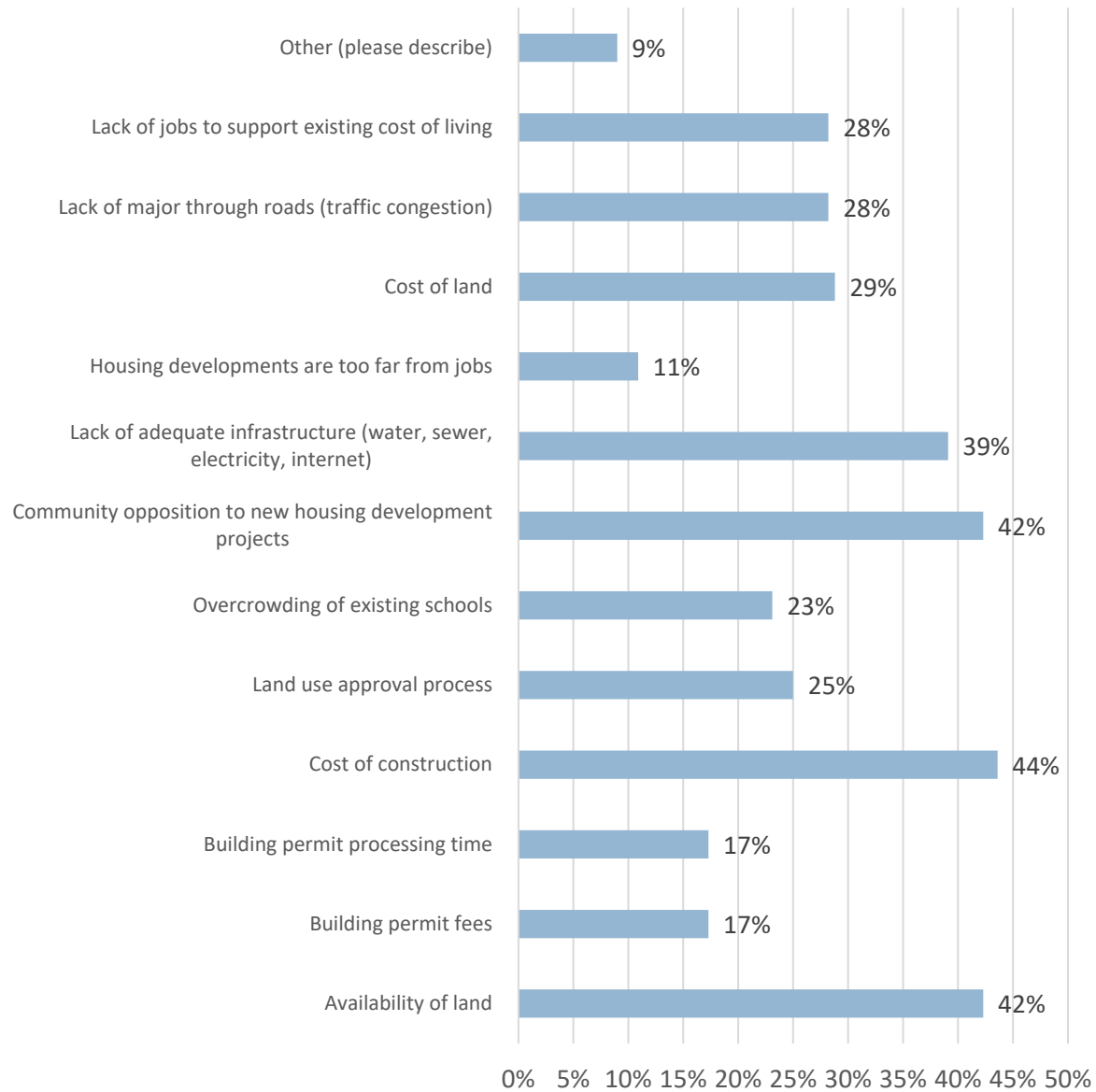


### 8. What type of housing would you like to see built in your community?

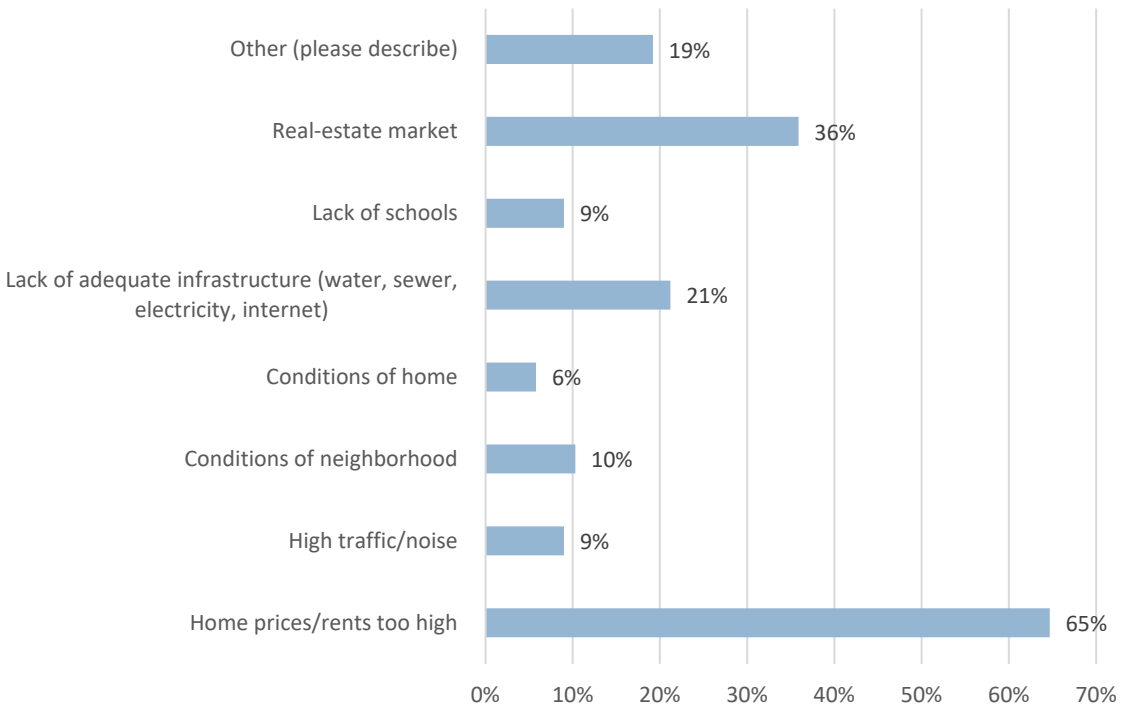




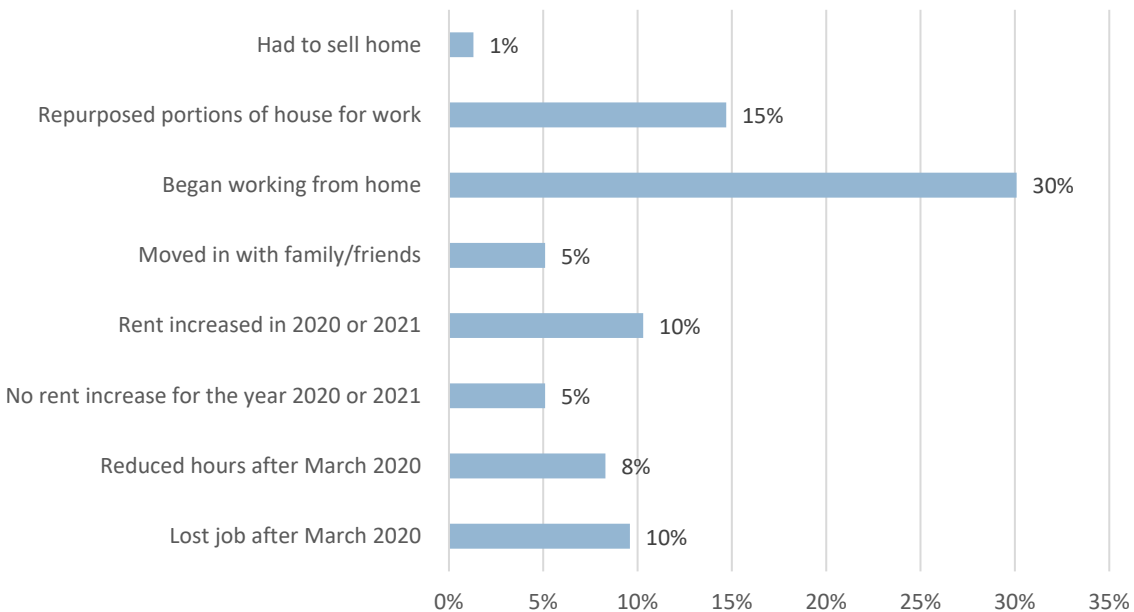
### 9. What do you think are the greatest barriers to building additional housing in your community?



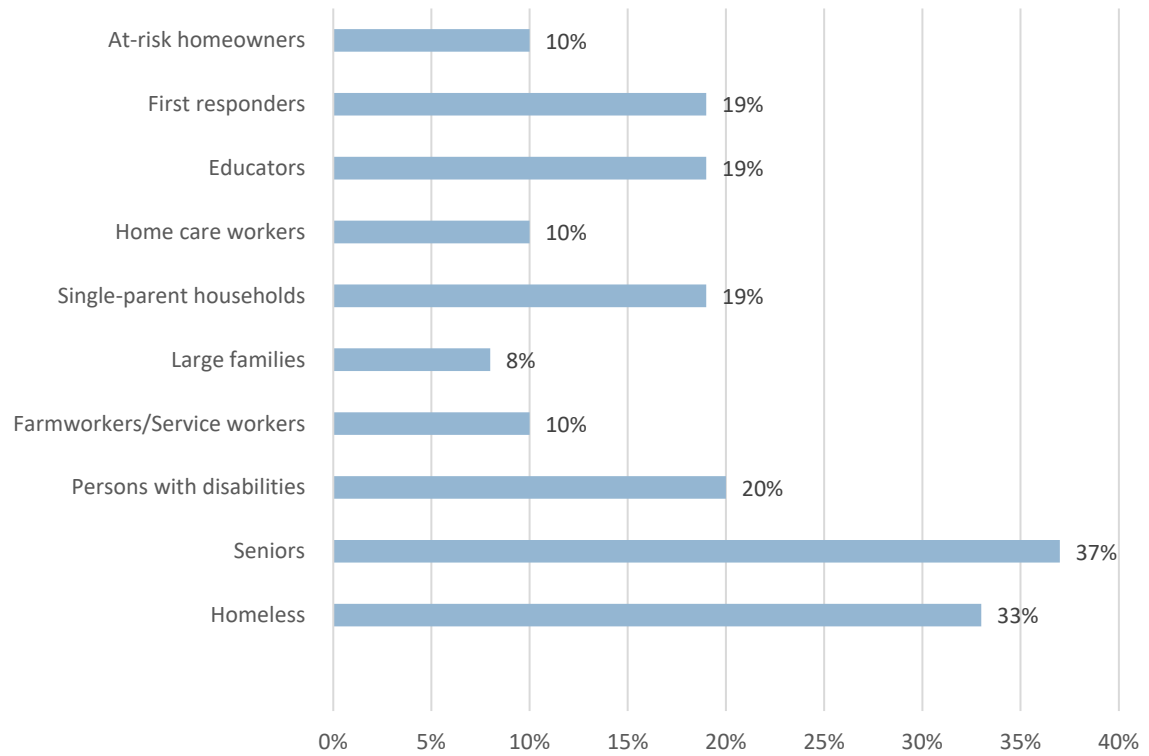
### 10. What are your greatest barriers to obtaining housing in your community?



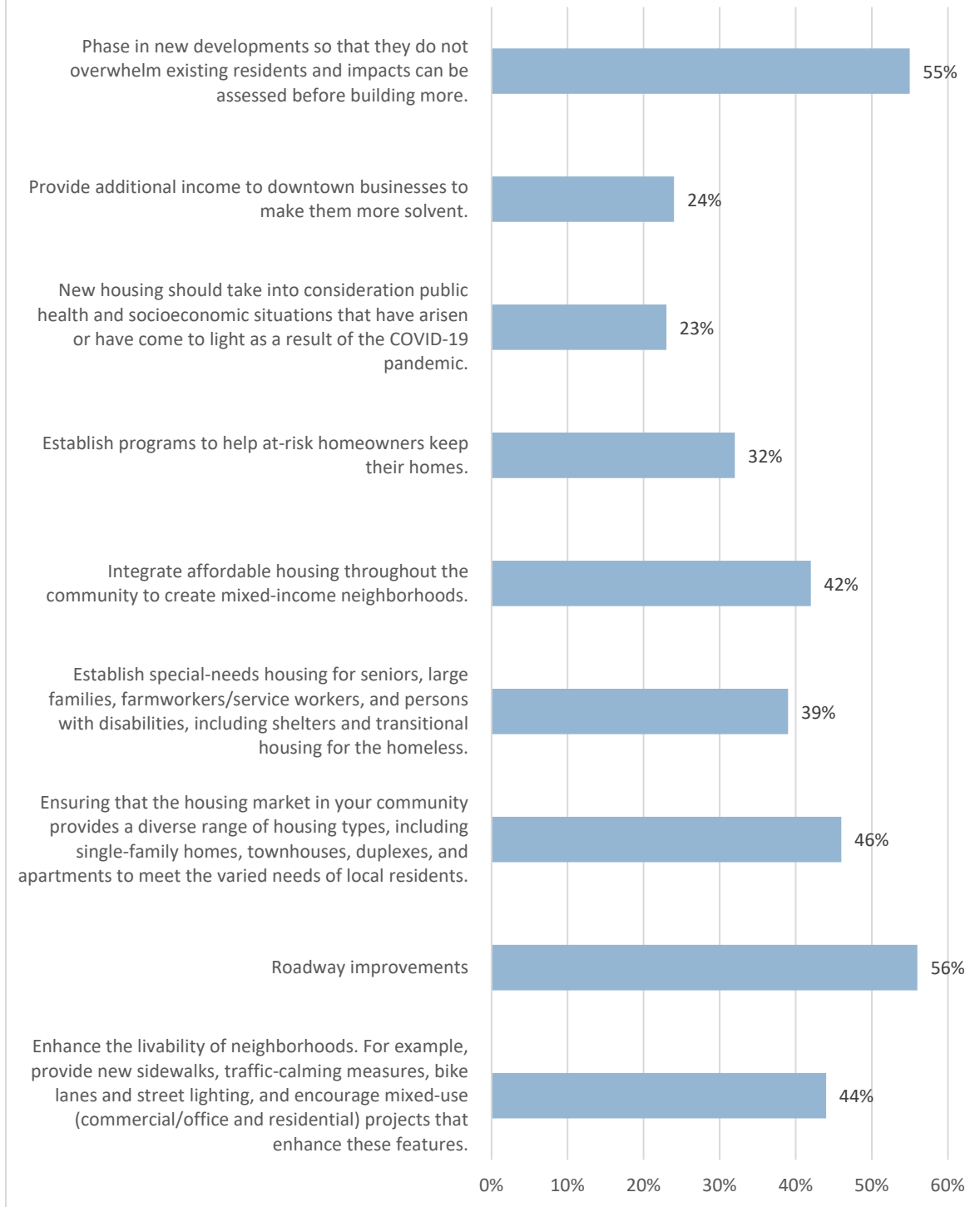
### 11. Have you experienced a change in your housing/economic situation due to the COVID-19 pandemic?



12. Prioritize the following population groups based on who needs more housing and support services in Solano County.



13. How important is each of the following concerns to you or to the people you represent in your organization?





## APPENDIX 2 – REGIONAL HOUSING NEEDS ASSESSMENT

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## INTRODUCTION

The Housing Needs Assessment is the section of the Housing Element that presents the characteristics of the jurisdiction’s population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment consists of the following components: (1) Population Characteristics, (2) Household Characteristics, (3) Employment Characteristics, (4) Housing Stock Characteristics, and (5) Special Needs Populations.

### REGIONAL EFFORT

As a part of the 2023–2031 Housing Element update, the Cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and Unincorporated Solano County participated in a collaborative effort to complete a regional housing needs assessment. The following document represents data for the Solano County Housing Element Collaborative.

### DATA SOURCES

The main source of the information for the Housing Needs Assessment was the pre-approved data package for Solano County provided by the Association of Bay Area Governments (ABAG), which is noted in the sources for the data tables in this assessment. The pre-approved data package uses several data sources, including the 2015-2019 American Community Survey (ACS) and the California Department of Finance (DOF). Other sources of information in this section include the following: the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local and regional economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. It should be noted that when comparing specific information, the timeframe for the ACS (2015- 2019) data and the timeframe for the CHAS data (2015-2017) data slightly differ and therefore the total will slightly vary.

## POPULATION CHARACTERISTICS

### POPULATION TRENDS

The DOF provides population estimates for each jurisdiction, shown in **Table 2-1**. Analyzing population change can help assess where there may be a need for new housing and services. As of 2021, more than half the total countywide population were residing in the three most populated jurisdictions (Fairfield, Vallejo, and Vacaville). Rio Vista had the smallest population and Suisun City, Benicia, Dixon and unincorporated County were in the middle. The countywide average annual growth was 0.7 percent between 2000 and 2021. The city with the greatest average annual population changes from 2000 to 2021 was also the smallest city, Rio Vista, with a 5.6-percent increase. Fairfield and Dixon were second and third, with 1.2 and 0.9 percent average annual growth, respectively.

**TABLE 2-1 POPULATION GROWTH TRENDS, 2000-2021**

Geography	Total Population				2000 - 2021	
	2000	2010	2020	2021	Total Change	Average Annual Growth
Benicia	26,865	26,997	27,175	26,995	0.48%	0.0%
Dixon	16,103	18,351	19,972	19,094	18.57%	0.9%
Fairfield	96,178	105,321	116,981	120,421	25.21%	1.2%
Rio Vista	4,571	7,360	9,987	9,961	117.92%	5.6%
Suisun City	26,118	28,111	29,119	29,266	12.05%	0.6%
Vacaville	88,642	92,428	98,855	101,286	14.26%	0.7%
Vallejo	117,148	115,942	119,063	124,410	6.20%	0.3%
Unincorporated Solano County	19,305	18,834	19,072	18,531	-4.01%	-0.2%
Solano County	394,930	413,344	440,224	449,964	13.94%	0.7%
Bay Area	6,784,348	7,150,739	7,790,537	7,214,162	6.3%	0.3%

Source: ABAG Data Packet, 2021 -- California Department of Finance, E-5 series

## AGE CHARACTERISTICS

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Therefore, age characteristics are important in planning for the changing housing needs of residents. **Table 2-2** shows a breakdown of each jurisdiction’s population by age group and median age.

Typical age groups include young children (ages 0-4), school-age children (ages 5-14), high school and college-age students (ages 15-24), young adults (ages 25-34), middle-aged adults (ages 45-54), older adults (55-64), and seniors (ages 65+). A population with a large percentage of seniors may require unique housing near health care, transit, and other services. College students may need more affordable homes. Young adults and middle-aged adults, which make up the workforce, may need homes near employment or transit centers. Dixon and Fairfield have a large proportion of school-age populations and a lower percentage of the workforce populations and seniors. Suisun City, Vacaville, and Vallejo have a large percentage of college-age populations. While Rio Vista has a significantly higher percentage of seniors (median age of 64), Suisun City and Dixon had the lowest median age at about 34, followed by Benicia at 46.

**TABLE 2-2 POPULATION BY AGE, 2019**

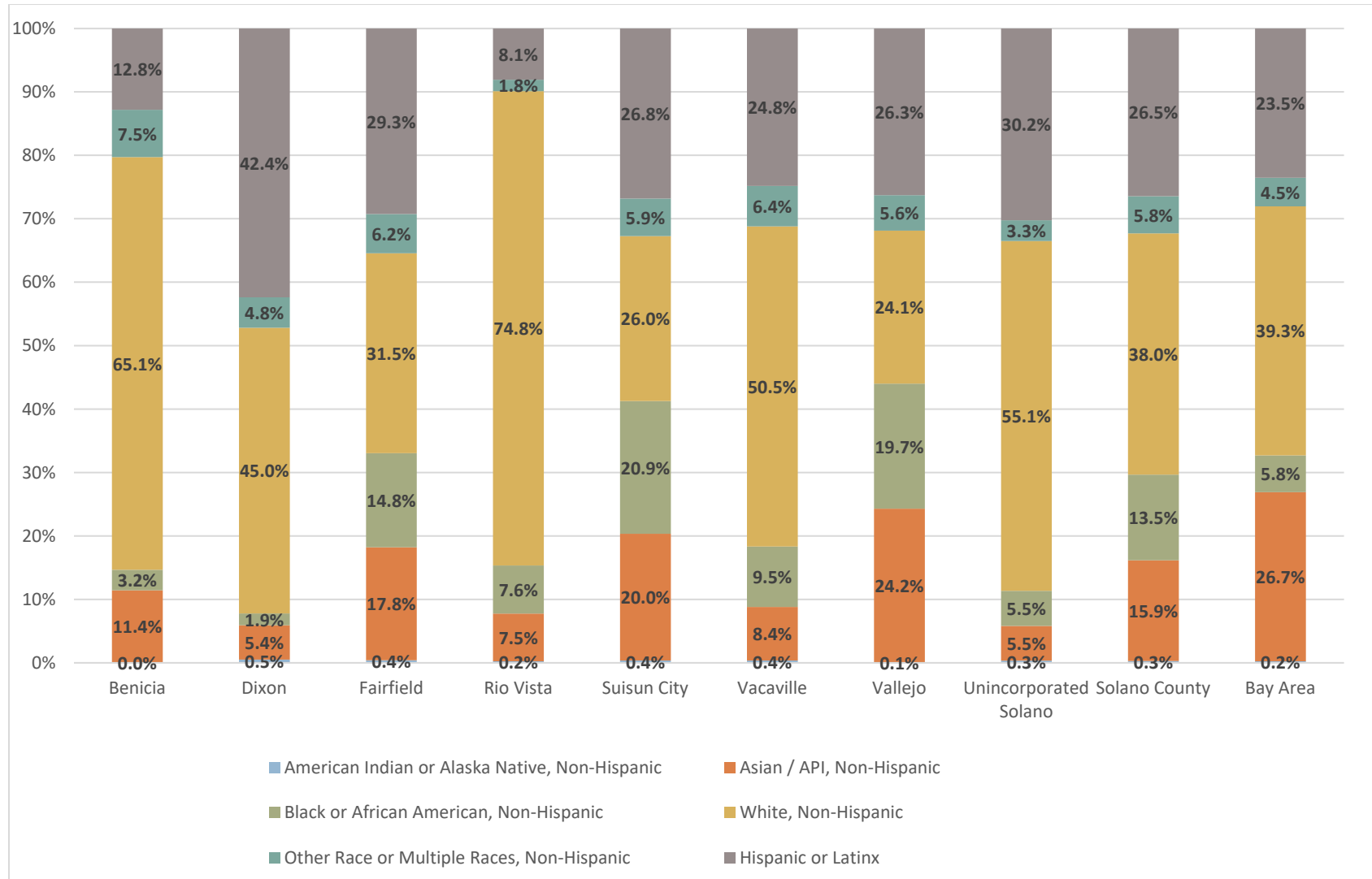
Geography	Age 0-4	Age 5-14	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Median Age
Benicia	4.5%	11.5%	9.8%	9.3%	13.3%	14.5%	17.4%	12.5%	5.1%	2.2%	46.1
Dixon	4.8%	17.3%	15.5%	13.9%	13.0%	12.0%	10.4%	6.7%	4.8%	1.4%	34.0
Fairfield	7.3%	13.9%	13.1%	15.9%	12.9%	12.7%	11.9%	7.2%	3.3%	1.7%	35.3
Rio Vista	1.2%	3.9%	7.2%	4.3%	3.5%	9.8%	21.2%	29.0%	14.4%	5.5%	64.4
Suisun City	6.5%	13.2%	14.7%	16.6%	12.6%	12.3%	12.5%	7.1%	2.8%	1.8%	34.4
Vacaville	5.8%	13.3%	12.3%	15.4%	12.9%	13.5%	12.9%	8.5%	3.7%	1.8%	37.6
Vallejo	6.2%	11.1%	13.0%	15.0%	12.4%	12.5%	14.1%	10.0%	4.1%	1.7%	39.7
Unincorporated Solano County	5.0%	9.0%	10.6%	10.5%	11.2%	14.7%	17.4%	13.4%	5.9%	2.2%	—

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

## RACE AND ETHNICITY

**Figure 2-1** shows race and ethnicity of residents in Solano County jurisdictions. Racial and ethnic distribution is important because often these characteristics are tied to income, language barriers, and family size. For example, a particular culture may choose to live in a household with multiple generations (grandchildren, parents, grandparents), requiring larger housing units. As shown in **Figure 2-1**, the majority of the population in most jurisdictions – except for the City Suisun City and Vallejo – is White, (non- Hispanic). Countywide, more than half of the population identified as being White non-Hispanic or Latino origin, followed by Hispanic and Asian. The populations of Benicia, Rio Vista, and Unincorporated Solano County were all more than 50 percent White. Vallejo has the lowest percentage of White at 24 percent. The second-largest population group countywide is Hispanic or Latinx, with a high of 42 percent in Dixon, 30 percent in Unincorporated Solano County, and 29 percent in Fairfield. The third-largest population group countywide is Black or African American, with a high of 20 percent in Suisun City and Vallejo. The fourth-largest population group countywide is Asian with a high of 24percent in Vallejo and 20 percent in Suisun City. In comparison, the Bay Area is predominately White, with the remaining population divided between Asian and Hispanic cultures. Overall, Vallejo, Suisun City, and Fairfield were the most racially and ethnically diverse.

FIGURE 2-1 POPULATION BY RACE AND ETHNICITY, 2015-2019



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

## HOUSEHOLD CHARACTERISTICS

The US Census defines a household as consisting of all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. Data on households does not include people living in group homes. The US Census defines group quarters as places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, prisons, and worker dormitories.

The US Census defines a family as a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. However, to facilitate fair housing, and remove constraints (for example for housing for people with disabilities) under State Housing Element law, local jurisdictions are required to define “family” in a manner that does not distinguish between related and unrelated persons and does not impose limitations on the number of people that may constitute a family.

The US Census defines a family household as a household maintained by a householder who is in a family (as defined above) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. In US Census data, the number of family households is equal to the number of families. However, the count of family household members differs from the count of family members in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. In US Census data, a nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Families often prefer single-family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.



## HOUSEHOLD TYPES AND SIZE

The tables on the following pages describe household types, including households with children under 18 and the race of the householder.

**Table 2-3** displays household composition as reported by the 2015-2019 ACS. On average, countywide, approximately half of all households are married-couple family households. Of all jurisdictions in Solano County, Dixon (58.3 percent) and Unincorporated Solano County (59.5 percent) had the highest proportion of married-couple households, while Rio Vista (49.8 percent) and Vallejo (43.1 percent) had the smallest proportions of married-couple households. With an average of 22.2 percent of all households countywide, single-person households are the second most common household type with the largest proportions of single-person households in Rio Vista (35.0 percent), Benicia (25.2 percent) and Vallejo (25.1 percent) and the smallest proportions of single-person households in Dixon (14.8 percent) and Fairfield (18.4 percent).

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to daycare or childcare, healthcare, and other supportive services. According to the 2015-2019 ACS, Dixon, Suisun City, and Vallejo had more than 15 percent female-headed households. Male-headed households represented 4.7 to 7.7 percent of households, countywide.

**TABLE 2-3 HOUSEHOLD TYPE, 2019**

Geography	Female-Headed Family Households	Male-Headed Family Households	Married-Couple Family Households	Other Nonfamily Households	Single-person Households	Total Households
Benicia	1,155	532	6,208	555	2,843	<b>11,293</b>
	10.2%	4.7%	55.0%	4.9%	25.2%	<b>100.0%</b>
Dixon	1,017	321	3,536	291	897	<b>6,062</b>
	16.8%	5.3%	58.3%	4.8%	14.8%	<b>100.0%</b>

Geography	Female-Headed Family Households	Male-Headed Family Households	Married-Couple Family Households	Other Nonfamily Households	Single-person Households	Total Households
Fairfield	5,353	2,720	19,949	1,977	6,752	<b>36,751</b>
	14.6%	7.4%	54.3%	5.4%	18.4%	<b>100.0%</b>
Rio Vista	273	39	2,388	417	1,675	<b>4,792</b>
	5.7%	0.8%	49.8%	8.7%	35.0%	<b>100.0%</b>
Suisun City	1,497	714	4,847	412	1,840	<b>9,310</b>
	16.1%	7.7%	52.1%	4.4%	19.8%	<b>100.0%</b>
Vacaville	4,240	1,646	17,539	1,977	7,296	<b>32,698</b>
	13.0%	5.0%	53.6%	6.0%	22.3%	<b>100.0%</b>
Vallejo	7,224	3,129	18,104	3,027	10,564	<b>42,048</b>
	17.2%	7.4%	43.1%	7.2%	25.1%	<b>100.0%</b>
Unincorporated Solano County	546	385	4,115	529	1,336	<b>6,911</b>
	7.9%	5.6%	59.5%	7.7%	19.3%	<b>100.0%</b>
Solano County	21,305	9,486	76,686	9,185	33,203	<b>149,865</b>
	14.2%	6.3%	51.2%	6.1%	22.2%	<b>100.0%</b>
Bay Area	283,770	131,105	1,399,714	242,258	674,587	<b>2,731,434</b>
	10.4%	4.8%	51.2%	8.9%	24.7%	<b>100.0%</b>

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

**Table 2-4** provides data for the number of households with children. Proportionally, Fairfield and Dixon had the highest number of households with one or more children present. Conversely, Benicia, Rio Vista, Suisun City, Vacaville, Vallejo, and Unincorporated Solano County had the highest proportion of non-child households.

**TABLE 2-4 HOUSEHOLDS BY CHILDREN PRESENT, 2019**

Geography	Households with 1 or More Children Under 18	Households with no Children
Benicia	3,390	7,903
	30.0%	70.0%
Dixon	2,501	3,561
	41.3%	58.74%
Fairfield	14,955	21,796
	40.7%	59.3%
Rio Vista	411	4,381
	8.6%	91.4%
Suisun City	3,651	5,659
	39.2%	60.8%
Vacaville	11,639	21,059
	35.6%	64.4%
Vallejo	13,938	28,110
	33.1%	66.9%
Unincorporated Solano County	1,772	5,139
	25.6%	74.4%
Solano County	52,257	97,608
	34.9%	65.1%
Bay Area	873,704	1,857,730
	32.0%	68.0%

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

**Table 2-5** represents the householder by race. Note that each race category also includes Hispanic or Latinx ethnicity. As shown in the table, White race represents the highest number of householders across all jurisdictions, followed by Asian in Vallejo and Suisun City, and Black or African American in Vallejo, Suisun City, and Fairfield. The highest percentages of Hispanic or Latinx households exist in Dixon, Fairfield, Suisun City, and Vallejo.

**TABLE 2-5 HOUSEHOLDER BY RACE, 2019**

Geography	White	American Indian or Alaska Native	Asian/API	Black or African American	Other Race or Multiple Races	Hispanic or Latinx	Total
Benicia	17,256	25	993	439	899	1,035	<b>20,647</b>
	83.6%	0.1%	4.8%	2.1%	4.4%	5.0%	<b>100.0%</b>
Dixon	8,220	46	314	87	978	1,903	<b>11,548</b>
	71.2%	0.4%	2.7%	0.8%	8.5%	16.5%	<b>100.0%</b>
Fairfield	34,878	148	5832	6,153	4,508	8,575	<b>60,094</b>
	58.0%	0.2%	9.7%	10.2%	7.5%	14.3%	<b>100.0%</b>
Rio Vista	7484	20	343	462	122	255	<b>8,686</b>
	86.2%	0.2%	3.9%	5.3%	1.4%	2.9%	<b>100.0%</b>
Suisun City	7,326	60	1,842	2,021	1045	2,037	<b>14,331</b>
	51.1%	0.4%	12.9%	14.1%	7.3%	14.2%	<b>100.0%</b>
Vacaville	43,766	238	2,382	2,560	3,521	6,388	<b>58,855</b>
	74.4%	0.4%	4.0%	4.3%	6.0%	10.9%	<b>100.0%</b>
Vallejo	31,234	185	9,102	9,759	5,417	8,123	<b>63,820</b>
	48.9%	0.3%	14.3%	15.3%	8.5%	12.7%	<b>100.0%</b>
Unincorporated Solano	9,761	44	325	409	4,508	1,483	<b>16,530</b>
	59.1%	0.3%	2.0%	2.5%	27.3%	9.0%	<b>100.0%</b>

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

Note: Each race category also includes Hispanic or Latinx ethnicity.

Household size helps determine the size of housing units needed within a jurisdiction. According to **Table 2-6**, for Benicia, Rio Vista, Vacaville, Vallejo, and Unincorporated Solano County, “large” households (containing five or more persons) represented approximately 6.7 to 12.8 percent of all households in 2019. In Dixon, Fairfield, and Suisun City, large households represented between 16 and 23 percent of all households in 2019. In 2019, in Solano County as a whole (cities and unincorporated areas), over half of all households were comprised of one or two people, about a third of all households were comprised of three or four people and 13.1 percent of all households were large households, with five or more people. The majority of households in the Bay Area are made up of two- to four-person households. The total proportion of two- to four-person households in Solano County is similar to that of the Bay Area, even though there is a range of household compositions within individual cities within Solano County. **Table 2-6** provides data on the number of persons per household.

**TABLE 2-6 HOUSEHOLDS BY SIZE, 2019**

<b>Geography</b>	<b>1-Person Household</b>	<b>2-Person Household</b>	<b>3-4-Person Household</b>	<b>5-or more Person Household</b>	<b>Total Households</b>
Benicia	2,843	4,274	3,425	751	<b>11,293</b>
	<i>25.2%</i>	<i>37.8%</i>	<i>30.3%</i>	<i>6.7%</i>	<b><i>100.0%</i></b>
Dixon	897	1,768	2,001	1,396	<b>6,062</b>
	<i>14.8%</i>	<i>29.2%</i>	<i>33.0%</i>	<i>23.0%</i>	<b><i>100.0%</i></b>
Fairfield	6,752	10,927	13,202	5,870	<b>36,751</b>
	<i>18.4%</i>	<i>29.7%</i>	<i>35.9%</i>	<i>16.0%</i>	<b><i>100.0%</i></b>
Rio Vista	1,675	2,541	530	46	<b>4,792</b>
	<i>35.0%</i>	<i>53.0%</i>	<i>11.1%</i>	<i>1.0%</i>	<b><i>100.0%</i></b>
Suisun City	1,840	2,249	3,722	1,499	<b>9,310</b>
	<i>19.8%</i>	<i>24.2%</i>	<i>40.0%</i>	<i>16.1%</i>	<b><i>100.0%</i></b>
Vacaville	7,296	10,500	10,973	3,929	<b>32,698</b>
	<i>22.3%</i>	<i>32.1%</i>	<i>33.6%</i>	<i>12.0%</i>	<b><i>100.0%</i></b>
Vallejo	10,564	13,112	12,982	5,390	<b>42,048</b>
	<i>25.1%</i>	<i>31.2%</i>	<i>30.9%</i>	<i>12.8%</i>	<b><i>100.0%</i></b>

Geography	1-Person Household	2-Person Household	3-4-Person Household	5-or more Person Household	Total Households
Unincorporated Solano County	1,336	2,919	1,852	804	<b>6,911</b>
	19.3%	42.2%	26.8%	11.6%	<b>100.0%</b>
Solano County	33,203	48,290	48,687	19,685	<b>149,865</b>
	22.2%	32.2%	32.5%	13.1%	<b>100.0%</b>
Bay Area	674,587	871,002	891,588	294,257	<b>2,731,434</b>
	24.7%	31.9%	32.6%	10.8%	<b>100.0%</b>

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

## OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways and kitchens, and to be severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing, although in households with small children, sharing a bedroom is common. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

According to the 2015-2019 ACS data, and as shown in **Table 2-7** and **Figure 2-2**, countywide, several cities reported overcrowded conditions that exceeded the county average. Dixon had a significant incidence of overcrowded households (5.7 percent) and a moderate percentage of severely overcrowded households (1.9 percent). Countywide, 6.5 percent of renter-occupied households were overcrowded, in comparison to 1.9 percent of owner-occupied households. Cities with higher proportions of owner overcrowding were Dixon and Vallejo. Countywide, renter overcrowding is close to triple that of owner-occupied households. As shown in **Table 2-7**, Dixon, and Fairfield had the highest incidence of renter overcrowding.

Identifying racial groups experiencing overcrowding can indicate housing needs. As shown in **Table 2-8**, of all the cities in Solano County, Dixon, Fairfield, and Vallejo are the most diverse. On average, countywide of all racial groups in Solano County, Other Race or Multiple Races groups reported 10.9 percent of overcrowding conditions and 6 percent of Hispanic/Latinx households reported overcrowding conditions. Of all the cities in Solano County, the most diverse cities had the highest percentages of overcrowding for Black/African American, Other Race or Multiple Races, Hispanic/Latinx groups with the exception of Unincorporated Solano County. According to **Table 2-8**, of the total racial groups reporting overcrowding, the groups experiencing the most overcrowding were Other Race or Multiple Races (10.4 percent) and Hispanic/Latinx (17.0 percent).

**TABLE 2-7 OVERCROWDING BY TENURE, 2015-2019**

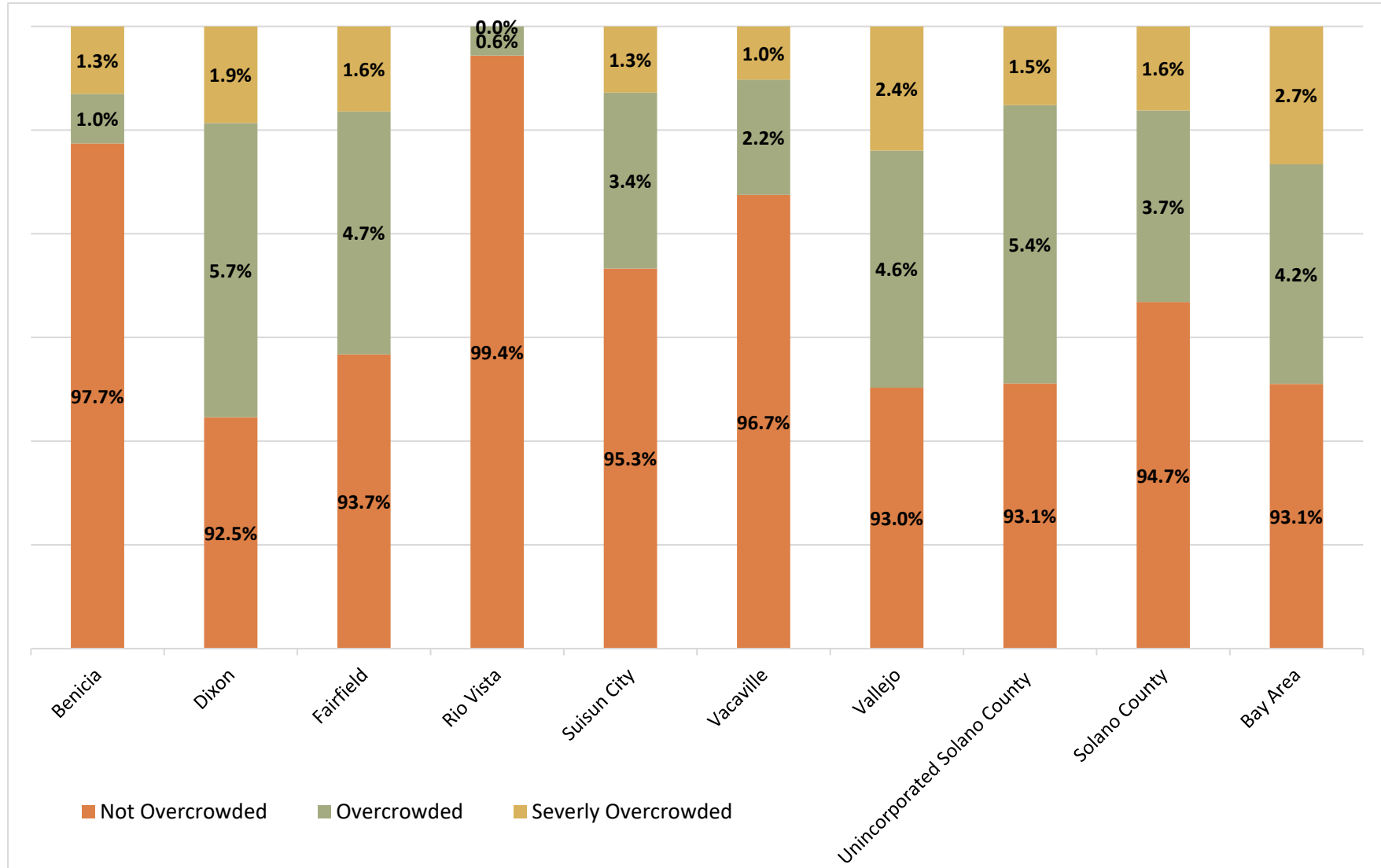
Geography	Owner Occupied Households		Renter Occupied Households		Total Households	
	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded
Benicia	20	58	88	89	108	147
	0.2%	0.7%	2.8%	2.8%	1.0%	1.3%
Dixon	90	14	254	99	344	113
	2.1%	0.3%	13.9%	5.4%	5.7%	1.9%
Fairfield	402	123	1,320	480	1722	603
	1.8%	0.6%	8.8%	3.2%	4.7%	1.6%
Rio Vista	0	0	27	0	27	0
	0.0%	0.0%	3.0%	0	0.6%	0.0%
Suisun City	116	80	200	39	316	119
	2.0%	1.4%	5.7%	1.1%	3.4%	1.3%
Vacaville	378	51	349	285	727	336
	1.9%	0.3%	2.8%	2.3%	2.2%	1.0%
Vallejo	710	214	1,213	793	1,923	1,007

Geography	Owner Occupied Households		Renter Occupied Households		Total Households	
	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded
	3.0%	0.9%	6.5%	4.2%	4.6%	2.4%
Unincorporated Solano County	--	--	--	--	--	--
	--	--	--	--	--	--
Solano County	1,791	624	3,747	1806	5,538	2,430
	1.9%	0.7%	6.5%	3.1%	3.7%	1.6%

*Source: ABAG Data Packet, 2021 – American Community Survey (ACS), 2015-2019*



FIGURE 2-2 OVERCROWDING SEVERITY, 2019



Source: ABAG Data Packet, 2021 -- American Community Survey (ACS), 2015-2019

**TABLE 2-8 OVERCROWDING BY RACE, 2019**

Geography	American Indian or Alaska Native	Asian / API	Black or African American	Hispanic or Latinx	Other Race or Multiple Races	White	White, Non-Hispanic
	More than 1.0 Occupants per Room						
Benicia	0.0%	0.8%	2.5%	6.7%	7.1%	1.9%	1.8%
Dixon	0.0%	0.0%	26.4%	16.8%	10.5%	7.1%	3.2%
Fairfield	0.0%	5.0%	1.8%	17.0%	10.4%	7.2%	2.7%
Rio Vista	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.7%
Suisun City	0.0%	2.9%	2.3%	11.0%	6.2%	6.2%	3.1%
Vacaville	9.7%	4.5%	1.8%	8.3%	6.2%	2.8%	1.5%
Vallejo	0.0%	8.0%	5.3%	15.6%	17.6%	4.1%	2.2%
Unincorporated Solano County	22.7%	5.8%	0.0%	24.5%	29.3%	3.5%	2.1%

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

Note – all categories include both Hispanic and Non-Hispanic populations unless otherwise noted.

## INCOME DEFINITIONS AND INCOME LIMITS

The state and federal governments classify household income into several categories based on the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

- Extremely low-income households: Up to 30 percent AMI
- Very low-income households: 31–50 percent of AMI
- Low-income households: 51–80 percent of AMI
- Moderate-income households: 81–120 percent of AMI
- Above moderate-income households: Above 120 percent of AMI

The term “lower income” refers to all households earning 80 percent or less of AMI. It combines the categories of low-, very-low and extremely low-incomes. Income limits for all counties in California are calculated by HCD for Solano County (see **Table 2-9**). According to HCD, the AMI for a four-person household in Solano County was \$99,300 in 2021.

**TABLE 2-9 MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, SOLANO COUNTY, 2021**

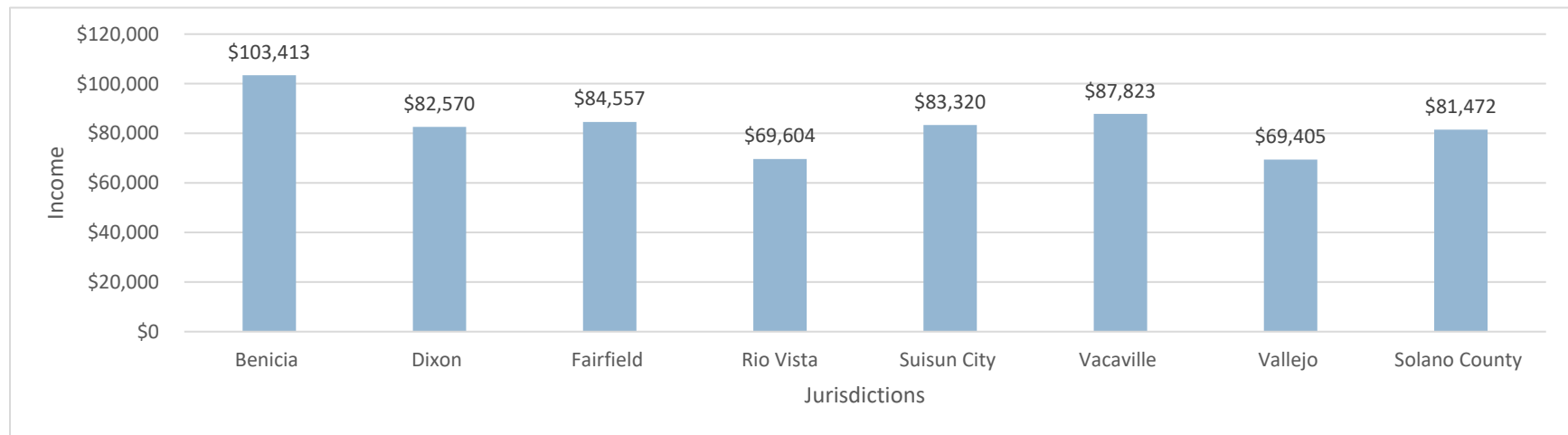
Income Category	Persons Per Household				
	1	2	3	4	5
Extremely Low	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500
Very Low	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450
Low	\$54,350	\$62,100	\$69,850	\$77,600	\$83,850
Median	\$69,500	\$79,450	\$89,350	<b>\$99,300</b>	\$107,250
Moderate	\$83,400	\$95,300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

*Source: HCD State Income Limits for Solano County, 2021*

**Figure 2-3** shows the median household income for all jurisdictions in Solano County, as reported by the 2015-2019 ACS. This median income includes all households, regardless of household size. The median household income in the United States was \$62,843 in 2019, lower than the Solano County median of \$81,472. Benicia had the highest median household income in 2019 with \$103,413, well above the county median. The city with the lowest median income was Rio Vista with \$69,604, followed by Vallejo at \$69,405. Median Income for the unincorporated county was not available.

**Table 2-10** describes households by income level. Vallejo has the largest proportion of households with lower incomes (43.9 percent), followed by Rio Vista (41.1 percent), Dixon (38.7 percent), Fairfield (36.1 percent), and Suisun City (36.5 percent). Countywide, an average of 36.8 percent of all households were lower-income households. Lower-income households (80 percent or less of AMI) have a greater risk of being displaced from their community, as compared with households with higher incomes. The cities with the greatest proportions of households with lower incomes were Vallejo (33.1 percent), Rio Vista (41.1 percent), and Suisun City (36.5 percent). In contrast, about 75.3 percent of households in Benicia had incomes that were over 80 percent of AMI.

**FIGURE 2-3 MEDIAN HOUSEHOLD INCOMES IN SOLANO COUNTY**



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

**TABLE 2-10 HOUSEHOLDS BY HOUSEHOLD INCOME, 2017**

<b>Geography</b>	<b>Extremely Low- Income 0%-30% of AMI</b>	<b>Very Low - Income 31%-50% of AMI</b>	<b>Low-Income 51%-80% of AMI</b>	<b>Median-Income 81%-100% of AMI</b>	<b>Above Median- Income &gt;100% of AMI</b>	<b>Total Households</b>
<b>Income Level</b>	<b>&lt;\$29,150</b>	<b>&lt;\$48,550</b>	<b>&lt;\$77,600</b>	<b>&lt;\$ 99,300</b>	<b>&gt;\$119,150</b>	
Benicia	968	595	1,200	940	7,490	11,193
	8.6%	5.3%	10.7%	8.4%	66.9%	100.0%
Dixon	629	725	930	510	3,105	5,899
	10.7%	12.3%	15.8%	8.6%	52.6%	100.0%
Fairfield	3,637	3,855	5,425	3,570	19,285	35,772
	10.2%	10.8%	15.2%	10.0%	53.9%	100.0%
Rio Vista	439	535	750	290	2,185	4,199
	10.5%	12.7%	17.9%	6.9%	52.0%	100.0%
Suisun City	848	809	1,719	860	5,009	9,245
	9.2%	8.8%	18.6%	9.3%	54.2%	100.0%
Vacaville	2,994	2,840	4,914	3,224	18,455	32,427
	9.2%	8.8%	15.2%	9.9%	56.9%	100.0%
Vallejo	6,250	5,080	6,949	4,035	19,330	41,644
	15.0%	12.2%	16.7%	9.7%	46.4%	100.0%
Unincorporated Solano County	585	575	1,038	941	3,841	6,980
	8.4%	8.2%	14.9%	13.5%	55.0%	100.0%
Solano County	16,350	15,014	22,925	14,370	78,700	147,359
	11.1%	10.2%	15.6%	9.8%	53.4%	100.0%
Bay Area	396,952	294,189	350,599	245,810	1,413,483	2,701,033
	14.7%	10.9%	13.0%	9.1%	52.3%	100.0%

Source: ABAG Data Packet, 2021 -- CHAS, 2013-2017

## Overpayment

State and federal housing law defines overpayment (or cost burdened) as a household paying 30-49 percent of gross income for housing expenses and severe overpayment (or severely cost burdened) as a household paying more than 50 percent of gross income for housing expenses. Housing overpayment and severe overpayment are especially problematic for lower-income households that have limited resources for other living expenses and is an important measure of the affordability of housing within a community. Overpayment and severe overpayment for housing is based on the total cost of shelter compared to a household's income. According to the U.S. Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities). Overpayment and severe overpayment are also most often interrelated with income levels; however, there are some households that choose to overpay to live in neighborhoods with good access to services and resources – particularly schools.

As reported in **Table 2-11**, Vallejo had the highest proportion of households overpaying or severely overpaying for housing between 2015 and 2019, with a total of 17,750 households (42.2 percent), followed by Suisun City (3,476 households, 37.3 percent) and Fairfield (13,389 households, 36.4 percent). Overpaying or severely overpaying for housing among homeowners was most common in Vallejo (7,287 , 31.2 percent), Suisun City (1,754 households, 30.2 percent) and Rio Vista (1,096 households, 28.2 percent). Overpaying or severely overpaying for housing among renters was most common in Vallejo (10,463 households, 55.9 percent), Fairfield (7,745 households, 51.8 percent) and Vacaville (6,485 households, 52.2 percent).

**TABLE 2-11 OVERPAYING BY TENURE, 2015-2019**

Geography	Overpayment Category	Owner Occupied		Renter Occupied		Totals	
		Number	Percentage	Number	Percentage	Number	Percentage
Benicia	Not Overpaying	5,809	71.7%	1,445	45.3%	7,254	64.2%
	Overpaying	1,490	18.4%	820	25.7%	2,310	20.5%
	Severely Overpaying	775	9.6%	784	24.6%	1,559	13.8%
	Not Computed	29	0.4%	141	4.4%	170	1.5%
	<b>Total</b>	<b>8,103</b>	<b>100.0%</b>	<b>3,190</b>	<b>100.0%</b>	<b>11,293</b>	<b>100.0%</b>
Dixon	Not Overpaying	3,065	72.3%	1,055	57.8%	4,120	68.0%
	Overpaying	884	20.9%	251	13.8%	1,135	18.7%
	Severely Overpaying	274	6.5%	441	24.2%	715	11.8%
	Not Computed	15	0.4%	77	4.2%	92	1.5%
	<b>Total</b>	<b>4,238</b>	<b>100.0%</b>	<b>1,824</b>	<b>100%</b>	<b>6,062</b>	<b>100.0%</b>
Fairfield	Not Overpaying	16,013	73.5%	6,629	44.3%	22,642	61.6%
	Overpaying	3,450	15.8%	4,320	28.9%	7,770	21.1%
	Severely Overpaying	2,194	10.1%	3,425	22.9%	5,619	15.3%
	Not Computed	132	0.6%	588	3.9%	720	2.0%
	<b>Total</b>	<b>21,789</b>	<b>100.0%</b>	<b>14,962</b>	<b>100.0%</b>	<b>36,751</b>	<b>100.0%</b>
Rio Vista	Not Overpaying	2,697	69.4%	393	43.5%	3,090	64.5%
	Overpaying	648	16.7%	123	13.6%	771	16.1%
	Severely Overpaying	448	11.5%	211	23.3%	659	13.8%
	Not Computed	95	2.4%	177	19.6%	272	5.7%
	<b>Total</b>	<b>3,888</b>	<b>100.0%</b>	<b>904</b>	<b>100.0%</b>	<b>4,792</b>	<b>100.0%</b>
Suisun City	Not Overpaying	4,009	69.3%	1,712	48.5%	5,721	61.5%
	Overpaying	1,154	20.0%	908	25.7%	2,062	22.1%
	Severely Overpaying	600	10.4%	814	23.1%	1,414	15.2%

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Geography	Overpayment Category	Owner Occupied		Renter Occupied		Totals	
		Number	Percentage	Number	Percentage	Number	Percentage
	Not Computed	20	0.3%	93	2.6%	113	1.2%
	<b>Total</b>	<b>5,783</b>	<b>100.0%</b>	<b>3,527</b>	<b>100.0%</b>	<b>9,310</b>	<b>100.0%</b>
Vacaville	Not Overpaying	14,969	73.8%	5,555	44.8%	20,524	62.8%
	Overpaying	3,411	16.8%	3,774	30.4%	7,185	22.0%
	Severely Overpaying	1,802	8.9%	2,711	21.8%	4,513	13.8%
	Not Computed	104	0.5%	372	3.0%	476	1.5%
	<b>Total</b>	<b>20,286</b>	<b>100%</b>	<b>12,412</b>	<b>100.0%</b>	<b>32,698</b>	<b>100.0%</b>
Vallejo	Not Overpaying	15,910	68.2%	7,568	40.5%	23,478	55.8%
	Overpaying	4,457	19.1%	4,588	24.5%	9,045	21.5%
	Severely Overpaying	2,830	12.1%	5,875	31.4%	8,705	20.7%
	Not Computed	142	0.6%	678	3.6%	820	2.0%
	<b>Total</b>	<b>23,339</b>	<b>100.0%</b>	<b>18,709</b>	<b>100.0%</b>	<b>42,048</b>	<b>100.0%</b>
Unincorporated Solano County	Not Overpaying	3,386	71.7%	1,201	54.9%	4,587	66.4%
	Overpaying	651	13.8%	368	16.8%	1,019	14.7%
	Severely Overpaying	633	13.4%	331	15.1%	964	13.9%
	Not Computed	53	1.1%	288	13.2%	341	4.9%
	<b>Total</b>	<b>4,723</b>	<b>100.0%</b>	<b>2,188</b>	<b>100.0%</b>	<b>6,911</b>	<b>100.0%</b>

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



## Lower-Income Households Overpaying

One of the indicators of housing need when analyzing the relationship between income and costs associated with available housing resources is overpayment. Generally, households that pay more than 30 percent of their income on housing cost are considered to be overpaying for housing or cost burdened, while households that pay 50 percent or more are considered to be severely overpaying or severely cost burdened.

**Tables 2-12, 2-13, and 2-14** show that countywide, 35.6 percent of the total households spend more than 30 percent of their income on housing costs with the majority falling into the lower income category, at 24.3 percent of total households. Approximately 15 percent of the County's households are both lower income and severely cost burdened. Extremely low-income households constitute 10 percent of the County's households, of which, more than half overpay for housing, and almost all are severely cost burdened, at 7.9 percent and 7.1 percent of total households respectively. A distinction must be made, however, that not all lower-income households, even extremely low-income households, are cost burdened.

A comparison of renters and homeowners experiencing overpayment puts risk of displacement into better perspective and assists in the establishment of policies and programs to reduce this risk. Renters make up 39.3 percent of the total county households, with almost one-half of renters (19.4 percent of total county households) reporting overpayment of 30 percent of their income. Approximately 50 percent of renter households (19.9 percent of total households) fall within the lower-income categories (less than 80 percent of Area Median Family Income (HAMFI)). Almost all the lower-income rental households, at 15.4 percent of total county households, report overpayment. Lower-income rental households reporting severe overpayment constitute 9.6 percent of total county households. The most at-risk of displacement population are extremely low-income (ELI) rental households (0-30 percent of MFI). ELI households comprise 6.9 percent of the total county households and represent 17.6 percent of renters. Of total renters approximately 80 percent are cost burdened, making up 5.5 percent of total households. This indicates that almost 13 percent of total renters are the most at risk of displacement from overpayment.

Homeowners throughout the county are also affected by overpayment, particularly lower-income households. Homeowners constitute 60.7 percent of the county's households, of which, 26.8 percent (16.3 percent of total households) are overburdened. Approximately 27 percent of owner-occupied households (14.5 percent of total households) fall within the lower-income categories (less than 80 percent of MFI). Almost 60 percent of the lower-income owner households, at 8.9 percent of total county households, report overpayment. Statistics indicate that 38.2 percent of lower-income owner-occupied households report severe overpayment, constituting 5.5 percent of total county households. Extremely low-income (ELI) owner households (0-30 percent of MFI) comprise 3.1 percent of the total County households,

representing just 5.2 percent of owners. Of this group, approximately 75.3 percent are overburdened, embodying 2.4 percent of total households, and 64 percent of ELI owners are severely overburdened. This indicates that 3.3 percent of total homeowners are the most at risk of displacement from overpayment.

Looking at overpayment and income statistics for individual cities, when focusing on the populations most at risk of displacement, a range of differences are evident. In Benicia, owner occupied comprise 71 percent of total households, of which, 23.8 percent report overpayment (16.9 percent). Of the 29 percent rental households, 50 percent are overburdened (14.6 percent of households). Of the overburdened renters, 28.8 percent fall into the ELI category, and 12.4 percent of overburdened owners fall into the ELI category. Over 66 percent of both ELI owners and renters are extremely cost burdened, representing 1.8 and 3.7 percent of the total households respectively.

In comparison, in Vallejo, owner occupied households comprise 54.9 percent of total households, of which, 29.3 percent report overpayment (16.1 percent of households). Of the 45.1-percent of rental households, 53.2 percent are overburdened (24.0 percent of households). Of the overburdened renters, 35.6 percent fall into the ELI category, and 16 percent of overburdened owners fall into the ELI category. Over 32 percent of ELI renters and 14 percent of homeowners are extremely cost burdened, representing 8.5 and 2.6 percent of the total households respectively.

Dixon reports a high percentage of both renter and homeowner households overpaying for housing. Owner households comprise 61.7 percent of total households, of which, 45.6 percent report overpayment (20.1 percent). Of the 20.1 percent rental households, 86.7 percent are overburdened (14.0 percent of households). Of the overburdened renters, 21.8 percent fall into the ELI category, yet only 5.6 percent of overburdened owners fall into the ELI category. Almost all of the ELI renters, at 95.8 percent, and 78.3 percent of ELI homeowners are extremely cost burdened, representing 5.7 and 1.5 percent of the total households respectively.

Regardless of median income in the county and its cities, housing costs remain a challenge for a substantial number of residents. Throughout the county, extremely low-income homeowners, and in particular lower-income renters, experience a cost burden, with a large percentage significantly overpaying for housing. This can be an issue for seniors as well as for working families, single parents, and others who face changing life circumstances. The sudden loss of employment, a health care emergency, or a family crisis can quickly result in a heavy cost burden, with limited affordable options available, putting these populations at risk of displacement, overcrowding, or residing in low-resource areas.

**TABLE 2-12 LOWER-INCOME HOUSEHOLDS OVERPAYING: BENICIA, DIXON, FAIRFIELD**

Total Household Characteristics	Benicia		Dixon		Fairfield	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Total occupied units (households)	<b>11,130</b>	<b>100.0%</b>	<b>6,015</b>	<b>1</b>	<b>36,350</b>	<b>36,350</b>
Total Renter households	3,225	29.0%	1,880	31.3%	15,110	41.6%
Total Owner Households	7,905	71.0%	4,135	68.7%	21,235	58.4%
Total lower income (0-80% of HAMFI) households	2,535	22.8%	2,045	34.0%	11,875	32.7%
Lower income renters (0-80%)	1,320	11.9%	1,090	18.1%	7,150	19.7%
Lower income owners (0-80%)	1,215	10.9%	955	15.9%	4,725	13.0%
Extremely low-income (ELI) renters (0-30%)	620	5.6%	355	5.9%	2,215	6.1%
Extremely low-income (ELI) owners (0-30%)	295	2.7%	115	1.9%	925	2.5%
Lower income households paying more than 50%	1,290	11.6%	780	12.97%	5,120	14.1%
Lower income renter HH severely overpaying	730	6.6%	480	8.0%	3,375	9.3%
Lower income owner HH severely overpaying	550	4.9%	295	4.9%	1,745	4.8%
Extremely Low Income (0-30%)	610	5.5%	430	7.1%	2,140	5.9%
ELI Renter HH severely overpaying	415	3.7%	340	5.7%	1,570	4.3%
ELI Owner HH severely overpaying	195	1.8%	90	1.5%	570	1.6%
Income between 30%-50%	285	2.6%	245	4.1%	1,805	5.0%
Income between 50% -80%	395	3.5%	105	1.7%	1,175	3.2%
Lower income households paying more than 30%	1,855	16.7%	1,415	23.5%	8,580	23.6%
Lower income renter HH overpaying	1,020	9.2%	775	12.9%	5,725	15.7%
Lower income owner HH overpaying	820	7.4%	640	10.6%	2,855	7.9%

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Total Household Characteristics	Benicia		Dixon		Fairfield	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Extremely Low Income (0-30%)	710	6.4%	445	7.4%	2,445	6.7%
ELI Renter HH overpaying	470	4.2%	340	5.7%	1,720	4.7%
ELI Owner HH overpaying	235	2.1%	105	1.7%	725	2.0%
Income between 30%-50%	385	3.5%	470	7.8%	3,040	8.4%
Income between 50% -80%	760	6.8%	500	8.3%	500	1.4%
<b>Total Households Overpaying</b>	<b>3,515</b>	<b>31.6%</b>	<b>2,050</b>	<b>34.1%</b>	<b>12,805</b>	<b>35.2%</b>
<b>Total Renter Households Overpaying</b>	<b>1,630</b>	<b>14.6%</b>	<b>840</b>	<b>14.0%</b>	<b>7,555</b>	<b>20.8%</b>
<b>Total Owner Households Overpaying</b>	<b>1,885</b>	<b>16.9%</b>	<b>1,210</b>	<b>20.1%</b>	<b>5,250</b>	<b>14.4%</b>

Source: 2014-2018 CHAS Data Sets <https://www.huduser.gov/portal/datasets/cp.html>

**TABLE 2-13 LOWER-INCOME HOUSEHOLDS OVERPAYING: RIO VISTA, SUISUN CITY, VACAVILLE**

Total Household Characteristics	Rio Vista		Suisun City		Vacaville	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
<b>Total occupied units (households)</b>	4,285	100.0%	9,320	100.0%	32,920	100.0%
Total Renter households	745	17.4%	3,655	39.2%	12,960	39.4%
Total Owner Households	3,545	82.7%	5,660	60.7%	19,960	60.6%
Total lower income (0-80% of HAMFI) households	1570	36.6%	3,130	33.6%	10,630	32.3%
Lower income renters (0-80%)	295	6.9%	1,715	18.4%	6,285	19.1%
Lower income owners (0-80%)	1,275	29.8%	1,415	15.2%	4,345	13.2%
Extremely low-income (ELI) renters (0-30%)	140	3.3%	610	6.5%	1,940	5.9%
Extremely low-income (ELI) owners (0-30%)	390	9.1%	225	2.4%	955	2.9%
Lower income households paying more than 50%	575	13.4%	1,275	13.7%	4,280	13.0%
Lower income renter HH severely overpaying	200	4.7%	775	8.3%	2,590	7.9%
Lower income owner HH severely overpaying	365	8.5%	505	5.4%	1,690	5.1%
Extremely Low Income (0-30%)	310	7.2%	580	6.2%	1,925	5.8%
ELI Renter HH severely overpaying	90	2.1%	440	4.7%	1,325	4.0%
ELI Owner HH severely overpaying	260	6.1%	145	1.6%	600	1.8%
Income between 30%-50%	90	2.1%	380	4.1%	1,270	3.9%
Income between 50% -80%	175	4.1%	315	3.4%	1,085	3.3%
Lower income households paying more than 30%	830	19.4%	2,165	23.2%	7,410	22.5%
Lower income renter HH overpaying	200	4.7%	1,300	13.9%	4,695	14.3%
Lower income owner HH overpaying	620	14.5%	870	9.3%	2,720	8.3%
Extremely Low Income (0-30%)	355	8.3%	615	6.6%	2,135	6.5%

Total Household Characteristics	Rio Vista		Suisun City		Vacaville	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
ELI Renter HH overpaying	90	2.1%	465	5.0%	1,445	4.4%
ELI Owner HH overpaying	260	6.1%	155	1.7%	690	2.1%
Income between 30%-50%	140	3.3%	450	4.8%	1,945	5.9%
Income between 50% -80%	335	7.8%	1,100	11.8%	3,330	10.1%
<b>Total Households Overpaying</b>	<b>1,220</b>	<b>28.5%</b>	<b>3,135</b>	<b>33.6%</b>	<b>11,370</b>	<b>34.5%</b>
<b>Total Renter Households Overpaying</b>	<b>245</b>	<b>5.7%</b>	<b>1,595</b>	<b>17.1%</b>	<b>6,195</b>	<b>18.8%</b>
<b>Total Owner Households Overpaying</b>	<b>975</b>	<b>22.8%</b>	<b>1,540</b>	<b>16.5%</b>	<b>5,175</b>	<b>15.7%</b>

Source: 2014-2018 CHAS Data Sets <https://www.buduser.gov/portal/datasets/cp.html>

**TABLE 2-14 LOWER-INCOME HOUSEHOLDS OVERPAYING: VALLEJO, SOLANO COUNTY**

Total Household Characteristics	Vallejo		Solano County	
	Number	Percentage of Total Households	Number	Percentage of Total Households
Total occupied units (households)	41,990	100.0%	149,065	100.0%
Total Renter households	18,930	45.1%	58,645	39.3%
Total Owner Households	23,060	54.9%	90,420	60.7%
Total lower income (0-80% of HAMFI) households	17,360	41.3%	51,215	34.4%
Lower income renters (0-80%)	10,810	25.7%	29,675	19.9%
Lower income owners (0-80%)	6,550	15.6%	21,540	14.5%
Extremely low-income (ELI) renters (0-30%)	4,245	10.1%	10,325	6.9%
Extremely low-income (ELI) owners (0-30%)	1,430	3.4%	4,675	3.1%
Lower income households paying more than 50%	8,365	19.9%	22,495	15.1%
Lower income renter HH severely overpaying	5,770	13.7%	14,260	9.6%
Lower income owner HH severely overpaying	2,595	6.2%	8,235	5.5%
Extremely Low Income (0-30%)	4,215	10.0%	10,580	7.1%
ELI Renter HH severely overpaying	3,265	7.8%	7,585	5.1%
ELI Owner HH severely overpaying	950	2.3%	2,995	2.0%
Income between 30%-50%	2,550	6.1%	6,875	4.6%
Income between 50% -80%	1,600	3.8%	5,040	3.4%
Lower income households paying more than 30%	12,695	30.2%	36,225	24.3%
Lower income renter HH overpaying	8,685	20.7%	23,005	15.4%
Lower income owner HH overpaying	4,005	9.5%	13,220	8.9%
Extremely Low Income (0-30%)	4,670	11.1%	11,785	7.9%
ELI Renter HH overpaying	3,585	8.5%	8,265	5.5%

Total Household Characteristics	Vallejo		Solano County	
	Number	Percentage of Total Households	Number	Percentage of Total Households
ELI Owner HH overpaying	1,085	2.6%	3,520	2.4%
Income between 30%-50%	3,770	9.0%	10,580	7.1%
Income between 50% -80%	4,255	10.1%	13,860	9.3%
<b>Total Households Overpaying</b>	<b>16,835</b>	<b>40.1%</b>	<b>53,120</b>	<b>35.6%</b>
<b>Total Renter Households Overpaying</b>	<b>10,070</b>	<b>24.0%</b>	<b>28,860</b>	<b>19.4%</b>
<b>Total Owner Households Overpaying</b>	<b>6,765</b>	<b>16.1%</b>	<b>24,260</b>	<b>16.3%</b>

Source: 2014-2018 CHAS Data Sets <https://www.buduser.gov/portal/datasets/cp.html>



## EMPLOYMENT CHARACTERISTICS

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns and how these patterns influence housing needs.

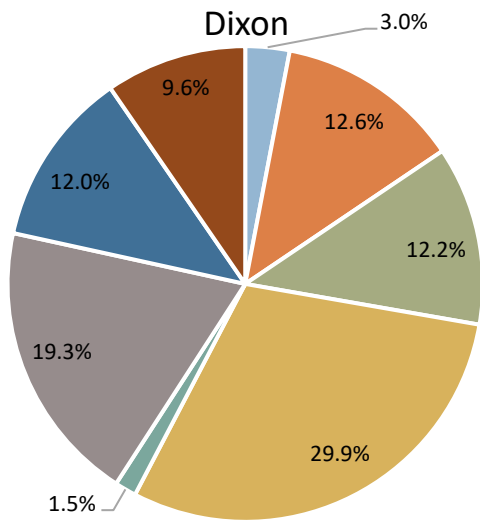
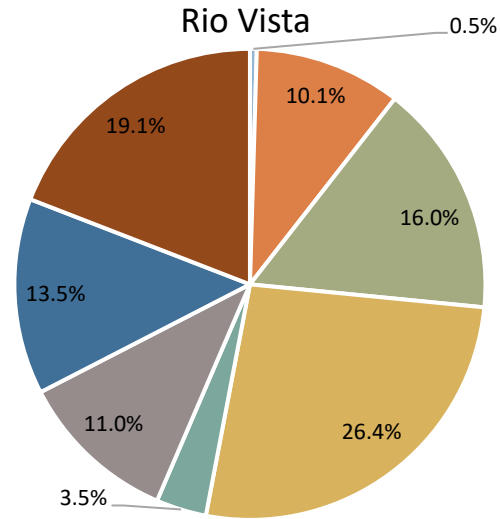
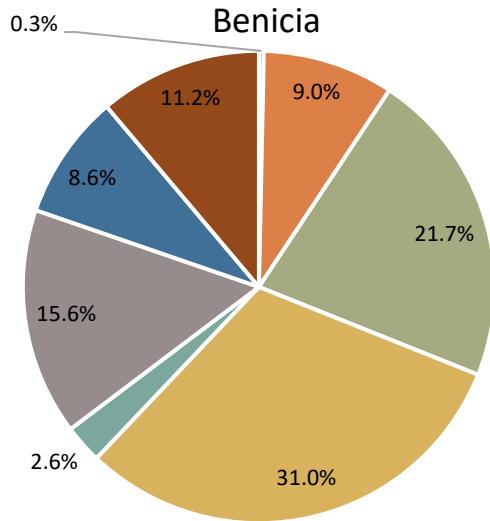
### EMPLOYMENT BY INDUSTRY

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs.

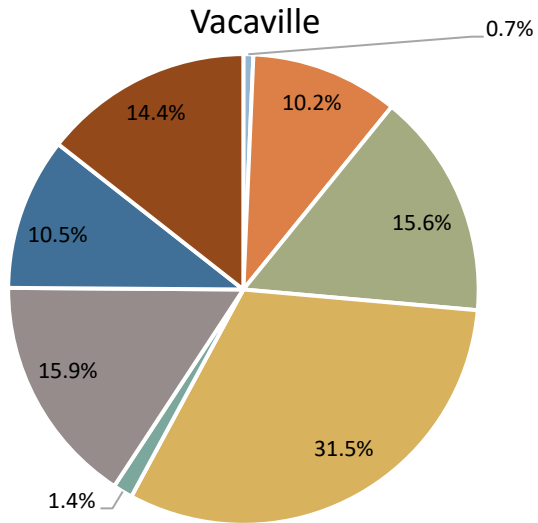
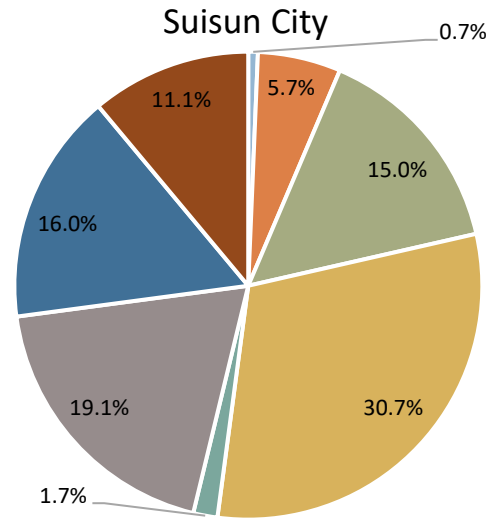
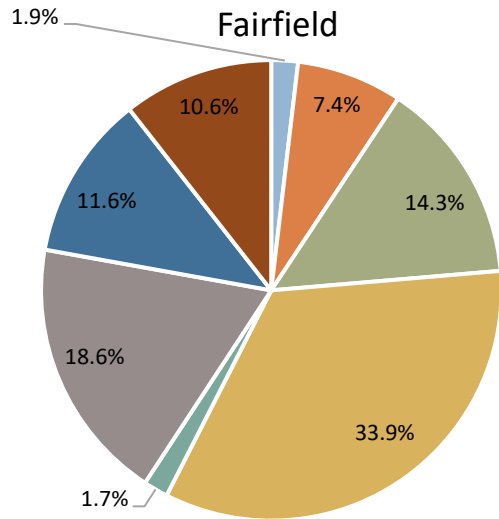
**Table 2-15** and **Figure 2-4** shows employment by industry for each jurisdiction. In the following analysis, “residents” refers to those in the civilian, employed population aged 16 and older. Residents of Benicia are most commonly employed in the health and educational services, and financial and professional services sectors (21.7 percent). The health and educational services industry is also the most common sector of employment for residents for all of Solano County.

At 19.3 percent, Dixon is the jurisdiction with the largest proportion of its residents employed in the manufacturing, wholesale, and transportation sector, though Suisun City, Fairfield, Vallejo, and Unincorporated Solano County also have significant proportions of residents employed in that sector. Countywide, only two percent of residents are in the agricultural and natural resources sector; however, most of that is in Unincorporated Solano County, making up eight percent of the employment industry.

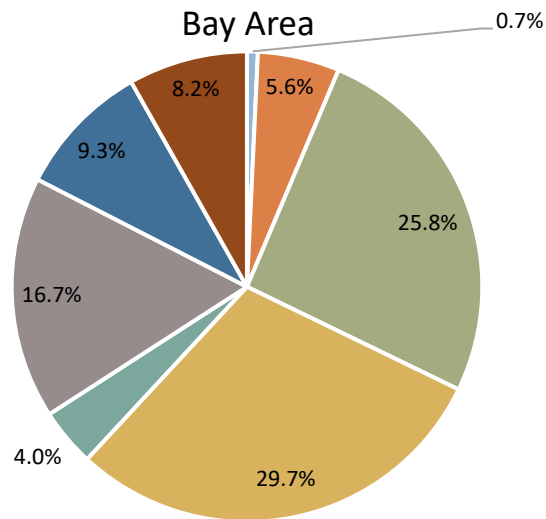
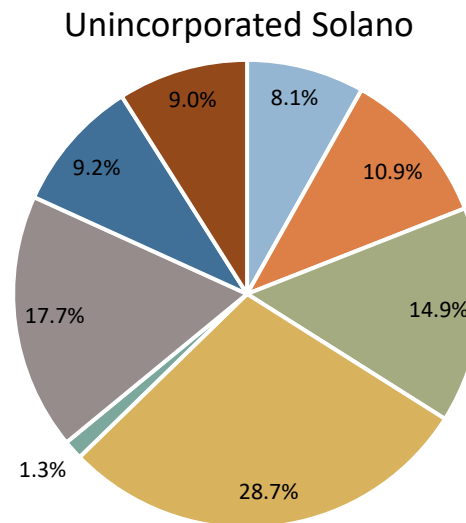
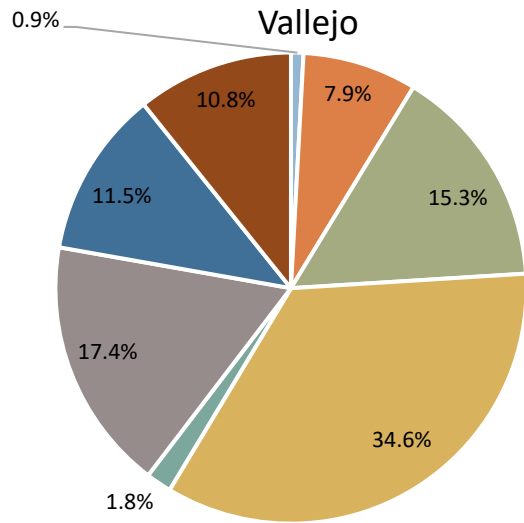
FIGURE 2-4 EMPLOYMENT BY INDUSTRY



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



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



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

**TABLE 2-15 RESIDENT EMPLOYMENT BY INDUSTRY, 2015-2019**

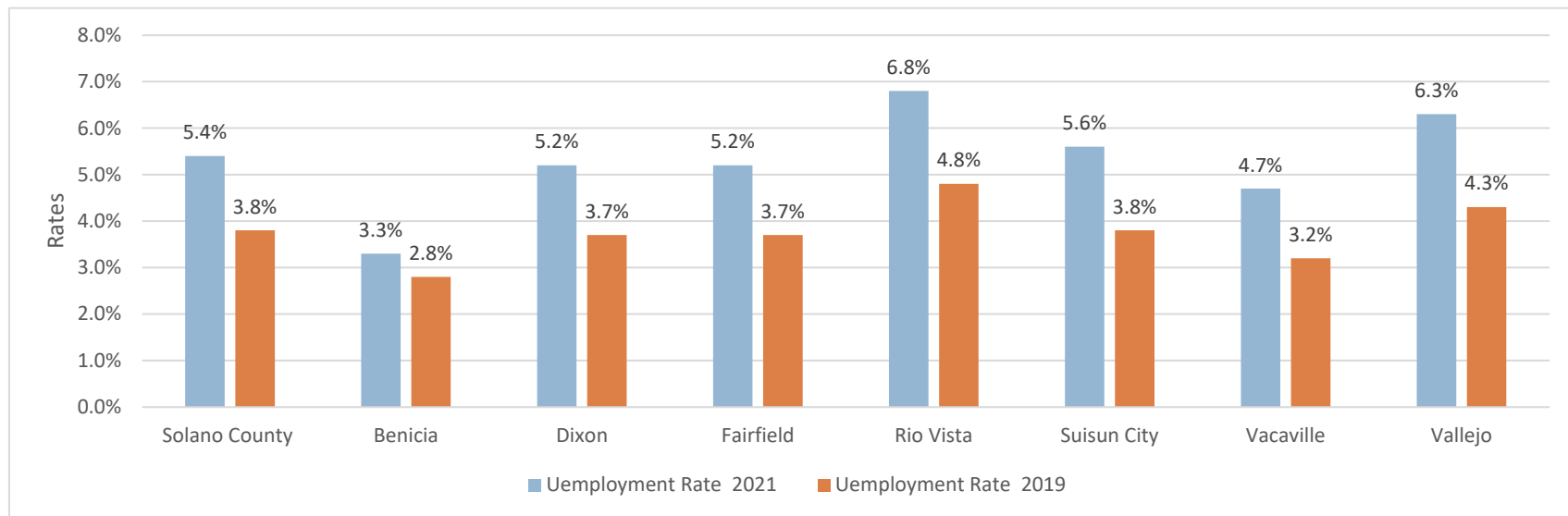
Geography	Agriculture & Natural Resources	Construction	Financial & Professional Services	Health & Educational Services	Information	Manufacturing, Wholesale & Transportation	Retail	Other	Total
Benicia	49	1,322	3,199	4,564	386	2,291	1,260	1,641	<b>14,712</b>
	0.3%	9.0%	21.7%	31.0%	2.6%	15.6%	8.6%	11.2%	<b>100.0%</b>
Dixon	299	1,250	1,214	2,981	146	1,922	1,192	956	<b>9,960</b>
	3.0%	12.6%	12.2%	29.9%	1.5%	19.3%	12.0%	9.6%	<b>100.0%</b>
Fairfield	1,021	4,043	7,802	18,424	943	10,113	6,302	5,757	<b>54,405</b>
	1.9%	7.4%	14.3%	33.9%	1.7%	18.6%	11.6%	10.6%	<b>100.0%</b>
Rio Vista	12	260	413	682	89	283	347	493	<b>2,579</b>
	0.5%	10.1%	16.0%	26.4%	3.5%	11.0%	13.5%	19.1%	<b>100.0%</b>
Suisun City	95	833	2,177	4,445	242	2,767	2,324	1,604	<b>14,487</b>
	0.7%	5.7%	15.0%	30.7%	1.7%	19.1%	16.0%	11.1%	<b>100.0%</b>
Vacaville	295	4,430	6,778	13,714	591	6,908	4,565	6,277	<b>43,558</b>
	0.7%	10.2%	15.6%	31.5%	1.4%	15.9%	10.5%	14.4%	<b>100.0%</b>
Vallejo	496	4,530	8,834	19,956	1,016	10,036	6,619	6,205	<b>57,692</b>
	0.9%	7.9%	15.3%	34.6%	1.8%	17.4%	11.5%	10.8%	<b>100.0%</b>
Unincorporated Solano County	780	1,045	1,431	2,754	129	1,700	883	863	<b>9,585</b>
	8.1%	10.9%	14.9%	28.7%	1.3%	17.7%	9.2%	9.0%	<b>100.0%</b>
Solano County	3,047	17,713	31,848	67,520	3,542	36,020	23,492	23,796	<b>206,978</b>
	1.5%	8.6%	15.4%	32.6%	1.7%	17.4%	11.3%	11.5%	<b>100.0%</b>
Bay Area	30,159	226,029	1,039,526	1,195,343	160,226	670,251	373,083	329,480	<b>4,024,097</b>
	0.7%	5.6%	25.8%	29.7%	4.0%	16.7%	9.3%	8.2%	<b>100.0%</b>

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

## UNEMPLOYMENT

According to the California Employment Development Department (EDD), in 2021 the statewide unemployment rate was 6.9 percent. Unemployment rates are based off of people filing for unemployment benefits. The unemployment rate reflects individuals 16 years or older, not members of the Armed Services, and are not in institutions such as prisons, mental hospitals, or nursing homes. The unemployment rate in Solano County was lower than the statewide rate at 5.4 percent. **Figure 2-5** shows unemployment in Solano County by jurisdiction. The city with the highest unemployment rate was Rio Vista (6.8 percent), followed by Vallejo (6.3 percent). Benicia had the lowest unemployment rate (3.3 percent), followed by Vacaville (4.7 percent). Both Fairfield and Dixon had an equal unemployment rate of 5.2 percent with Suisun City at 5.6 percent. In comparison, in 2019 the unemployment rates were lower. The City of Rio Vista had the highest unemployment rate, respectively followed by the City of Vallejo at 4.3 percent. effects of the COVID-19 pandemic are still being reflected to an extent for all the cities within Solano County. The pandemic caused a high unemployment rate in 2020 (9.5 percent) for Solano County and decreased in 2021 to 5.4 percent.

**FIGURE 2-5 UNEMPLOYMENT RATE (2021)**



Source: Monthly Labor Force Data for Cities and Census Designated Places (CDP)– EDD, 2019 and 2021

## LABOR FORCE TRENDS

**Table 2-18** shows employment projections by industry sector in Solano County from 2018 to 2028. According to EDD data, industry employment in Solano County is expected to grow by 15,300 jobs between 2018 and 2028, to an estimated 168,600 by 2028. Total nonfarm employment is projected to gain approximately 14,500 jobs by 2022. This has potential to impact a segment of residents in the county currently employed in that field of work, contributing towards risk of displacement as manual labor jobs decrease. The healthcare and social assistance; professional and business services; trade, transportation, and utilities; state government; and education sectors are expected to account for more than 50 percent of all nonfarm job growth. The largest projected growth sectors are healthcare and social assistance and educational services industries at 19.7 percent each.

**TABLE 2-16 SOLANO COUNTY JOB GROWTH BY INDUSTRY SECTOR (2018)**

Industry Title	Estimated Employment 2018 <sup>1, 2</sup>	Projected Employment 2028	Percentage Change 2018-2028
<b>Total Employment</b>	<b>153,300</b>	<b>168,600</b>	<b>10.0%</b>
Mining and Logging	600	500	-16.7%
Construction	11,200	12,000	7.1%
Manufacturing	12,700	13,500	6.3%
Trade, Transportation, and Utilities	27,800	29,500	6.1%
Information	1,100	1,200	9.1%
Financial Activities	5,200	5,500	5.8%
Professional and Business Services	10,100	11,900	17.8%
Educational Services (Private), Healthcare, and Social Assistance	28,400	34,000	19.7%
Leisure and Hospitality	15,600	17,700	13.5%
Other Services (excludes 814-Private Household Workers)	4,500	4,700	4.4%

Industry Title	Estimated Employment 2018 <sup>1, 2</sup>	Projected Employment 2028	Percentage Change 2018-2028
Government	24,900	26,100	4.8%
Federal Government	3,500	4,100	17.1%
State and Local Government	21,300	22,000	3.3%
<b>Type of Employment</b>			
Total Farm	1,700	1,600	-5.9%
Total Nonfarm	142,100	156,600	10.2%
Self-Employment <sup>3</sup>	9,400	10,200	8.5%
Private Household Workers <sup>4</sup>	100	200	100.0%

*Source: Employment Development Department, 2018*

*Notes:*

- 1. Data sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2019 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment.*
- 2. Industry detail may not add up to totals due to independent rounding and suppression.*
- 3. Self-employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.*
- 4. Private household workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on QCEW.*



## HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Solano County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

### HOUSING TYPE

According to California’s DOF (see **Table 2-17**), the cities with the highest percentage of single-family units were Rio Vista (93.2 percent), Unincorporated Solano County (90.3), Suisun City (85.8 percent), and Dixon (81.4 percent). The cities with the lowest percentage of single-family units were Vallejo (70.2 percent), Benicia (73.4 percent), and Vacaville (74.6 percent). However, all jurisdictions had very high percentages of single-family units, at above 70 percent across the county. On average for all the cities, about 16.9 percent of the housing stock was composed of multifamily units. Unincorporated Solano County had the highest stock of mobile homes (6.8 percent) followed by Rio Vista (3.5 percent). As a whole, Solano County housing stock is 76.1 percent single-family units, 21 percent multifamily units, and 2.9 percent mobile homes. Much of the single-family housing stock is concentrated in Rio Vista and Unincorporated Solano County.

**TABLE 2-17 HOUSING TYPE, 2021**

Geography	Single-Family Homes	Multifamily: Two to Four Units	Multifamily: Five-Plus Units	Mobile Homes	Total
Benicia	8,332	1,176	1,611	238	<b>11,357</b>
	73.4%	10.4%	14.2%	2.1%	<b>100.0%</b>
Dixon	5,458	420	782	48	<b>6,708</b>
	81.4%	6.3%	11.7%	0.7%	<b>100.0%</b>
Fairfield	31,060	2,015	6,403	999	<b>40,477</b>
	76.7%	5.0%	15.8%	2.5%	<b>100.0%</b>
Rio Vista	4,764	25	141	179	<b>5,109</b>
	93.2%	0.5%	2.8%	3.5%	<b>100.0%</b>
	8,209	382	788	184	<b>9,563</b>

Geography	Single-Family Homes	Multifamily: Two to Four Units	Multifamily: Five-Plus Units	Mobile Homes	Total
Suisun City	85.8%	4.0%	8.2%	1.9%	<b>100.0%</b>
Vacaville	26,911	2,259	5,747	1,136	<b>36,053</b>
	74.6%	6.3%	15.9%	3.2%	<b>100.0%</b>
Vallejo	31,470	4,863	7,141	1,358	<b>44,832</b>
	70.2%	10.8%	15.9%	3.0%	<b>100.0%</b>
Unincorporated Solano County	6,566	156	56	494	<b>7,272</b>
	90.3%	2.1%	0.8%	6.8%	<b>100.0%</b>
Solano County	122,770	11,296	22,669	4,636	<b>161,371</b>
	76.1%	7.0%	14.0%	2.9%	<b>100.0%</b>

*Source: Department of Finance E-5 City/County Population and Housing Estimates, 2021*

## HOUSING TENURE

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing turning over at a much lower rate than rental housing. This is not directly related to the type of unit, where most single-family units and certain types of multifamily (duplex-fourplex, condos) may be owner-occupied. However, single-family units, especially older stock and multifamily units (duplex-fourplex and condos) are also often converted to rental stock.

As shown in **Table 2-18**, the cities with the highest proportions of owner-occupied households were Rio Vista (81.1 percent), Benicia (71.8 percent), Dixon (69.9 percent), Unincorporated Solano County (68.3 percent), Suisun City (62.1 percent), and Vacaville (62 percent). The cities with the highest proportions of renter-occupied households were Vallejo (44.5 percent) and Fairfield (40.7 percent). Fairfield and Vallejo are split down the middle, respectively.

**TABLE 2-18 HOUSING TENURE, 2019**

Geography	Total Households	Owner Occupied		Renter Occupied	
		Households	Percentage	Households	Percentage
Benicia	11,293	8,103	71.8%	3,190	28.2%
Dixon	6,062	4,238	69.9%	1,824	30.1%
Fairfield	36,751	21,789	59.3%	14,962	40.7%
Rio Vista	4,792	3,888	81.1%	904	18.9%
Suisun City	9,310	5,783	62.1%	3,527	37.9%
Vacaville	32,698	20,286	62.0%	12,412	38.0%
Vallejo	42,048	23,339	55.5%	18,709	44.5%
Unincorporated Solano County	6,911	4,723	68.3%	2,188	31.7%
Solano County	149,865	92,149	61.5%	57,716	38.5%
Bay Area	2,731,434	1,531,955	56.1%	1,199,479	43.9%

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

## VACANCY RATE

**Table 2-19** shows housing units and vacancies in Solano County and the cities according to the California DOF. Vacancy rates of 5.0 to 6.0 percent for rental housing and 1.5 to 2.0 percent for ownership housing are generally considered optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability. As **Table 2-19** shows, the vacancy rate for all cities within Solano County is 5.3 percent. The cities with the highest vacancy rate are Unincorporated Solano County (8.9 percent), Vallejo (7.3), and Rio Vista (6.6 percent). As shown in **Table 2-20** for units that were “other vacant,” about 40.5 percent of housing units in that category were within Unincorporated Solano County and 39.8 percent were in Vallejo. In addition, as shown in **Table 2-18**, Rio Vista had the highest owner-occupied households and so their high vacancy rate can be attributed to the vacant units by type, where almost 20 percent of vacant units are for seasonal, recreational, or occasional use. The cities with the lowest vacancy rates were Dixon and Suisun City.

**TABLE 2-19 VACANCY RATE BY OCCUPANCY STATUS, 2021**

Geography	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Benicia	11,035	10,832	203	4.6%
Dixon	6,708	6,505	203	3.0%
Fairfield	40,477	38,829	1,648	4.1%
Rio Vista	5,109	4,773	336	6.6%
Suisun City	9,563	9,231	332	3.5%
Vacaville	36,053	34,521	1,532	4.2%
Vallejo	44,832	41,563	3,269	7.3%
Unincorporated Solano County	7,272	6,623	649	8.9%
Solano County	161,371	152,877	8,494	5.3%

*Source: Department of Finance E-5 City/County Population and Housing Estimates, 2021*

**Table 2-20** shows the occupancy status of the housing stock according to the 2015-2019 ACS. Many of the cities within Solano County have vacant units that are classified as “other vacant.” For instance, the cities with the highest “other vacant” units were Vacaville (49.5 percent), Fairfield, 48.9 percent, Suisun City (41.8 percent), Unincorporated Solano County (40.5 percent), and Benicia (39.4 percent). According to the U.S. Census Bureau, “other vacant” units are classified as such when the unit does not fit into any of the year-round vacant categories. Other reasons include no one lives in the unit and the owner does not want to sell, unit is being used for storage, owner is elderly and living in a nursing home or with family members, or the unit is foreclosed, being repaired/renovated, or held for settlement of an estate. The seasonal and recreational use (vacation homes) vacancy rate is usually not indicative of underserved populations, but it does contribute toward unavailability of certain types of housing. Unincorporated Solano County and Benicia have the largest proportions of their vacant units classified as seasonal, recreational, or occasional use (32.6 percent and 19.5 percent respectively). It should be noted that new development that occurred after 2019 is not reflected in this data.

**TABLE 2-20 VACANT UNITS BY TYPE, 2015-2019**

Geography	For Rent	For Sale	For Seasonal, Recreational, or Occasional use	Other vacant <sup>1</sup>	Rented, Not Occupied	Sold, Not Occupied	Total Vacant Units
Benicia	167	9	96	194	17	10	<b>493</b>
	33.9%	1.8%	19.5%	39.4%	3.4%	2.0%	<b>100.0%</b>
Dixon	165	27	0	64	71	0	<b>327</b>
	50.5%	8.3%	0.0%	19.6%	21.7%	0.0%	<b>100.0%</b>
Fairfield	392	155	119	792	35	128	<b>1,621</b>
	24.2%	9.6%	7.3%	48.9%	2.2%	7.9%	<b>100.0%</b>
Rio Vista	33	45	50	28	127	55	<b>338</b>
	9.8%	13.3%	14.8%	8.3%	37.6%	16.3%	<b>100.0%</b>
Suisun City	27	51	48	142	0	72	<b>340</b>
	7.9%	15.0%	14.1%	41.8%	0.0%	21.2%	<b>100.0%</b>
Vacaville	299	103	158	732	95	91	<b>1,478</b>
	20.2%	7.0%	10.7%	49.5%	6.4%	6.2%	<b>100.0%</b>

Geography	For Rent	For Sale	For Seasonal, Recreational, or Occasional use	Other vacant <sup>1</sup>	Rented, Not Occupied	Sold, Not Occupied	Total Vacant Units
Vallejo	924	216	144	992	73	146	<b>2,495</b>
	37.0%	8.7%	5.8%	39.8%	2.9%	5.9%	<b>100.0%</b>
Unincorporated Solano County	66	128	275	341	33	0	<b>843</b>
	7.8%	15.2%	32.6%	40.5%	3.9%	0.0%	<b>100.0%</b>
Solano County	2,073	734	890	3,285	451	502	<b>7,935</b>
	26.1%	9.3%	11.2%	41.4%	5.7%	6.3%	<b>100.0%</b>
Bay Area	41,117	10,057	37,301	61,722	10,647	11,816	<b>172,660</b>
	23.8%	5.8%	21.6%	35.7%	6.2%	6.8%	<b>100.0%</b>

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

<sup>1</sup> Common reasons a housing unit is labeled “other vacant” is that no one lives in the unit and the owner does not want to sell, is using the unit for storage, or is elderly and living in a nursing home or with family members. Additional reasons are that the unit is being held for settlement of an estate, is being repaired or renovated, is being foreclosed (foreclosures may appear in any of the vacant or occupied categories).

## HOUSING CONDITIONS

Housing conditions are an important indicator of quality of life. Like any physical asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. In addition, tenure may impact the condition of housing, as landlords may not maintain rental units the same as owners would maintain their homes. **Table 2-21** displays the age of Solano County’s housing stock starting from before 1939 up until 2010 and later, according to the 2015-2019 ACS. In all jurisdictions, about one-third of the housing stock is less than 30 years old. The cities with the highest percentage of new housing (built 2010 or later) are Rio Vista (6.1 percent), followed by Unincorporated Solano County (5.9 percent). The remaining two-thirds of the housing stock is over 50 years old, meaning rehabilitation needs could be necessary in certain homes.

**TABLE 2-21 HOUSING UNITS BY YEAR STRUCTURE WAS BUILT**

Geography	Built 1939 or earlier	Built 1940 to 1959	Built 1960 to 1979	Built 1980 to 1999	Built 2000 to 2009	Built 2010 or later	Total
Benicia	785	1,088	3,884	5,290	723	16	<b>11,786</b>
	6.7%	9.2%	33.0%	44.9%	6.1%	0.1%	<b>100.0%</b>
Dixon	456	1,182	1,762	2,486	274	229	<b>6,389</b>
	7.1%	18.5%	27.6%	38.9%	4.3%	3.6%	<b>100.0%</b>
Fairfield	3,513	6,241	11,485	14,471	2,245	417	<b>38,372</b>
	9.2%	16.3%	29.9%	37.7%	5.9%	1.1%	<b>100.0%</b>
Rio Vista	657	690	1,026	1,834	612	311	<b>5,130</b>
	12.8%	13.5%	20.0%	35.8%	11.9%	6.1%	<b>100.0%</b>
Suisun City	239	1,240	3,124	4,664	201	182	<b>9,650</b>
	2.5%	12.8%	32.4%	48.3%	2.1%	1.9%	<b>100.0%</b>
Vacaville	2,065	4,279	12,043	13,600	1,749	440	<b>34,176</b>
	6.0%	12.5%	35.2%	39.8%	5.1%	1.3%	<b>100.0%</b>
Vallejo	6,020	10,071	11,747	12,679	3,715	311	<b>44,543</b>
	13.5%	22.6%	26.4%	28.5%	8.3%	0.7%	<b>100.0%</b>
Unincorporated Solano County	872	1,321	1,782	2,537	781	461	<b>7,754</b>
	11.2%	17.0%	23.0%	32.7%	10.1%	5.9%	<b>100.0%</b>
<b>Total</b>	<b>14,607</b>	<b>26,112</b>	<b>46,853</b>	<b>57,561</b>	<b>10,300</b>	<b>2,367</b>	<b>157,800</b>
	9.3%	16.5%	29.7%	36.5%	6.5%	1.5%	<b>100.0%</b>

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

## LOCAL KNOWLEDGE ON HOUSING CONDITIONS

Based on conversations with staff, code enforcement, and local police departments, **Table 2-22** provides a percentage of the housing stock needing some type of rehabilitation.

**TABLE 2-22 PERCENTAGE OF HOUSING NEEDING REHABILITATION**

Geography	Percentage of Housing Needing Rehabilitation
Benicia	0.13%
Dixon	Data Pending
Fairfield	Data Pending
Rio Vista	Data Pending
Suisun City	Data Pending
Vacaville	<10%
Vallejo	Data Pending
Unincorporated Solano County	10%

*Source: Solano County jurisdictions, 2022*

## HOUSING PRODUCTION

**Table 2-23** shows the number of housing units by income level that were developed during the previous planning period (2014-2022). Fairfield, followed by Vacaville, had the most production from 2014-2020 with 3,288 building permits issued and 2,386 building permits issued, respectively. The majority of the new housing was market-rate, affordable only to moderate- and above moderate-income households. Of the 197 total units permitted in unincorporated Solano County 42 percent were affordable to lower income households.



**TABLE 2-23 HOUSING PERMITTING 2015-2020**

Income Group	Very Low-Income Units	Low Income Units	Moderate Income Units	Above Moderate-Income Units	Total Units
Benicia	1	3	8	18	<b>30</b>
	<i>3.3%</i>	<i>10.0%</i>	<i>26.7%</i>	<i>60.0%</i>	<b><i>100.0%</i></b>
Dixon	0	54	145	350	<b>549</b>
	<i>0.0%</i>	<i>9.8%</i>	<i>26.4%</i>	<i>63.8%</i>	<b><i>100.0%</i></b>
Fairfield	94	95	364	2,735	<b>3,288</b>
	<i>2.9%</i>	<i>2.9%</i>	<i>11.1%</i>	<i>83.2%</i>	<b><i>100.0%</i></b>
Rio Vista	0	4	155	438	<b>597</b>
	<i>0.0%</i>	<i>0.7%</i>	<i>26.0%</i>	<i>73.4%</i>	<b><i>100.0%</i></b>
Suisun City	0	0	0	85	<b>85</b>
	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>	<b><i>100.0%</i></b>
Vacaville	48	109	565	1,664	<b>2,386</b>
	<i>2.0%</i>	<i>4.6%</i>	<i>23.7%</i>	<i>69.7%</i>	<b><i>100.0%</i></b>
Vallejo	0	0	0	251	<b>251</b>
	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>	<b><i>100.0%</i></b>
Unincorporated Solano County	6	83	32	76	<b>197</b>
	<i>3.0%</i>	<i>42.1%</i>	<i>16.2%</i>	<i>38.6%</i>	<b><i>100.0%</i></b>

Source: HCD 5<sup>th</sup> Cycle Annual Progress Report Permit Summary

## HOUSING COST AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs. According to the U.S. Department of Housing and Urban Development (HUD) and HCD, housing is considered “affordable” if the monthly housing cost is no more than 30 percent of a household’s gross income. According to the 2015-2019 ACS, **Table 2-24** shows the home values of owner-occupied units in Solano County. As of 2019, home values countywide trended much lower than in the Bay Area as a whole. For example, 35 percent of Bay Area homes were valued at over one million dollars, whereas only 2.1 percent of homes throughout Solano County were valued over one million dollars. Those were largely in Unincorporated Solano County, where 17.9 percent of the homes were valued over one million dollars. In all cities in Solano County, that proportion was much smaller (on average, approximately 1.3 percent). The jurisdictions in Solano County with the largest proportions of homes valued under \$500,000 were Rio Vista (94.3 percent), Suisun City (94.1 percent) and Dixon (84.5 percent).

### Sales Prices

**TABLE 2-24 HOME VALUES OF OWNER-OCCUPIED UNITS, 2015-2019**

Geography	Units Valued Less than 250k	Units Valued \$250k-\$500k	Units Valued \$500k-\$750k	Units Valued \$750k-\$1M	Units Valued \$1M-\$1.5M	Units Valued \$1M-\$2M	Units Valued \$2M+
Benicia	7.4%	25.5%	49.8%	13.9%	2.0%	0.9%	0.4%
Dixon	14.9%	69.6%	12.3%	2.4%	0.6%	0.3%	0.0%
Rio Vista	13.0%	81.3%	5.7%	0.0%	0.0%	0.0%	0.0%
Suisun City	8.9%	85.2%	3.8%	0.3%	0.0%	0.0%	1.8%
Vacaville	10.6%	63.7%	22.9%	2.1%	0.4%	0.1%	0.1%
Vallejo	21.2%	59.4%	17.0%	1.3%	0.5%	0.1%	0.4%
Fairfield	14.6%	57.3%	23.5%	3.2%	0.8%	0.1%	0.6%

Geography	Units Valued Less than 250k	Units Valued \$250k-\$500k	Units Valued \$500k-\$750k	Units Valued \$750k-\$1M	Units Valued \$1M-\$1.5M	Units Valued \$1M-\$2M	Units Valued \$2M+
Unincorporated Solano County	11.9%	20.5%	30.8%	18.9%	12.1%	3.3%	2.5%
Solano County	14.2%	57.9%	21.9%	3.9%	1.2%	0.3%	0.5%
Bay Area	6.1%	16.3%	22.5%	20.1%	17.9%	7.9%	9.2%

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

**Table 2-25** shows the median sales price for each jurisdiction in Solano County in 2021. According to Zillow and Realtor.com, the majority of jurisdictions in Solano County had relatively consistent median sales price, with the majority ranging from \$552,000 to \$596,000. The jurisdiction with the highest median sales price is Unincorporated Solano County, which is most likely due to the limited data available. The jurisdiction with the second-highest median price is Benicia at \$695,000, followed by Dixon at \$596,500.

**TABLE 2-25 MEDIAN SALES PRICE, 2021**

Geography	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
Solano County	\$569,000

Geography	Median Sales Price
Unincorporated Solano County	\$630,000*
Average Countywide Median Sales Price	\$606,823

*Source: Zillow.com and Realtor.com, December 2021*

<sup>1</sup> Due to the limited number of listings, it is important to note that the high and low listing for unincorporated Solano County was \$449,000 and 1.1 million, respectively.

### Rental Prices

**Table 2-26** shows contract rents and median contract rent for all the jurisdictions within Solano County. Similar to home values described above, as of 2019, rents countywide trended lower than in the Bay Area as a whole. Median contract rent for the Bay Area as a whole was \$1,849, while throughout Solano County it was \$1,421. As described above, as compared with other jurisdictions in Solano County, Unincorporated Solano County had the largest proportion (17.9 percent) of high value homes (over one million dollars). However, that trend did not continue with rentals. Only three percent of homes in Unincorporated County are higher priced rentals (over \$2,500). Higher priced rentals (over \$2,500) are more common in Benicia, (11.5 percent) and Fairfield (6.1 percent). Jurisdictions in Solano County with the greatest proportion of lower priced rentals (less than \$1,500) were Rio Vista (87.9 percent), Dixon (75.4 percent) and Unincorporated Solano County (65.2 percent). Jurisdictions in Solano County with the greatest proportion of mid-priced rentals (between \$1,500 and \$2,500) were Suisun City (58.1 percent), Benicia (50 percent) and Vacaville (46.3 percent).

**TABLE 2-26 CONTRACT RENTS FOR RENTER-OCCUPIED UNITS, 2015-2019**

Geography	Rent less than \$500	Rent \$500-\$1,000	Rent \$1,000-\$1,500	Rent \$1,500-\$2,000	Rent \$2,000-\$2,500	Rent \$2,500-\$3,000	Rent \$3,000 or more	Median Contract Rent
Benicia	4.6%	6.7%	27.1%	32.4%	17.7%	8.4%	3.2%	\$1,679
Dixon	3.1%	15.6%	56.6%	15.7%	8.3%	0.7%	0.0%	\$1,277
Fairfield	3.7%	17.4%	34.0%	23.9%	14.8%	4.8%	1.3%	\$1,427
Rio Vista	0.0%	28.7%	59.1%	9.5%	2.6%	0.0%	0.0%	\$1,172
Suisun City	5.7%	15.6%	19.5%	48.8%	9.2%	1.0%	0.0%	\$1,593
Vacaville	7.3%	14.9%	28.9%	33.4%	12.9%	2.3%	0.4%	\$1,483
Vallejo	5.2%	19.5%	35.1%	28.3%	8.5%	2.9%	0.5%	\$1,348
Unincorporated Solano County	9.7%	24.5%	30.9%	21.6%	10.1%	2.7%	0.4%	\$1,227
Solano County	5.3%	17.2%	32.9%	28.9%	11.6%	3.3%	0.8%	\$1,421
Bay Area	6.1%	10.2%	18.9%	22.8%	17.3%	11.7%	13.0%	\$1,849

*Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019*

**Table 2-25** shows the rental costs in all the cities within Solano County, based on a survey of listings for available rentals that ranged in size from two to four bedrooms. As shown in **Table 2-18**, about 38.5 percent of Solano County households are renters. Although renters tend to live in multifamily units, the overall housing stock for Solano County is 14 percent multifamily and about 76.1 percent single family. Based on the stock, many single-family units may be used for renting. According to Zillow and Realtor.com, the cities with the highest median rent were Dixon and Fairfield, the prices for homes with two, three or four bedrooms ranged between \$1,850 and \$3,800, respectively. The city with the lowest median rent was Rio Vista at \$2,331. The rest of the cities’ median rents were between \$2,603 and \$2,982. Median rents shown in **Table 2-25** are lower than those shown in **Table 2-26**. Although data in **Table 2-25** was drawn from a significantly smaller sample size, the differences between the two tables are likely chiefly attributable to the timeframes when the data was collected (2015-2019 vs. 2021).

**TABLE 2-27 RENTAL RATES, 2021**

Geography	Median Rent (includes 2-, 3-, & 4- Bedrooms)	Range of Prices	Number of Listings
Benicia	\$2,613	\$1,795 – \$3,700	13
Dixon	\$2,982	\$1,850 – \$3,549	5
Fairfield	\$2,901	\$1,845 – \$3,800	34
Rio Vista	\$2,331	\$1,795 – \$3,300	10
Suisun City	\$2,825	\$1,925 – \$3,300	6
Vacaville	\$2,729	\$1,825 – \$3,549	25
Vallejo	\$2,603	\$1,600 – \$3,655	47
Unincorporated Solano County*	n/a	n/a	n/a

Source: Zillow and Realtor.com, 2021

\*Data for Unincorporated Solano County was not available.

### Housing Affordability

**Table 2-27** provides the affordable rents and maximum purchase price, based on the HCD income limits for a household of four in Solano County. The table also shows median rents and sales prices. As shown in **Table 2-28**, the maximum affordable rent is \$373 monthly for an acutely low-income household, \$729 monthly for an extremely low-income household, \$1,214 for a very low-income household, \$1,940 for a low-income household, and \$2,979 for a moderate-income household. The average of the median rents in the cities in Solano County (data on Unincorporated County was unavailable) for two-, three-, and four-bedroom units was \$2,712, and therefore out of the affordability range for all lower income groups. Many lower-income households do not have access to affordable large units to accommodate larger families, thus resulting in overcrowding and subject to overpayment leading to potential displacement. The limited availability of affordable housing indicates a need for programs to assist with housing vouchers and other jurisdictional, state, and federal programs for provision of rental housing at prices affordable to lower incomes.

As of December 2021, the average of the median sales prices in each of the jurisdictions in Solano County for all single-family homes \$606,823 (Table 2-25). The maximum affordable purchase price for a four-person household is \$74,050 for an acutely low-income household, \$144,870 for an extremely low-income household, \$241,285 for a very low-income household, \$385,658 for a low-income household, and \$592,154 for a moderate-income household. Looking at the maximum affordable purchase price and the median sales prices for all jurisdictions, moderate- and above moderate-income households in Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo could afford existing and newly constructed homes. Unincorporated Solano County moderate income households are within reach of the median sales prices. Lower income households are not within reach of an affordable option. Due to lower-income households' limited income, these households would require assistance through City, County, state, or federal homebuyers' programs. For example, a down payment assistance loan program can help a household that can afford monthly mortgage payments and other housing related costs but due to their limited income, has difficulty saving enough money for a down payment. A Below Market Rate program can offer a household the opportunity to purchase a home at a price significantly lower than market rate, which can set them up with an affordable monthly mortgage payment. Sometimes these programs can be used in conjunction on the same home purchase.

**TABLE 2-28 HOUSING AFFORDABILITY BY INCOME LEVEL**

	Income Level (Based on a 4-Person Household)				
	Acutely Low	Extremely Low	Very Low	Low	Moderate
Annual Income	\$14,900	\$29,150	\$48,550	\$77,600	\$119,150
Monthly Income	\$1,242	\$2,429	\$4,046	\$6,467	\$9,929
Maximum Monthly Gross Rent <sup>1</sup>	\$373	\$729	\$1,214	\$1,940	\$2,979
Median Rent <sup>3</sup>	\$2,712				
Maximum Purchase Price <sup>2</sup>	\$74,050	\$144,870	\$241,285	\$385,658	\$592,154
Median Sales Price <sup>4</sup>	\$606,823				

Source: California Department of Housing and Community Development 2021 State Income Limits

Notes:

1. Affordable cost 30 percent of gross household income spent on housing.
2. Affordable housing sales price is based on conventional 30-year loans at 4.88-percent interest and a 5-percent down payment.
3. Average of the median rents in all cities in Solano County (data on Unincorporated Solano County unavailable) (see Table 2-27).
4. Average of the median sales prices in each jurisdiction in Solano County (see Table 2-25).

## SPECIAL-NEEDS POPULATIONS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These “special-needs” groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and farmworkers.

### SENIORS

Seniors have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

According to the 2015-2019 ACS, approximately 48.9 percent of the population (5,792 persons) in Rio Vista were seniors (65 years or older). In Unincorporated Solano County, 21.6 percent of the population were seniors, 19.8 percent in Benicia, 15.8 percent in Vallejo, 14 percent in Vacaville, 13 percent in Dixon, 12.2 percent in Fairfield, and 11.7 percent in Suisun City.

Senior-headed households made up approximately 55.4 percent (2,655 households) of the households in Rio Vista, 37.9 percent in Unincorporated Solano County, above 30 percent in the rest of the cities (30 to 18 percent), and a small proportion (7.1 percent) in Fairfield, respectively. **Table 2-29** shows senior households by income and tenure.



**TABLE 2-29 SENIOR HOUSEHOLDS BY INCOME AND TENURE**

Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All households
Benicia	Owner Occupied	165	210	310	350	1,915	<b>2,950</b>
	<i>Percentage</i>	<i>5.6%</i>	<i>7.1%</i>	<i>10.5%</i>	<i>11.9%</i>	<i>64.9%</i>	<b>36.4%</b>
	Renter Occupied	145	80	79	60	160	<b>524</b>
	<i>Percentage</i>	<i>27.7%</i>	<i>15.3%</i>	<i>15.1%</i>	<i>11.5%</i>	<i>30.5%</i>	<b>16.4%</b>
Dixon	Owner Occupied	54	150	180	34	675	<b>1,093</b>
	<i>Percentage</i>	<i>4.9%</i>	<i>13.7%</i>	<i>16.5%</i>	<i>3.1%</i>	<i>61.8%</i>	<b>25.8%</b>
	Renter Occupied	0	115	10	10	20	<b>155</b>
	<i>Percentage</i>	<i>0.0%</i>	<i>74.2%</i>	<i>6.5%</i>	<i>6.5%</i>	<i>12.9%</i>	<b>8.5%</b>
Fairfield	Owner Occupied	174	150	335	332	1,280	<b>2,271</b>
	<i>Percentage</i>	<i>7.7%</i>	<i>6.6%</i>	<i>14.8%</i>	<i>14.6%</i>	<i>56.4%</i>	<b>18.4%</b>
	Renter Occupied	61	91	61	42	101	<b>356</b>
	<i>Percentage</i>	<i>17.1%</i>	<i>25.6%</i>	<i>17.1%</i>	<i>11.8%</i>	<i>28.4%</i>	<b>7.1%</b>
Rio Vista	Owner Occupied	180	310	460	165	1,215	<b>2,330</b>
	<i>Percentage</i>	<i>7.7%</i>	<i>13.3%</i>	<i>19.7%</i>	<i>7.1%</i>	<i>52.1%</i>	<b>59.9%</b>
	Renter Occupied	0	65	80	0	180	<b>325</b>
	<i>Percentage</i>	<i>0.0%</i>	<i>20.0%</i>	<i>24.6%</i>	<i>0.0%</i>	<i>55.4%</i>	<b>36.0%</b>
Suisun City	Owner Occupied	59	200	250	170	585	<b>1,264</b>
	<i>Percentage</i>	<i>4.7%</i>	<i>15.8%</i>	<i>19.8%</i>	<i>13.4%</i>	<i>46.3%</i>	<b>21.9%</b>
	Renter Occupied	79	35	115	30	155	<b>414</b>
	<i>Percentage</i>	<i>19.1%</i>	<i>8.5%</i>	<i>27.8%</i>	<i>7.2%</i>	<i>37.4%</i>	<b>11.7%</b>

Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All households
Vacaville	Owner Occupied	533	690	975	650	3,050	<b>5,898</b>
	<i>Percentage</i>	<i>9.0%</i>	<i>11.7%</i>	<i>16.5%</i>	<i>11.0%</i>	<i>51.7%</i>	<b>29.1%</b>
	Renter Occupied	535	360	455	244	560	<b>2,154</b>
	<i>Percentage</i>	<i>24.8%</i>	<i>16.7%</i>	<i>21.1%</i>	<i>11.3%</i>	<i>26.0%</i>	<b>17.4%</b>
Vallejo	Owner Occupied	835	1045	1495	835	3650	<b>7,860</b>
	<i>Percentage</i>	<i>10.6%</i>	<i>13.3%</i>	<i>19.0%</i>	<i>10.6%</i>	<i>46.4%</i>	<b>33.7%</b>
	Renter Occupied	945	720	725	239	574	<b>3,203</b>
	<i>Percentage</i>	<i>29.5%</i>	<i>22.5%</i>	<i>22.6%</i>	<i>7.5%</i>	<i>17.9%</i>	<b>25.8%</b>
Unincorporated Solano County	Owner Occupied	174	150	335	322	1280	<b>2,261</b>
	<i>Percentage</i>	<i>7.7%</i>	<i>6.6%</i>	<i>14.8%</i>	<i>14.2%</i>	<i>56.6%</i>	<b>47.9%</b>
	Renter Occupied	61	91	61	42	101	<b>356</b>
	<i>Percentage</i>	<i>17.1%</i>	<i>25.6%</i>	<i>17.1%</i>	<i>11.8%</i>	<i>28.4%</i>	<b>16.3%</b>

*Source: ABAG Data Packet, 2021 -- CHAS, 2013-2017*

**Table 2-30** shows overpayment status for the 38,850 total senior-headed households in Solano County that are overpaying or “cost burdened.” Overpaying is defined as households that spend more than 30 percent of their income, including utilities, on housing, while severely overpaying occurs when households pay 50 percent or more of their gross income for housing. As shown in **Table 2-30**, approximately 21 percent of all senior households in the Cities of Dixon, Fairfield, Suisun City and Vacaville are overpaying for housing. Between 17 and 19 percent of all senior households are overpaying for housing, in Benicia, Rio Vista, Vallejo and Unincorporated Solano; Suisun City, Vacaville and Vallejo have the greatest proportions of low-income senior households that are overpaying.

**TABLE 2-30 SENIOR HOUSEHOLDS BY INCOME LEVEL OVERPAYING FOR HOUSING**

<b>Geography</b>	<b>Overpayment Status</b>	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Median Income</b>	<b>Greater than Median</b>
Benicia	Not Overpaying	84	160	369	420	6,500
	<i>Percentage</i>	<i>1.1%</i>	<i>2.1%</i>	<i>4.9%</i>	<i>5.6%</i>	<i>86.3%</i>
	Overpaying	40	144	484	410	895
	<i>Percentage</i>	<i>2.0%</i>	<i>7.3%</i>	<i>24.5%</i>	<i>20.8%</i>	<i>45.4%</i>
	Severely Overpaying	715	290	335	114	95
	<i>Percentage</i>	<i>46.2%</i>	<i>18.7%</i>	<i>21.6%</i>	<i>7.4%</i>	<i>6.1%</i>
Dixon	Not Overpaying	29	145	440	344	2,735
	<i>Percentage</i>	<i>0.8%</i>	<i>3.9%</i>	<i>11.9%</i>	<i>9.3%</i>	<i>74.1%</i>
	Overpaying	15	385	385	160	345
	<i>Percentage</i>	<i>1.2%</i>	<i>29.8%</i>	<i>29.8%</i>	<i>12.4%</i>	<i>26.7%</i>
	Severely Overpaying	569	195	100	20	15
<i>Percentage</i>	<i>63.3%</i>	<i>21.7%</i>	<i>11.1%</i>	<i>2.2%</i>	<i>1.7%</i>	
Fairfield	Not Overpaying	409	604	2,270	2,225	16,905
	<i>Percentage</i>	<i>1.8%</i>	<i>2.7%</i>	<i>10.1%</i>	<i>9.9%</i>	<i>75.4%</i>
	Overpaying	385	1605	2150	1160	2165
	<i>Percentage</i>	<i>5.2%</i>	<i>21.5%</i>	<i>28.8%</i>	<i>15.5%</i>	<i>29.0%</i>
	Severely Overpaying	2540	1630	1005	203	210
<i>Percentage</i>	<i>45.5%</i>	<i>29.2%</i>	<i>18.0%</i>	<i>3.6%</i>	<i>3.8%</i>	
Rio Vista	Not Overpaying	40	260	355	215	1920
	<i>Percentage</i>	<i>1.4%</i>	<i>9.3%</i>	<i>12.7%</i>	<i>7.7%</i>	<i>68.8%</i>
	Overpaying	39	130	204	55	270
	<i>Percentage</i>	<i>5.6%</i>	<i>18.6%</i>	<i>29.2%</i>	<i>7.9%</i>	<i>38.7%</i>
	Severely Overpaying	255	160	189	20	0
	<i>Percentage</i>	<i>40.9%</i>	<i>25.6%</i>	<i>30.3%</i>	<i>3.2%</i>	<i>0.0%</i>

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Geography	Overpayment Status	Extremely Low Income	Very Low Income	Low Income	Median Income	Greater than Median
Suisun City	Not Overpaying	89	225	535	335	4700
	<i>Percentage</i>	<i>1.5%</i>	<i>3.8%</i>	<i>9.1%</i>	<i>5.7%</i>	<i>79.9%</i>
	Overpaying	99	160	895	479	315
	<i>Percentage</i>	<i>5.1%</i>	<i>8.2%</i>	<i>45.9%</i>	<i>24.6%</i>	<i>16.2%</i>
	Severely Overpaying	555	430	295	50	0
	<i>Percentage</i>	<i>41.7%</i>	<i>32.3%</i>	<i>22.2%</i>	<i>3.8%</i>	<i>0.0%</i>
Vacaville	Not Overpaying	544	620	1,620	1,690	16,300
	<i>Percentage</i>	<i>2.6%</i>	<i>3.0%</i>	<i>7.8%</i>	<i>8.1%</i>	<i>78.5%</i>
	Overpaying	223	755	2450	1355	2050
	<i>Percentage</i>	<i>3.3%</i>	<i>11.0%</i>	<i>35.9%</i>	<i>19.8%</i>	<i>30.0%</i>
	Severely Overpaying	2054	1475	840	169	120
	<i>Percentage</i>	<i>44.1%</i>	<i>31.7%</i>	<i>18.0%</i>	<i>3.6%</i>	<i>2.6%</i>
Vallejo	Not Overpaying	624	1,120	2,680	2,395	17,275
	<i>Percentage</i>	<i>2.6%</i>	<i>4.6%</i>	<i>11.1%</i>	<i>9.9%</i>	<i>71.7%</i>
	Overpaying	549	1460	2820	1,425	1,930
	<i>Percentage</i>	<i>6.7%</i>	<i>17.8%</i>	<i>34.5%</i>	<i>17.4%</i>	<i>23.6%</i>
	Severely Overpaying	4,700	2,490	1,455	214	138
	<i>Percentage</i>	<i>52.2%</i>	<i>27.7%</i>	<i>16.2%</i>	<i>2.4%</i>	<i>1.5%</i>
Unincorporated Solano	Not Overpaying	111	171	531	566	3,330
	<i>Percentage</i>	<i>2.4%</i>	<i>3.6%</i>	<i>11.3%</i>	<i>12.0%</i>	<i>70.7%</i>
	Overpaying	85	156	312	246	410
	<i>Percentage</i>	<i>7.0%</i>	<i>12.9%</i>	<i>25.8%</i>	<i>20.3%</i>	<i>33.9%</i>
	Severely Overpaying	372	250	221	115	67
	<i>Percentage</i>	<i>36.3%</i>	<i>24.4%</i>	<i>21.6%</i>	<i>11.2%</i>	<i>6.5%</i>

Source: ABAG Data Packet, 2021 -- CHAS, 2013-2017

## PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one’s mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

The Americans with Disabilities Act (ADA) defines an individual with a disability as “as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment.”

The U.S. Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- **Hearing difficulty:** deafness or serious difficulty hearing
- **Vision difficulty:** blindness or serious difficulty seeing even when wearing glasses
- **Cognitive difficulty:** serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition
- **Ambulatory difficulty:** serious difficulty walking or climbing stairs
- **Self-care difficulty:** difficulty dressing or bathing (Activities of Daily Living [ADL])

People with disabilities have distinct housing needs depending on the nature and severity of the disability. People with physical disabilities generally require modifications to housing, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances. If a disability prevents someone from operating a vehicle, then proximity to services and access to public transportation are also important. People with severe or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If a physical disability prevents someone from working or limits their income, then cost of housing and related modifications can be difficult to afford.

**Table 2-31** reports the number of persons with a disability in each jurisdiction. Rio Vista had the highest percentage of residents with a disability (26.2 percent), with the remaining jurisdictions at a similar percentage ranging from 11.1 to 12.7 percent. Rio Vista’s high percentages of disability can be attributed to the larger senior population. **Table 2-32** provides a breakdown of the types of disability in each community. It is not uncommon for someone to have more than one type of disability.

**TABLE 2-31 POPULATION BY DISABILITY STATUS, 2015-2019**

Geography	With a Disability	Percentage	Total Population
Benicia	3,130	11.1%	28,143
Dixon	2,214	11.1%	20,022
Fairfield	13,038	11.6%	112,613
Rio Vista	2,341	26.2%	8,926
Suisun City	3,627	12.5%	29,039
Vacaville	10,709	11.8%	90,559
Vallejo	15,100	12.5%	120,683
Unincorporated Solano County	2,483	12.7%	19,498
Solano County	52,642	12.3%	429,483
<b>Total</b>	<b>735,533</b>	<b>-</b>	<b>7,655,295</b>

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

**TABLE 2-32 DISABILITY BY TYPE, 2015-2019**

Disability	Ambulatory difficulty	Hearing difficulty	Independent living difficulty	Cognitive difficulty	Vision difficulty	Self-care difficulty
Benicia	5.2%	4.4%	3.3%	3.3%	2.0%	1.5%
Dixon	4.2%	3.5%	3.4%	3.1%	2.6%	1.7%
Fairfield	5.6%	4.3%	3.8%	3.1%	2.5%	1.7%
Rio Vista	13.3%	10.4%	8.0%	7.4%	3.9%	3.8%
Suisun City	5.9%	5.1%	5.1%	2.9%	2.8%	1.7%
Vacaville	5.7%	3.9%	3.5%	3.3%	2.2%	1.2%
Vallejo	6.9%	4.9%	4.7%	3.4%	2.7%	2.1%
Unincorporated Solano County	7.0%	4.8%	4.5%	3.7%	2.1%	1.6%

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

### **PERSONS WITH DEVELOPMENTAL DISABILITIES**

According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities but does not include other conditions that are solely physical in nature. Many people with developmental disabilities can live and work independently within a conventional housing environment. People with more severe disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for those with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 360,000 persons with developmental disabilities and their families through a statewide system of regional centers, developmental centers, and community-based facilities. The North Bay Regional Center (NBRC) is 1 of 21 regional centers in California that provides point-of-entry services for people with developmental disabilities. The center is a nonprofit community agency that provides advocacy, services, support, and care coordination to children and adults diagnosed with intellectual and developmental disabilities and their families in Napa, Sonoma, and Solano Counties.

NBRC provides services to developmentally disabled persons throughout Napa, Sonoma, and Solano Counties and acts as a coordinating agency for multiple service providers in the region. They provide a resource to those needing diagnosis and evaluation, individual program planning, prevention services, crisis intervention, family support services, as determined on a case-by-case basis, advocacy, consultation with other agencies, program evaluation, community education, community resource development, and coordination of services with community providers such as school, health, welfare, and recreation resources.

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, rentals in combination with Section 8 Housing Choice Vouchers, special programs for home purchase, HUD housing, and Senate Bill 962 homes (Senate Bill 962 homes are adult residential homes for persons with specialized health care needs). Supportive housing and group living opportunities for persons with developmental disabilities can be an important resource for those individuals who can transition from the home of a parent or guardian to independent living.

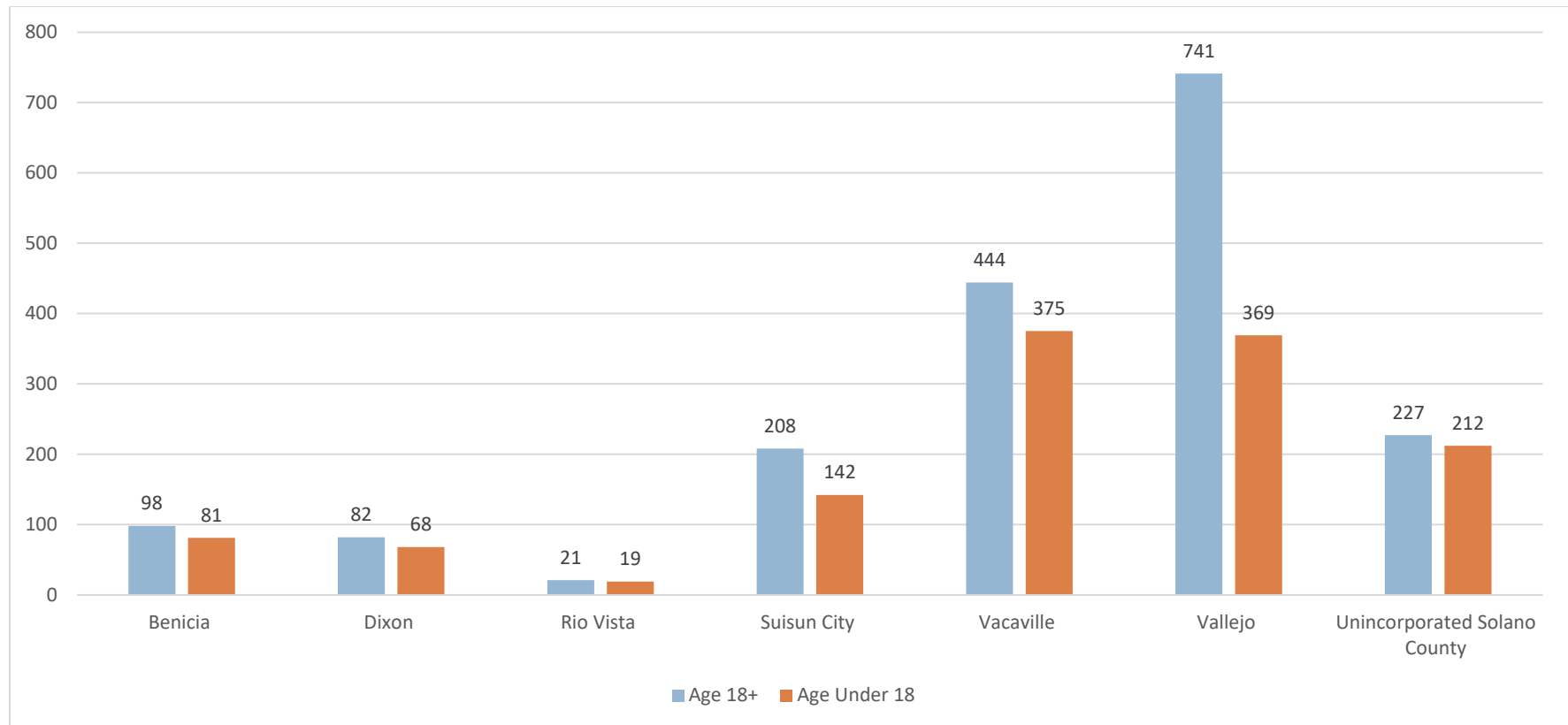
The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income or cared for by households with limited financial resources.

According to **Figure 2-6** and **Table 2-33** and the most recent data by the California Department of Developmental Services from 2020, there were a total of 4,272 persons with developmental disabilities in Solano County. Within Benicia, Dixon, Rio Vista, and Suisun City, there were 81, 68, 19, and 142 persons under the age of 18, respectively, with a developmental disability. For Vacaville, Vallejo, and Unincorporated Solano County, there were 375, 369, and 212 persons under the age of 18, respectively, with a developmental disability. Based on 2020 consumer count data by the California Department of Developmental Services, 70 to 85 percent of persons with developmental disabilities



were living at home with a parent, family, or guardian. Finding affordable housing with appropriate features and accessibility to supporting services within the household’s affordability range may be a challenge because many persons with disabilities live on disability incomes or fixed income

**FIGURE 2-6 POPULATION WITH DEVELOPMENTAL DISABILITIES BY AGE**



Source: ABAG Data Packet, 2021 -- California Department of Developmental Services, Consumer Count by California Age Group (2020)

**TABLE 2-33 POPULATION WITH DEVELOPMENTAL DISABILITIES BY RESIDENCE**

<b>Geography</b>	<b>Home of Parent / Family /Guardian</b>	<b>Independent / Supported Living</b>	<b>Other</b>	<b>Foster / Family Home</b>	<b>Intermediate Care Facility</b>	<b>Community Care Facility</b>	<b>Totals</b>
Benicia	159	17	5	5	0	0	<b>186</b>
<i>Percentage</i>	<i>85.5%</i>	<i>9.1%</i>	<i>2.7%</i>	<i>2.7%</i>	<i>0.0%</i>	<i>0.0%</i>	<b><i>100.0%</i></b>
Dixon	130	12	5	5	0	0	<b>152</b>
<i>Percentage</i>	<i>85.5%</i>	<i>7.9%</i>	<i>3.3%</i>	<i>3.3%</i>	<i>0.0%</i>	<i>0.0%</i>	<b><i>100.0%</i></b>
Fairfield	834	177	110	28	15	9	<b>1173</b>
<i>Percentage</i>	<i>71.1%</i>	<i>15.1%</i>	<i>9.4%</i>	<i>2.4%</i>	<i>1.3%</i>	<i>0.8%</i>	<b><i>100.0%</i></b>
Rio Vista	35	5	5	5	0	0	<b>50</b>
<i>Percentage</i>	<i>70.0%</i>	<i>10.0%</i>	<i>10.0%</i>	<i>10.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<b><i>100.0%</i></b>
Suisun City	268	31	28	23	0	0	<b>350</b>
<i>Percentage</i>	<i>76.6%</i>	<i>8.9%</i>	<i>8.0%</i>	<i>6.6%</i>	<i>0.0%</i>	<i>0.0%</i>	<b><i>100.0%</i></b>
Vacaville	640	97	57	16	4	4	<b>818</b>
<i>Percentage</i>	<i>78.2%</i>	<i>11.9%</i>	<i>7.0%</i>	<i>2.0%</i>	<i>0.5%</i>	<i>0.5%</i>	<b><i>100.0%</i></b>
Vallejo	736	142	128	56	23	15	<b>1100</b>
<i>Percentage</i>	<i>66.9%</i>	<i>12.9%</i>	<i>11.6%</i>	<i>5.1%</i>	<i>2.1%</i>	<i>1.4%</i>	<b><i>100.0%</i></b>
Unincorporated Solano County	350	50	30	8	3	2	<b>443</b>
<i>Percentage</i>	<i>79.0%</i>	<i>11.3%</i>	<i>6.8%</i>	<i>1.8%</i>	<i>0.7%</i>	<i>0.5%</i>	<b><i>100.0%</i></b>

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

## LARGE HOUSEHOLDS

Large households are defined as households with five or more members. Large households comprise a special-needs group because of the need for larger dwelling units with 3 or more bedrooms, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income, large households to reside in smaller dwelling units, frequently resulting in overcrowding.

As shown in **Table 2-34**, the jurisdictions in Solano County with the greatest proportion of large households (five or more members) were Dixon (18.3 percent), Fairfield (14.6 percent) and Suisun City (13.4 percent). As shown in **Table 2-35**, a relatively large proportion of each of these three city's housing stocks has three or more bedrooms (75 percent in Dixon, 71 percent in Fairfield and Suisun City 81 percent). Although the supply of units with three or more bedrooms may appear to be adequate to accommodate the needs of large families in these communities (and throughout Solano County), larger households may not actually be residing in these units, as the price for larger units may be a barrier to ownership or rental, leaving a portion of this population underserved. As well, large households may choose to reside in the larger housing units that are above their financial means, thus resulting in overpayment and the potential for displacement. This situation applies to all of the jurisdictions in Solano County.

The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms, hallways and kitchens. As shown in **Figure 2-2**, the jurisdictions in Solano County with the highest rates of homes that were considered overcrowded were Dixon (7.5 percent), Vallejo (7 percent), Unincorporated Solano County (6.9 percent) and Fairfield (6.3 percent). More larger homes in these communities may be needed.

A majority of Solano County's rental housing stock consists of individual single-family homes for rent, and multifamily multiplex and apartment buildings. In fact, about 70 to 80 percent of the county's housing stock consists of single-family homes, with the remainder multifamily units and mobile homes. According to **Table 2-35**, in Unincorporated Solano County and all cities except in Suisun City, homes with three or more bedrooms are overwhelmingly occupied by owners rather than renters.

**TABLE 2-34 HOUSEHOLD SIZE BY INCOME LEVEL, 2013-2017**

Geography	Income Level	Large Families of 5+ Persons	
		Number	Percent of Total Households
Benicia	0%-80% AMI	104	0.9%
	81%-100% AMI	55	0.5%
	100%+ AMI	535	4.8%
	<b>All Incomes</b>	<b>694</b>	<b>6.3%</b>
Dixon	0%-80% AMI	619	10.5%
	81%-100% AMI	195	3.3%
	100%+ AMI	260	4.4%
	<b>All Incomes</b>	<b>1,074</b>	<b>18.3%</b>
Fairfield	0%-80% AMI	1,935	5.5%
	81%-100% AMI	630	1.8%
	100%+ AMI	2,625	7.4%
	<b>All Incomes</b>	<b>5,190</b>	<b>14.6%</b>
Rio Vista	0%-80% AMI	48	1.2%
	81%-100% AMI	-	0.0%
	100%+ AMI	60	1.5%
	<b>All Incomes</b>	<b>108</b>	<b>2.6%</b>
Suisun City	0%-80% AMI	455	5.0%
	81%-100% AMI	89	1.0%
	100%+ AMI	685	7.5%
	<b>All Incomes</b>	<b>1,229</b>	<b>13.4%</b>

Geography	Income Level	Large Families of 5+ Persons	
		Number	Percent of Total Households
Vacaville	0%-80% AMI	883	2.7%
	81%-100% AMI	405	1.3%
	100%+ AMI	2,190	6.8%
	<b>All Incomes</b>	<b>3,478</b>	<b>10.8%</b>
Vallejo	0%-80% AMI	1,719	4.2%
	81%-100% AMI	570	1.4%
	100%+ AMI	2,225	5.4%
	<b>All Incomes</b>	<b>4,514</b>	<b>10.9%</b>
Unincorporated Solano	0%-80% AMI	227	3.3%
	81%-100% AMI	221	3.2%
	100%+ AMI	205	3.0%
	<b>All Incomes</b>	<b>653</b>	<b>9.4%</b>

Source: ABAG Data Packet, 2021 -- CHAS, 2013-2017

**TABLE 2-35 HOUSING UNITS BY NUMBER OF BEDROOM, 2015-2019**

Number of Bedrooms	0 Bedrooms		1 Bedrooms		2 Bedrooms		3-4 Bedrooms		5 or More Bedrooms		Percent of All Homes in Jurisdiction with 3+ Bedrooms
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	
Benicia	68	149	185	542	1,193	1,324	6,189	1,121	468	54	7,832
<i>Percentage</i>	<i>0.8%</i>	<i>4.7%</i>	<i>2.3%</i>	<i>17.0%</i>	<i>14.7%</i>	<i>41.5%</i>	<i>76.4%</i>	<i>35.1%</i>	<i>5.8%</i>	<i>1.7%</i>	<i>69%</i>
Dixon	14	45	24	374	351	685	3,692	710	157	10	4,569
<i>Percentage</i>	<i>0.3%</i>	<i>2.5%</i>	<i>0.6%</i>	<i>20.5%</i>	<i>8.3%</i>	<i>37.6%</i>	<i>87.1%</i>	<i>38.9%</i>	<i>3.7%</i>	<i>0.5%</i>	<i>75%</i>
Fairfield	78	545	252	2,718	1,560	5,596	17,514	5,969	2,385	134	2,260
<i>Percentage</i>	<i>0.4%</i>	<i>3.6%</i>	<i>1.2%</i>	<i>18.2%</i>	<i>7.2%</i>	<i>37.4%</i>	<i>80.4%</i>	<i>39.9%</i>	<i>10.9%</i>	<i>0.9%</i>	<i>71%</i>
Rio Vista	0	21	0	181	2,532	396	1,343	306	13	0	2,260
<i>Percentage</i>	<i>0.0%</i>	<i>2.3%</i>	<i>0.0%</i>	<i>20.0%</i>	<i>65.1%</i>	<i>43.8%</i>	<i>34.5%</i>	<i>33.8%</i>	<i>0.3%</i>	<i>0.0%</i>	<i>47%</i>
Suisun City	94	33	0	524	302	820	5,337	2,078	50	72	7,537
<i>Percentage</i>	<i>1.6%</i>	<i>0.9%</i>	<i>0.0%</i>	<i>14.9%</i>	<i>5.2%</i>	<i>23.2%</i>	<i>92.3%</i>	<i>58.9%</i>	<i>0.9%</i>	<i>2.0%</i>	<i>81%</i>
Vacaville	78	367	289	2,662	2,464	4,364	16,001	4,881	1,454	138	22,474
<i>Percentage</i>	<i>0.4%</i>	<i>3.0%</i>	<i>1.4%</i>	<i>21.4%</i>	<i>12.1%</i>	<i>35.2%</i>	<i>78.9%</i>	<i>39.3%</i>	<i>7.2%</i>	<i>1.1%</i>	<i>69%</i>
Vallejo	128	990	468	4,178	4,293	6,324	17,289	6,916	1,161	301	4,554
<i>Percentage</i>	<i>0.5%</i>	<i>5.3%</i>	<i>2.0%</i>	<i>22.3%</i>	<i>18.4%</i>	<i>33.8%</i>	<i>74.1%</i>	<i>37.0%</i>	<i>5.0%</i>	<i>1.6%</i>	<i>75%</i>
Unincorporated Solano County	72	19	261	367	811	827	3,293	915	286	60	4,554
<i>Percentage</i>	<i>1.5%</i>	<i>0.9%</i>	<i>5.5%</i>	<i>16.8%</i>	<i>17.2%</i>	<i>37.8%</i>	<i>69.7%</i>	<i>41.8%</i>	<i>6.1%</i>	<i>2.7%</i>	<i>66%</i>

Source: ABAG Data Packet, 2021 -- California Department of Finance, E-5 series

## SINGLE-PARENT HOUSEHOLDS

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2015-2019 ACS, Solano County had about 14.2 percent (21,305) female-headed family households and 6.3 percent (9,486) male-headed family households. In all of Solano County, single-headed households represent approximately 20.5 percent of all family households in Solano County (see **Table 2-36**). In comparison, in the Bay Area, 15.2 percent were single-headed households (male or female). **Figure 2-7** shows single-headed family household types by percentage for Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, Unincorporated Solano County, and the Bay Area.

Single-parent households, particularly those headed by women, are likely to have greater demand for childcare and other social services than two-parent households. As shown in **Figure 2-8**, an average of about 75 percent of female-headed households in poverty have one or more children and conversely, an average of about a quarter of female-headed households in poverty do not have children in the household. Among female-headed households in poverty, having one or more children in the household was most common in Vacaville, Fairfield, Dixon and Benicia. In Rio Vista it was less common to have children in the households of female-headed households in poverty. Because female-headed, single-parent households often have limited incomes, these households may have trouble finding adequate, affordable housing, or may overpay for housing to accommodate family size or have access to services and resources.

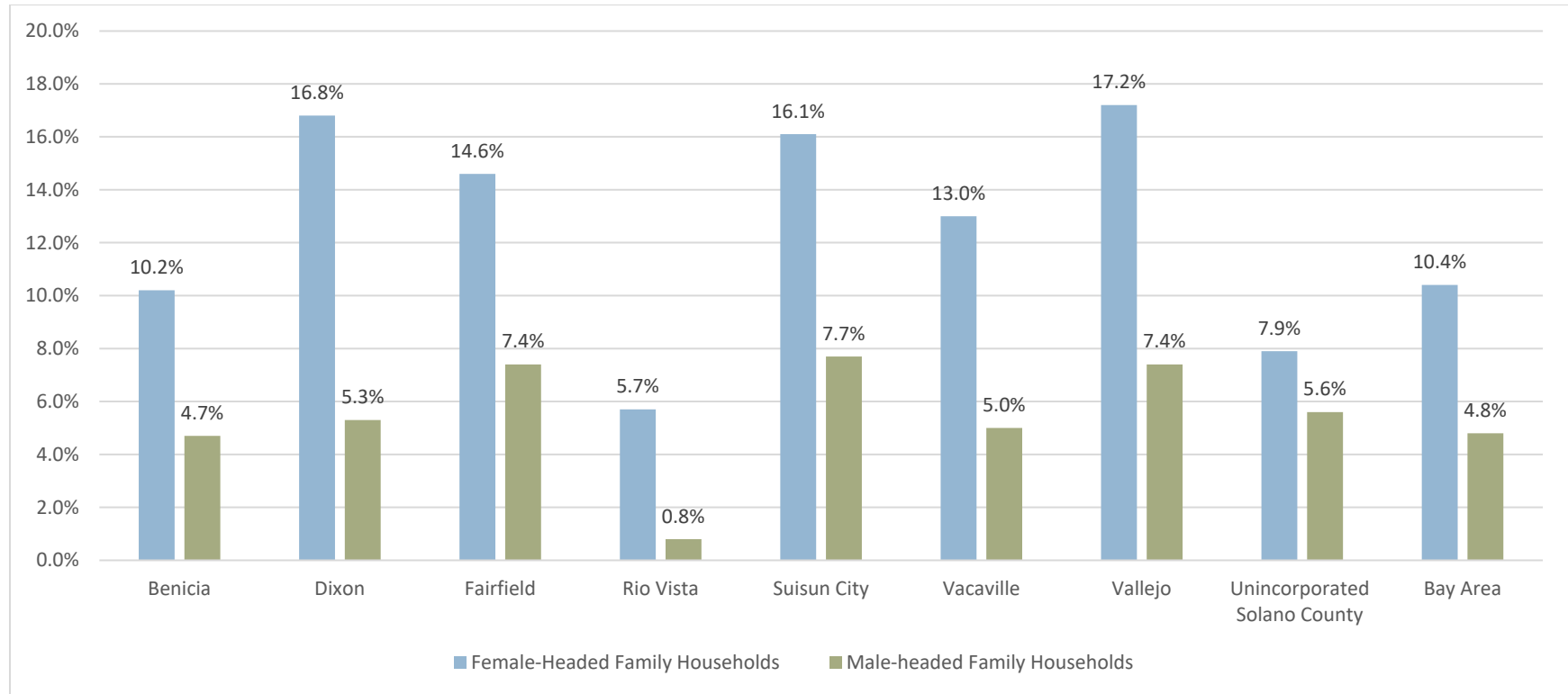
**TABLE 2-36 SINGLE-PARENT HOUSEHOLDS, 2015-2019**

Geography	Female-Headed Family Households		Male-Headed Family Households		Total Single-Parent Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Benicia	1,155	10.2%	532	4.7%	1,687	14.9%
Dixon	1,017	16.8%	321	5.3%	1,338	22.1%
Rio Vista	273	5.7%	39	0.8%	312	6.5%
Fairfield	5,353	14.6%	2,720	7.4%	2,211	23.7%
Suisun City	1,497	16.1%	714	7.7%	5,886	18.0%
Vacaville	4,240	13.0%	1,646	5.0%	10,353	24.6%
Vallejo	7,224	17.2%	3,129	7.4%	8,073	22.0%
Unincorporated Solano County	546	7.9%	385	5.6%	931	13.5%
Solano County	21,305	14.2%	9,486	6.3%	30,791	20.5%
Bay Area	283,770	10.4%	131,105	4.8%	414,875	15.2%

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

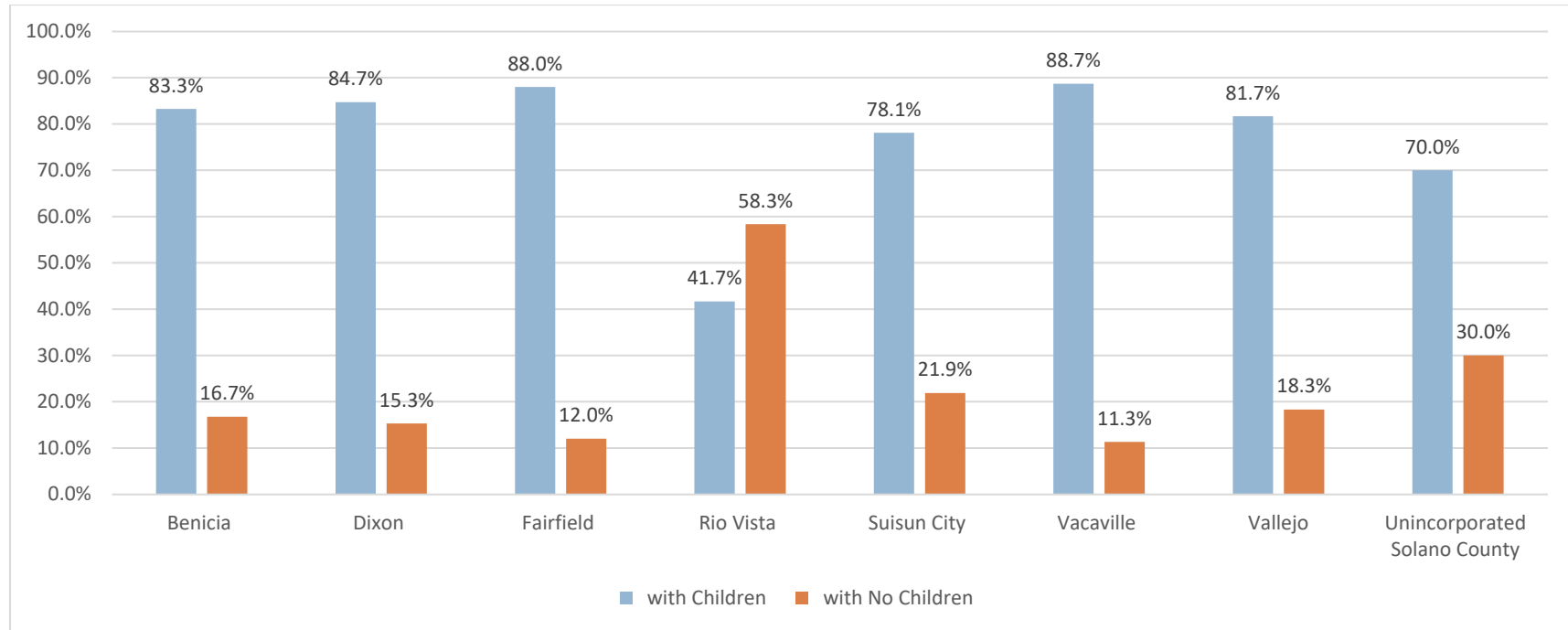


**FIGURE 2-7 SINGLE-PARENT HOUSEHOLDS**



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

**FIGURE 2-8 FEMALE-HEADED HOUSEHOLD BY POVERTY STATUS, 2015-2019**



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

### FARMWORKERS

Farmworkers are generally considered to have special housing needs because of limited incomes and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). According to the 2019 ACS Census, there were 3,047 persons employed in the agriculture, forestry, fishing, and hunting industry in all of Solano County. Solano County has both a large flux of seasonal workers and a substantial base of year-round farmworkers who reside permanently in the county. The 2017 USDA Census of Agriculture reports that there were 849 farms in Solano County, employing a total of 2,513 workers. Of the 2,513 farmworkers in the county, 1,453 workers (58 percent) work 150 days or more each year. The remaining 42 percent work less than 150 days per year. Larger farms provide the main source of farm employment for farmworkers. According to the Census of Agriculture, 954 farmworkers (38 percent) were employed on farms with

10 or more workers. According to the California Department of Education California Longitudinal Pupil Achievement Data System (CALPADS), there were about 446 migrant workers throughout Solano County. While these estimates are at the county level (including the cities) and are not specifically for the unincorporated area, it is likely the vast majority of farmworkers work within Unincorporated Solano County where most of the agricultural production in the county takes place. Typically, farmworker positions, unless they own the business, do not pay well and these persons may have trouble finding adequate housing in the county.

### **EXTREMELY LOW-INCOME HOUSEHOLDS**

An extremely low-income household is defined as a household earning 30 percent or less than the area median. According to HCD, the median income for a four-person household in Solano County was \$99,300 in 2021. Based on the above definition, an extremely low-income household of four earns less than \$29,150 a year. Employees earning the minimum wage in California (\$14 per hour) and working 40 hours a week would be considered extremely low income, as their total annual earnings would be \$29,120.

According to Comprehensive Housing Affordability Strategy (CHAS) 2013-2017 data (ABAG Housing Element Data Package, 2021), Benicia, Unincorporated Solano County, and Dixon had 585 (8.4 percent), 968 (8.6 percent), and 629 (10.7 percent) of households that fell into the extremely low-income category. For Fairfield (3,637 households) and Rio Vista (439, 10.2-10.5 percent) of households were extremely low income, respectively. Both Suisun City (848 households) and Vacaville (2,994 households) had 9.2 percent of households that fell into the extremely low-income category. About 6,250 households in Vacaville (15 percent) fell into the extremely low-income category and 585 households, approximately 8.4 percent, were extremely low income in Unincorporated Solano County.

Households with extremely low incomes have a variety of housing situations and needs. This population includes persons who are homeless, persons with disabilities, farmworkers, college students, single parents, seniors living on fixed incomes, and the long-term unemployed. Some extremely low-income individuals and households are homeless. As noted previously, this population also includes minimum wage workers or part-time employees. For some extremely low-income residents, housing may not be an issue—for example, domestic workers and students may live in in-law units at low (or no) rents. Other extremely low-income residents spend a substantial amount of their monthly incomes on housing or may alternate between homelessness and temporary living arrangements with friends and relatives. Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or exacerbated by a lack of affordable housing opportunities. Many extremely low-income

households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions and also face the risk of displacement. Some extremely low-income households could have members with mental or other disabilities and special needs.

Each city in the county has individual programs to assist extremely low-income households. As of 2021, there are a total of 375 beds in emergency shelters in Solano County, about 121 beds in transitional housing and 431 beds for permanent housing. Each city works collectively with local non-profits as well as the Community Action Partnership Solano, Joint Powers Authority (CAP Solano JPA) to assist those in need and to help residents locate suitable housing in the area.

## HOMELESS

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The Sheltered Homeless Point-in-Time (PIT) Count is conducted annually in Solano County and is a requirement to receive homeless assistance funding from HUD. Solano County conducted its Housing Inventory and Sheltered count on January 25, 2021. The JPA conducted the Sheltered PIT count by sending demographic questionnaires to all emergency shelter and transitional housing providers prior to the night of the count. The Sheltered PIT survey that accounts for all the sheltered individuals experiencing homelessness counted on this night. The total number of individuals experiencing sheltered homelessness for 2021 was 397, a significant increase from 230 sheltered people in 2020. The count was conducted in the winter, when seasonal demand is likely at its highest. As of 2021, there are a total of 375 beds in emergency shelters in Solano County, about 121 beds in transitional housing, and 431 beds for permanent housing.

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and the high housing costs in Solano County has led to some individuals and families losing their housing. Divorce can also lead to the homelessness as a dual income household becomes a single income household. As shown in **Table 2-37**, for others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions. According to California Housing Partnership, 10,159 low-income renter households do not have access to affordable homes and renters in Solano County would

need to earn 2.2 times the minimum wage to afford the average asking rent in Solano County. From this data, a primary cause of homelessness is the lack of affordable housing and low incomes. **Table 2-38** reflects the number of homeless individuals in each city according to the Chief of Police and other local knowledge.

**TABLE 2-37 CHARACTERISTICS FOR THE POPULATION EXPERIENCING HOMELESSNESS**

Jurisdiction	Variable	Sheltered - Emergency Shelter	Sheltered - Transitional Housing
All Cities and Unincorporated Solano County	Chronic Substance Abuse	77	20
	HIV/AIDS	3	0
	Severely Mentally Ill	114	25
	Veterans	9	12
	Victims of Domestic Violence	65	7

Source: U.S. Department of Housing and Urban Development (HUD), *Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2021)*

**TABLE 2-38 LOCAL KNOWLEDGE ON PERSONS EXPERIENCING HOMELESSNESS**

Jurisdiction	Number of Homeless Persons
Benicia	100 <sup>1</sup>
Dixon	Pending Data
Fairfield	Pending Data
Rio Vista	3 <sup>1</sup>
Suisun City	Pending Data
Vacaville	115 <sup>1</sup>
Vallejo	600 <sup>2</sup>
Unincorporated Solano County	Pending Data

Sources: Solano County jurisdictions, March and June 2022

<sup>1</sup>Local Police Department

<sup>2</sup>Resource Connect Solano

**Table 2-39** demonstrates the number of students in local schools experiencing homelessness. The cities with the highest number of students in local schools experiencing homelessness are Dixon (205) and Fairfield (206). The cities with the lowest numbers of students in local schools experiencing homeless are Suisun City, Benicia, Rio Vista, and Unincorporated Solano County. In comparison to past years (2018-19, 2017-18, and 2016-17), the number of students experiencing homelessness has decreased. This can be attributed to work by CAP Solano- JPA who have expanded their functions over the years, such as increased grant application and allocation of funding to local youth homeless service providers in Solano County.

**TABLE 2-39 STUDENTS IN LOCAL PUBLIC SCHOOLS EXPERIENCING HOMELESSNESS**

Geography	2016-17	2017-18	2018-19	2019-20
Benicia	33	54	42	0
Dixon	236	258	235	205
Fairfield	489	443	422	206
Rio Vista	0	0	0	0
Suisun City	112	80	49	16
Vacaville	131	169	196	140
Vallejo	260	302	325	162
Unincorporated Solano County	0	0	0	0
Solano County	1,261	1,306	1,269	729
Bay Area	14,990	15,142	15,427	13,718

*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*

## ANALYSIS OF AT-RISK HOUSING

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be “at risk” if it is eligible to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which, in this case with all jurisdictions in Solano County, is January 31, 2023. There are currently 351 units at risk of converting to market rate in the next 10 years (each project at risk is denoted in bold in **Table 2-40**).

### Inventory of Affordable Units

All federal and state subsidized rental housing is listed in **Table 2-40**. All cities within Solano County have assisted units and Benicia, Dixon, Fairfield, and Vallejo all have units at risk of converting to market rate within the next 10 years. have projects at-risk of converting to market rate.

**TABLE 2-40 ASSISTED UNITS AT RISK OF CONVERSION**

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
<b>BENICIA</b>					
Casa de Vilarrasa II	921 E 4th St	24	24	HCD	2016
The Calms at Burgess Point	91 Riverview Terrace	56	55	LIHTC	2074
<b>Total Units</b>		<b>80</b>	<b>79</b>		
<b>Total Units At-Risk of Converting</b>			<b>24</b>		
<b>DIXON</b>					
Bristol Apartments	1550 Valley Glen Drive	102	101	LIHTC	2060
Second Street Senior Apartments	211 East D Street	81	80	LIHTC	2061

Solano County Regional Housing Element Collaborative  
Appendix 2 – 2023-2031 Regional Housing Needs Assessment

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Lincoln Creek Apartments	1395 North Lincoln Street	172	141	LIHTC	2060
Moonlight Apartments	425 West Chestnut Street	56	55	LIHTC; USDA	2064
Heritage Commons	191 Heritage Lane	59	59	LIHTC; CalHFA	2067
Valley Glen Apartments	1830 Gold St.	59	58	LIHTC; USDA	2067
Heritage Commons Phase 2	193 Heritage Lane	60	59	LIHTC	2068
Heritage Commons Phase III	197 Heritage Lane	44	43	LIHTC	2074
Dixon Manor	1270 Linford Lane	32	6	CalHFA	2031
<b>Total Units</b>		<b>665</b>	<b>602</b>		
<b>Total Units At-Risk of Converting</b>			<b>6</b>		
<b>FAIRFIELD</b>					
Bennington Apartments (AKA Sheffield Green)	2780 North Texas Street	132	27	CalHFA	2024
Avery Parks (AKA Quail Terrace)	2000 Claybank Road	136	33	CalHFA	2025
Woodsong Village Apartments	2999 North Texas Street	112	110	LIHTC	2027
Parkway Plaza	188 E. Alaska Ave	100	99	HUD	2030
Kennedy Court	1401 Union Ave	32	32	LIHTC	2050
Sunset Manor Apartments	855 East Tabor Avenue	148	146	LIHTC	2052
Woodside Court Apartments	555 Alaska Avenue	129	127	LIHTC	2053
Fairfield Vista Apartments	201 Pennsylvania Avenue	60	59	LIHTC	2053
Dover Woods Senior Apartments	2801 Dover Avenue	200	198	LIHTC	2058
Hampton Place / Gateway Village	2000 Pennsylvania Avenue	56	55	LIHTC; HCD	2058
Union Square II	608 Kennedy Court	24	24	LIHTC; HCD	2059
Fairfield Heights Apartments	1917 Grande Circle	52	51	LIHTC	2060



Solano County Regional Housing Element Collaborative  
Appendix 2 – 2023-2031 Regional Housing Needs Assessment

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Laurel Gardens Apartments	201 East Alaska Avenue	30	29	LIHTC; HCD	2062
Senior Manor	1101 Union Ave.	84	83	LIHTC	2063
Signature at Fairfield	1189 Tabor Avenue	93	92	LIHTC; CalHFA	2065
Monument Arms Apartments	261 East Alaska Avenue	92	88	LIHTC; HUD	2069
Sunset Creek Apartments	840 E. Travis Boulevard	76	75	LIHTC	2072
Fairfield Apartments (Parkside Villa Apartments & Rockwell Manor Apartments) - Site A	1650 Park Lane	128	126	LIHTC; HUD	2073
One Lake Family Apartments		190	188	LIHTC	2074
<b>Total Units</b>		<b>1,874</b>	<b>1,642</b>		
<b>Total Units At-Risk of Converting</b>			<b>269</b>		
<b>RIO VISTA</b>					
Casitas Del Rio Apartments	250 St. Joseph Street	40	39	LIHTC; USDA	2059
<b>Total Units</b>		<b>40</b>	<b>39</b>		
<b>Total Units At-Risk of Converting</b>			<b>0</b>		
<b>SUISUN CITY</b>					
Village II	506 Civic Center Blvd	106	105	LIHTC; HUD	2065
Cottonwood Creek Apartments	202 Railroad Avenue	94	93	LIHTC; HCD	2062
Breezewood Village Apartments	1359 Worley Road	81	80	LIHTC	2062
<b>Total Units</b>		<b>281</b>	<b>278</b>		
<b>Total Units At-Risk of Converting</b>			<b>0</b>		
<b>VACAVILLE</b>					

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Appendix 2 – 2023-2031 Regional Housing Needs Assessment

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Twin Oaks Apartments	2390 Nut Tree Road	46	46	LIHTC; HUD	2067
Vacaville Autumn Leaves	2470 Nut Tree Rd	56	56	HUD	2039
Vacaville Gables	100 Gables Ave.	65	64	LIHTC	2052
Saratoga Senior Apartments	1101 Burton Drive	108	107	LIHTC; CalHFA	2053
Vacaville Meadows	131 Gable Avenue	65	50	LIHTC	2055
Vacaville Hillside Seniors	454 Markham Ave	15	12	LIHTC	2055
Saratoga Senior Apartments Phase II	1151 Burton Drive	120	119	LIHTC	2056
Lincoln Corner Apartments	130 Scoggins Court	134	101	LIHTC; HCD	2058
Rocky Hill Apartments & Bennett Hill Apartments (Site A)	225 Bennett Hill Court	64	63	LIHTC	2068
Callen Street Apartments	1355 Callen Street	66	65	LIHTC	2068
Rocky Hill Veterans	582 Rocky Hill Road	39	38	LIHTC; HCD	2075
Meadows Court / Holly Lane Apartments (Site A)	531 Rocky Hill Rd	82	80	LIHTC	2070
Alamo Garden Apartments	1501 Alamo Drive	182	181	LIHTC	2071
Pony Express Senior Apartments	220 Aegean Way	60	59	LIHTC	2074
<b>Total Units</b>		<b>1102</b>	<b>1041</b>		
<b>Total Units At-Risk of Converting</b>			<b>0</b>		
<b>VALLEJO</b>					
Longshore Cove Apartments	201 Maine Street	236	234	LIHTC; HUD	2073
Carolina Heights	135 Carolina Street	152	151	LIHTC; HUD	2070
Marina Tower	601 Sacramento Street	151	150	LIHTC; HUD	2060

Solano County Regional Housing Element Collaborative  
Appendix 2 – 2023-2031 Regional Housing Needs Assessment

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Marina Towers Annex	575 Sacramento Street	57	56	LIHTC; HUD; CalHFA	2056
Casa De Vallejo Apartments	1825 Sonoma Blvd.	136	136	LIHTC; HUD	2060
Ascension Arms	301 Butte St	75	42	HUD	2029
Seabreeze Apartments	100 Larissa Ln	184	71	HUD	2036
Redwood Shores	400 Redwood Street	120	119	HUD	2037
Friendship Estates Apartments	2700 Tuolumne Street	76	74	LIHTC	2052
Solano Vista Senior Apartments	40 Valle Vista Avenue	96	95	LIHTC	2072
Sereno Village Apartments	750 Sereno Drive	125	124	LIHTC	2057
Bay View Vista Apartments	445 Redwood Street	194	192	LIHTC	2055
Avian Glen	301 Avian Drive	87	85	LIHTC; HCD	2064
Temple Art Lofts	707 Main Street	29	28	LIHTC	2067
Harbor Park Apartments	969 Porter Street	182	73	LIHTC	2070
<b>Total Units</b>		<b>1,900</b>	<b>1,630</b>		
<b>Total Units At-Risk of Converting</b>			<b>42</b>		
<b>UNINCORPORATED SOLANO CO.</b>	<i>No Federal or State Assisted Developments</i>				

Sources: California Housing Partnership, Preservation Database 2021.

## Preservation Resources

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Solano County for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidies, including Community Development Block Grant (CDBG) or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the County an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid.

## Qualified Entities

The following qualified entities were listed as potential purchasers of at-risk units in Solano County:

- ACLC, Inc
- Mid-Peninsula Housing Coalition Mutual Housing California
- Affordable Housing Associates SWJ Housing
- Affordable Housing Foundation Volunteers of America National Services
- Sacramento Valley Organizing Community
- Pacific Community Services, Inc.

- Anka Behavioral Health
- Housing Corporation of America
- Mutual Housing California
- SWJ Housing
- Volunteers of America National Services

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Benicia Housing Authority (BHA), Solano County Housing Authority (SCHA), Suisun City Housing Authority (SCH), and Vacaville Housing Authority (VHA). Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8–supported housing may be either project-based for a portion of an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units.

The BHA administers approximately 294 active housing choice vouchers. The SCHA allocated 368 vouchers including 45 Veterans Administration Supportive Housing (HUD-VASH) Vouchers and 53 Mainstream Vouchers for non-elderly disabled households. The SCH administers approximately 192 housing choice vouchers and the VHA administers approximately 1,366 vouchers and vouchers including the Veterans Administration Supportive Housing (HUD-VASH), Family Unification Program (FUP), Mainstream Voucher Program, and Emergency Housing Voucher Program Vouchers.

### Strategies for Preserving Affordable Housing

**Acquisition** - For units at risk of conversion, qualified non-profit entities must be offered the opportunity to purchase buildings to maintain affordability.

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multifamily buildings throughout the county, prices ranged from \$165,000 per unit for a 10-unit building in Suisun City to \$215,000 per unit for a 5-unit multifamily unit in Vallejo. While most units listed for sale in March 2022 were in incorporated jurisdictions of Solano County, purchasing residential units in Unincorporated Solano County will likely have a similar

price range depending on where in the county the units are located. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis. It is important to note that a major financing tool, Low Income Housing Tax Credits (LIHTC), currently do not prioritize acquisition and rehabilitation projects, but instead fund new construction projects. This makes the effort to preserve units much more difficult.

**Preservation** - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD’s 2022 fair-market rents, the total cost to subsidize rental costs for a very low-income four-person household for 20 years would be \$111,180 for a two-bedroom home and \$256,980 for a three-bedroom home. This is typically done through Project Based contracts with the Housing Authority that administers a Project Based Program and has available vouchers.

**Replacement with New Construction** – Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. Looking at a sample project with 188 assisted units and one manager’s unit, the cost for land acquisition is approximately \$30,319 per unit, or \$5,700,000 total. Costs for multifamily construction are approximately \$162 per square foot. This is based on costs calculated for a two-story building in Solano County with 20 units and an average unit size of 800 square feet each. The total construction costs for the building are \$2,593,864, based on the total cost of building this development, it can be estimated that the per-unit cost to replace low-income housing would be \$124,949 per unit. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.<sup>1</sup>

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<sup>1</sup> 2022 National Building Cost Manual and 2022 945-33,91,90,34,89,85,93,71,35,12,92, and 956-87,20,18,94,90,25,96 zip code modifiers Craftsman Book Company.

### Cost of Preservation Versus Replacement

The cost to the cities within Solano County of preserving units that are projected to expire between 2024 and 2074 is estimated to be less in most cases than replacing the units through new construction. Replacing the units with rehabilitated units may be cost-effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire.

Extending low-income use restrictions to preserve the units as affordable may require financial incentives to the project owners. Other scenarios for preservation would involve purchase of the affordable units by a nonprofit or public agency, or local subsidies to offset the difference between affordable and market rents. Scenarios for preservation depend on the type of project at risk.

### Funding Sources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: financial resources available to purchase existing units or develop replacement units; entities with the intent and ability to purchase and/or manage at-risk units; and programs to provide replacement funding for potential reductions in funding for Housing Choice Voucher Program rent subsidies (previously known as the Section 8 Program).

A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, multiple funding sources would be required. The following summarizes federal and state financial resources available to the cities within Solano County for preservation of assisted, multifamily rental housing units.

#### Federal Programs

**Community Development Block Grant (CDBG)**—This program is intended to enhance and preserve the jurisdictions affordable housing stock. CDBG funds are awarded to the County on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG funds benefit primarily persons/households with incomes not exceeding 80 percent of the county median family income.

**HOME Investment Partnerships**—HOME funding is a flexible grant program that is awarded to the jurisdictions on a formula basis for housing activities that take into account local market conditions, inadequate housing, poverty, and housing production costs. The formula for determining funding amount and eligibility is based on several factors, including the number of units in a jurisdiction that are substandard or unaffordable, the age of a jurisdiction’s housing, and the number of families living below the poverty line. HOME funding is provided to jurisdictions to either assist rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing, as well as possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

**Housing Choice Voucher (Section 8) Program**—This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

**Section 811/202 Program**—Nonprofit organizations and consumer cooperatives are eligible to receive zero-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance, or capital advances, is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

**HUD Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA)**—LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. When an assisted housing project pays off the loan, they are then eligible to convert to market-rate, thus resulting in a loss of affordable housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies.) Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure an 8-percent return for property owners on the recalculated equity of their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120 percent of the fair market rate (FMR), or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program or offer to sell the project (a “voluntary” sale) to a priority purchaser for a 12-month period or other purchasers for an additional 3 months. The owner is required to document this choice in a plan of action.



If HUD cannot provide the owner with the 8-percent return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months, or other qualified buyers for an additional 3 months (a “mandatory” sale) and filing a plan of action that demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay the loan. First, the owner may prepay the property loan if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

### State Programs

**California Housing Finance Agency (CHFA) Multiple Rental Housing Programs**—This program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market-rate mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.

**Affordable Housing Sustainable Communities Program (AHSC)**—This program provides grants and/or loans, or any combination t, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.

**Low-Income Housing Tax Credit (LIHTC)**—This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

**California Community Reinvestment Corporation (CCRC)**—This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

**Nonprofit Entities**—Nonprofit entities serving the county can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. (See partial list above in Qualified Entities.)

### **Program Efforts to Preserve At-Risk Units**

The following housing programs have been developed to address the preservation of assisted very low-income units eligible to convert to market rate. Each individual City’s Planning Department, Economic Development Department, and/or Housing Development will be responsible for implementing the programs. Funding for implementation could be provided through the funding sources cited above.

Each city in Solano County will maintain contact with owners of at-risk units as the use restriction expiration dates approach. Each city and Solano County will communicate to the owners the importance of the units to the supply of affordable housing in the county as well as its desire to preserve the units as affordable.

**Rental Subsidies**—If HUD funding is discontinued at some point within the next planning period to subsidize affordable units and other methods to preserve the at-risk units fail, the County will determine if it can assign financial resources to provide rental assistance to very low-income tenants to cover the difference between their current rents and market rents as well as continue to promote the development of affordable housing. If the owners of a project at risk of converting their units to market rate, the County or cities will evaluate the feasibility of implementing available options to preserve bond-financed units at risk of conversion: (1) offer rental subsidies using HOME or other available funding; (2) work with the property owner to refinance the mortgage at lower interest rates; (3) work with nonprofit entities to evaluate the potential for acquisition of the complex (although, if only a portion of the units are at risk, this may not be feasible); (4) consider acquisition and rehabilitation of the project.

## PROGRAMS TO ADDRESS IDENTIFIED NEEDS

The City has identified specific housing needs as a part of the preparation of the Housing Needs Assessment. **Table 2-41** summarizes the identified need and the program reference to address the need detailed in the Housing Element.

**TABLE 2-41 PROGRAMS TO ADDRESS IDENTIFIED NEEDS**

Identified Need	Housing Element Program Number
Housing Conditions	Program 2.C, Program 2.D
Renter Households	Program 1.G
Senior Population (65+)	Program 3.A, Program 4.A
Persons with Disabilities	Program 3.A, Program 3.C, Program 4.A, Program 4.B
Large Households	Program 3.A, Program 3.D
Female and Single Parent Households	Program 3.A
Farmworkers	Program 3.A
Extremely Low-Income Households	Program 1.C, Program 2.B, Program 3.A, Program 3.B, Program 4.A
Persons Experiencing Homelessness	Program 3.A, Program 3.E, Program 4.A
Housing At-Risk of converting to market rate	Program 2.A

*Source: City of Suisun City, August 2022*



APPENDIX 3 – ASSESSMENT OF FAIR HOUSING

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## INTRODUCTION

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for Suisun City, Government Code Section 65583 (subds. (c)(9), (c)(10), 8899.50, subds. (a), (b), (c)) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, the Solano County Housing Element Collaborative, comprised of the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, Vallejo, and the County of Solano prepared a regional Assessment of Fair Housing (AFH) and each participating jurisdiction prepared a local AFH.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, Suisun City identified factors that contribute to fair housing issues. These contributing factors are included in **Table 3-10, Factors that Contribute to Fair Housing Issues** with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in **Section 4, Goals, Policies, and Programs**.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. Assembly Bill (AB) 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

## OUTREACH

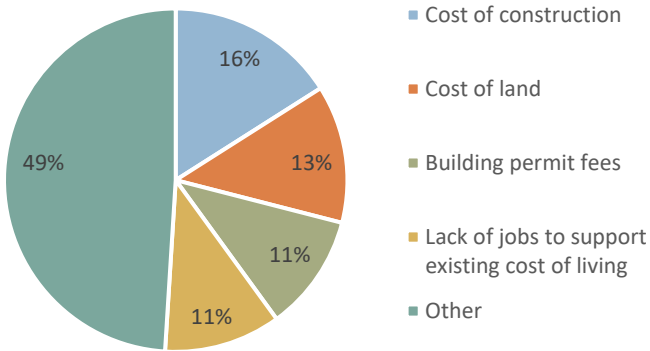
### REGIONAL OUTREACH EFFORTS

#### Workshops

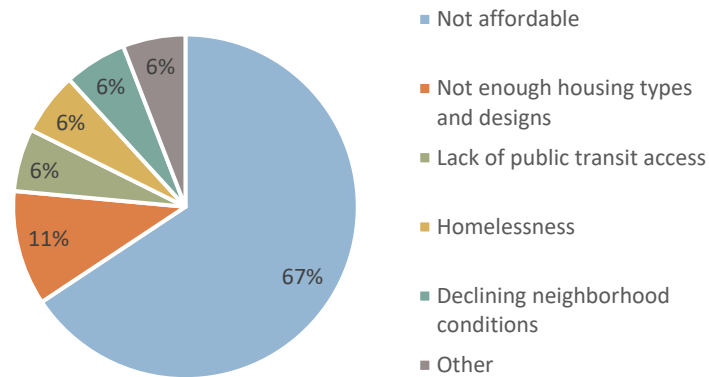
As discussed in the Public Participation section, the Solano County Collaborative took diligent efforts to encourage public and service provider participation, particularly service providers for vulnerable populations, in the Housing Element update process at both the regional and local scale. These efforts included six Housing Element community workshops between January and June 2022 and seven regional service provider consultations between December 2021 and February 2022. Each of the workshops was advertised with flyers in English, Spanish, and Tagalog, and conducted virtually to increase accessibility for residents throughout the county and in response to the COVID-19 pandemic. Live Spanish translation was offered at the first two sets of workshops, and a pre-recorded version in Tagalog. However, no participants opted for this option at any of the workshops, so the third set of workshops provided pre-recorded Spanish and Tagalog versions rather than live translation, though materials were still made available prior to the workshop in both languages.

The first two workshops were held over two days: during the lunch hour on Wednesday, January 26, 2022, and the evening of Thursday, January 27, 2022, to ensure maximum participation from Solano County jurisdictions, local organizations, service providers for vulnerable populations, and the community. The workshops were held online with a variety of technological methods to connect. The objectives of the workshop were to educate the public about the update process, identify specific needs and opportunities, share information about the Solano County Collaborative to help make informed conclusions and identify needs, and allow participants to share their insights on how housing opportunities can be improved locally and on a regional level. To gauge these opinions, participants were polled on topics that focused on housing assets, housing strategies, housing barriers, and preferences for location of new housing. The results of key points of the poll related to fair housing are summarized herein.

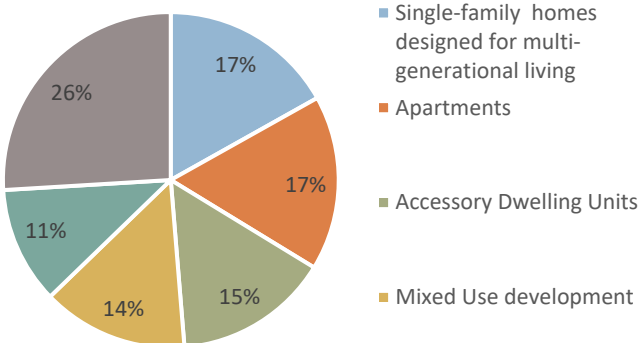
What are the greatest barriers to providing housing in your community?



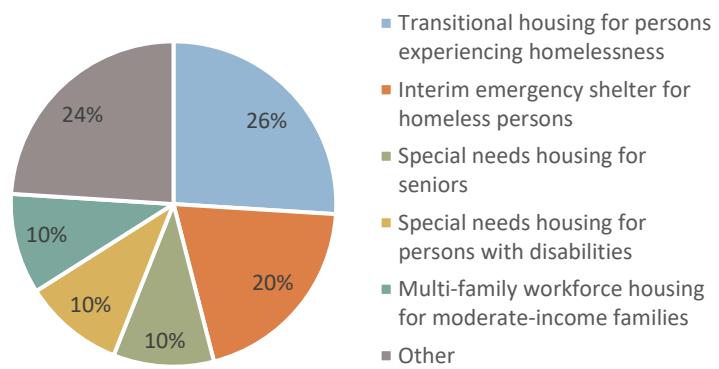
What do you consider the greatest issue related to housing?



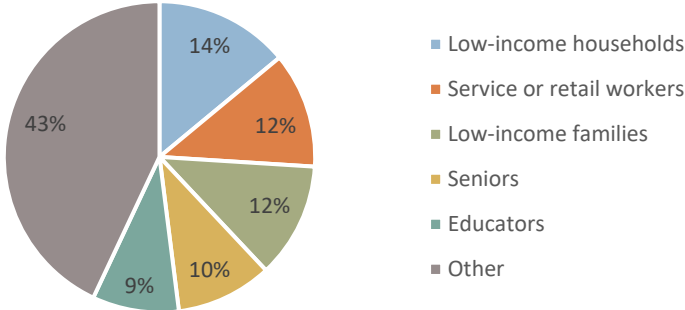
What types of housing would you like to see more of?



What populations are most in need of housing?



What populations do you believe are underserved?



During the workshop, participants generally considered low-income households and low-income families to be the same population, but in some cases discussed families as those with children and households as those without. In both cases, low-income refers to a household or family unit of four persons earning between \$48,550 and \$77,600 in Solano County in 2021, as presented in Table 2-9, Maximum Household Income by Household Size, Solano County in the Housing Needs Assessment. The federal poverty level in 2021 for a four-person household was \$26,500, which closely aligns with the extremely low-income category in Solano County.

Workshop discussion focused on the process, clarifications on the definition of overcrowding, mixed-income on commercial sites, and how mixed-income housing typically has better results than concentrated lower-income development. However, participants expressed that developers and lenders typically do not prefer mixed-income projects, thus presenting an additional barrier to the provision of housing, particularly integrated affordable housing. Overall, the primary fair housing themes that emerged were the costs associated with development of housing, particularly affordable units, the overarching issue of high cost of market-rate housing, shortages of affordable housing, the limited employment opportunities that offer livable wages, the challenges that lower-income households are facing, and providing housing opportunities for underserved populations, particularly those who are experiencing homelessness or are at risk of becoming homeless.

On March 30, 2022, two interactive, online workshops were held. There were approximately 18 attendees at the morning workshop and 9 at the evening workshop. Both workshops were attended by representatives from the Solano County jurisdictions, various local organizations, and service providers. The content provided a summary of the analysis conducted in the housing needs assessment and discussions were guided by participant insights on how housing opportunities can be improved locally and on a regional level. Again, feedback on specific needs was sought out. Translation was available by request. During the workshops, the topics mentioned by participants included the relationship between location of affordable housing and access to employment, services, mobility, amenities, and recreation; special-needs populations, particularly seniors and their needs as they age; and the challenges of income discrepancies with the shortage of affordable housing resources throughout the county. Participants established clarity regarding what types of professions lower-income households really encompass, such as educators, public service employees, retail, and hospitality workers, which suggested that the Collaborative foster greater collaboration between jurisdictions to increase supply of housing for this very integral segment of the population.

On June 1, 2022, the Solano County Collaborative held two Fair Housing Workshops virtually to present an overview of the Assessment of Fair Housing and gather feedback from participants on their experiences with fair housing. One workshop was held over the lunch hour and one was held in the evening to offer two opportunities for potential participants. Across both workshops, approximately 36.4 percent of participants were from Benicia, 18.2 percent were from Vacaville, 13.6 percent were from Vallejo, 9.1 percent were from Fairfield, and 9.1 percent were from Suisun City. There were no participants from Dixon, Rio Vista, or the unincorporated area, and there were an additional 13.6 percent that did not live in Solano County but had some other interest in the Housing Element process. For both workshops, the Collaborative offered Spanish and Tagalog translation of materials and a recording of the presentation, in addition to hosting the meeting in English. At previous workshops, as discussed, there was no interest in live translation and therefore recordings were determined to be sufficient.

Approximately 35.0 percent of respondents reported that the greatest barrier to obtaining or keeping housing that they, a friend, or relative has experienced is that affordable options are too far from jobs, schools, and other resources. In addition, 15.0 percent identified accessibility issues as a barrier to housing, 10.0 identified substandard conditions, and an additional 10.0 identified landlord refusal to rent as barriers. Nearly one-third of respondents also reported having experienced overcrowding at some point in Solano County to be able to afford housing costs. When asked what their experience has been with housing mobility, as it relates to unit size, price, and other factors, 28.6 reported that it has been very challenging and 33.3 reported that it has been somewhat challenging. This supports feedback from local service providers that there is a shortage of appropriately sized and affordable options in Solano County. Further, half of respondents reported that there is no transit or alternative methods of transportation for them to navigate their communities, which furthers concerns about proximity of affordable housing to jobs and schools.

At the end of the workshop, the Collaborative asked participants to identify their top three priorities for increasing housing mobility and access to opportunities, improving the condition of their neighborhood, and reducing displacement risk. The top-three strategies to increase housing mobility were creation of targeted investment programs, such as down payment assistance (19.1 percent of respondents), incentivizing development of mixed-income housing (17.0 percent), and a tie between citywide registries of affordable rental options and targeted outreach to underserved groups to increase awareness of assistance programs (12.8 percent each). However, in open discussion, participants stated that many local, state, and federal assistance programs are already available, the barrier to fair housing is awareness of these opportunities. They identified a need for easier resource navigation for residents. The top strategies for improving neighborhood conditions were implementing proactive code enforcement for substandard housing (17.8 percent) and a three-way tie between targeted investment in parks and other recreational facilities, community committees made up of residents of underserved groups, and addressing the negative impacts of nonresidential uses on residential uses (15.6 percent each). Finally, the top strategies for reducing displacement were rent stabilization (27.0 percent), rent review or mediation board as well as foreclosure assistance and multilingual legal services (24.3 percent), and expanded density bonuses (18.9 percent).

The feedback received during this workshop informed this analysis and programs identified in this Housing Element.

## Survey

The flyers inviting participants to the regional Housing Element workshops included an option for respondents to take a survey similar to the poll conducted at the first two workshops in January 2022, to prioritize their perspective on housing issues facing the county and its jurisdictions. A total of 57 responses were logged, the majority of which were homeowners (71.9 percent). Of participants, approximately 86.0 percent reported living in a single family detached or attached home and 68.4 percent had lived in Solano County for over five years. However, a smaller proportion (56.1 percent) report working within the County, which may indicate a shortage of jobs suitable for residents within their jurisdiction. The top types of housing that participants wanted to see built throughout the county were small/affordable single-family homes (57.9 percent), senior housing (47.4 percent), supportive housing/assisted living (43.9 percent), accessory dwelling units (ADUs; 35.1 percent), townhomes and condominiums/duplexes (35.1 and 31.6 percent respectively), tiny homes (29.8 percent), large acreage detached homes (28.1 percent), and apartments (24.6 percent). Among the respondents, the greatest barriers to building housing in their communities were (in order of ranking): cost of construction, opposition to new housing development projects, lack of adequate infrastructure, lack of availability of land, and lack of jobs to support existing cost of living. Supporting these responses was feedback on what the barriers to obtaining housing were specifically within the respondents' jurisdictions, with 52.6 percent identifying home prices and rents being too high, followed by lack of public infrastructure, and the real-estate market which ties back to the cost of housing barrier. A desire for yards and green space was also identified as a barrier associated with multifamily and/or higher density residential types.

Responses to the survey indicated that the top-three underserved populations included homeless residents, seniors, single-parent households, and persons with disabilities. Respondents also indicated across the board a need for integration of affordable housing throughout communities to create mixed-income neighborhoods, roadway improvements, and a diverse range of housing types. Integration of new developments into the existing neighborhood fabric, addressing the “missing middle” housing types, and accessibility were also identified as needs.

### Consultations

From December 2021 through February 2022, seven consultations were conducted with local nonprofits and service providers for vulnerable populations and fair housing advocates to receive one-on-one, targeted input from those who provide services for those most in need of housing or with special housing needs. In each of the consultations, service providers and fair housing advocates were asked some or all of the following questions, depending on the type of organization they represented:

**Opportunities and concerns:** What three top opportunities do you see for the future of housing in Solano County? What are your three top concerns for the future of housing?

**Housing preferences:** What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

**Housing barriers/needs:** What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

**Housing conditions:** How do you feel about the physical condition of housing in the county? What opportunities do you see to improve housing in the future?

**Unhoused persons:** How many unhoused persons are in the county?

**Housing equity:** What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

The Collaborative contacted 12 organizations and received responses from the following:

- North Bay Housing Coalition, December 9, 2021

- Community Action Partnership Solano, Joint Powers Authority, December 14, 2021
- Legal Services of Northern California, December 22, 2021
- Fair Housing Advocates of Northern California, January 6, 2022
- Solano-Napa Habitat for Humanity, January 28, 2022
- Agency on Aging, January 24, 2022
- Urban Habitat, February 16, 2022

The one-on-one interviews with service providers and fair housing advocates raised observations and concerns related to housing issues facing the residents of Solano County, with several common themes emerging. First was the demand for a range of affordable and accessible housing types for the large concentration of special needs populations in the county, including seniors, large families, disabled persons, and low-income households, many of which were identified as being Hispanic and Latinx. The need for additional rental housing was identified by most interviewees. Additionally, service providers noted a shortage of housing resources for those who are experiencing homelessness and emphasized the need for a coordinated countywide central agency to be created to provide full-time services based on the growing demand, specifically housing-first projects across the county. This was noted in addition to a growing population of lower-income households and homeless residents, therefore identifying locations for pallet and cargo housing within the jurisdictions, as well as providing permanent supportive housing with wrap-around services and case management is crucial. One housing service provider disclosed that they have funding for assisting jurisdictions with needed affordable housing, acquisition of the actual acreage is the barrier, which is another theme identified in these consultations.

Strategies associated with housing condition relating to preservation and maintenance of the existing housing stock for affordable housing opportunities was a second subject of importance among service providers and fair housing advocates. Income constraints often result in people living in substandard or overcrowded housing conditions, most often in rental situations, which service providers and fair housing advocates identified as often resulting in displacement and homelessness. Service providers and fair housing advocates also identified that there are substantial racial disparities in housing among communities of color, recommending that jurisdictions can do more through code enforcement, primarily ensuring there is water and heating in low-income housing units, or passing ordinances that protect tenants from living in substandard housing. During the consultations, service providers and fair housing advocates expressed a need for proactive and “protective” tenant protections, such as rent control, just-cause protections, and other housing protection laws to keep more individuals



housed, as eviction is the most common fair housing issue complaint encountered by service providers and fair housing advocates. In situations such as this, tenants require access to additional legal assistance to prevent displacement due to harassment or wrongful eviction.

Additionally, service providers and fair housing advocates identified a need for landlord education and enforcement regarding fair housing laws and rental discrimination practices, in combination with jurisdictions contracting with fair housing providers for a comprehensive system to identify affordable housing resources and tenant protection, particularly for seniors, the disabled, gender equality/familial status, and communities of color. Consultations identified a need for workshops on fair housing laws for residents and housing providers. The goal of these would be to inform housing providers on their rights and responsibilities under fair housing laws, and provide education on discrimination, aiming to reduce the number of instances that result in fair housing complaints throughout the county. A tenant workshop counterpart was also suggested to inform residents on their tenant rights. Service providers and fair housing advocates identified acquisition of older, single-family housing stock, which might require repairs, for conversion to assisted affordable housing units as an opportunity to address shortages.

Barriers to development of affordable housing constitute a third major theme, including land costs, the length of entitlement processes, California Environmental Quality Act (CEQA) requirements, development fees, and other permitting processes, compounded by severe infrastructure constraints, particularly sewer and septic systems. All housing providers interviewed expressed that new low-income housing simply is not cost effective for developers, and that properties owned by jurisdictions are a valuable resource for providing lower-income housing, including homeownership opportunities through organizations such as Habitat for Humanity, who assist communities of color and veterans to attain homeownership, which have been historically underserved in the homeowner market, particularly in areas of Solano County. Incentivizing and subsidizing the construction of ADUs on existing residential properties is recommended to help address the barriers associated with cost of land and shortage of viable acreage for development of units for lower-income and disabled and/or senior households. In addition, one housing provider discussed Community Land Trusts as an underutilized opportunity to create permanent affordability, as well as the availability of CalHome funding for implementing this option.

A final recurring theme around barriers to affordable housing that service providers and fair housing advocates identified was the current and historic challenges lower-income households face in obtaining financial assistance, such as lending discrimination, which was a prevalent issue in Vallejo. On the flip side, it was also noted that there is a disconnect between the number of applicants for Housing Choice Vouchers (HCVs) and availability of units that accept them. Education and outreach efforts of current fair housing practices to landlords and sellers was recommended.

Feedback received during the regional consultations was shaped by individual discussions and the experiences of each service provider, fair housing advocate, or community organization. Therefore, some questions did not receive direct responses. For example, no interviewees identified strategies to reduce racially or ethnically concentrated areas of poverty; they instead focused on feedback they deemed relevant to their target population or experiences. The summary presented here reports feedback that was received.

## LOCAL OUTREACH EFFORTS

### Planning Commission Study Session

The City held a study session that was open to the public during the regular meeting of the Planning Commission on January 6, 2022. During the meeting, the City provided an overview of the Housing Element update and accepted comments and questions from commissioners and members of the public. Commentary was limited and no public comment related to fair housing was received.

### Consultations

Between February and April 2022, staff reached out to four local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs for Suisun City. Feedback from the stakeholders was collected via one-on-one interviews or with email responses. Representatives from the following stakeholders responded and were interviewed:

- Casa de Suisun, April 11, 2022
- Breezewood Village, March 16, 2022
- Suisun City Housing Authority, February 8, 2022

Across the board, stakeholders described the existing and growing unaffordability in Suisun City. Despite the new Marina Village affordable housing project (160 units), the Suisun City Housing Authority expressed that there is still a shortage of rental and for-sale housing opportunities, particularly at affordable rates. Casa de Suisun reports that prospective tenants are forced to search for housing in Fairfield, Vacaville, and Vallejo when they are unable to secure housing in Suisun City. Stakeholders also reported that strict background checks also present barriers to prospective tenants to secure housing, and therefore identified a need for transitional housing opportunities that offer low or negotiable rent options so tenants can establish a successful rent history in a safe place. Further, stakeholders identified an unmet need for more senior housing, homeless shelters, mental health facilities, and properly trained staff to deal with varying medical or mental situations and assist unhoused people with housing navigation. The Suisun City Housing Authority also reported that the Section 8 waitlist is years long, presenting further barriers to lower-income households. While there are vouchers available, the Housing Authority receives their budget

from the United States Department of Housing and Urban Development (HUD) for vouchers on a delayed schedule, and then adjust the number of households that can actually be served regardless of available vouchers. As a result, households in need of vouchers are left without assistance. The City has identified the following programs to address issues and concerns identified by stakeholders:

- **Programs 1.B, 1.C, 3.A, and 3.B**, to incentivize construction of affordable housing;
- **Program 5.A** to educate landlords and property managers regarding fair housing rights and responsibilities, including discriminatory actions;
- **Program 4.A** to support the construction of transitional housing; and
- **Program 3.E** to coordinate with Solano County jurisdictions to increase capacity for homeless services.

## FAIR HOUSING ISSUES

Since 2017, the Tax Credit Allocation Committee (TCAC) and Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

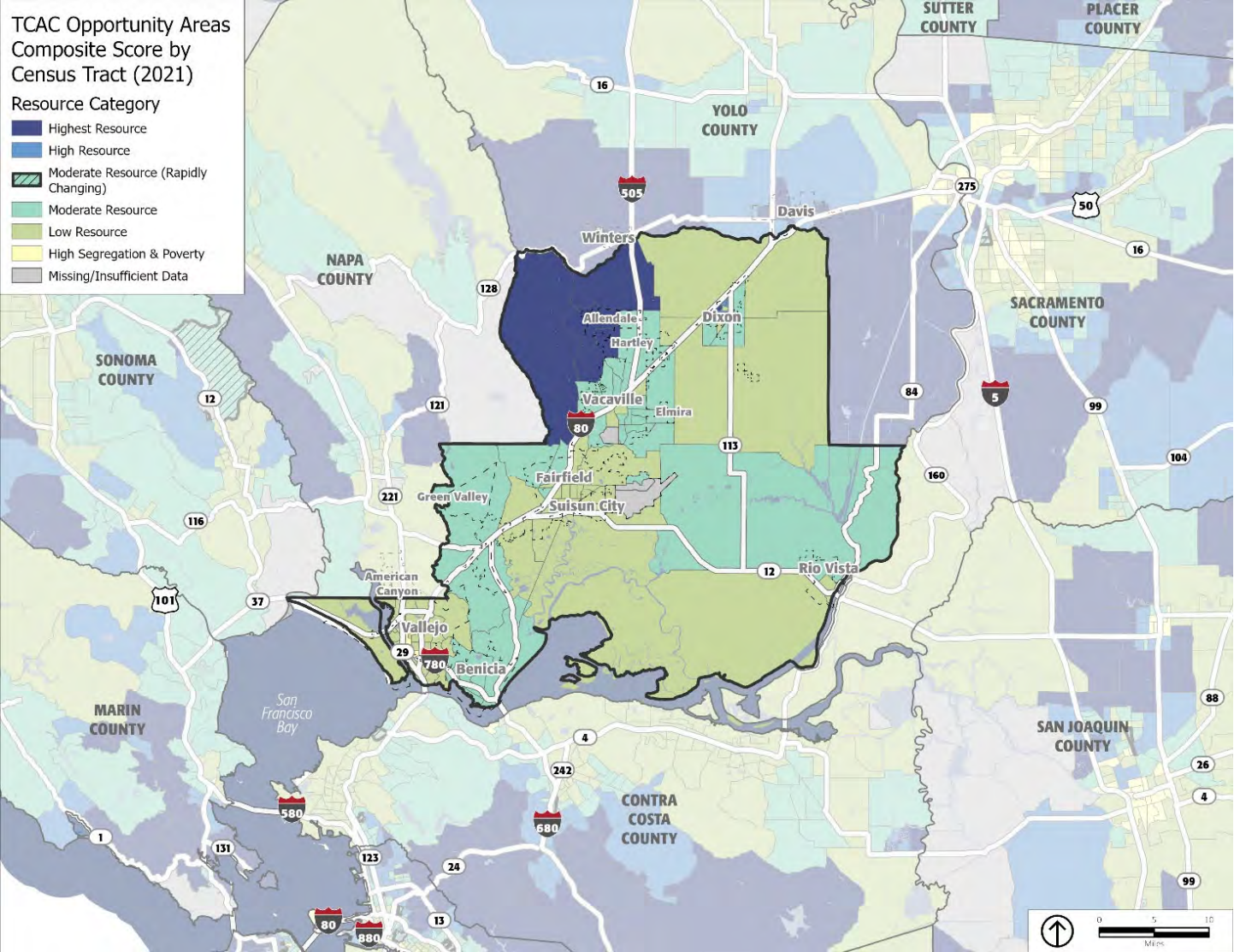
The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the top 20-percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the 41st to 70th percentile and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median

income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score above the 70th percentile and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$26,500 annually for a family of four in 2021).

As seen in **Figure 3-1, Regional TCAC/HCD Opportunity Areas**, most of Solano County, particularly in the unincorporated area, is designated as low resource or moderate resource. The City of Vallejo has been designated entirely as a low-resource area, with three pockets identified as areas of high segregation and poverty: the Wilson Park neighborhood southwest of Solano Avenue (which includes a portion of unincorporated territory), the area west of Sutter Street to the waterfront between Florida Street to the north and Curtola Parkway to the south, and the area north of Florida Street between Sonoma Boulevard and Amador Street along Broadway Street. In contrast, the neighboring City of Benicia is designated entirely as a moderate-resource area. The City of Suisun City and most of Fairfield are designated as low resource, with moderate-resource areas in northeastern Fairfield and the Cordelia area of Fairfield. The City of Vacaville is similarly designated, with low-resource areas along Interstate (I-) 80, northeast of Davis Street, with the remainder designated as moderate resource. The City of Rio Vista is also split, with moderate-resource areas northwest of Church Road and low-resource areas to the southeast. The City of Dixon has the greatest variation in resource area designations among the incorporated cities of Solano County. In Dixon, the southern and eastern areas are primarily moderate-resource areas, high- and highest-resource areas are in the center of the city with the exception of the Northwest Park neighborhood, east of Parkgreen Drive. Low-resource areas are in the Northwest Park neighborhood and south of W. A Street between Pitt School Road and S. Almond Street. In the unincorporated county, high- and highest-resource areas are generally in the northeast and northwest corners, with low-resource areas surrounding the cities of Dixon and Fairfield, and moderate-resource areas elsewhere. Given that much of Solano County is sparsely populated, with large agricultural areas, the low and moderate-resource areas may not accurately represent the access to opportunities for residents of unincorporated communities, where there is typically a concentration of resources.

FIGURE 3-1: REGIONAL TCAC/HCD OPPORTUNITY AREAS



Source: TCAC/HCD, 2021



## PATTERNS OF INTEGRATION AND SEGREGATION

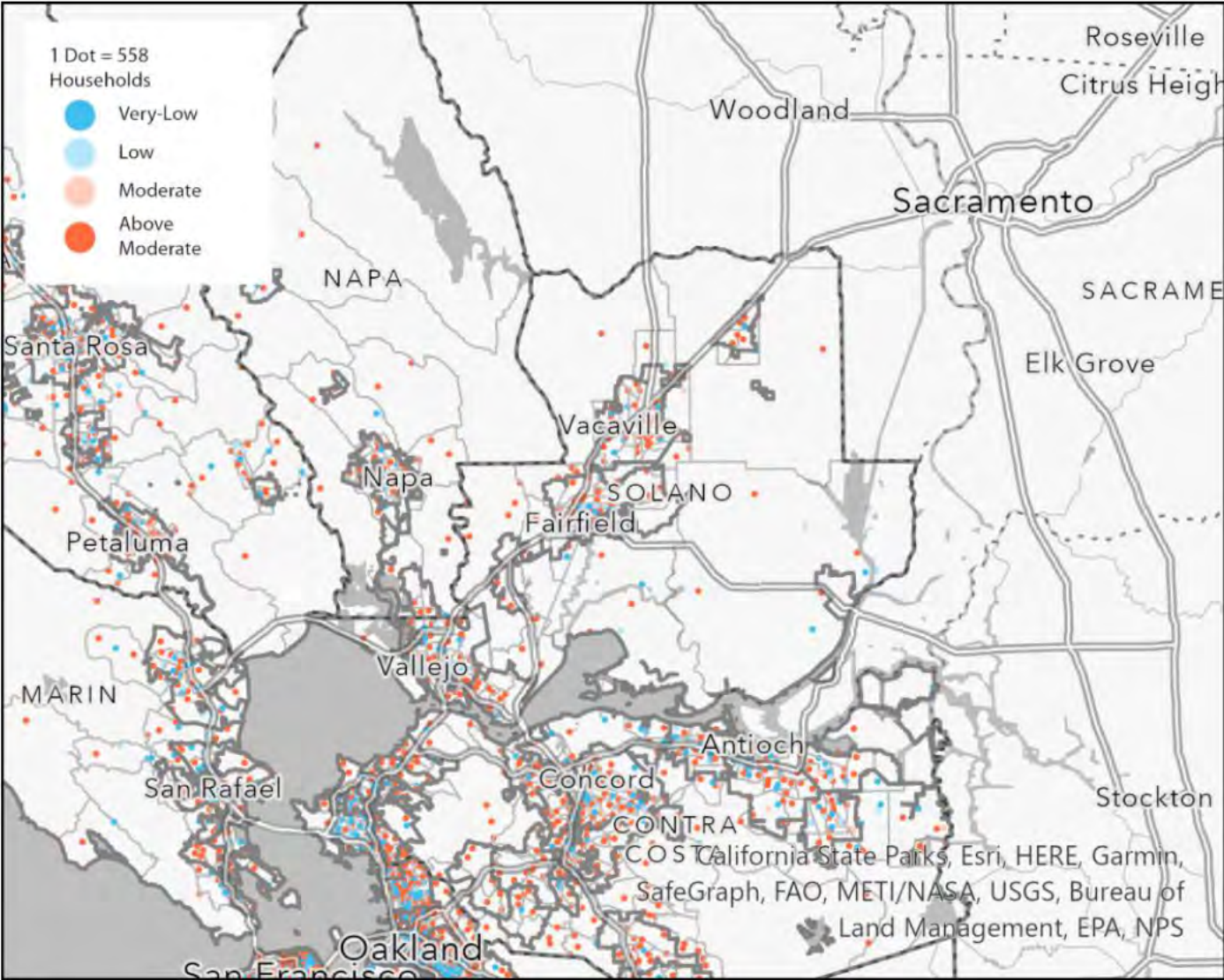
Segregation exists when there are concentrations of a population, usually a protected class, in a certain area. Segregation can result from local policies, to the availability and accessibility of housing that meets the needs of that population, or a community culture or amenity that attracts the population. In the context of fair housing, segregation may indicate an issue where it creates disparities in access to opportunity, is a result of negative experiences such as discrimination or disproportionate housing need, or other concerns. Integration, in contrast, usually indicates a more balanced representation of a variety of population characteristics and is often considered to reflect fair housing opportunities and mobility. This analysis assesses four characteristics that may indicate patterns of integration or segregation throughout the region and local Solano County jurisdictions: income distribution, racial and ethnic characteristics, familial status, and disability rates.

### Income Distribution

#### Regional Patterns

At the regional level, income distribution can be measured between jurisdictions. **Figure 3-2, Income Dot Map**, presents the spatial distribution of income groups in Solano County and surrounding Bay Area jurisdictions. There are higher concentrations of very low- and low-income households in Bay Area jurisdictions such as the cities of Emeryville and Oakland, than are found in Solano County. While there are concentrations of lower-income households in the cities of Fairfield and Suisun City, generally the distribution of incomes in Solano County more closely reflects those patterns found in neighboring Napa County than most Bay Area counties.

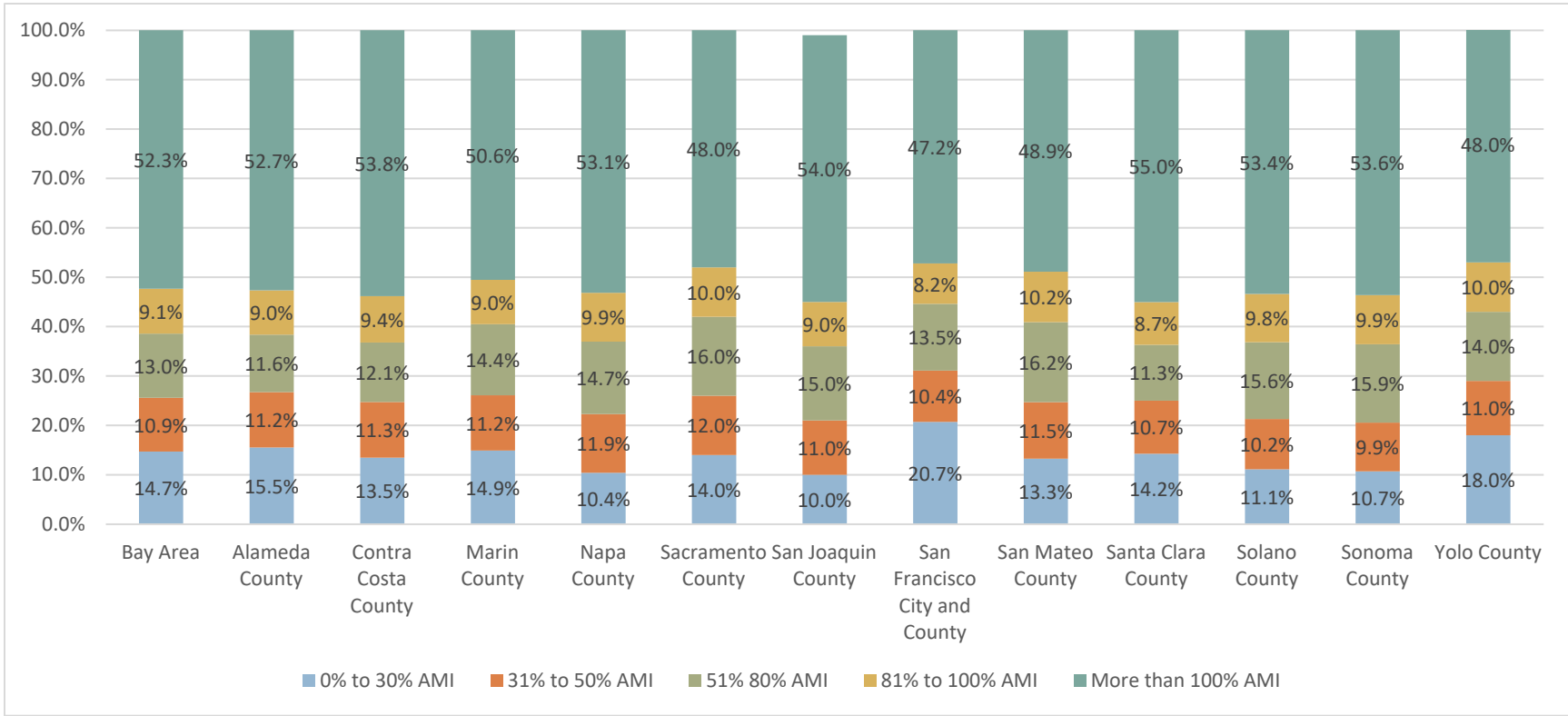
FIGURE 3-2: INCOME DOT MAP



Source: HUD, 2015, ACS 2011-2015, ABAG, 2022

When comparing income groups between Bay Area counties and neighboring Sacramento region counties (**Figure 3-3, Income Groups in Surrounding Region**), patterns in Solano County closely mirror many of the Bay Area counties, supporting the patterns shown in **Figure 3-2, Income Dot Map. Figure 3-4, Regional Median Income**, presents the geographic patterns of median income in Solano County compared to the region. Throughout the region, the highest median income is often found in medium-density urban areas, such as in the cities of Fairfield, Vacaville, Walnut Creek, San Rafael, and others. In areas with a higher-density population and uses, such as along the San Francisco and San Pablo Bays, there are a greater number of lower-income households. Solano County reflects these income distribution trends found in the region.

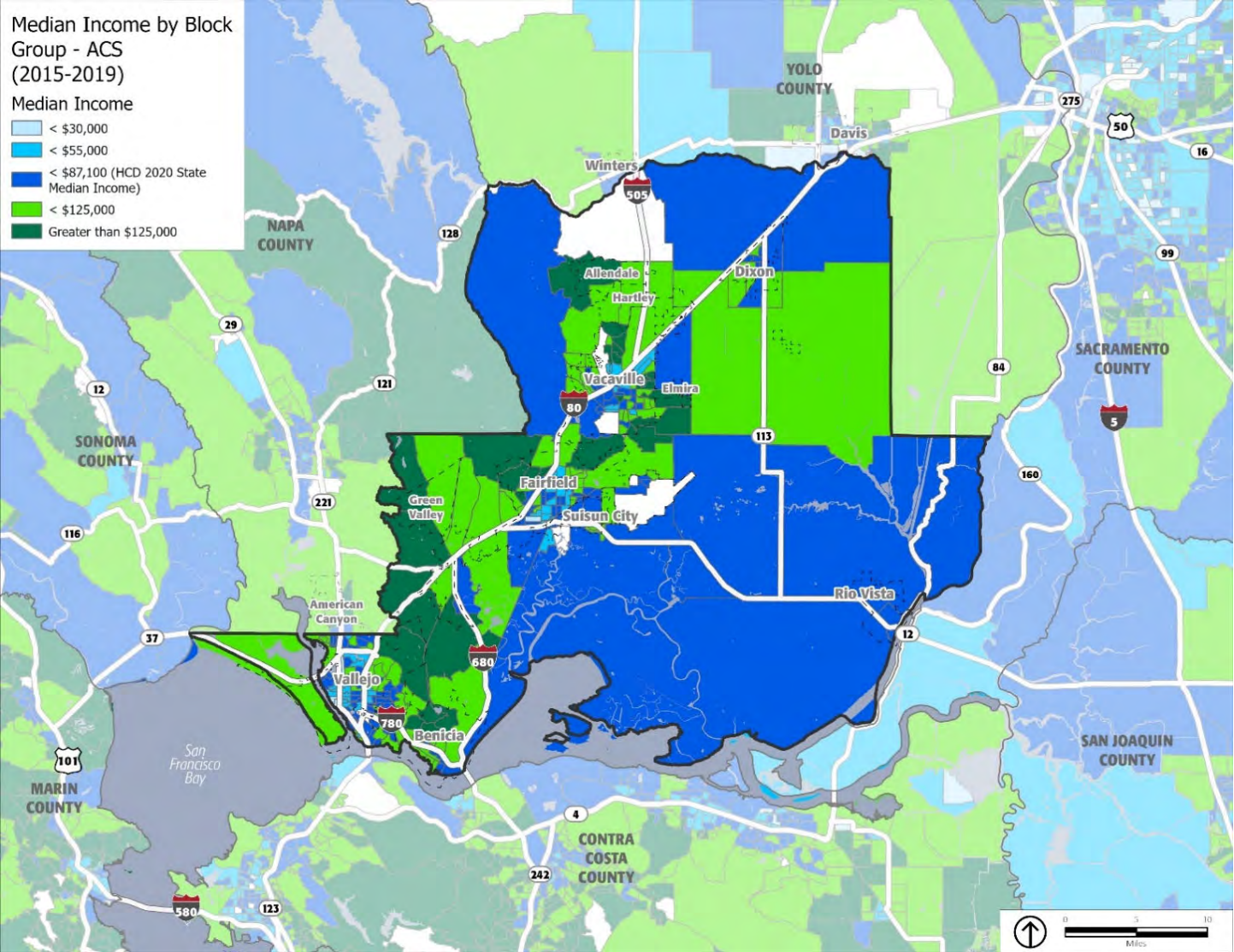
**FIGURE 3-3: INCOME GROUPS IN SURROUNDING REGION**



Source: ABAG Data Packets, 2021; HUD CHAS, 2013-2017 release



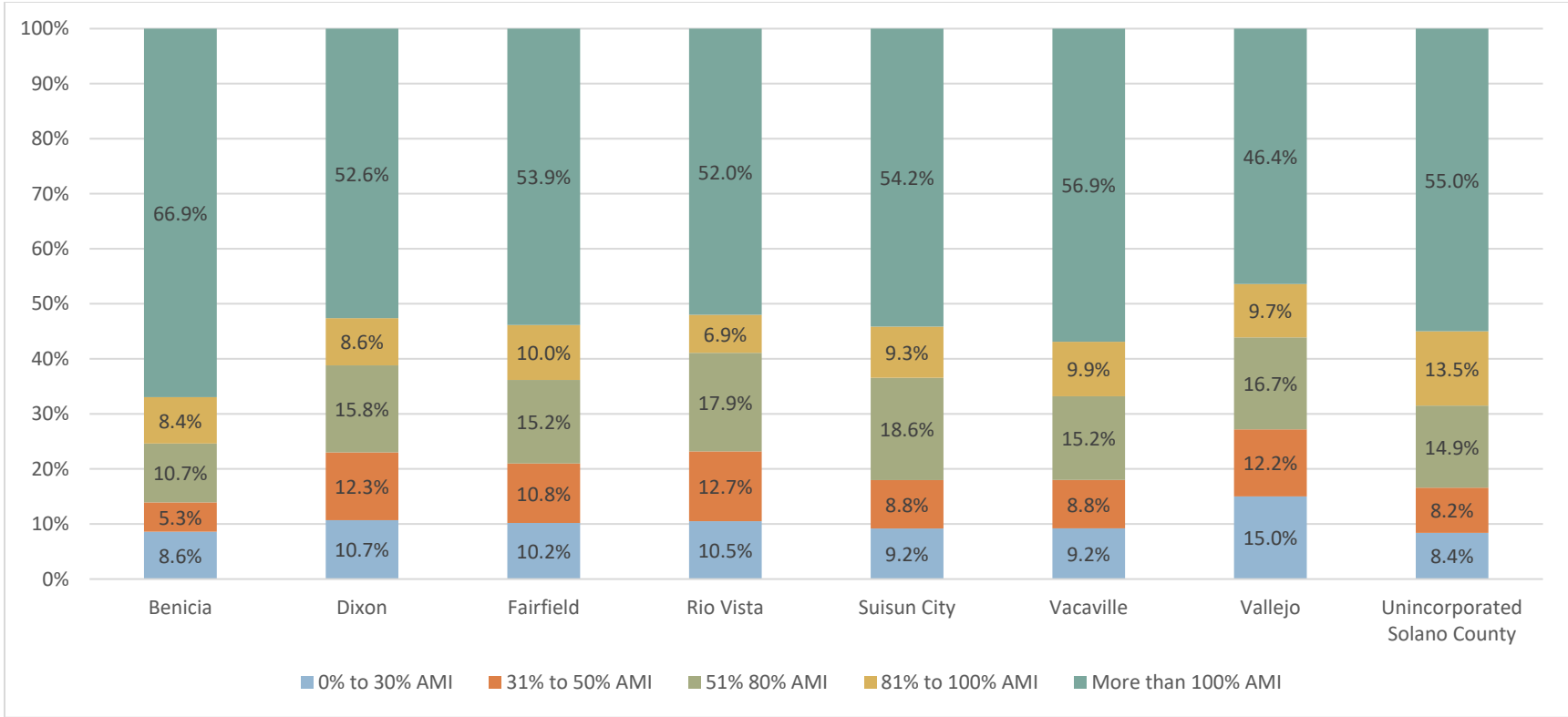
FIGURE 3-4: REGIONAL MEDIAN INCOME



Source: 2015-2019 ACS

Within Solano County, the City of Benicia has the largest proportion of moderate- and above moderate-income households, earning more than 100.0 percent of the Area Median Income (AMI) (**Figure 3-5, Income Groups within Solano County Jurisdictions**). The distribution of income groups within Solano County may be representative of the availability of affordable or accessible housing and other opportunities that create mixed-income communities. As shown in **Figure 3-4, Regional Median Income**, the cities of Fairfield, Suisun City, and Vallejo have several block groups that have median incomes falling into the extremely low- and very low-income categories, corresponding with high rates of poverty shown in **Figure 3-6, Regional Poverty Rates**. While all jurisdictions in Solano County have areas in which at least 10.0 percent of the population falls below the poverty line, the City of Vallejo has the largest concentration of these households.

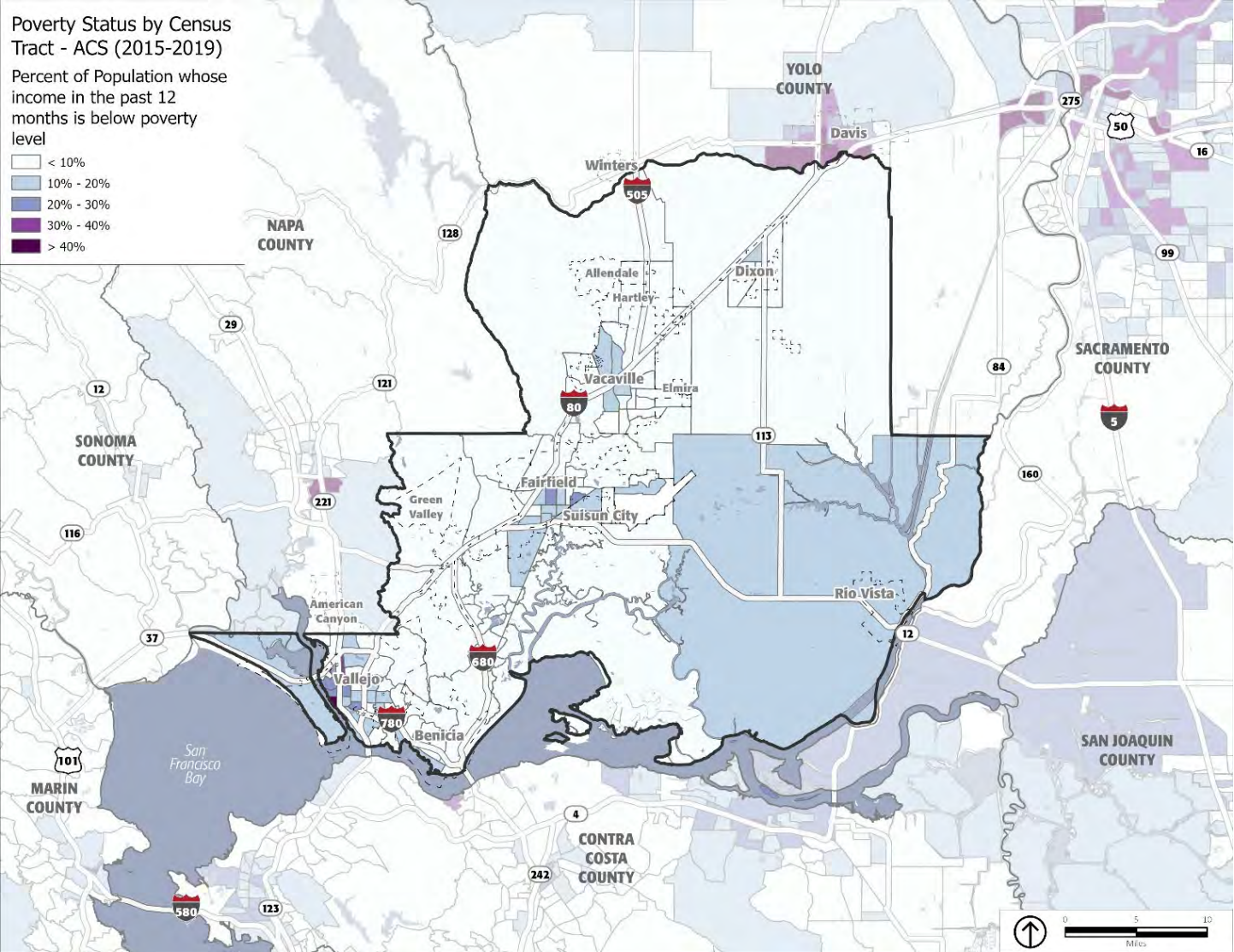
**FIGURE 3-5: INCOME GROUPS WITHIN SOLANO COUNTY JURISDICTIONS**



Source: ABAG Data Packets, 2021; HUD CHAS, 2013-2017 release



**FIGURE 3-6: REGIONAL POVERTY RATES**



Source: 2015-2019 ACS

## Local Patterns

Locally, TCAC/HCD Opportunity Area Maps designate all census tracts in Suisun City as low resource (**Figure 3-7, Local TCAC/HCD Opportunity Areas**). The citywide median household income is \$83,320, below the statewide median of \$87,100 and the Solano County median of \$99,300.<sup>1</sup> Suisun City’s census tracts for which household incomes are above the statewide median are found in neighborhoods on the southeast side of the city in and around the Lawler Ranch area, east of Sunset Avenue, and south of Bella Vista Drive (**Figure 3-8, Local Median Income**). The remainder of the city’s census tracts have median incomes below the statewide median. Suisun City neighborhoods feature small-lot residential housing with some multifamily properties, and affordable housing sites, found on the city’s lower-income west side. As described previously, all tracts in the city are designated low resource, regardless of income.

Suisun City’s lowest-income tract is in the southwest corner of the city, south of Sacramento Street. This neighborhood has a cluster of multifamily residences, including the Village, Harbor Breeze, Crystal Manor, and Centennial Arms apartments, likely among the city’s more affordable housing options as compared with the predominance of single-unit residences. Suisun City Marina and Crystal Middle School are also close by, as is the Suisun Slough. As described previously, the city’s highest-income tracts are found on its southeast side, in and around the Lawler Ranch development. Median household income for block groups in this area range between approximately \$88,000 and \$106,000. Outside of these two neighborhoods, the remaining areas of Suisun City have median household incomes generally between approximately \$57,000 and \$84,000 by block group, including much of the city north of the Rio Vista Highway. This data indicates that Suisun City is a moderate-income community relative to other areas of Solano County, with median incomes varying between distinct, though not extremely, higher- and lower-income sections of the city. However, Suisun City residents experience generally low access to resources, which may reflect both economic outcomes and meaningful differences in access to other opportunity area factors, including the TCAC/HCD Education scores, which identify much of the city with less positive outcomes according to their respective criteria (**Figure 3-9, Local TCAC/HCD Education Domain Score**).

In Suisun City, 9.2 percent of households make less than 30.0 percent AMI,<sup>2</sup> which is considered extremely low income.<sup>3</sup> Higher rates of poverty by census tract, at or above 10.0 percent, are found north of the Rio Vista Highway, as compared with areas south of the highway, which see rates of under 4.0 percent.<sup>4</sup> This section of the city is home to the majority of its residents, and higher rates by census tract may in part reflect the larger number of residents in this area (**Figure 3-10, Local Poverty Rates**).

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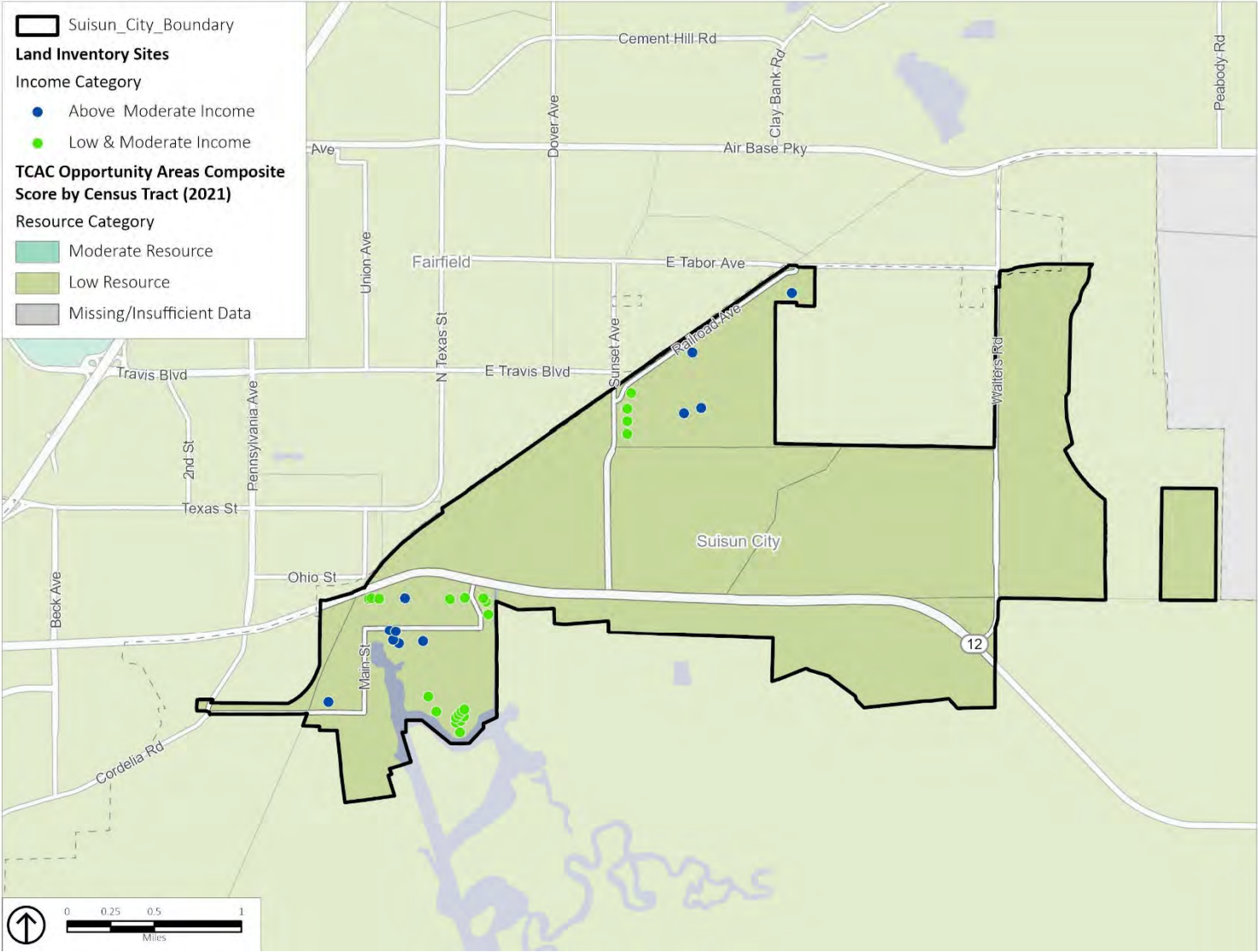
<sup>1</sup> 2015-2019 ACS, Table S1901 Income in the Past 12 Months (In Inflation-Adjusted Dollars); HCD 2021 State Income Limits.

<sup>2</sup> HCD Revised State Income Limits, 2021. 30 percent AMI for Solano County was \$29,150.

<sup>3</sup> ABAG MTC Housing Needs Data Report, 2021

<sup>4</sup> As determined based on the federal poverty line and reported in the ACS 2019 5-year estimate

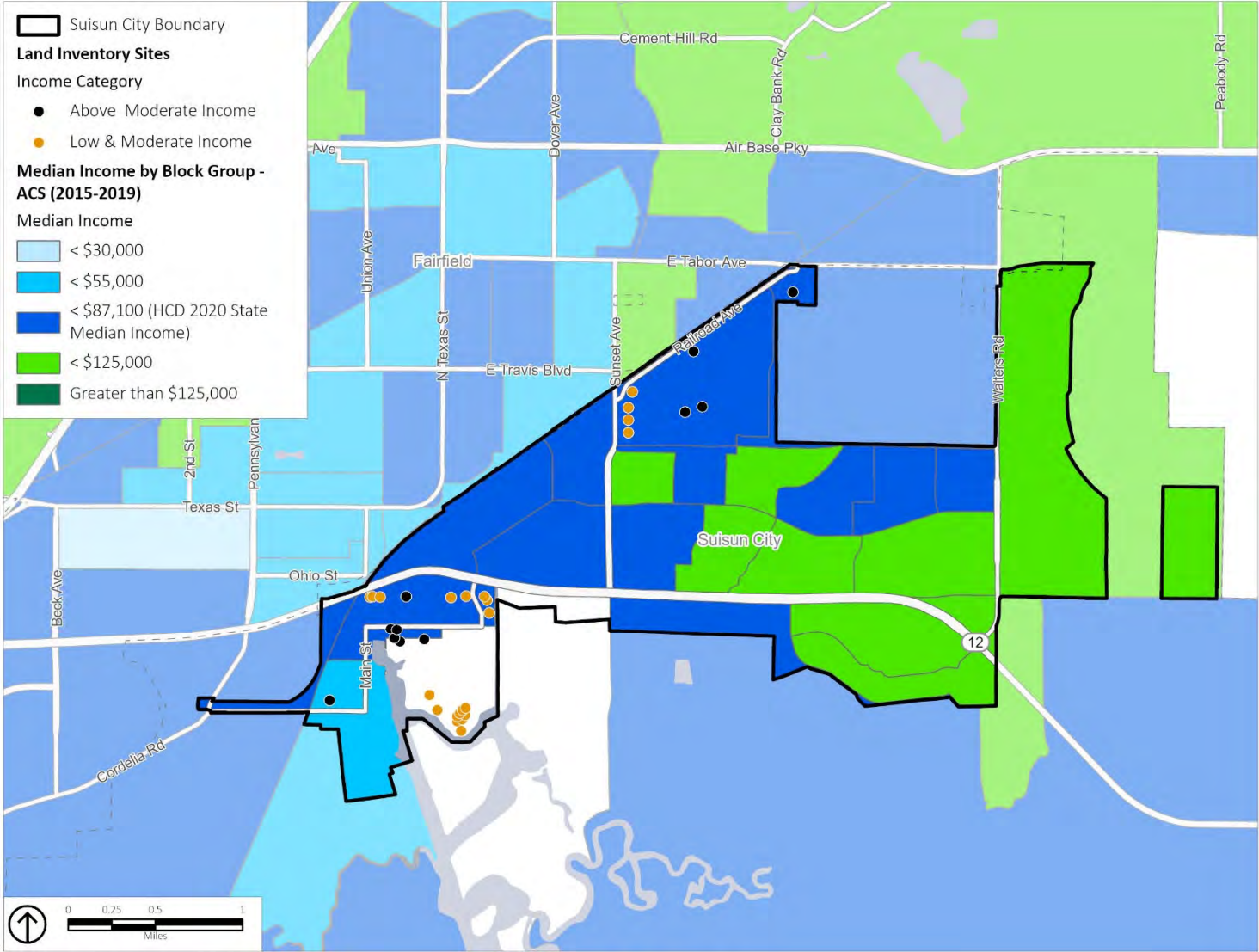
**FIGURE 3-7: LOCAL TCAC/HCD OPPORTUNITY AREAS**



Source: TCAC/HCD, 2021; City of Suisun City, 2022

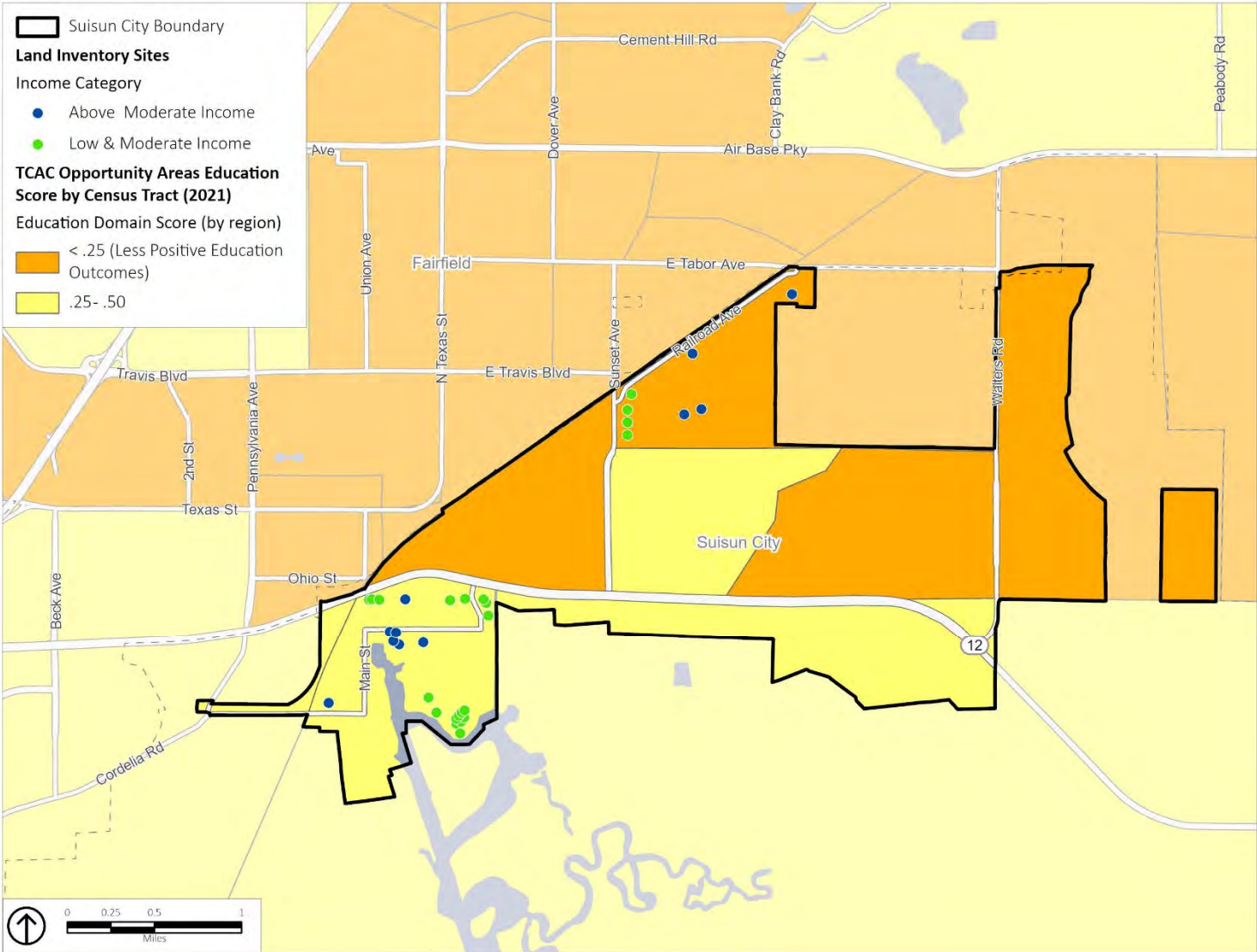


FIGURE 3-8: LOCAL MEDIAN INCOME



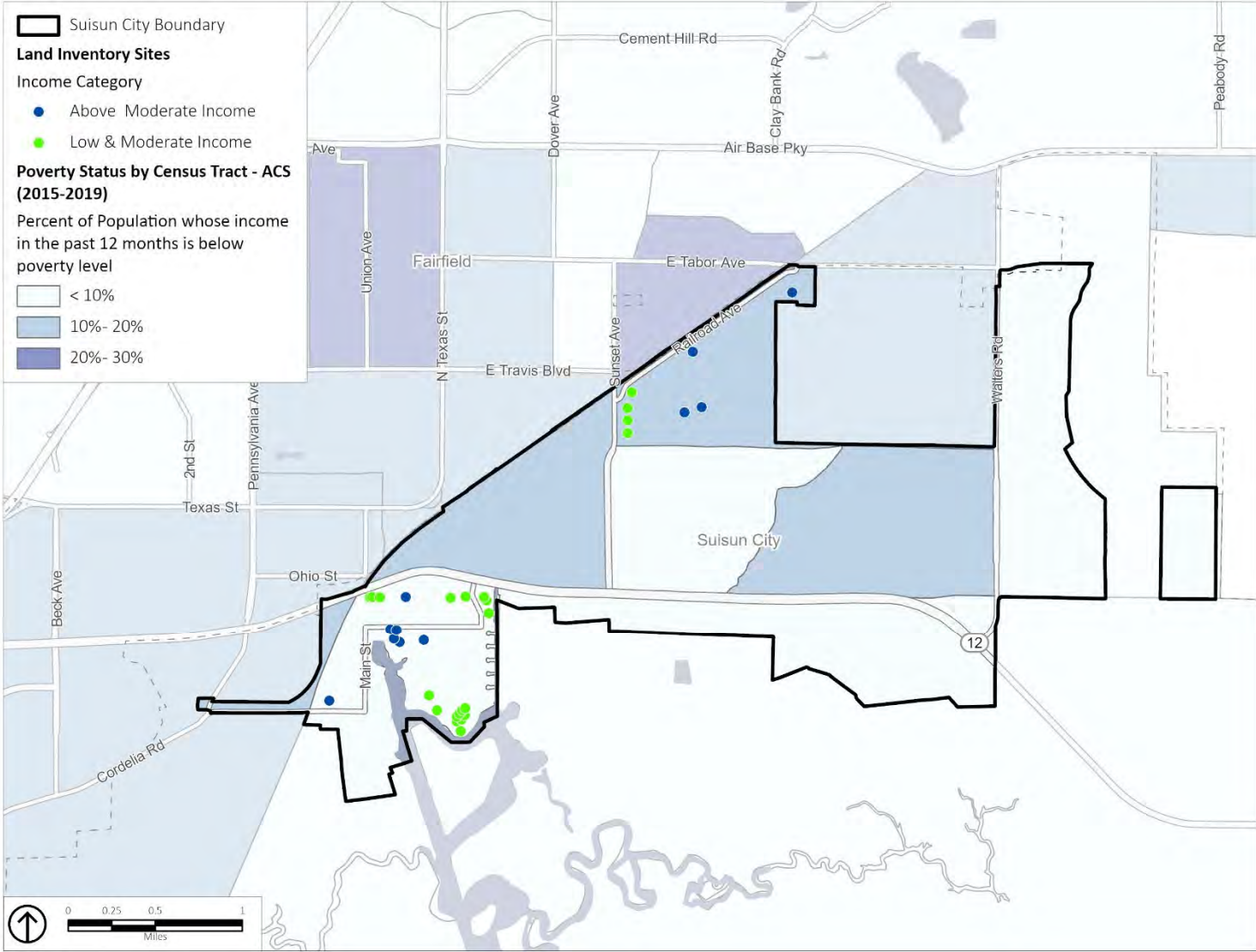
Source: 2015-2019 ACS; City of Suisun City, 2022

**FIGURE 3-9: LOCAL TCAC/HCD EDUCATION DOMAIN SCORE**



Source: TCAC/HCD 2021; City of Suisun City, 2022

**FIGURE 3-10: LOCAL POVERTY RATES**



Source: 2015-2019 ACS; City of Suisun City, 2022



The spatial distribution pattern of household income in Suisun City has shifted between 2014 and 2019. The median income has increased throughout the city. In 2014, the northern part of the city was its lowest-income area; however, the income gap between neighborhoods has generally decreased since then. Suisun City’s housing stock is among the newest by Solano County jurisdiction, and new residents to fill the growing housing stock may account for the shift in median income.<sup>5</sup> Still, this data indicates that Suisun City has historically been, and remains, among Solano County’s moderate-income jurisdictions, as was the case in 2014.

To improve access to areas of high opportunity for lower-income households, the City will work with developers to identify opportunities and reduce barriers to constructing higher-density and affordable housing in areas of affluence (**Programs 1.B, 1.C**) and will encourage construction of ADUs across the city to increase housing mobility opportunities (**Program 1.H**).

## Racial and Ethnic Characteristics

### Regional Patterns

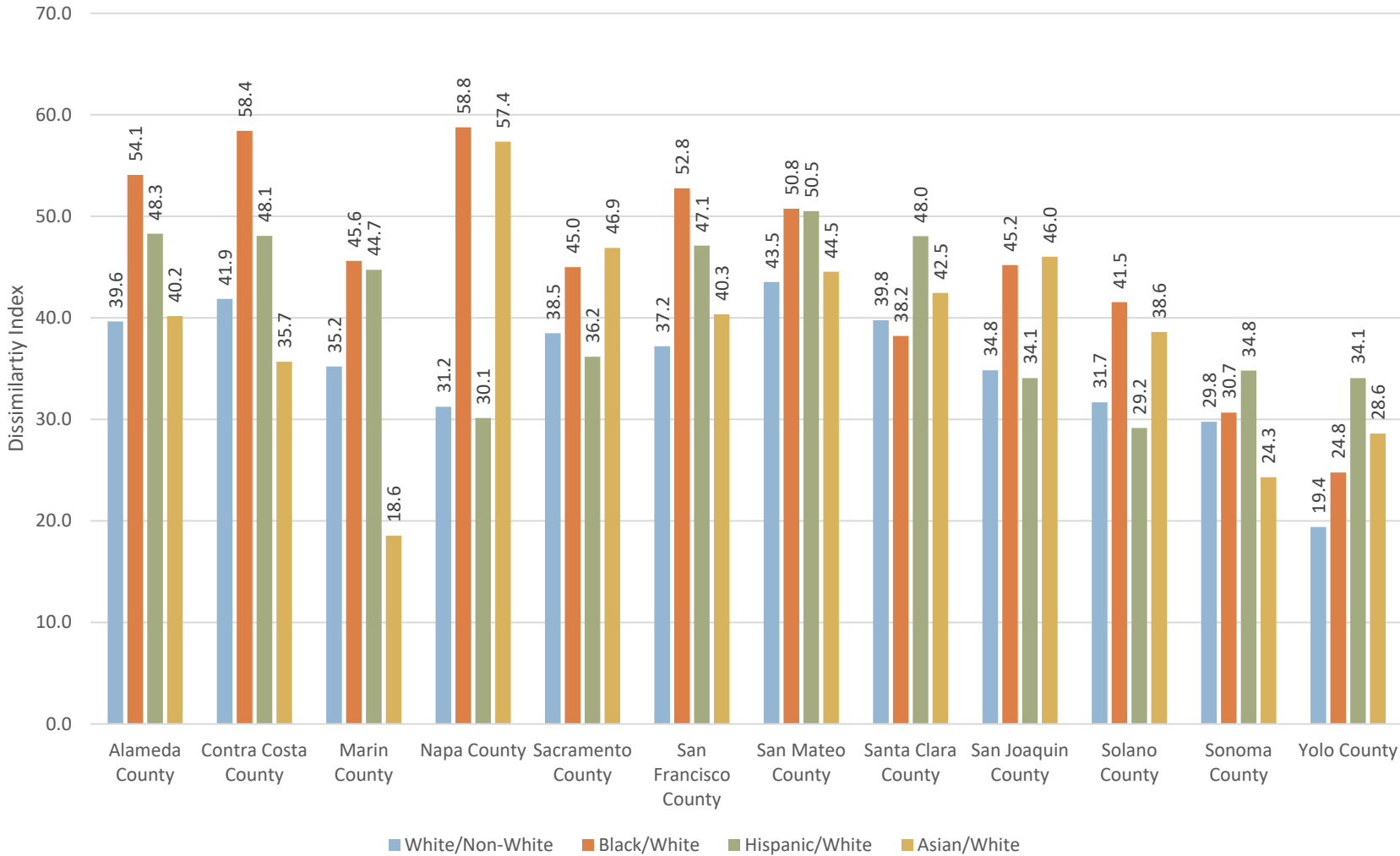
The Dissimilarity Index measures the percentage of a certain racial or ethnic group’s population that would have to move to a different census tract to be evenly distributed within a jurisdiction or region, and thus achieve balanced integration between all racial and ethnic groups within that jurisdiction. The higher the Dissimilarity Index score is, the higher the level of segregation is currently. For example, if a jurisdiction’s Black/White Dissimilarity Index was 60, then 60.0 percent of Black residents would need to move to a different neighborhood for Black and White residents to be evenly distributed across the jurisdiction. According to the HUD, Dissimilarity Indices of less than 39 are considered to indicate low segregation, indicated between 50 and 54 indicate moderate segregation, and indices greater than 55 indicate high segregation.

According to HUD’s Dissimilarity Index based on the 2010 Census, Black residents throughout most of the region experience the highest levels of segregation; followed by Hispanic residents in most counties; and Asian residents in Napa, Sacramento, and Solano Counties (**Figure 3-11, Dissimilarity Indices in the Region**). Yolo and San Joaquin Counties are the only jurisdictions in which these patterns differ. In Sonoma and Yolo Counties, all racial and ethnic groups face relatively low levels of segregation. Overall, Solano County has greater integration across all racial and ethnic groups than all counties in the Association of Bay Area Governments (ABAG) and greater region, with the exception of Marin, Sonoma, and Yolo Counties.

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<sup>5</sup> Appendix 2 – Regional Housing Needs Assessment Table 2-22

**FIGURE 3-11: DISSIMILARITY INDICES IN THE REGION**

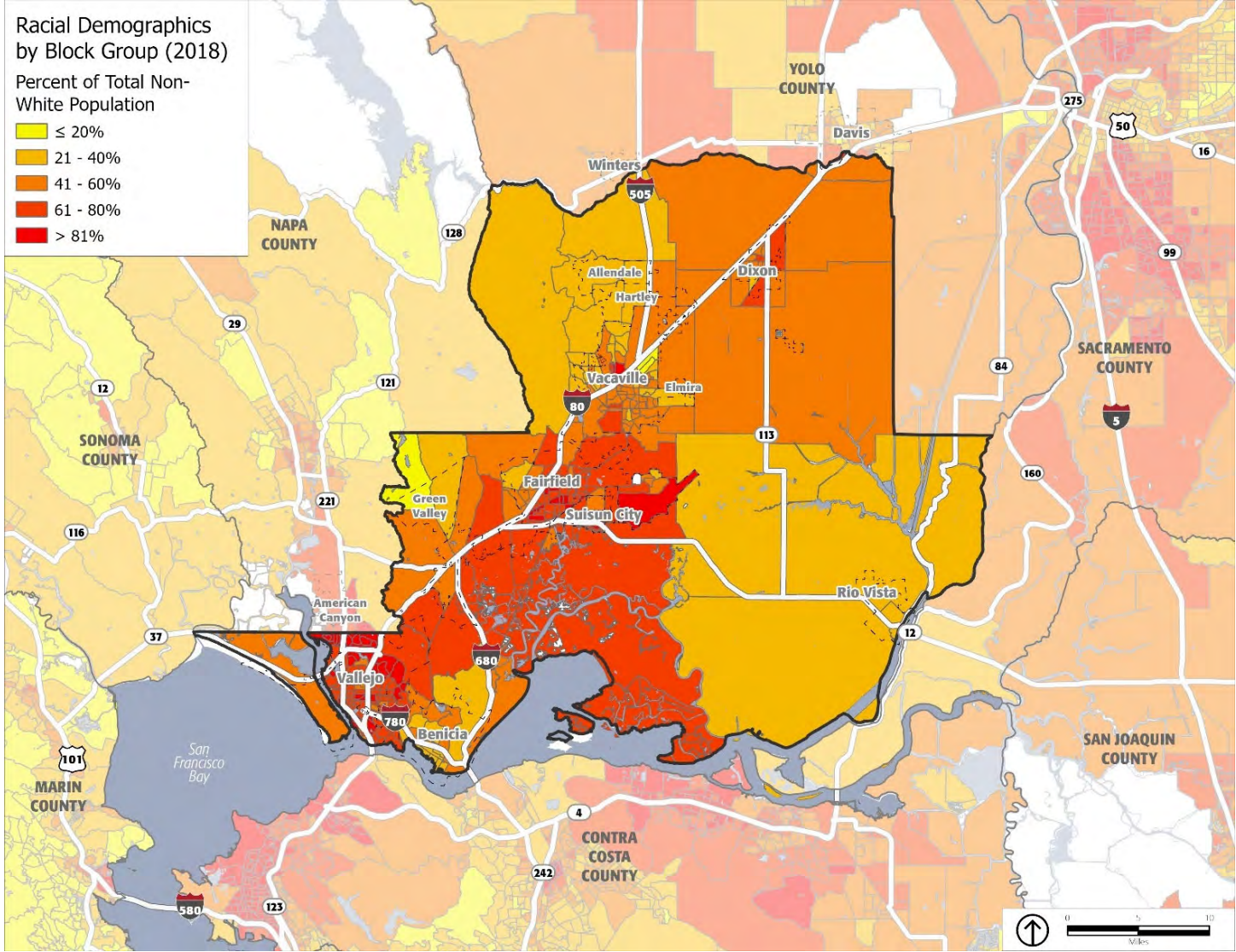


Source: HUD Affirmatively Furthering Fair Housing Mapping Tool, 2020; 2010 U.S. Census

While Solano County has relatively low dissimilarity indices compared to the region and surrounding counties, the population is predominantly White in most areas, with the exception of areas within the cities of Vallejo, Fairfield, and Dixon (**Figure 3-12, Regional Racial Demographics**). **Figure 3-12** presents the percent of the population in each block group in the County that identifies as non-White. The northern portion of the ABAG region has similar racial and ethnic patterns, with most of Marin, Sonoma, and Napa Counties being predominantly White, while there is a larger proportion of non-White populations adjacent to the San Francisco Bay in more urbanized areas. Similarly, in Yolo and San Joaquin Counties, and the southwestern portion of Sacramento County, the population predominantly identifies as Hispanic. These racial and ethnic trends in the ABAG and Sacramento regions reflect patterns of urbanization and income distribution that reflect the trends in Solano County. Where there is greater urbanization and higher rates of poverty, such as in and near the City of Vallejo, there is greater diversity, meaning a higher proportion on non-White households (**Figure 3-13, Regional Diversity Index**, and **Figure 3-12, Regional Racial Demographics**). The Diversity Index shown in **Figure 3-13** is based on a variety of variables, including race, ethnicity, age, income, gender identify, and more. **Figure 3-13** presents the degree to which there is a range of identities in each block group.

Concentrations of minority populations, or concentrations of affluence, may indicate a fair housing issue despite relative integration compared to the region. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by HUD as an area in which 50.0 percent or more of the population identifies as non-White and 40.0 percent or more of households are earning an income below the federal poverty line. While racially concentrated areas of affluence (RCAAs) have not been officially defined by HUD, for the purposes of this analysis, if the percentage of a population in a census tract that identifies as White is 1.5 times the percentage that identifies as White in ABAG as a whole, and the median income is at least 1.25 times greater than the State AMI (\$90,100), or \$112,625, the tract is considered a RCAA. There are two R/ECAPs in Solano County, one within the limits of the City of Vallejo and one within the limits of the City of Fairfield, both of which are discussed in more detail in their respective jurisdictional analysis. The only other R/ECAP in the northern ABAG region is in Marin County, adjacent to the City of Sausalito, while there are several in the urban areas of the southern ABAG region, Sacramento County, and San Joaquin County (see **Figure 3-14, Regional R/ECAPs**). In contrast, there are several possible RCAAs in Solano County (see **Figure 3-15, Regional RCAAs**), including in the cities of Benicia and Vacaville and unincorporated areas, including Green Valley. RCAAs are even more prevalent throughout the ABAG region, such as in the suburban communities of Alameda and Contra Costa Counties as well as much of Santa Clara, San Mateo, Marin, and Napa Counties.

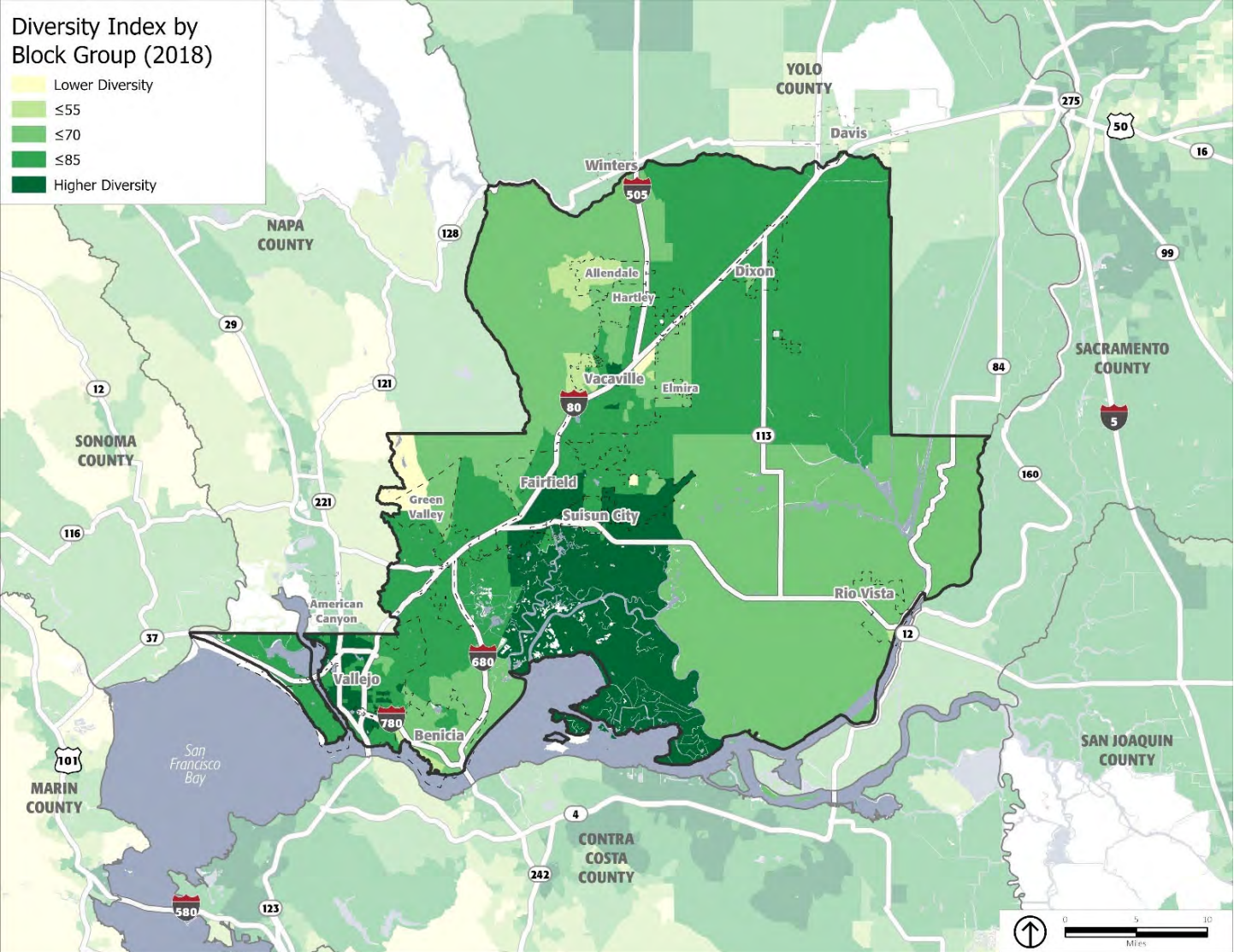
FIGURE 3-12: REGIONAL RACIAL DEMOGRAPHICS



Source: Esri, 2018

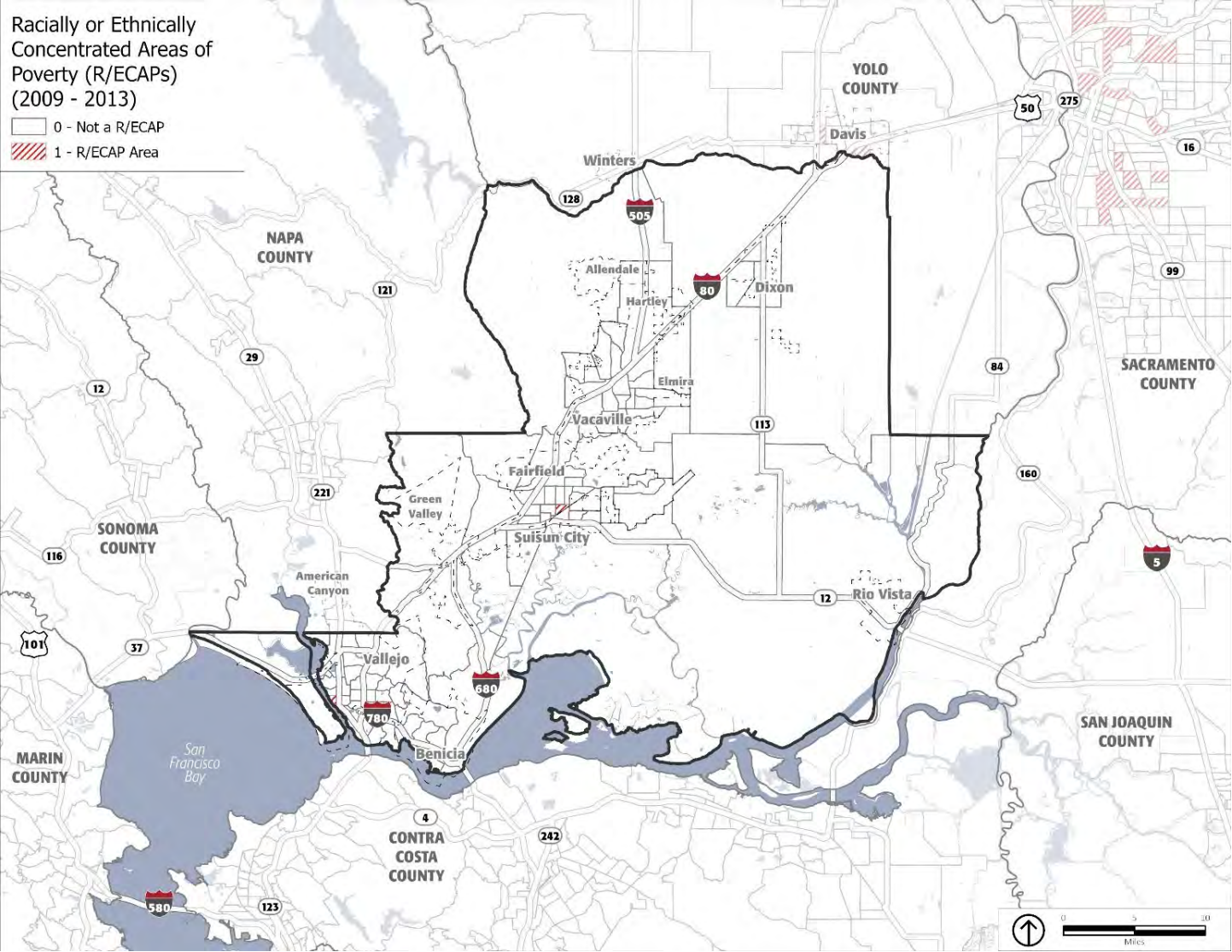


FIGURE 3-13: REGIONAL DIVERSITY INDEX



Source: Esri, 2018

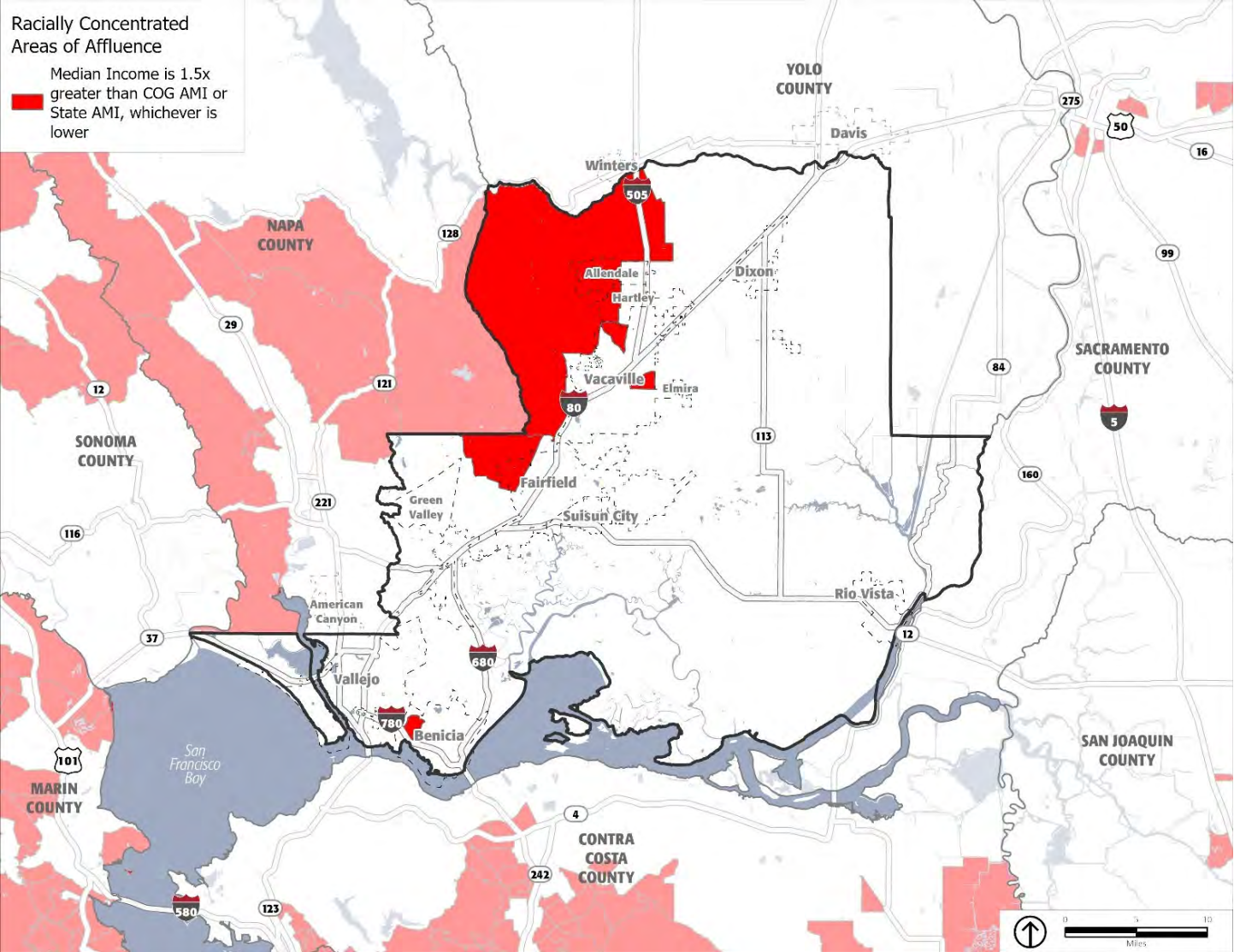
**FIGURE 3-14: REGIONAL R/ECAPS**



Source: 2006-2010 ACS



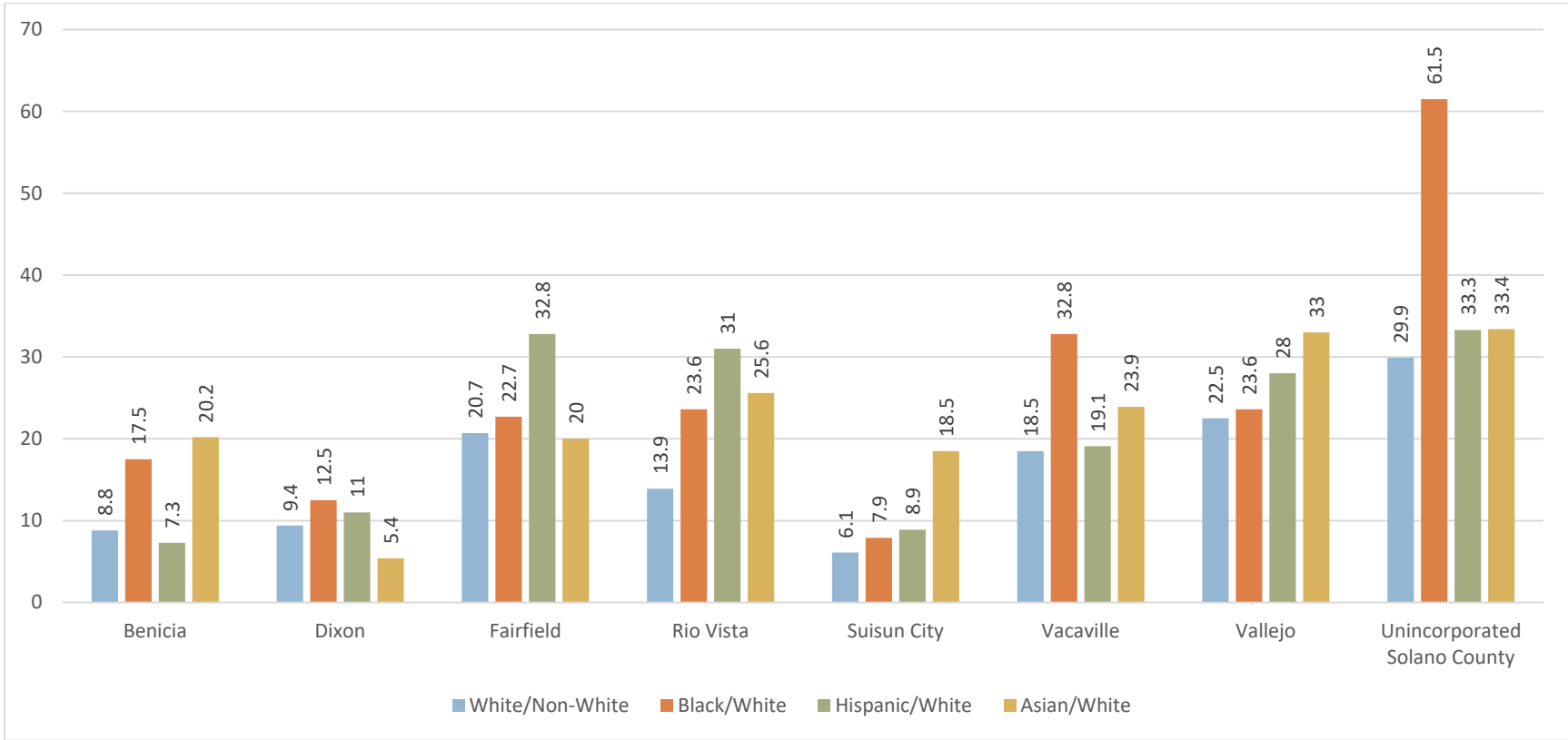
FIGURE 3-15: REGIONAL RCAAS



Source: 2015-2019 ACS

At the local level, the University of California (UC) Merced Urban Policy Lab and Association of Bay Area Government/Metropolitan Transportation Council (ABAG/MTC)’s AFFH Segregation Reports for each jurisdiction reports Dissimilarity Index scores based on the 2020 Census, for a current reflection of local integration. As shown in **Figure 3-16, Dissimilarity Indices within Solano County**, the unincorporated area has the greatest level of segregation among all racial groups, while Dixon has the lowest level of segregation. In some jurisdictions, the percentage of the population that identifies as non-White is so low, as shown in **Table 2-1 Population by Ethnicity**, of **Appendix 2 – Regional Housing Needs Assessment**, that dissimilarity indices may not accurately represent their distribution.

**FIGURE 3-16: DISSIMILARITY INDICES WITHIN SOLANO COUNTY**



Source: ABAG Data Packets, 2021; 2020 Decennial Census



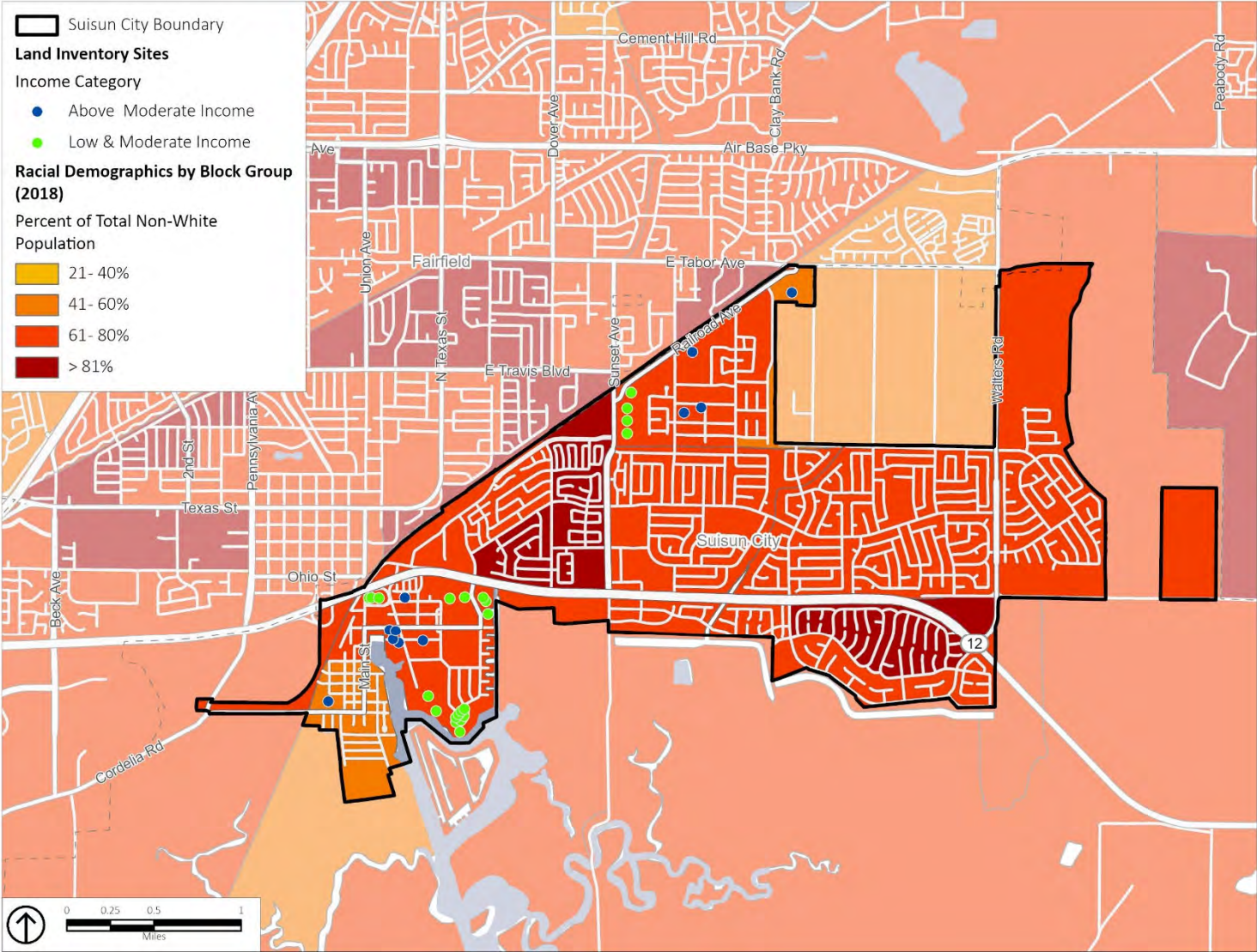
## Local Patterns

Suisun City is one of Solano County's more diverse jurisdictions. The City's largest demographic groups are White non-Hispanic, comprising 26.0 percent of the population; Black or African American residents, comprising 20.9 percent of the population; Asian non-Hispanic residents, comprising 19.6 percent of the population; and White Hispanic residents, comprising 16.4 percent of the population. All Hispanic-identifying residents, including those identifying as White Hispanic, comprise 26.8 percent of the city's population. Demographic groups represented by smaller proportions of the city's population include Multiracial non-Hispanic (5.5 percent), Other Hispanic (6.4 percent), and Multiracial Hispanic (2.9 percent). Other demographic groups, including American Indian/Alaskan Native, Asian Hispanic, Native Hawaiian, and "Other," are represented by smaller populations each comprising 0.7 percent or less of the city's population. In total, non-White residents account for a combined 74.0 percent of the city's population.

There are no meaningful concentrations of any demographic group, with most block groups in the city having non-White populations of 65.0 percent or more (**Figure 3-17, Local Racial Demographics**). The city's least diverse census block group (51.5 percent non-White) is also its lowest income (\$50,357), demonstrating a pattern contrary to the relationship between income and demographics typical elsewhere in Solano County. The City's highest-income block groups (\$113,958 and \$103,856) in the Lawler Ranch vicinity are also very diverse (66.5 and 83.2 percent non-White, respectively). This may indicate that Suisun City is home to a large proportion of moderate-income non-White residents. However, the overall low-resource TCAC/HCD designation indicates that these higher-income, non-White residents may have more limited access to resources and opportunities than households with similar incomes living in other parts of the county.

While Suisun City has historically had a diverse population, it has grown more diverse over time. In 2010, the U.S. Census reported Suisun City's population as 39.3 percent White, indicating that there has been an increase in non-White population of more than 20 percent since then. In general, areas of the city that are the least diverse now were also the least diverse in 2010, though these neighborhoods are comparatively more diverse today than they were in 2010. No block groups in Suisun City have become less diverse since 2010, and, while the city's least diverse block group in 2010 is the same block group as is the least diverse today, in 2010, this block group had a non-White population of 37.0 percent, while 2018 data indicates that this block group's non-White population is now 51.5 percent.

**FIGURE 3-17: LOCAL RACIAL DEMOGRAPHICS**



Source: Esri, 2018; City of Suisun City, 2022

The spatial distribution of residents according to racial and ethnic demographics found in Suisun City today is consistent with patterns found elsewhere in Solano County. Neighborhoods with higher proportions of non-White residents tend to be in low-resource communities. While Suisun City does not contain any R/ECAPs as defined by HUD, a concentration of lower-income and non-White households may indicate limited economic opportunities for existing households. However, these factors also indicate that there are not any RCAAs in Suisun City. To increase housing mobility opportunities for lower- and moderate-income households and non-White households, the City will implement **Program 5.A** to increase public access and awareness of available homeownership assistance and **Program 3.A** to facilitate development of affordable options in higher resource areas and encourage construction of a range of housing types to meet a variety of needs.

## Familial Status

### Regional Patterns

Patterns of familial status present a potential indicator of fair housing issues, as it relates to availability of appropriately sized or priced housing when certain family types are concentrated. As a protected characteristic, concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent female-headed households are considered to have a greater risk of experiencing poverty than single-parent male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

In 2021, HUD Office of Fair Housing and Equal Opportunity (FHEO) reported the number of housing discrimination cases filed with HUD since January 2013. Of the 41 cases in Solano County that were not dismissed or withdrawn, approximately 12.1 percent (5 cases) alleged familial status discrimination (**Table 3-1, Regional Familial Status Discrimination, 2013-2021**). While it is important to note that some cases may go unreported, five cases in eight years reflects significantly low rates of familial status discrimination in Solano County. Further, the incidence of discrimination against familial status in Solano County is relatively low compared to the region, with only Sacramento, San Francisco, and Sonoma Counties having lower rates.

**TABLE 3-1: REGIONAL FAMILIAL STATUS DISCRIMINATION, 2013-2021**

County	Total Cases*	Cases Alleging Familial Status Discrimination	
		Number	Percentage of Total Cases
Alameda County	125	21	16.8%
Contra Costa County	94	12	12.8%
Marin County	52	10	19.2%
Napa County	28	12	42.9%
Sacramento County	158	15	9.5%
San Francisco County	133	13	9.8%
San Joaquin County	30	4	13.3%
San Mateo County	64	29	45.3%
Santa Clara County	139	44	31.7%
<b>Solano County</b>	<b>41</b>	<b>5</b>	<b>12.2%</b>
Sonoma County	44	3	6.8%
Yolo County	25	4	16.0%

Source: HUD, 2021

*\*Cases that were withdrawn by the complainant without resolution, resulted in a no cause determination, or were not pursued as a result of failure of the complainant to respond to follow-up by HUD are not included in this total*

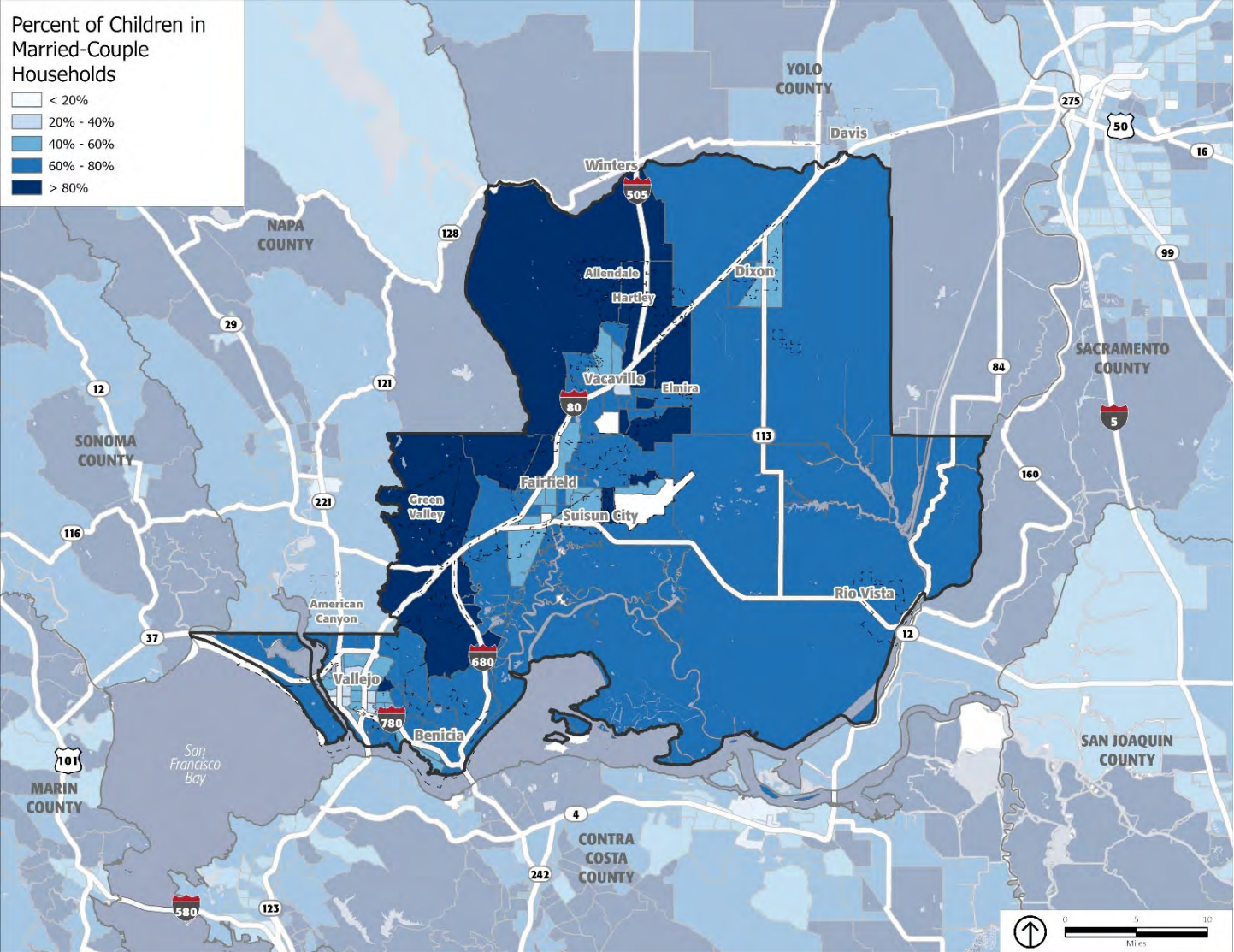
While discrimination against familial status does not pose a fair housing issue in Solano County, particularly compared to the region, there are still notable patterns of distribution for varying family types. As seen in **Figure 3-18, Percentage of Children in Married-Couple Households in the Region**, most of Solano County has markedly lower rates of this family type, particularly compared to ABAG jurisdictions. The lower rate of families with children found in eastern Solano County is more reflective of northern portions of Yolo and Marin Counties, where residences are typically more dispersed, and uses are more agricultural or limited by topography. The highest rates of female-headed households with children in Solano County are in, or immediately adjacent to, incorporated cities, likely where there is better access to schools, transit, and jobs, as well as a greater range in housing types to meet a variety of needs (**Figure 3-19, Percentage of**

**Children in Female-Headed Households in the Region).** This pattern is seen throughout the ABAG and Sacramento Region, with greater concentrations of female-headed households in and near cities, and higher rates of married couples further from urban centers.

Within Solano County, the highest concentration of female-headed households is in the City of Vallejo, with one pocket in the City of Fairfield. In line with this, these cities also have the lowest concentrations of married couple households with children, which is the dominant family type in the northeastern portion of Vacaville and nearby areas of the unincorporated county. In other jurisdictions in the county, there is a more balanced representation of a variety of family types, though married couples are still the primary family type throughout Solano County and the region.

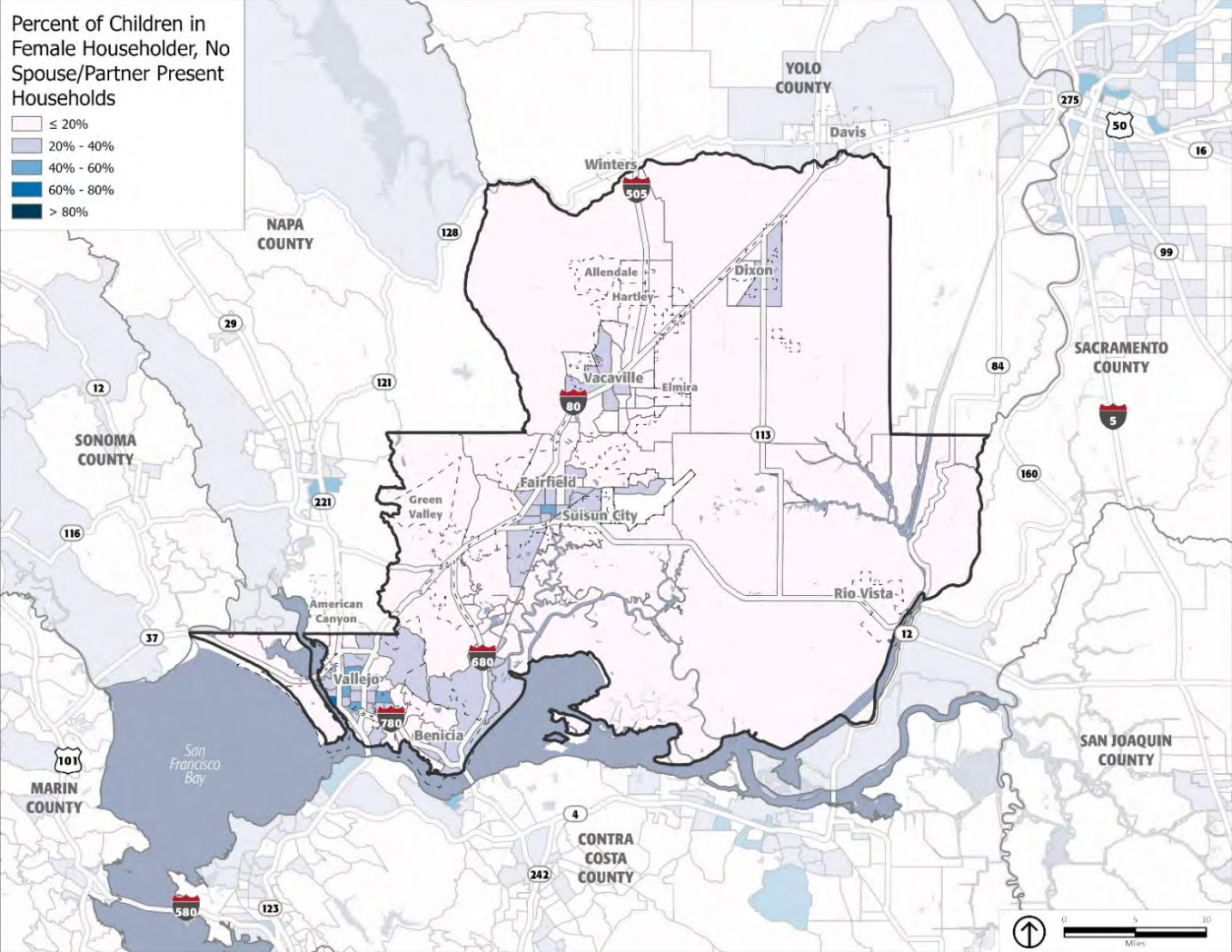


FIGURE 3-19: PERCENTAGE OF CHILDREN IN MARRIED-COUPLE HOUSEHOLDS IN THE REGION



Source: 2015-2019 ACS

FIGURE 3-20: PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS IN THE REGION



Source: 2015-2019 ACS

## Local Patterns

Approximately 80.2 percent of Suisun City households are family households, defined by California law as a household of two or more persons, regardless of relationship status. Approximately 19.8 percent of households in the city consist of residents living alone. Twenty-four percent of Suisun City households are family households headed by single adults.<sup>6</sup>

Among Solano County jurisdictions, Suisun City sees the second-highest rate and fourth-largest number of female-headed households, at 16.1 percent (1,497 households). Fifty percent of these households (750 households) include children, and 12.0 percent include children and have household incomes below the poverty line (182 households). The spatial distribution of single-parent, female-headed households with children as a percentage of total households is consistent with TCAC/HCD Opportunity Area designations with the county's lower-resource areas (including the entirety of Suisun City) seeing higher rates than are found in higher-resource areas (**Figure 3-21, Single-Parent, Female-Headed Households with Children in Suisun City**). Both the city's highest- and lowest-income block groups fall within census tracts where the rate of single-parent, female-headed households is the lowest citywide, at 15.1 percent. In both the highest- and lowest-income neighborhoods, the largest proportion of households are those in which householders live together with spouses, with the majority of children living in married-couple households. The City will implement **Program 3.A** to improve access to affordable housing for single-parent female headed households in areas of higher opportunity by encouraging construction of affordable units in a range of sites, and improve opportunities in low-opportunity areas.

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<sup>6</sup> Housing Needs Assessment, Table 2-3



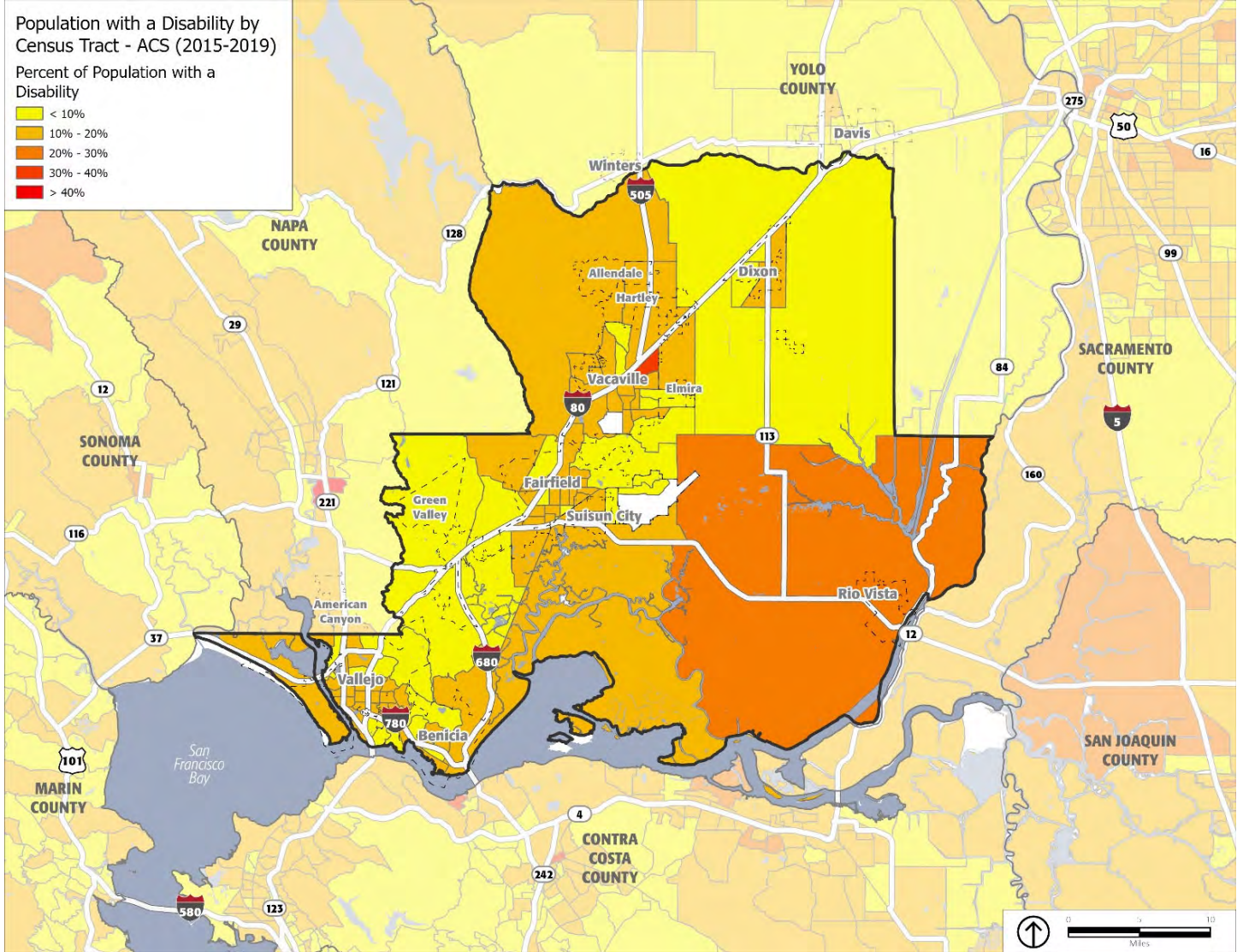


## Disability Rates

### Regional Patterns

**Figure 3-22, Population with a Disability in the Region** presents the percent of the population in each census tract that has a disability. As shown, a large area of eastern Solano County in which nearly 23.8 percent of the population has a disability, one of the largest areas with a high disability rate in the region. However, this tract includes the City of Rio Vista, where nearly half of the population is 65 years or older (see **Appendix 2 – Regional Housing Needs Assessment, Table 2-2, Population by Age, 2019**). As shown in **Table 3-2, Demographic Characteristics of the Population with a Disability**, 44.3 percent of the population in Solano County with a disability falls into this age group, suggesting that the high rate of disability in the southeastern portion of the county is likely due to the concentration of seniors. The second area of concentrated disability in Solano County is in the City of Vacaville, in the tract encompassing Leisure Town, a retirement community restricted to residents aged 50 and older. With the exception of these two areas of senior populations, disability rates in Solano County largely reflect patterns seen throughout the Bay Area (see **Table 3-2, Demographic Characteristics of the Population with a Disability**), with slightly higher rates of disability in more developed areas (**Figure 3-22, Population with a Disability in the Region**). This is likely due to proximity to services and accessible housing options that are often desirable to persons with disabilities. Regional service providers indicate that residents living with disabilities prefer to live independently but limited housing options may restrict options to care facilities. Additionally, senior residents typically make up a substantial share of residents living with disabilities.

FIGURE 3-22: POPULATION WITH A DISABILITY IN THE REGION



Source: 2015-2019 ACS

**TABLE 3-2: DEMOGRAPHIC CHARACTERISTICS OF THE POPULATION WITH A DISABILITY**

Demographic Characteristic	Solano County	Bay Area
Population with a disability	52,642	735,533
<b><i>Race and Ethnicity</i></b>		
White, alone	57.0%	56.2%
Black or African American, alone	16.3%	9.8%
Alaska Native/Alaska Native, alone	0.8%	1.0%
Asian, alone	14.3%	20.1%
Native Hawaiian/Pacific Islander, alone	0.9%	0.6%
Some other race or multiple races	10.8%	12.4%
Hispanic or Latino	16.5%	19.4%
<b><i>Age</i></b>		
Under 18 years	7.3%	6.3%
18 to 34 years	10.2%	11.5%
35 to 64 years	38.2%	33.9%
65 years and over	44.3%	48.4%
<b><i>Disability Type</i></b>		
Hearing Difficulty	29.7%	28.5%
Vision Difficulty	15.1%	17.2%
Cognitive Difficulty	36.1%	38.1%
Ambulatory Difficulty	51.5%	50.3%
Self-Care Difficulty	20.4%	22.8%
Independent Living Difficulty	34.9%	40.7%

*Source: 2015-2019 ACS*



The characteristics of the population with a disability in Solano County closely reflects patterns throughout the Bay Area (**Figure 3-22, Population with a Disability in the Region**). This is also reflected in the geographic distribution of persons with disabilities, with no notable concentrations of high disability rates in Solano County compared to the ABAG and Sacramento regions, with the exception of the City of Rio Vista (see **Appendix 2 – Regional Housing Needs Assessment, Table 2-32, Population by Disability Status, 2015-2019**).

### Local Patterns

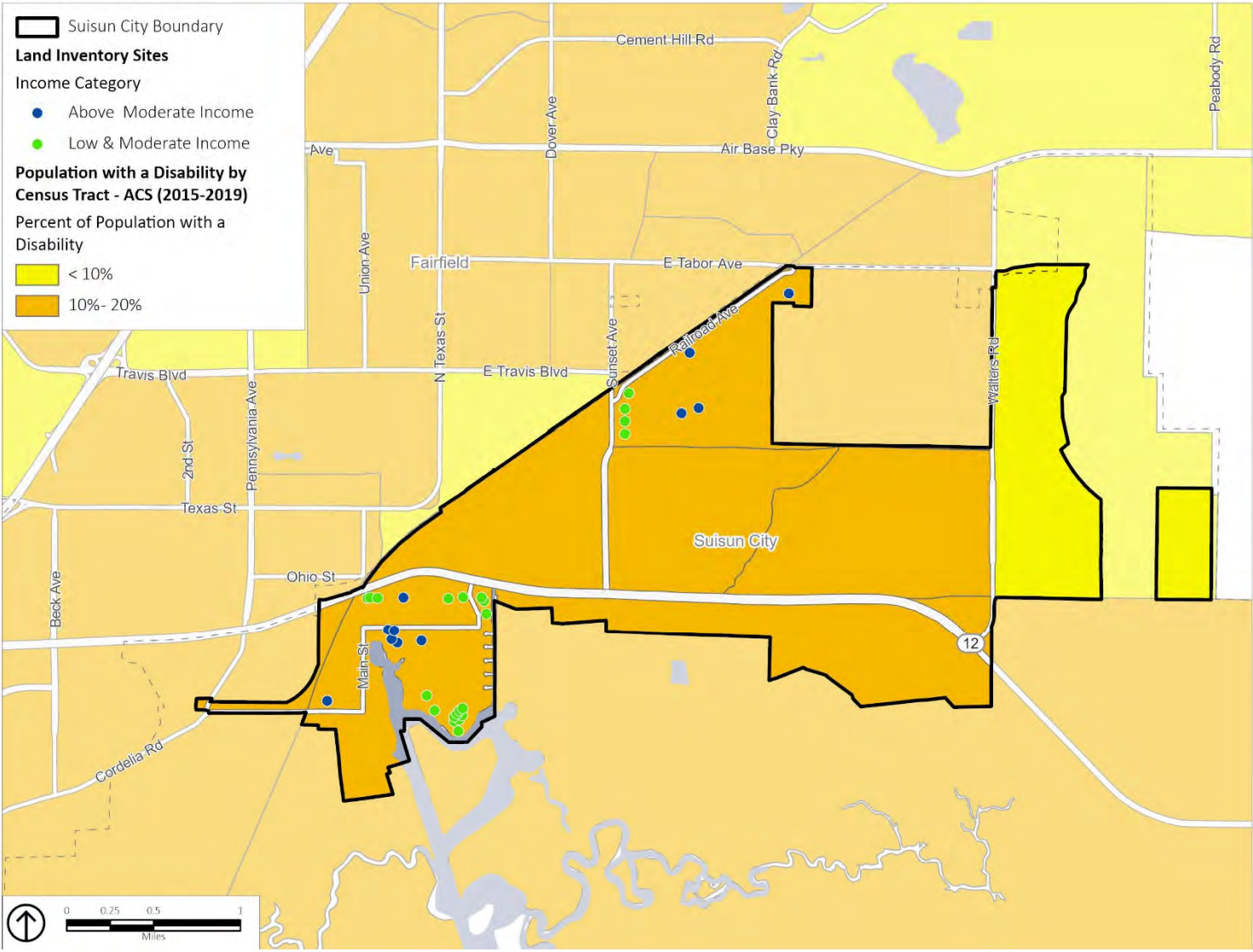
Approximately 12.5 percent of Suisun City’s population lives with one or more types of disabilities, close to the Solano County average of 12.3 percent and higher than the Bay Area average of 9.6 percent.<sup>7</sup> Rates of disability by census tract do not vary substantially between different parts of the city (**Figure 3-23, Percentage of the Population with a Disability in Suisun City**). The rate of Suisun City residents living with disabilities has increased since 2014 when the rate was 8.7 percent. Suisun City’s population has also grown older during this time; in 2014, ACS estimates for the proportion of the population with disabilities was 8.3 percent, while in 2019, that figure rose to 11.7 percent. Older populations live with disabilities at higher rates, potentially the cause of this increase.

To improve access to housing for senior residents and other residents with disabilities, the City has included **Program 4.B** to encourage all new units to include mobility-impaired accessibility so they are accessible for both occupants and visitors.

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<sup>7</sup> Housing Needs Assessment, Table 2-32

**FIGURE 3-23: PERCENTAGE OF THE POPULATION WITH A DISABILITY IN SUISUN CITY**



Source: 2015-2019 ACS; City of Suisun City, 2022

## ACCESS TO OPPORTUNITY

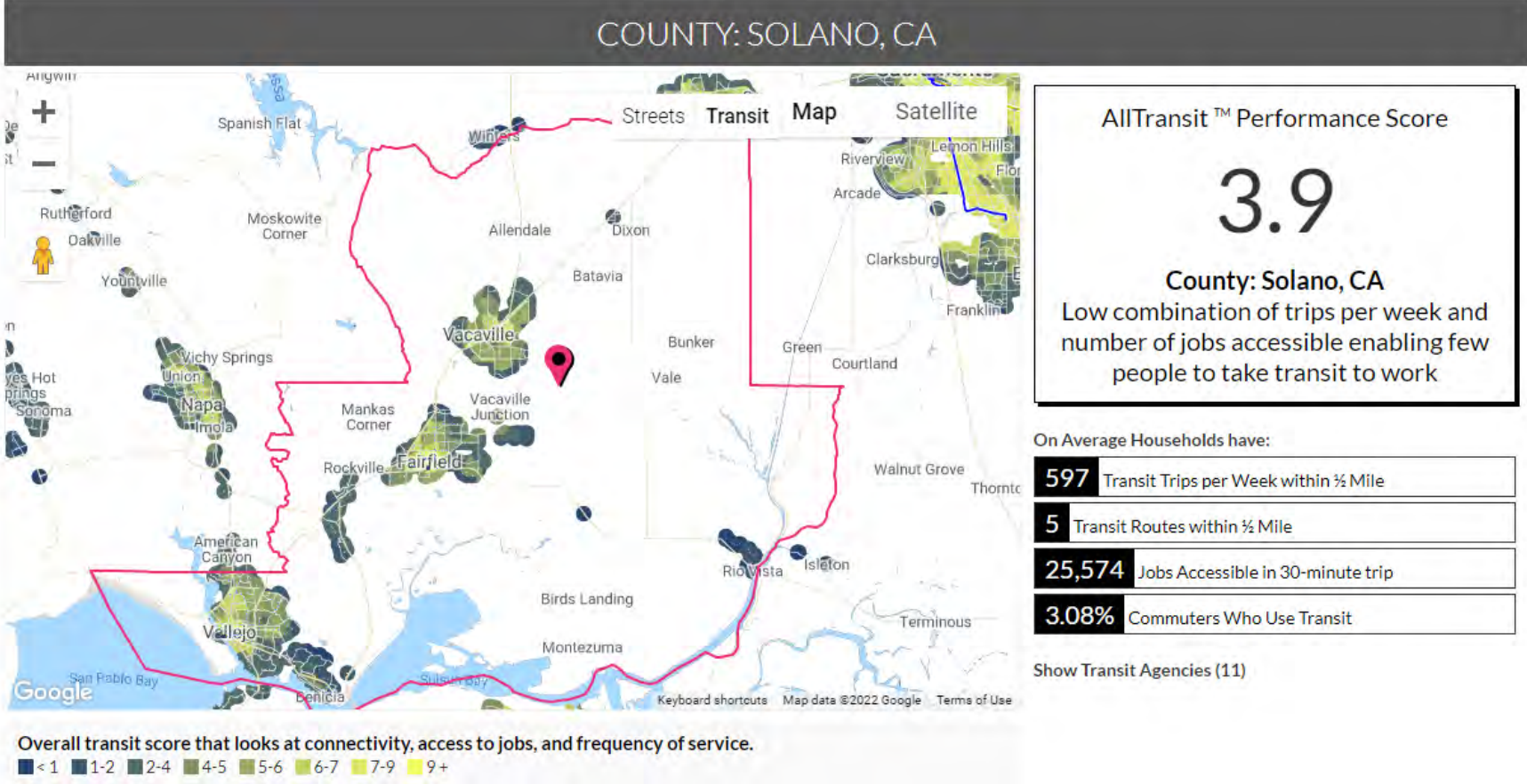
### Transit Mobility

#### Regional Patterns

Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. **Figure 3-24, AllTransit Transit Access in the Region** depicts where in Solano County transit is available and areas with higher connectivity scores. As shown, public transit in Solano County is largely isolated within incorporated jurisdictions, with little to no available transit between cities or within unincorporated areas. While transit companies such as Amtrak and Greyhound offer connections from Sacramento to San Francisco that have stops along the I-80 corridor, these are not typically used as transit opportunities for daily activities. All residents of Solano County have access to the Clipper Card, a program that works for 24 transit services within the San Francisco Bay Area, including Solano County Transit (SolTrans), Fairfield and Suisun Transit (FAST), and Vacaville City Coach.

FIGURE 3-24: ALLTRANSIT TRANSIT ACCESS



Source: AllTransit.cnt.org, 2022

AllTransit scores geographic regions (i.e., cities, counties, Metropolitan Statistical Areas [MSAs], etc.) on a scale of 0 to 10. The lowest scores in Solano County are in the cities of Dixon (0.9), Rio Vista (1.8), and Benicia (2.5), and higher scores are found in the cities of Fairfield (4.1), Suisun City (4.7), Vacaville (4.9), and Vallejo (5.0). As shown in **Table 3-3, Regional AllTransit Performance Scores**, transit accessibility in Solano County reflects the scores of neighboring counties with large agricultural industries, such as Napa, San Joaquin, and Sonoma Counties, and is far more limited than more urban jurisdictions in the Bay Area and Sacramento regions.



**TABLE 3-3: REGIONAL ALLTRANSIT PERFORMANCE SCORES**

Jurisdiction/Region	Score
Alameda County	7.1
Contra Costa County	5.0
Marin County	4.8
Napa County	3.3
Sacramento County	4.8
San Francisco County	9.6
San Joaquin County	3.0
San Mateo County	6.1
Santa Clara County	6.5
<b>Solano County</b>	<b>3.9</b>
Sonoma County	3.4
Yolo County	4.6

Source: AllTransit.cnt.org, 2022

In Solano County, there are several transit options available to residents, depending on where they are within the county. SolanoExpress, managed by the Solano Transportation Authority (STA), provides express intercity bus service throughout the county, with many routes operated by local transportation agencies, such as FAST. Transportation services in Solano County include the following:

- SolTrans serving Fairfield, Vallejo, and Benicia with connections outside of the county
- FAST serving Fairfield, Travis Air Force Base (AFB), and Suisun City
- Rio Vista Delta Breeze serving Rio Vista, Fairfield, and Suisun City with connections outside of the county
- Vacaville City Coach serving Vacaville
- Solano Mobility serving older adults and persons with disabilities throughout Solano County

In addition to standard fixed routes offered by each transportation agency, there are several specialized programs available as well. SolTrans offers the Subsidized Lyft Program that pays a portion of Lyft rides throughout the City of Benicia and to the Springstown Center in Vallejo for seniors, veterans, and persons with disabilities. The GoGo Grandparent program is a partnership between SolTrans and Solano Mobility that offers help to older adults to access and use Uber and Lyft without a smartphone by scheduling rides for them. Solano Mobility independently offers four additional programs: Travel Training, Solano Older Adults Medical Trip Concierge Service, Vehicle Share Program, and Solano County Intercity Taxi Card Program. The Travel Training program offers individuals or groups training on how to board and ride public transit, navigate routes, and use bus features such as bike racks and wheelchair lifts. The medical concierge service subsidizes Uber and Lyft rides for Solano County residents aged 60 and over to travel to and from medical appointments while the Intercity Taxi Card Program issues pre-paid debit cards to certified riders with disabilities to be used for taxi rides between transit service areas. These cards are loaded with \$100 and available for riders to purchase for \$40, or \$20 for qualified low-income individuals. Faith in Action, the American Cancer Society/Road to Recovery, and Veteran's Affairs (VA) also offer free door-to-door rides for ambulatory seniors aged 60 and older and those under age 60 with specific medical issues. These programs are available to all Solano County residents regardless of location, unless otherwise specified.

In the ABAG region, transit mobility opportunities are typically more readily available in dense urban areas such as the East Bay and San Francisco. In more suburban areas, such as the I-680 corridor in Contra Costa County, there is more limited transit mobility, with AllTransit scores matching those found throughout Solano County. While there are a variety of transit options available in Solano County, residents in many suburban, agricultural, and rural communities are more limited than elsewhere in the ABAG region, which may limit employment opportunities and present a barrier to housing mobility for those households reliant on transit. In the following analysis of transit mobility, the individual jurisdictions have identified programs to address access specific to their transit needs.

### Local Patterns

Residents of Suisun City are served by FAST, which operates eight fixed local routes serving the cities of Fairfield and Suisun City with most connections and transit overlap near the Solano Government Center and Fairfield Government Center. Two of the eight routes (Route 5 and 6) have stops in Suisun City and are operated from 6:00 am to 7:30 pm on weekdays and from 9:00 am to 6:30 pm on Saturday; there is no service on Sundays. Local routes are managed and operated by the City of Fairfield. Route 5 departs from the Fairfield Transportation Center and provides connections to the Suisun Post Office, Suisun City Hall, and Joseph A. Nelson Community Center. This route operates on weekdays from 7:00 am to 7:00 pm. Route 6 has limited service on weekdays and Saturdays and connects the Suisun City community to Fairfield resources, including Lee Ball Park, Fairfield City Hall, Fairfield Adult Recreation Center, Fairfield City Hall, Kaiser Permanente Medical Offices, and Solano Town Center. A single ride on FAST buses is \$1.75 for an adult, \$1.50 for youth, and \$0.85 for seniors, riders with disabilities, and Medicare (SDM)-eligible riders. FAST also provides package deals, including a 10-ride pass for \$17.50 (adults), \$15.00 (youth), and \$8.50 (SDM) or a 31-day pass for \$60.00 (adults), \$50.00 (youth), and \$30.00 (SDM). In addition to the local routes, Suisun City

residents can also travel between cities through three intercity routes provided by FAST and SolTrans. The SolTrans Blue Line takes residents as far north as the Sacramento Valley station and as far south as the Walnut Creek Bay Area Rapid Transit (BART) station with stops at UC Davis, the cities of Dixon, Vacaville, Fairfield, Benicia, and Walnut Creek. The SolTrans Green Line connects riders from Fairfield to Suisun City with a stop in El Cerrito and the Red Line connects Suisun City to the cities of Fairfield, Vallejo, and El Cerrito. SolTrans fares are presented in **Table 3-4, SolTrans Fares, 2022**. According to AllTransit, Suisun City received a moderate score of 4.7 for transit connectivity, likely due to its public transportation options and proximity to services and employment opportunities outside of the city, such as those in the City of Fairfield (see **Figure 3-25, Transit Score in Suisun City**). Public transportation in Suisun City is limited in areas north and east of Pintail Drive.

**TABLE 3-4: SOLTRANS FARES, 2022**

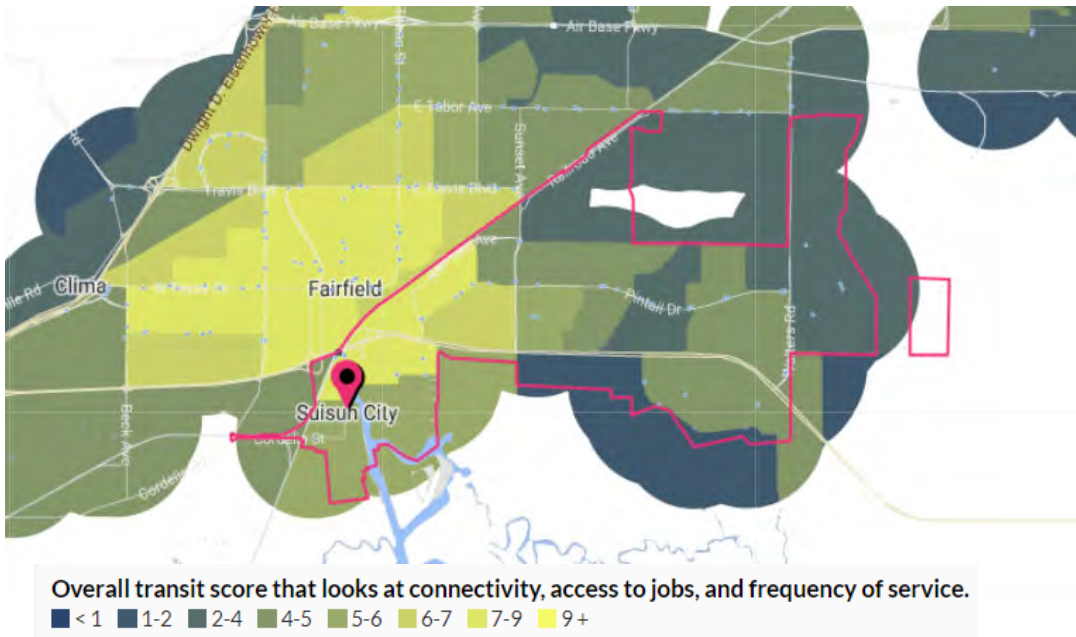
	<b>Adult<sup>1</sup></b>	<b>Youth</b>	<b>Reduced</b>
Local	\$4.50	\$3.50	\$2.25
Solano County Express	\$5.50	\$4.00	\$2.75
Out of County Express	\$10.00	\$8/00	\$5.00

*Source: SolTrans, 2022*

*Notes:*

- 1. Adults are ages 18-64; Youth are ages 6-18; and Reduced fares are ADA/65+/Medicare eligible riders.*

FIGURE 3-25: TRANSIT SCORE IN SUISUN CITY



AllTransit™ Performance Score

# 4.7

City: Suisun City, CA

Low combination of trips per week and number of jobs accessible enabling few people to take transit to work

On Average Households have:

<b>486</b>	Transit Trips per Week within ½ Mile
<b>4</b>	Transit Routes within ½ Mile
<b>23,761</b>	Jobs Accessible in 30-minute trip
<b>3.65%</b>	Commuters Who Use Transit

Source: AllTransit, 2021

### Housing Mobility

#### Regional Patterns

Housing mobility refers to an individual’s or household’s ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of HCVs, availability of rental and ownership opportunities throughout the city, and vacancy rates. A “healthy” vacancy rate is considered to be approximately 5.0 percent, indicating that there are available housing units for those seeking housing, but not an oversaturated market that results in homes left unused. In Solano County, the vacancy rate in 2021 was approximately 5.3 percent, indicating a relatively “healthy” vacancy rate and reflecting a

similar rate as most counties in the surrounding region (**Table 3-5, Regional Vacancy Rates**). This suggests that residents living in Solano County, or seeking to live in Solano County, have similar mobility options overall compared to most of the region. Mobility based on vacancy varies within Solano County by jurisdiction and is discussed further below.

**TABLE 3-5: REGIONAL VACANCY RATES**

Geography	Total Housing Units	Occupied Housing Units	Vacancy Rate
Bay Area	3,402,378	3,213,576	5.6%
Alameda County	617,415	585,588	5.2%
Contra Costa County	420,751	398,387	5.3%
Marin County	112,690	105,395	6.5%
Napa County	54,982	48,684	11.5%
Sacramento County	583,631	552,252	5.4%
San Joaquin County	252,686	238,577	5.6%
San Mateo County	282,299	266,650	5.5%
Santa Clara County	680,298	648,665	4.6%
<b>Solano County</b>	<b>161,371</b>	<b>152,877</b>	<b>5.3%</b>
Sonoma County	206,768	189,316	8.4%
Yolo County	79,472	76,555	3.7%

*Source: Department of Finance E-5 City/County Population and Housing Estimates, 2021*

HCVs, or Section 8 vouchers, provide assistance to lower-income households to secure housing in the private market that might otherwise be unattainable. In Solano County, vouchers are allocated by the Vacaville Housing Authority, Suisun City Housing Authority, Vallejo Housing Authority, Fairfield Housing Authority, and the Solano County Housing Authority to residents of the unincorporated areas and to the cities of Dixon and Rio Vista. Section 8 participants can use their voucher to find the housing unit of their choice that meets health and safety standards established by the local housing authority. The housing authority will then subsidize an amount up to the Fair-Market Rent (FMR) established by HUD toward the contract rent, with any remainder to be paid by the participant. The subsidy increases housing mobility opportunities for Section 8 participants and ensures that they are provided safe housing options. Solano County falls within the Vallejo-

Fairfield MSA, for which HUD establishes FMRs annually to be used as the baseline for Section 8 subsidies (**Table 3-6, Vallejo-Fairfield MSA FMRs, 2022**).

**TABLE 3-6: VALLEJO-FAIRFIELD MSA FMRS, 2022**

Unit Size	FMR
Studio	\$1,232
1-bedroom	\$1,408
2-bedroom	\$1,677
3-bedroom	\$2,382
4-bedroom	\$2,870

*Source: HUD, 2022*

**Local Patterns**

As presented in **Table 2-19, Housing Tenure, 2019, in Appendix 2 – Regional Housing Needs Assessment**, approximately 37.9 percent of households are renters in Suisun City. The rental vacancy rate in Suisun City is 0.8 percent, while the ownership unit vacancy rate is 0.9 percent. This indicates there is a shortage of both ownership and rental units in Suisun City, indicating a lack of housing and economic mobility opportunities. Throughout Suisun City, the percentage of renters using an HCV ranges from 5.8 to 9.5 percent according to HUD. Given the relatively even distribution of HCV holders, access to housing opportunities with a voucher does not appear to be a barrier to fair housing. Rather, the shortage of vacant units may present a barrier to access.

Rent for two-, three-, and four-bedroom units in Suisun City ranges from \$1,925 to \$3,300, with the median rent being \$2,331 (see **Table 2-28, Rental Rates, 2021 in Appendix 2 – Regional Housing Needs Assessment**). The FMR for one-bedroom units in the Vallejo-Fairfield MSA, as established by HUD, is \$1,408. Therefore, up to 40.0 percent of studio and one-bedroom units in Suisun City are considered fair-market prices. However, this proportion of units does include those priced up to \$1,500, which would slightly exceed the FMR for a one-bedroom unit. As such, it is assumed that approximately 25.0 percent of units are priced within the FMR range. However, despite the affordability of approximately one-quarter of the rental stock, the shortage of housing may limit housing mobility opportunities. Therefore, the City has included **Program 5.A** to facilitate, encourage, and support the construction of both rental and ownership units to increase the supply.

## Employment Opportunities

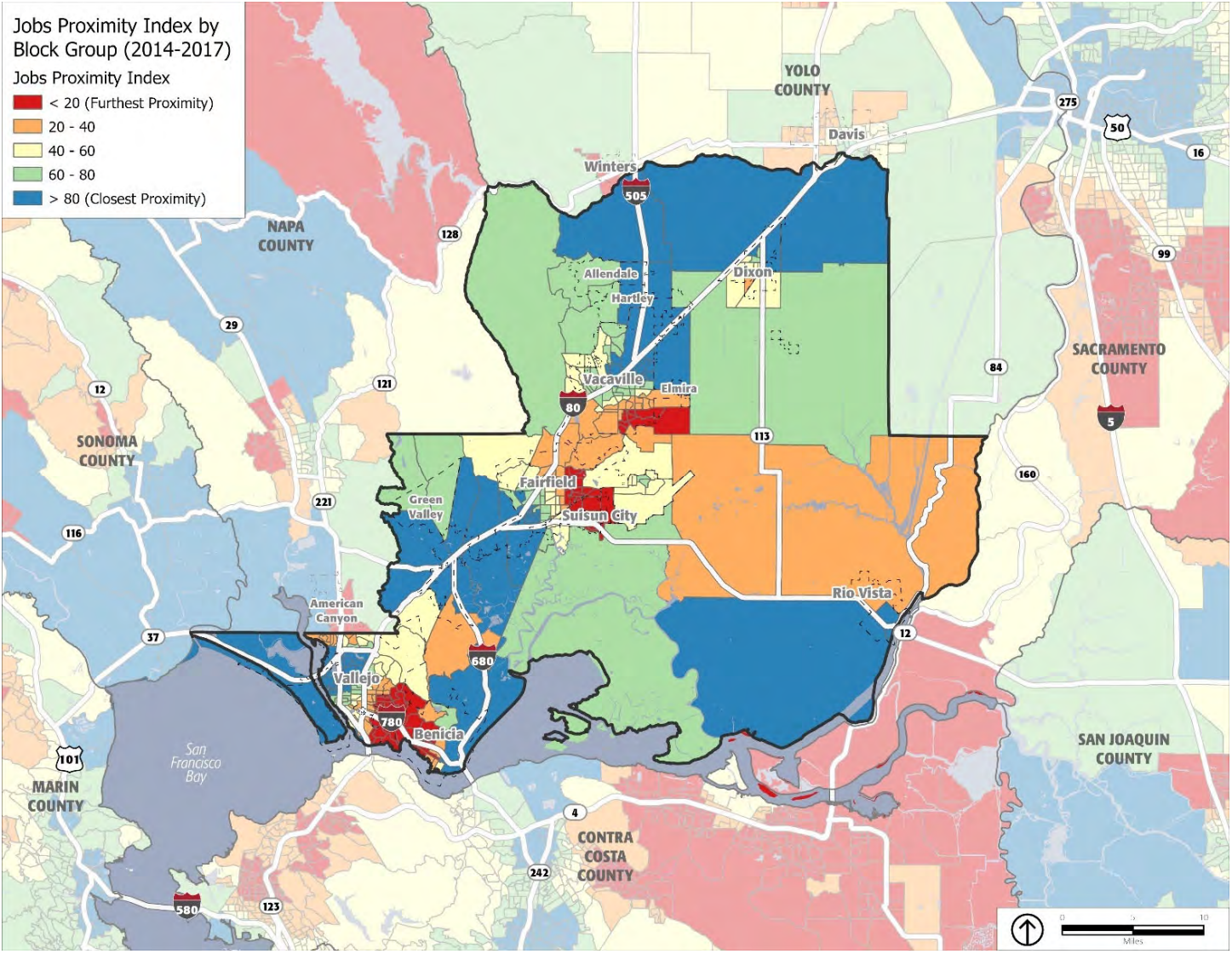
### Regional Patterns

HUD developed two indices to analyze access to employment opportunities: the jobs proximity index and the labor market engagement index. The jobs proximity index identifies census tracts based on their proximity to employment opportunities and the labor market engagement index scores labor force participation and human capital in each tract, with consideration of unemployment rates and educational attainment. For both indices, a higher score indicates stronger job proximity or labor force participation.

According to these indices, Solano County has more consistent proximity to jobs but lower labor force engagement than many other counties in the ABAG region (**Figure 3-26, Regional Jobs Proximity**, and **Figure 3-27, Regional Labor Market Engagement**). Labor force engagement patterns in Solano County more closely reflect the neighboring counties of Yolo and San Joaquin in the Sacramento region, where population distribution and industries are similar to most of Solano County. The area with the lowest labor force engagement in Solano County, however, is in the tract that includes the City of Rio Vista where there is a sizable senior population, which may include residents who retired early. As shown in **Table 3-7, Regional Unemployment Rates, 2010-2021**, the unemployment rate in Solano County in 2021 was one of the highest in the Bay Area and Sacramento regions, at 5.4 percent. However, Solano County saw one of the largest decreases in unemployment since 2010, surpassed only by San Joaquin and Yolo Counties.

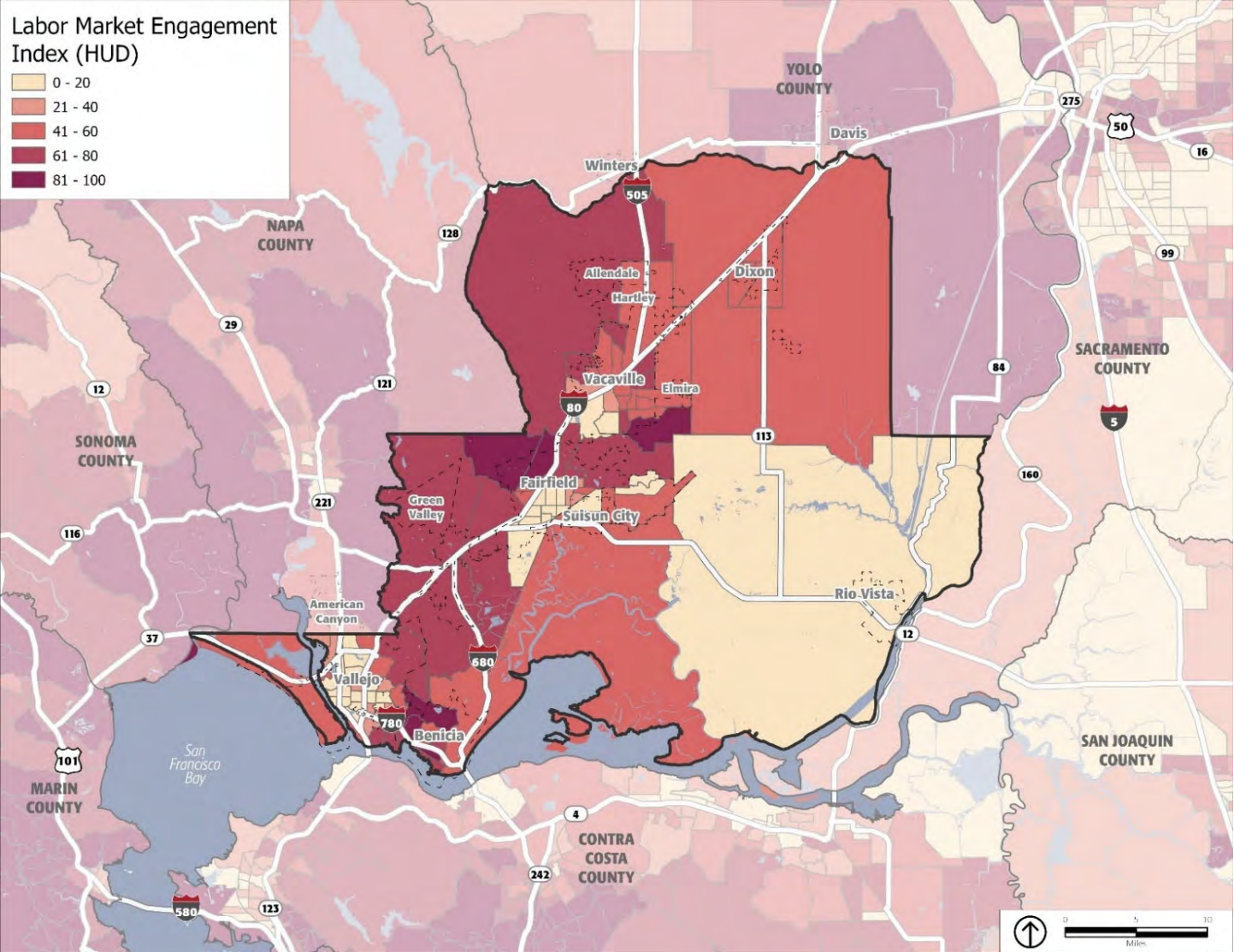


FIGURE 3-26: REGIONAL JOBS PROXIMITY



Source: HUD, 2017

FIGURE 3-27: REGIONAL LABOR MARKET ENGAGEMENT



Source: HUD, 2017



**TABLE 3-7: REGIONAL UNEMPLOYMENT RATES, 2010-2021**

County	2010	2021
Alameda County	11.0%	4.2%
Contra Costa County	11.1%	4.5%
Marin County	8.0%	3.0%
Napa County	10.9%	4.2%
Sacramento County	13.1%	5.1%
San Francisco City and County	9.1%	3.3%
San Joaquin County	17.2%	6.5%
San Mateo County	8.4%	3.0%
Santa Clara County	10.3%	3.2%
<b>Solano County</b>	<b>12.8%</b>	<b>5.4%</b>
Sonoma County	10.9%	3.8%
Yolo County	12.6%	4.3%

*Source: California Employment Development Department, 2021*

The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households. According to LEHD, approximately 40.6 percent of Solano County residents live within 10 miles of their job, with the greatest concentration of these jobs in Fairfield (13.5 percent) and Vacaville (13.5 percent). Approximately 18.1 percent of Solano County residents report commuting more than 50 miles to their job, with 38.2 percent of these residents commuting southeast into San Joaquin County. Overall, approximately 50.4 percent of the individuals that work in Solano County commute in from areas outside of the county. On average, in the comparison jurisdictions that comprise the Bay Area and a portion of the Sacramento region, 42.5 percent of residents live within 10 miles of their job, 15.4 percent live more than 50 miles from their job, and 49.4 live outside of the county in which they work. In Solano County, the jobs-household ratio, which is an indicator of whether there is a balance between the number of jobs and the number of households, was 0.93 in 2018 according to LEHD Workplace Area Characteristics (WAC). This ratio suggests that there was a shortage of jobs in Solano County to support the number of households, which may partially contribute to the number of residents that commute outside of the county for work. In comparison, in the Bay Area, the jobs-household ratio was 1.47,

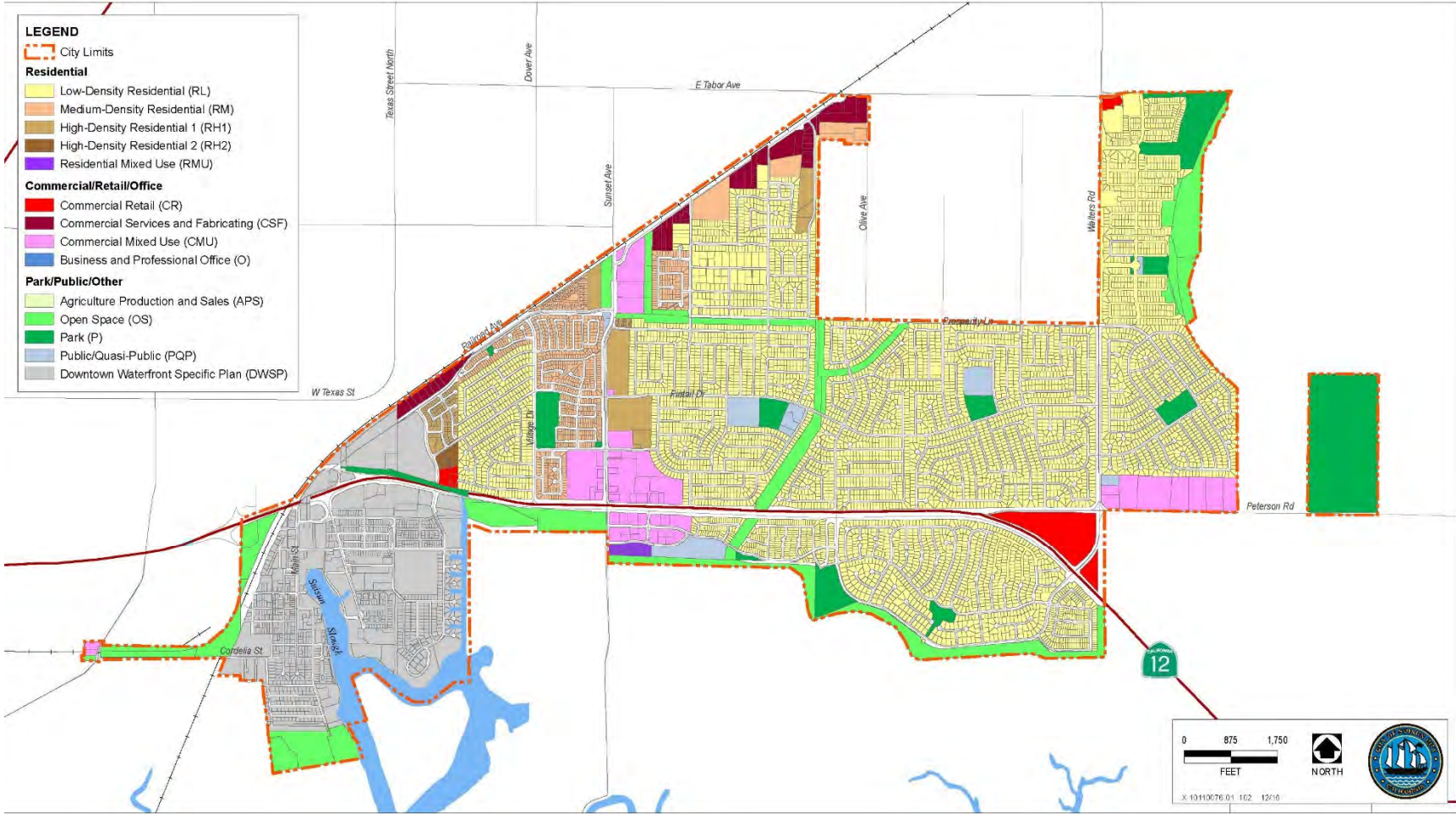
indicating that there is a shortage of housing to support the job base in this region. Generally, Solano County appears to have sufficient housing for those jobs in the county, but still has a slightly higher rate of persons that commute into the county than the region overall.

### Local Patterns

The City of Suisun City is adjacent to Travis AFB and provides residential opportunities for airmen and their families. The City's zoning map (**Figure 3-28, Suisun City Zoning Map**) shows that most land in the city is designated for residential uses, with nonresidential uses concentrated along major arterials and in the downtown. The dominance of residential uses in Suisun City reflects the relatively low scores for HUD's Jobs Proximity Index, particularly in the center of the city, as seen in **Figure 3-29, Local Jobs Proximity**. This is further reflected in the low jobs-household ratio (0.4) found in Suisun City, as most of the city is residential to support job opportunities in Fairfield, Vacaville, and Travis AFB. While approximately 96.4 percent of Suisun City residents commute outside of the city for work, it is likely that many of these individuals are commuting to the AFB or into Fairfield as 49.6 percent of employed residents in Suisun City live within 10 miles of their place of employment. The Labor Market Engagement Index score in Suisun City ranges from 19 to 47 (**Figure 3-30, Local Labor Market Engagement**). However, active military personnel are not counted toward the labor force and, therefore, the concentration of airmen in Suisun City may decrease the Labor Market Engagement Index. While **Figure 3-29** and **Figure 3-30** show discrepancies in access to, or engagement in, labor market opportunities, the unique characteristics of employment opportunities near Suisun City suggest that these maps do not accurately represent economic opportunity for residents of the city. However, like in the City of Rio Vista, the shortage of jobs, in this case not related to military work, may influence who lives in Suisun City. To ensure there is access to economic opportunities for all residents, the City has identified economic development strategies in the Economic Development Element of the General Plan to create more balance between jobs opportunities and households. These include:

- **Program ED-3.1: Job Resources.** The City will maintain and disseminate at City Hall current contract information for the major job training and referral agencies, including the State Employment Development Department, regional workforce development organizations, local colleges, and private agencies.
- **Program ED-3.2: Workforce Development.** The City will explore funding sources and partnerships with workforce agencies to conduct a survey of the commuter workforce in Suisun City. This survey could help determine what skills and experience levels can be marketed to prospective employers. The City could use secondary sources of data, also, to promote local job skills and recruit employers.

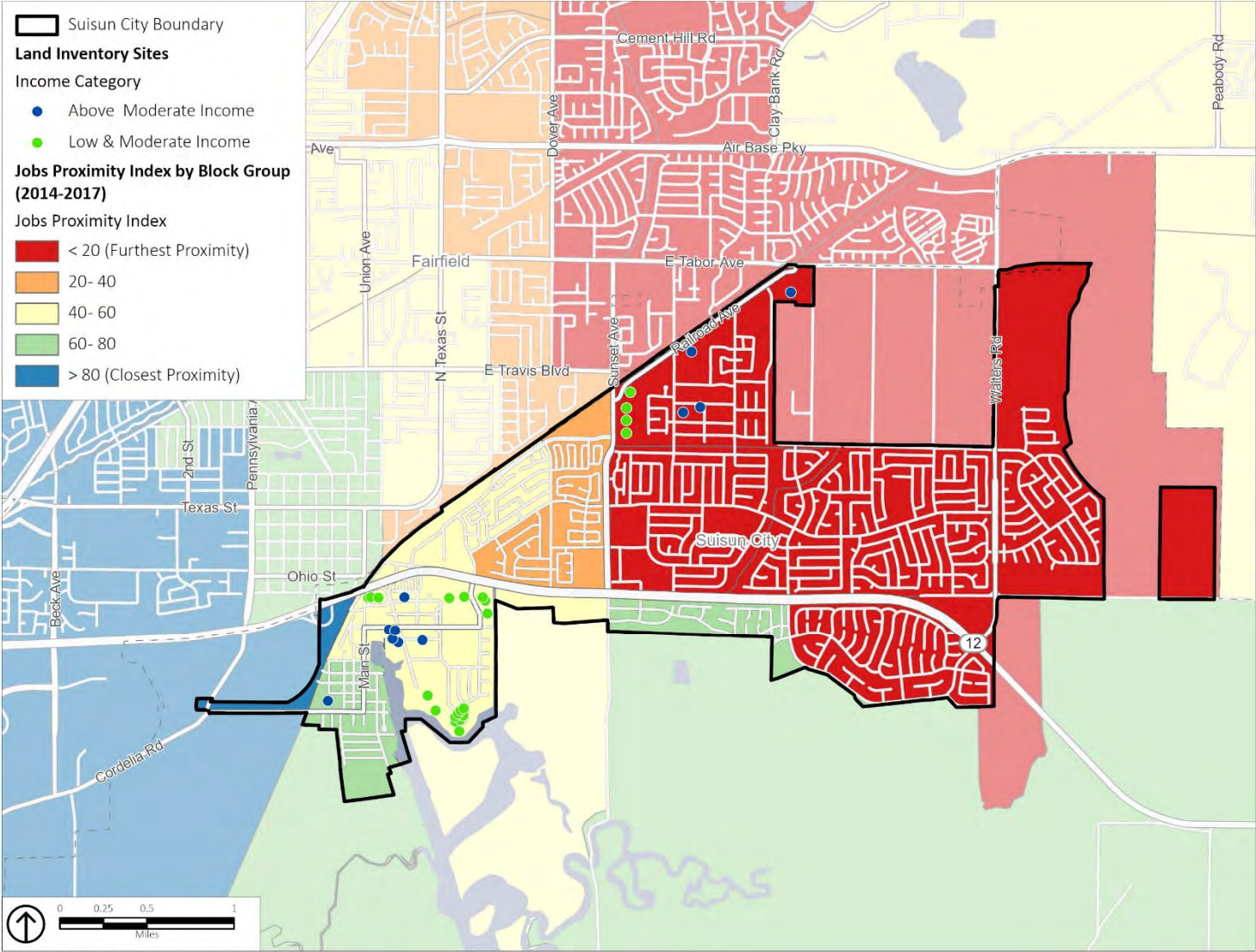
FIGURE 3-28: SUISUN CITY ZONING MAP



Source: City of Suisun City, 2015

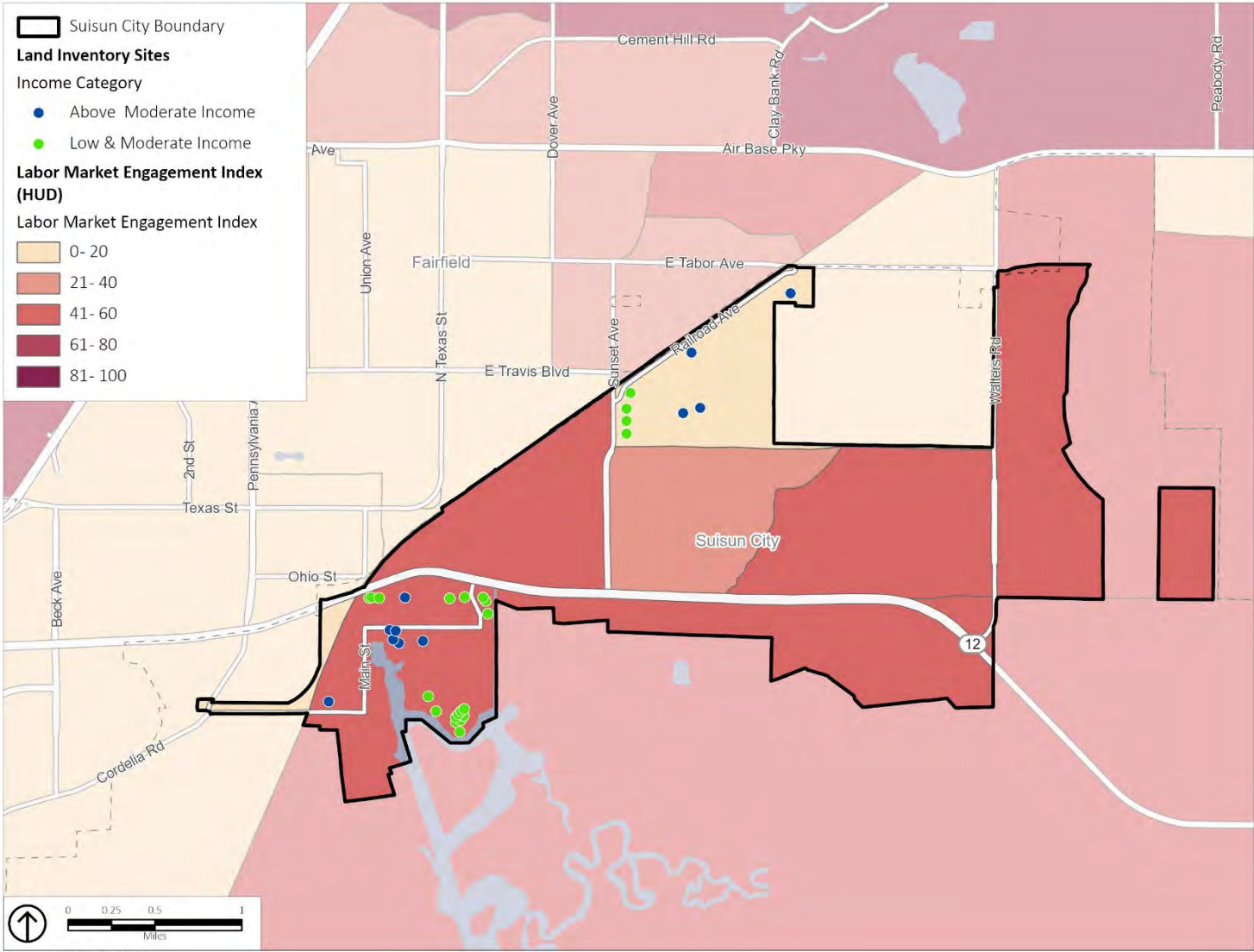


**FIGURE 3-29: LOCAL JOBS PROXIMITY**



Source: HUD, 2017; City of Suisun City, 2022

**FIGURE 3-30: LOCAL LABOR MARKET ENGAGEMENT**



Source: HUD, 2017; City of Suisun City, 2022



## Educational Opportunities

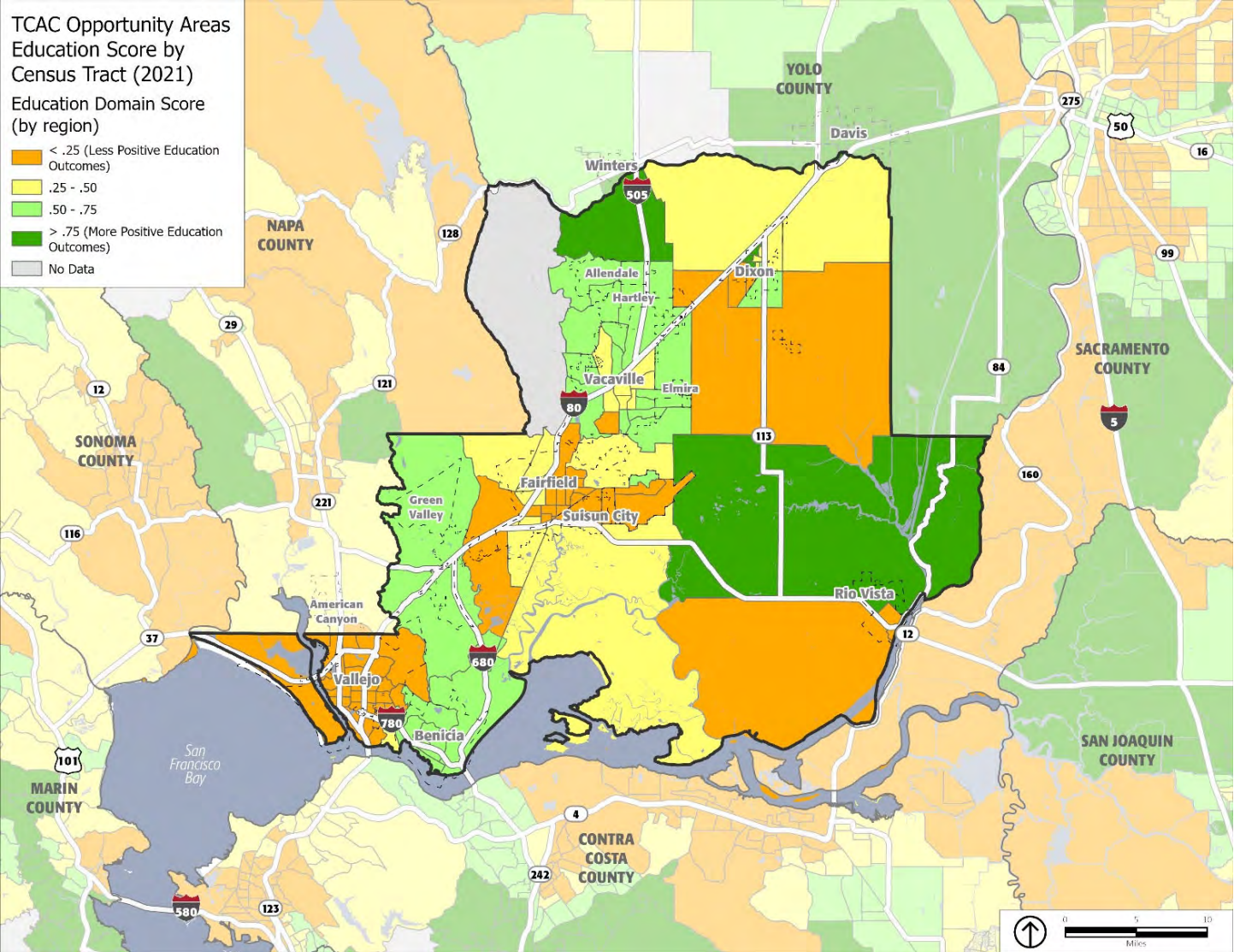
### Regional Patterns

School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher-performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state grade-level standards and demographic characteristics of each school's student population. The characteristics reported on include rates of chronic absenteeism and suspension, percentage of students that are socioeconomically disadvantaged, percentage of students that are in foster care, percentage of students learning the English language, and the percentage of high school students that are prepared for college. Chronic absenteeism refers to the percentage of students who are absent for 10.0 percent or more of instructional days that they were enrolled at the school, with the state average being 10.1 percent of students. Students who are eligible for free or reduced-priced meals, or who have parents or guardians who did not receive a diploma, are considered socioeconomically disadvantaged. TCAC and HCD rely on this data from DOE to determine the expected educational outcome in each census tract and block group within the state. TCAC and HCD's educational domain score reflects mathematics proficiency, reading proficiency, high school graduation rates, and student poverty rates of all schools for which this data is available, culminating in a score ranging from 0 to 1, with higher values being the most positive expected educational outcome.

In 2021, TCAC/HCD reported the strongest projected educational outcomes for students in the cities of Benicia and Dixon as well as the unincorporated areas around the City of Vacaville and all eastern portions of the county (**Figure 3-31, Regional TCAC/HCD Educational Domain Scores**). TCAC and HCD's educational domain score is based on math and reading proficiencies for elementary school students, high school graduation rate, and student poverty rate. Based on these indicators, a higher score is expected to suggest higher access to resources or opportunities for students. **Figure 3-31** presents the distribution of these scores in Solano County. However, the eastern portions of the county, with the highest educational scores according to TCAC/HCD, also have the lowest population density in the county and only one school. As such, for a regional analysis, the TCAC/HCD map may not accurately compare educational opportunity in Solano County to the ABAG region. At the local level, data based on school performance is more readily available and likely more accurate.

FIGURE 3-31: REGIONAL TCAC/HCD EDUCATIONAL DOMAIN SCORES

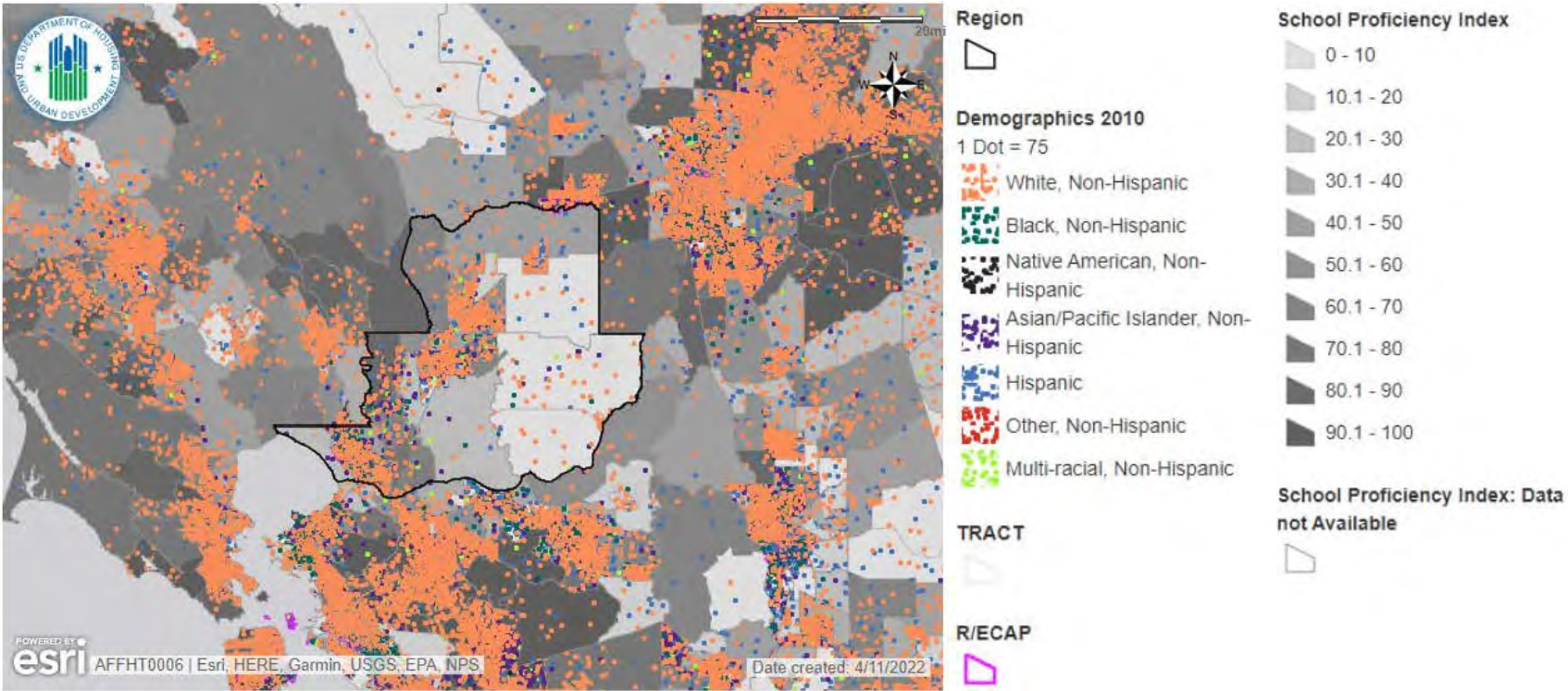


Source: TCAC/HCD, 2021



The HUD School Proficiency Index more accurately reflects school performance by residential living patterns in the region. The HUD School Proficiency Index ranges from 0 to 100, with higher values indicating better school performance. Though demographic patterns have changed throughout the region slightly since 2010, as discussed for each jurisdiction in this assessment, typically schools in Solano County and throughout the region are more proficient in areas of increased population density and affluence (see **Figure 3-32, HUD School Proficiency Index**). Residents of western Solano County have access to higher-performing schools than the eastern portion, but schools throughout Solano County generally score lower than those in much of Sacramento, Yolo, Marin, and Contra Costa Counties. To ensure all students have access to a quality education, each jurisdiction has identified appropriate programs within the individual assessments.

**FIGURE 3-32: HUD SCHOOL PROFICIENCY INDEX**



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, 2017

## Local Patterns

The California Department of Education Dashboard (DOE) reported on four public schools in Suisun City in 2019: Suisun Elementary School, Crystal Middle School, Dan O. Root Elementary School, and Crescent Elementary School. The performance metrics and demographic characteristics of the student population for each school are presented in **Table 3-8, Performance Scores for Suisun City Schools, 2019**. According to the DOE, most Suisun City schools are below the state educational standards for each grade level. While there are no high schools within city limits, students have access to schools in Fairfield as part of the Fairfield-Suisun Unified School District, which includes four high schools. Students can use the local bus services as well as a school district-provided bus service to access these schools.

Crescent Elementary School, despite lower than state grade-level performance standards, performed the best amongst Suisun City schools compared to other schools in the state. The lowest-performing school, according to the DOE, is Crystal Middle Elementary School, where the English Language Arts (ELA) score and Mathematics scores are 55.2 and 100 points below state standards, respectively. This school also has the highest suspension rate and proportion of socioeconomically disadvantaged students, which may indicate that students experience external pressures and factors that negatively influence educational performance and access.

**TABLE 3-8: PERFORMANCE SCORES FOR SUISUN CITY SCHOOLS, 2019**

School Name	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Crescent Elementary	-5.4	-22.4	12.6%	1.7%	60.6%	0%	15.7%
Crystal Middle	-55.2	-100	17.8%	10.2%	74.8%	0.4%	9.1%
Suisun Elementary	-39.0	-53.6	12.3%	0.0%	68.1%	0.8%	17.6%
Dan O. Root Elementary	-28	-43.9	2.6%	6.2%	59.4%	0.5%	10.5%

*Source: California Department of Education, 2019*

Throughout all of Suisun City, the anticipated educational outcome, according to TCAC and HCD, is below the 28<sup>th</sup> percentile (**Figure 3-9, Local TCAC/HCD Educational Domain Score**). Expected educational outcome in Suisun City closely reflects adjacent neighborhoods in the City of Fairfield. While the performance scores and educational outcomes do not heavily indicate disproportionate access to educational opportunities between neighborhoods within the city, the relatively low scores suggest limited access to proficient schools compared to other

areas of the state. Therefore, when feasible, the City will support applications by Fairfield-Suisun Unified School District or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers (**Program 5.A**).

## Environmental Health

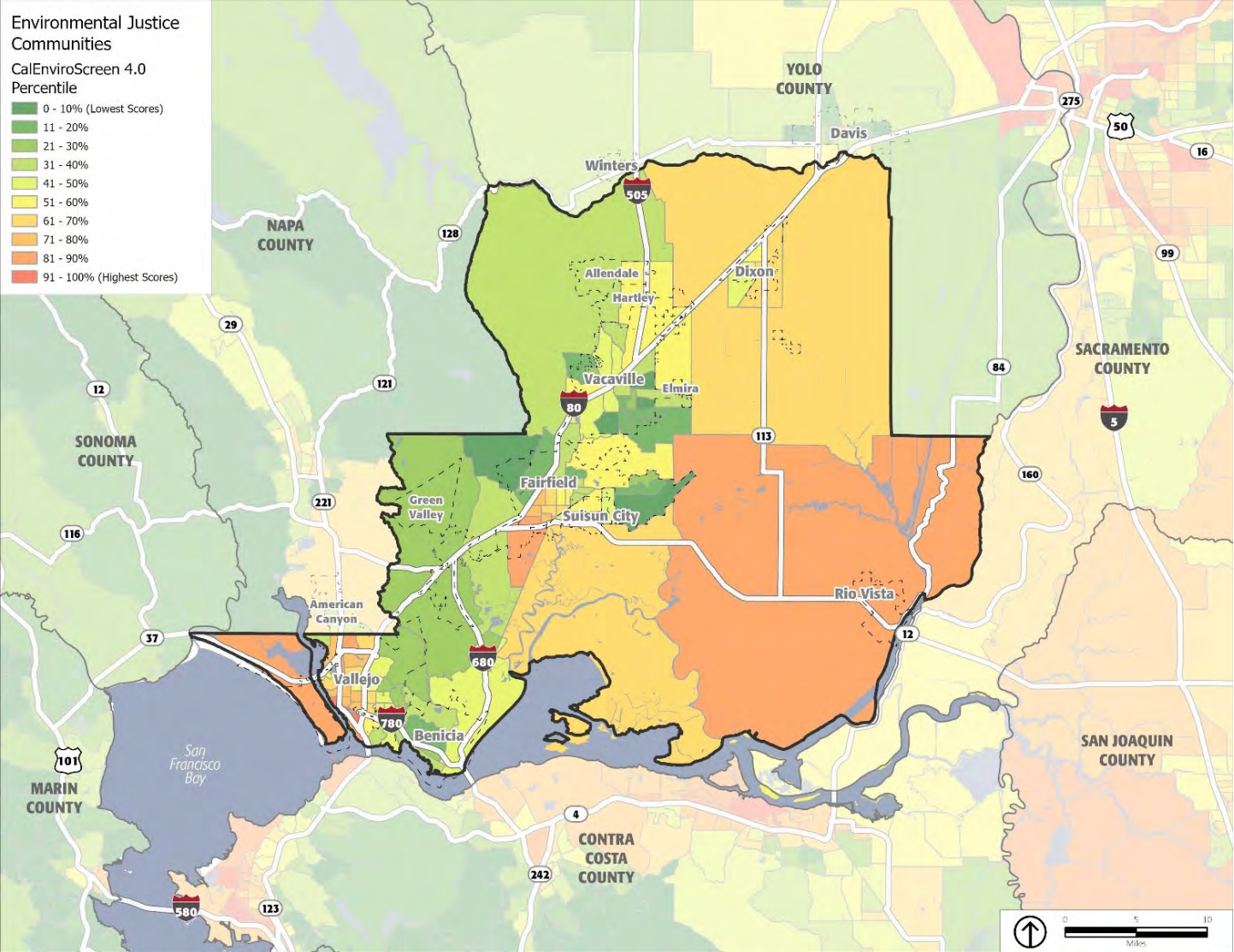
### Regional Patterns

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as “areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25.0 percent highest score census tracts) are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone concentrations, PM<sub>2.5</sub> concentrations, drinking water contaminants, lead risk from housing, traffic impacts, and more. Population Characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

Much of Solano County, particularly the eastern area and the City of Vallejo, have high cumulative scores, as shown in **Figure 3-33, Regional CalEnviroScreen Percentiles**. CalEnviroScreen’s percentiles are calculated based on an area’s pollution burden and population characteristics. **Figure 3-33** identifies areas with higher cumulative scores. This is a result of high scores for indicators of both pollution burden and negative population characteristics, though the eastern area is primarily agricultural land with limited residential development so these scores may be a result of agricultural industry practices. In the ABAG region, high percentiles are mostly concentrated in highly urbanized communities along the San Francisco Bay, such as in the cities of Emeryville, Alameda, Oakland, and San Jose. It is unlikely that the factors that contribute to environmental scores in Solano County reflect the factors in urbanized ABAG jurisdictions. Rather, Solano County more closely reflects the agricultural areas of Yuba, Sacramento, and San Joaquin Counties. Within each jurisdiction of Solano County, patterns differ, as described below, as a result of increased urbanization; however, regionally, Solano County reflects areas to the east rather than western ABAG jurisdictions.



FIGURE 3-33: REGIONAL CALENVIROSCREEN PERCENTILES



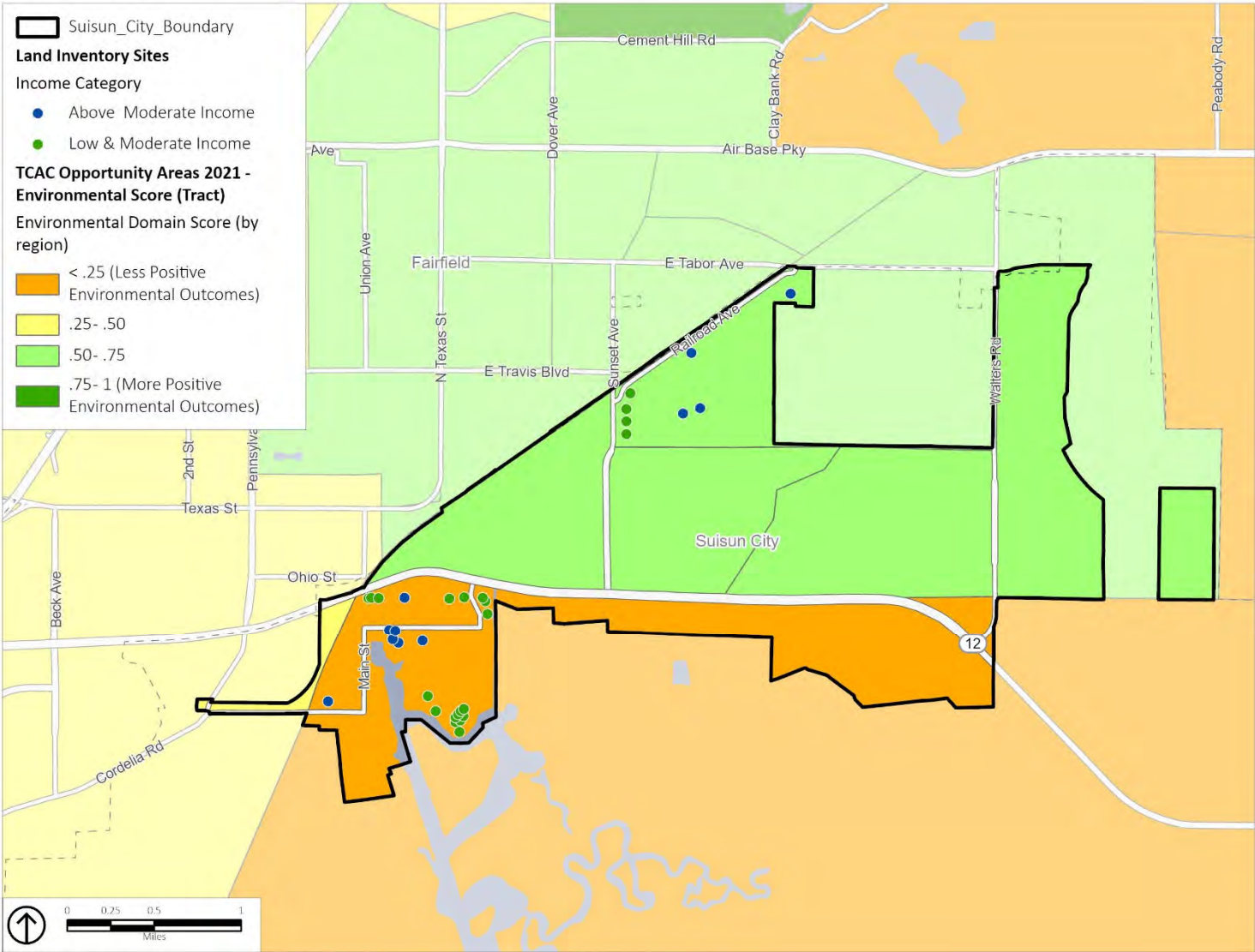
Source: OEHHA, 2021

## Local Patterns

As shown in **Figure 3-34, Local TCAC/HCD Environmental Domain Scores**, Suisun City has relatively high environmental scores, with the exception of the areas south of State Route 12 (SR 12). North of SR 12, TCAC/HCD scores range from the 51<sup>st</sup> percentile on the eastern boundary of the city to the 74<sup>th</sup> percentile west of Walters Road, between Bella Vista Drive and SR 12. The portion of the city south of SR 12 is a small part of a tract that includes the unincorporated area south to Suisun Bay. The unincorporated area includes the Potrero Hills Landfill, which may negatively impact the environmental score but is not expected to affect access to healthy environmental conditions for residents of Suisun City. Further, Suisun City residents south of SR 12 have the closest access of all residents in the city to several protected open spaces, including Rush Ranch Open Space, San Francisco Bay National Estuarine Research Reserve, and Joice Island State Game Refuge, as well as access to the Montezuma Slough at Belden's Landing. Within the city, there are several parks that help to increase access to outdoor recreational spaces, which may aid in the high environmental domain in Suisun City according to TCAC/HCD. These relatively high scores are reflected by OEHHA in the CalEnviroScreen scores, which are similarly positive in the same neighborhoods, particularly as a result of low pollution burden (**Figure 3-35, Local CalEnviroScreen Percentiles**). As is found in the City of Fairfield, CalEnviroScreen reports relatively high scores for population characteristics that negatively impact residents (i.e., medical issues). While these likely do not result from poor access to recreational opportunities, due to the number and proximity of resources, the City has included **Program 5.A** to identify best practices to address negative health risks and impacts associated with SR 12.

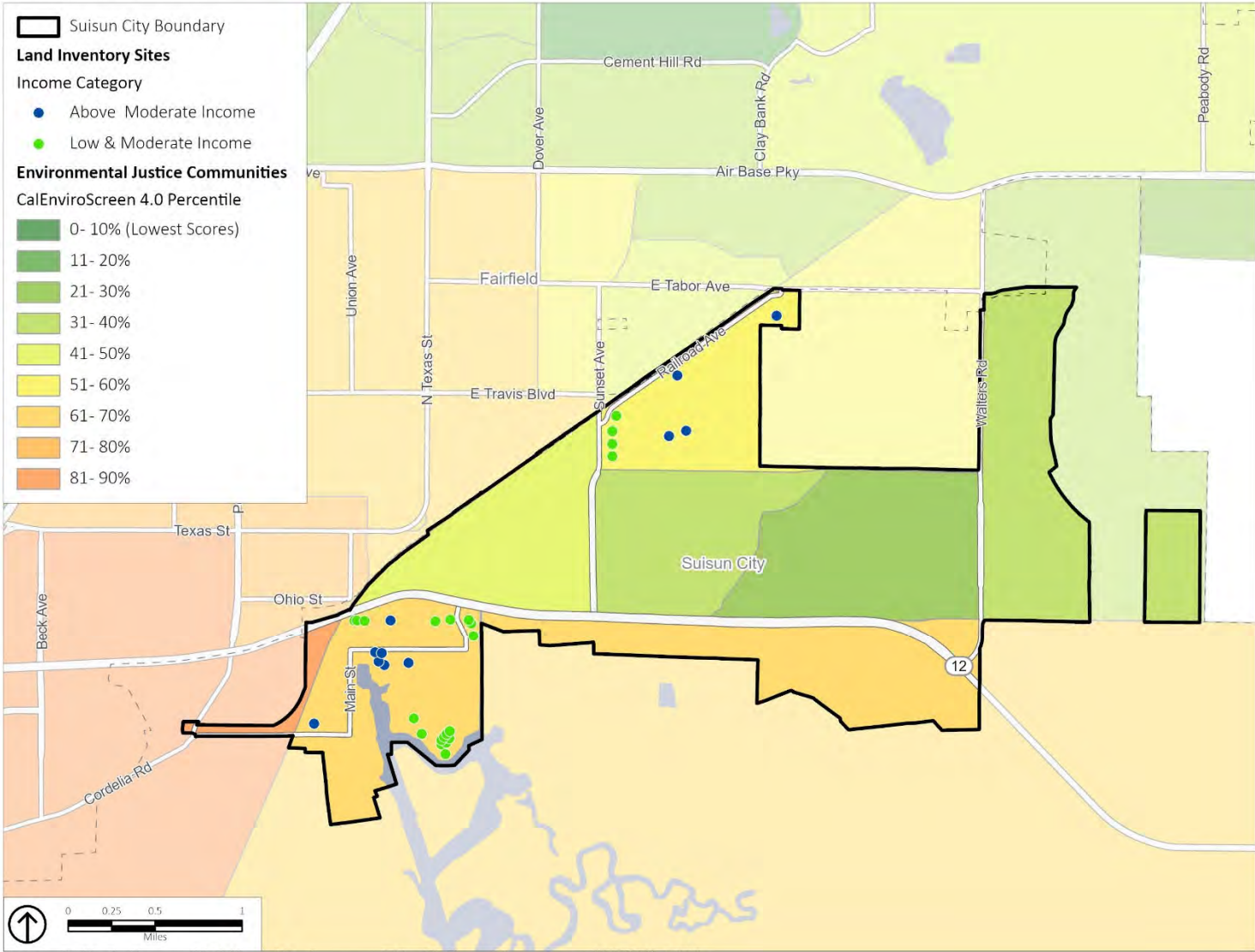


FIGURE 3-34: LOCAL TCAC/HCD ENVIRONMENTAL DOMAIN SCORES



Source: TCAC/HCD 2021; City of Suisun City, 2022

FIGURE 3-35: LOCAL CALENVIROSCREEN PERCENTILES



Source: OEHHA, 2021; City of Suisun City, 2022

## Services for Persons with Disabilities

In addition to standard bus routes, FAST operates Dial-A-Ride Transit (DART), a paratransit program, as a complement to fixed routes. DART is an origin-to-destination, shared ride service for residents of, and visitors to, the cities of Fairfield and Suisun City. Within three-quarters of a mile, DART can pick up and drop off residents at either side or ends of fixed route corridors. Eligible residents must have a disability impairing their ability to ride FAST. DART fares are \$3.50 for one-way travel within Fairfield and Suisun City, or a 10-ride pass for \$35.00.

According to the California Department of Social Services (CDSS), there are 8 licensed adult residential care facilities in Suisun City with a combined capacity for 35 residents, and 14 elderly residential care facilities with a combined capacity for 101 residents. Adult residential care facilities range from four to six units, with most facilities containing four units, while the largest elderly residential care facility (American Assisted Living) has 30 units. Approximately 11.5 percent of the population of Suisun City has a disability, or approximately 3,627 residents. Of these residents, 5.1 percent have difficulties living independently and 1.7 percent have difficulty with self-care, or approximately 247 residents combined (see Table 2-32, Disability by Type 2015-2019, in **Appendix 2 – Regional Housing Needs Assessment**). While not all residents with these disabilities will require the care of an assisted living facility, and some residents with other disabilities may require assisted living, the comparison of the number of residents with disabilities to the capacity of existing care facilities, may indicate a shortage to meet the needs of Suisun City's population. Therefore, to increase housing opportunities for persons with disabilities to remain in their communities, the City has included **Program 4.A** to allow construction of residential care facilities and accessible units throughout Suisun City.

## DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK

### Overcrowding

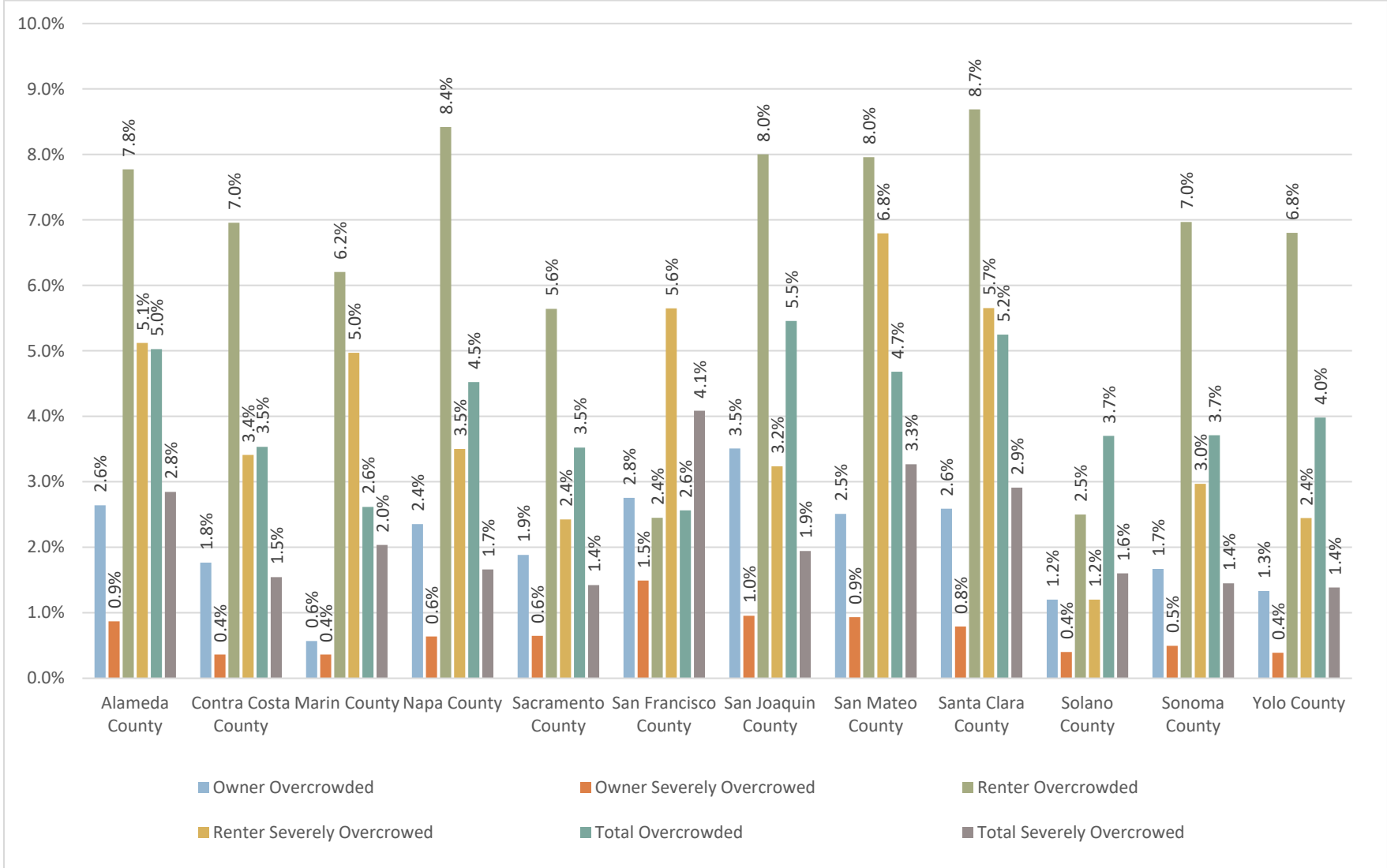
#### Regional Patterns

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations

such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units as overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

In Solano County, as shown in Table 2-7, Overcrowding by Tenure, in **Appendix 2 – Regional Housing Needs Assessment**, approximately 3.7 percent of households experience overcrowding and 1.6 percent experience severe overcrowding. Overcrowding is a slightly greater problem among renter-occupied households, at 2.5 percent of these households, compared to 1.2 percent of owner-occupied households, but still remains well below the statewide average of 8.2 percent. Further, the overcrowding rates in Solano County are lower than the greater Bay Area, in which 4.4 percent of households are overcrowded and 2.8 percent are severely overcrowded. **Figure 3-36, Overcrowded Households in the Region** presents the percent of households in each census tract that are overcrowded. As shown, there are very few areas of concentrated overcrowding in the county compared to jurisdictions to the south in the ABAG region. Solano County has significantly lower overcrowding rates, across tenures, than most Bay Area and Sacramento region counties (**Figure 3-37, Overcrowding Rates in the Region**). Typically, areas with higher rates of lower-income households and more dense housing types have higher rates of overcrowding, as is seen in census tracts adjacent to the San Francisco Bay and to the northeast in the City of Sacramento and southeast in the City of Stockton. The rate and pattern of overcrowding in Solano County reflects the suburban communities in the region, such as eastern portions of Contra Costa and Alameda Counties and all of Marin County. The relatively low rates of overcrowding in Solano County may indicate that there are more appropriately sized housing opportunities at a range of price points to meet housing demand than is found in more urbanized areas of the region.

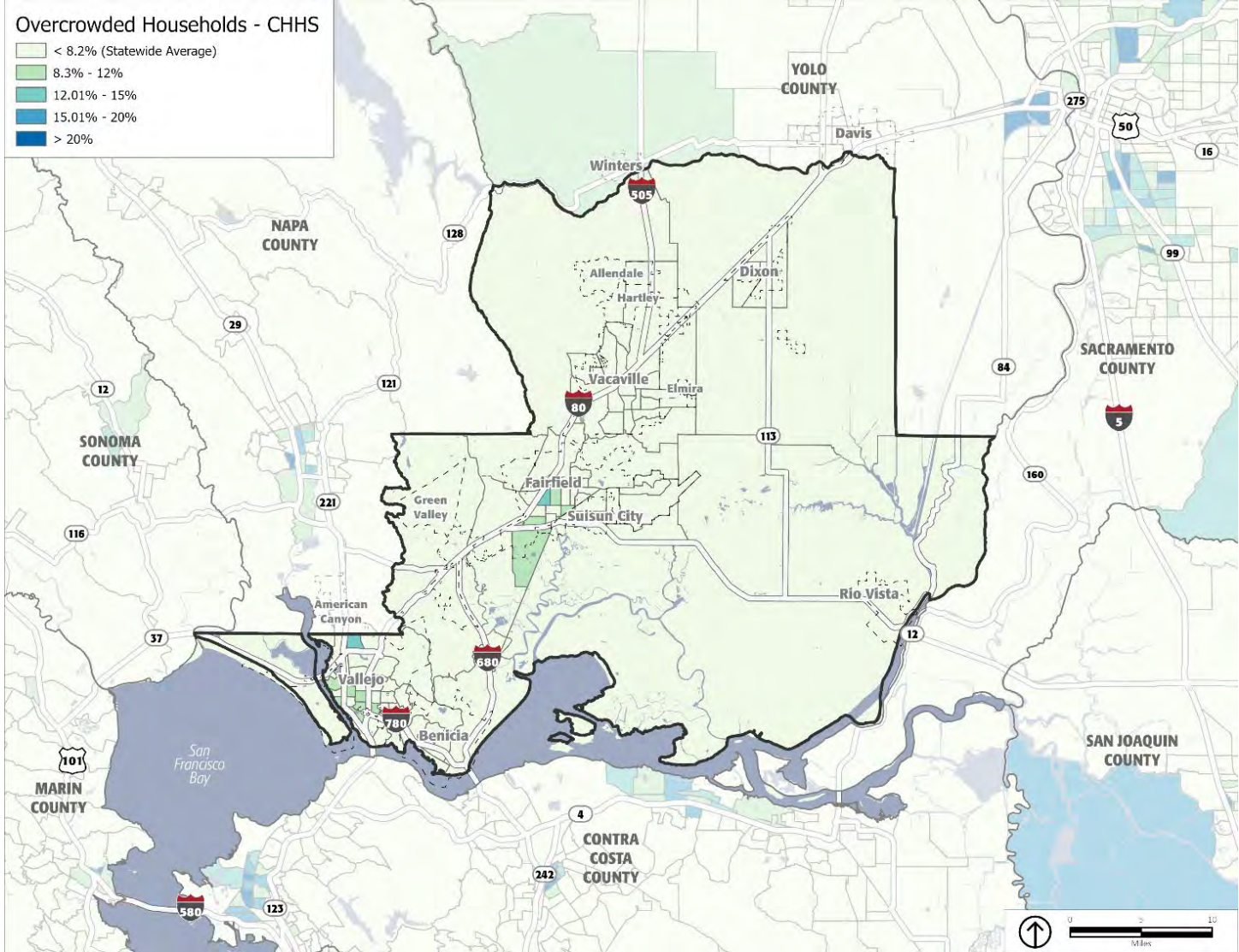
**FIGURE 3-36: OVERCROWDING RATES IN THE REGION**



Source: 2015-2019 ACS



FIGURE 3-37: OVERCROWDED HOUSEHOLDS IN THE REGION



Source: California Health and Human Services (CHHS), 2020

## Local Patterns

Overall, approximately 4.4 percent of households in Suisun City are considered overcrowded, well below the countywide and ABAG regional rates. Of these households in Suisun City, 77.1 percent are overcrowded households and 22.9 percent are severely overcrowded. Approximately 11.5 percent of renters are living in overcrowded conditions, whereas 2.9 percent of homeowners are experiencing overcrowding. In Suisun City, overcrowding is experienced more frequently amongst those that are renting, with renters comprising 58.9 percent of total overcrowded households, and conversely owners comprise 41.1 percent of total households in overcrowded conditions. As presented in **Table 2-7, Overcrowding by Tenure, in Appendix 2 – Regional Housing Needs Assessment**, 30.5 percent of overcrowded homeowners are severely overcrowded. In contrast, 16.3 percent of total overcrowded renter households are severely overcrowded, which is 9.6 percent of all overcrowded households. Overall, households experiencing overcrowding in Suisun City, when combined with income or accessibility challenges, may become at risk for displacement.

Overcrowding often disproportionately impacts lower-income households. As discussed in the Income Distribution section, with the exception of neighborhoods on the southeast side of the city in and around the Lawler Ranch area, east of Sunset Avenue and South of Bella Vista Drive, residential areas in Suisun City have average incomes below the statewide median. However, the highest rates of overcrowding, at 7.7 percent, are not found in the neighborhoods with the lowest incomes in the downtown area, but in the Dover Terrace and Dover Terrace South neighborhoods north of SR 12, east of Sunset Avenue, and west of McCoy Creek, with an almost equal mix of homeowners and renters in both the Henley House Apartments and single-family owner and rental homes.

According to Comprehensive Housing Affordability Strategy (CHAS) data, 7.6 percent of households earning between 81.0 and 100.0 percent of the AMI, 5.8 percent low-income households, 5.0 percent of very low-income households, and 7.5 percent of extremely low-income households experience some level of overcrowding. Conversely, 4.1 percent of households with incomes above the AMI experience overcrowding. Severely overcrowded conditions exist in 4.1 percent of median income households, 2.3 percent of low-income households, no very low-income households, and 3.5 percent of extremely low-income households. In comparison, 2.0 percent of households above the AMI experience this level of overcrowding. These patterns indicate that overcrowding in Suisun City is not necessarily linked to income levels. Therefore, it is possible that some families reported as overcrowded may have chosen to double up inhabitants in one room. However, severe overcrowding, particularly among lower-income households, may indicate a more significant potential for displacement.

Households living below the poverty line, which accounts for 9.2 percent of Suisun City households, are more likely to live with other families or roommates to afford housing costs, which may result in a higher rate of overcrowding for this population. In Suisun City, overcrowding correlates somewhat to the incidence of household poverty, with poverty rates between 10.0 and 20.0 percent north of Rio Vista Highway. However, the tract containing the Dover Terrace neighborhoods and multifamily complex described previously with the highest proportion of overcrowding in the city has a lower poverty rate, at 8.6 percent, with a median income ranging from within the very low-income range in



the southernmost block groups to just above 100 percent of the median in a block group enclave in the northeast corner. The area is extremely diverse, and household size is larger, on average, than in other residential areas, which may partially account for the overcrowding rather than poverty status.

The availability of housing units in Suisun City adequate to house lower-income large families (five or more persons) within their affordability level may also be a contributing factor to overcrowding. The incidence of large-family households in Suisun City, presented in **Table 2-6, Households by Size 2019**, in of **Appendix 2 – Regional Housing Needs Assessment**, is greater than most of the other cities in Solano County, at 16.1 percent of households as compared to a countywide representation at 13.6 percent and 10.2 percent throughout the ABAG area. The split between tenure types of large families is almost equal, although a slightly greater proportion of large households, 51.7 percent, are renters, and 48.3 are homeowners. In terms of income, 55.7 percent of large households have earned incomes above the AMI, 7.2 percent earn between 80.0 and 100.0 percent of the AMI, 16.7 percent have low incomes, 9.4 percent have very low incomes, and 11.0 percent have extremely low incomes. Overall, lower-income large-family households comprise 4.9 percent of all households in the city and 13.3 percent of the lower-income households in Suisun City.

To meet the needs of large families in Suisun City, approximately 81.0 percent of the housing stock has three or more bedrooms. Nearly three-quarters of these units (71.5 percent) are owner occupied, comprising 93.2 percent of all owner stock. Of the total rental stock, 61.0 percent of the units have three or more bedrooms, comprising 23.1 percent of the total housing stock in the city. However, a recent survey of rental listings in Suisun City, shown in **Appendix 2 – Regional Housing Needs Assessment, Table 2-28, Rental Rates 2021**, indicates that the median rent for two-bedroom and larger units is \$2,825 per month, ranging from \$1,925 to \$3,300, generally above the affordability of a low-income household. Therefore, lower-income large families may experience challenges in finding adequately sized units within their affordability range, which may result in overcrowded living conditions, despite the dominance of larger units, unless they are able to secure housing in one of the two assisted affordable complexes in the city or apply HCVs to market-rate, larger rental units.

As discussed in the Racial and Ethnic Characteristics analysis, Suisun City is one of Solano County's more diverse jurisdictions, with almost equal proportions of White non-Hispanic and Hispanic residents, and similar equivalent proportions among Black or African American residents and Asian non-Hispanic residents. Hispanic or Latinx residents experience the highest rate of overcrowding, at 11.0 percent of this population, followed by residents that identify as Other Race or Multiple Races at 6.2 percent, White Non-Hispanic at 3.1 percent, and 2.9 percent of Asian households. Black or African American residents report the lowest incidence of overcrowding among Suisun City households, at 2.3 percent. The relationship between diversity, income, and overcrowding seen in many other jurisdictions in Solano County does not necessarily apply to Suisun City. Several portions of the city are extremely diverse, with below-median incomes, yet exhibit low rates of overcrowding. Other portions of the city follow more typical patterns of overcrowding found in other jurisdictions within the county and ABAG region, including in the Old Town and Victorian Harbor neighborhoods south of SR 12, with predominantly lower incomes and extremely diverse populations, with rates of overcrowding higher than in most of the city, though still only at 4.8 percent. The Dover Terrace

neighborhood, as discussed previously, is a highly diverse neighborhood with an overcrowding rate of 5.3 percent. However, the area of the city within the Dover Terrace and Dover Terrace South neighborhoods with the highest diversity rate, the highest proportion of Hispanic households, some of the lowest median incomes, and high rates of renter households due to the location of the Henley Apartment complex and older single-family rental stock, exhibits the highest overcrowding in the city at 7.7 percent. Overall, very few households in Suisun City report experiencing overcrowding, regardless of racial and ethnic identify.

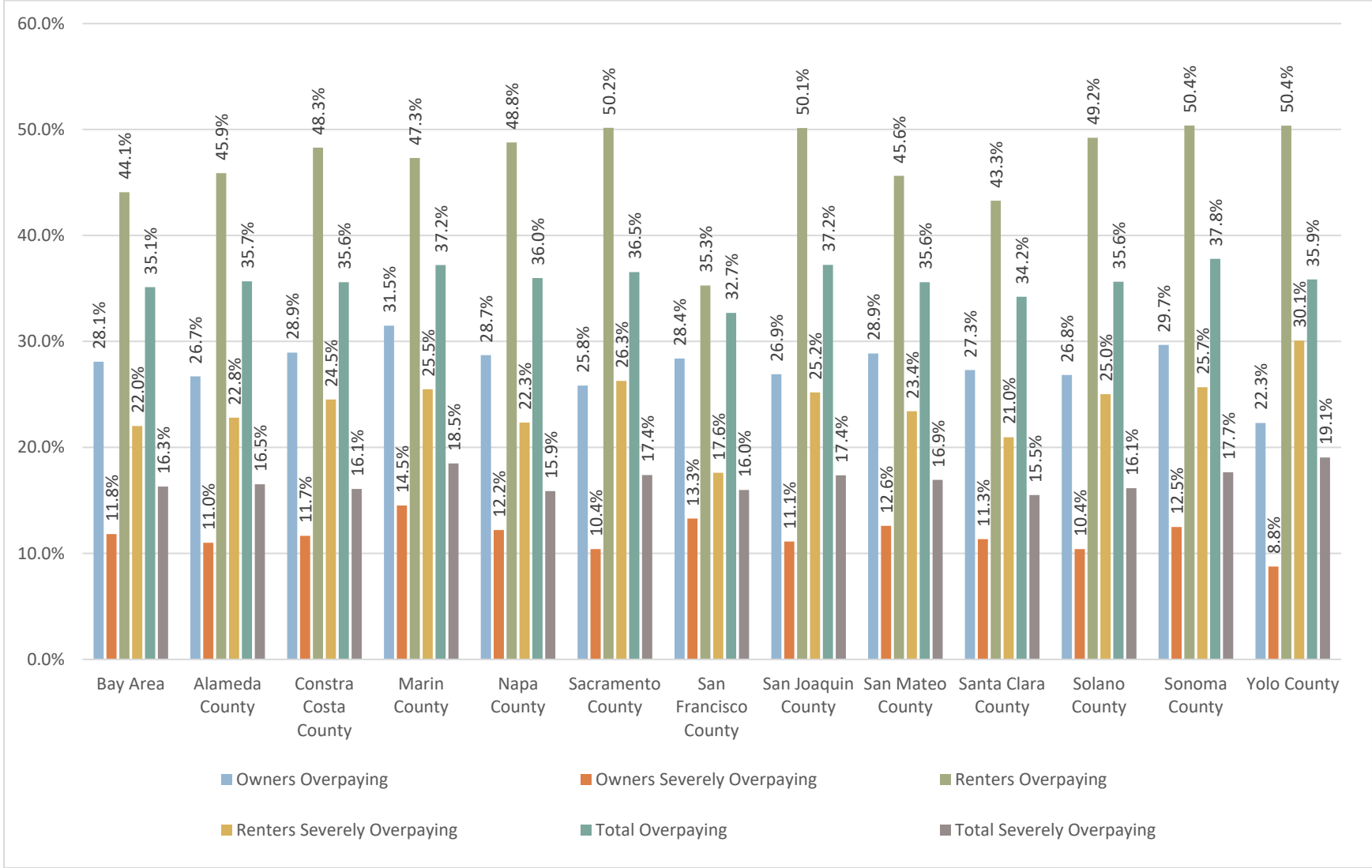
While there are no notable areas of concentrated overcrowding, any household that is experiencing overcrowding, with the possible exception of households with individuals sharing a room by choice, has a disproportionate need for affordable, larger housing units and is at risk of displacement from their housing unit or community. However, by encouraging and supporting the development of a diverse range of housing types, the City will increase housing mobility opportunities for all household types and incomes (**Program 5.A**).

## Overpayment

### Regional Patterns

HUD considers housing to be affordable for a household if the household spends less than 30.0 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30.0 percent of its monthly income on housing costs, while those who spend more than 50.0 percent of their income on housing costs are considered “severely cost-burdened.” In the Bay Area, approximately 35.1 percent of all households were cost-burdened in 2019, and 16.3 percent were severely cost-burdened (**Figure 3-38, Overpayment Rates in the Region**). Of these households, a significantly larger proportion of renters experienced overpayment than owners. This trend can be seen throughout both the Bay Area and Sacramento region, on average 27.7 percent of owners and 47.1 percent of renters are cost burdened, and 11.6 percent owners and 24.1 percent of renters are severely cost burdened. In comparison, in Solano County, 26.8 percent of owners and 49.2 percent of renters are cost burdened and 10.4 of owners and 25.0 percent of renters are severely cost burdened. While owner overpayment rates in Solano County are slightly lower than the regional average, renter overpayment rates are slightly higher. This reflects feedback from local organizations and service providers throughout the region that reported a shortage of rental opportunities resulting in disproportionately high prices for tenants.

FIGURE 3-38: OVERPAYMENT RATES IN THE REGION



Source: CHAS 2014-2018

## Local Patterns

In Suisun City, 22.1 percent of households are cost burdened, and 15.2 percent are severely cost burdened, for a total of 37.3 percent of the households experiencing some level of overpayment. When looking at overpayment across tenure in Suisun City, homeowners typically experience cost burden at a lesser rate than renters. Approximately 30.4 percent of homeowners are overpaying for housing; in contrast, 50.1 percent of renters are cost burdened. More specifically, approximately 26.4 percent of renters spend 30.0 to 50.0 percent of their income on housing compared to 20.0 percent of those that own, and 23.7 percent of renters are severely cost burdened, compared to 10.4 percent of owners.

As discussed in the Overpayment section in **Appendix 2 – Regional Housing Needs Assessment**, in most circumstances, overpayment is closely tied to income. Lower-income households are most at risk of displacement due to overpayment, as presented in **Table 2-12, Lower-Income Households Overpaying in Appendix 2 – Regional Housing Needs Assessment**. In Suisun City, 36.5 percent of households are lower income, of which, 54.8 percent are renters and 45.2 percent are owners. Of the total lower-income households, 69.2 percent pay over 30.0 percent of their income on housing costs. In contrast, of Suisun City residents making more than 100.0 percent of AMI, 6.3 percent overpay between 30.0 and 50.0 percent of income for housing, with no households reporting severe cost burden. Most of the lower-income households that overpay are severely overburdened, at 40.7 percent of lower-income households. Of the severely cost burdened lower-income households, 60.8 percent are renters and 39.2 percent are owners. Among extremely low-income households, 88.0 percent are overpaying for housing. Approximately 38.2 percent of cost-burdened renters in Suisun City are considered extremely low-income, compared to 14.6 percent of cost-burdened owners. This indicates overpayment is prevalent among lower-income households, particularly among lower-income renter households, the majority of which are severely cost burdened.

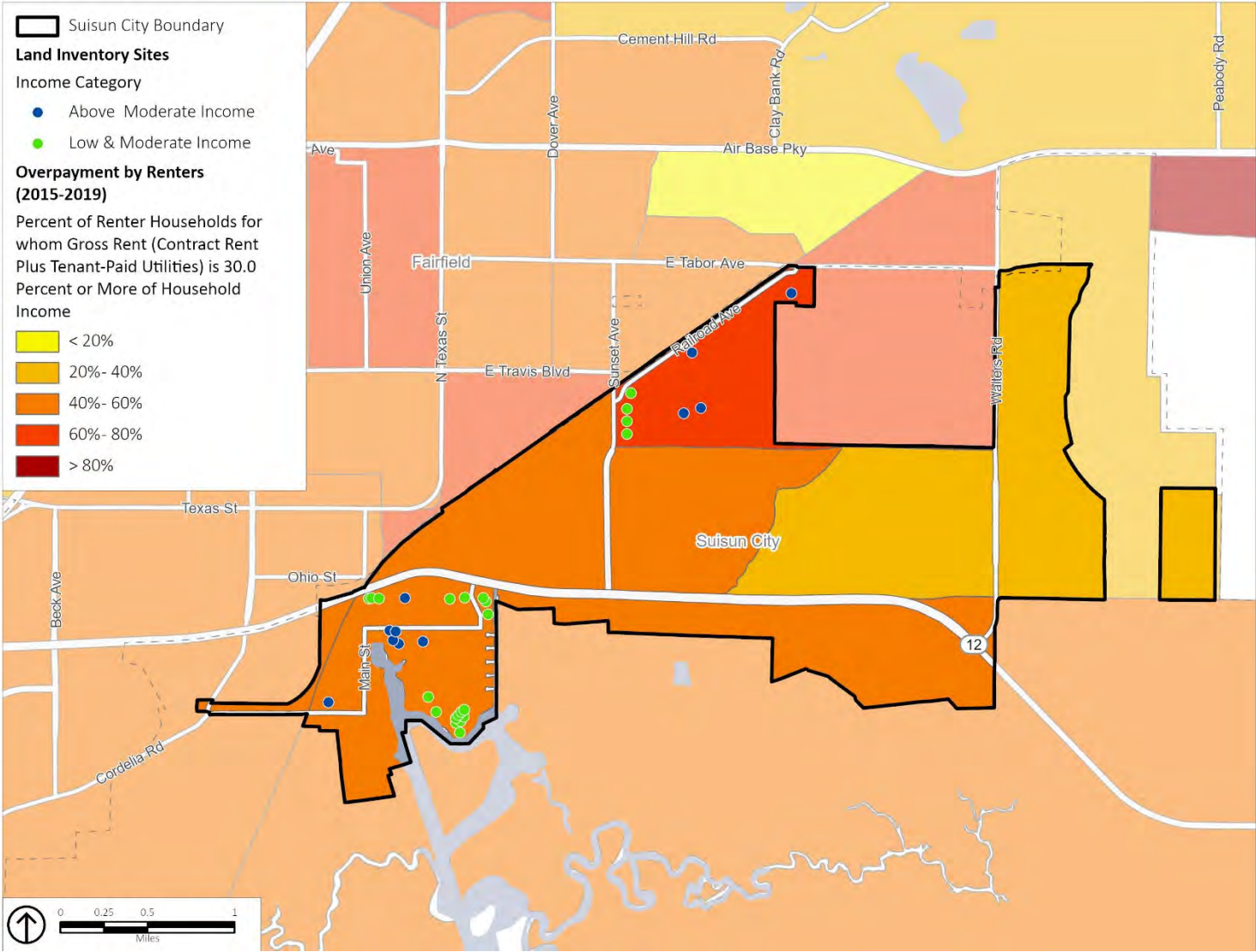
A large portion of the city, north of Rio Vista Highway adjacent to, and west of, Railroad Avenue, has poverty rates between 10.0 and 20.0 percent. Between 40.0 and 60.0 percent of households in these tracts are renters, many of whom may live in the two affordable and multiple market-rate multifamily apartment complexes. The northwestern tract containing the Dover Terrace North, Tolenas Park, Dover, and Country Mobile Home Park neighborhoods, the Breezewood affordable multifamily complex, and Country Club Apartments, has a poverty rate of 12.5 percent. Although renter households account for just 34.0 percent of the total households, this area has the highest rate of rental overpayment at 61.5 percent, as well as a 30.8 percent homeowner overpayment rate (**Figure 3-39, Renter Overpayment in Suisun City**, and **Figure 3-40, Homeowner Overpayment in Suisun City**). The adjacent tract to the southwest containing the Heritage Park North and South subdivisions and the Cottonwood Creek affordable multifamily complex has a poverty rate of 11.9 percent, renters comprise 37.3 percent of the households, of which, 58.9 percent overpay. In addition, homeowner overpayment in this tract is higher than the citywide rate of 37.6 percent. The third census tract of the city exhibits a poverty rate of 11.9 percent and a relatively low renter household rate of 21.2 percent, with a renter overpayment rate at 33.3 percent, and homeowner overpayment rate at 32.1 percent. This tract encompasses four neighborhoods with different income characteristics – Quail Glen North and South and McCoy Creek North and South. Although differences

in overpayment statistics cannot be determined spatially within each of these neighborhoods, income data at the block group level helps to better define the relationship between poverty and overpayment. The Quail Glen South and McCoy Creek South neighborhoods reflect incomes well above the median in contrast to the Quail Glen North and McCoy Creek North neighborhoods with incomes below the state median. Proportion of renter households is fairly consistent within each of these neighborhoods; however, as discussed previously, lower-income renter households experience a greater incidence of overpayment. Given the differential in income levels between the northern and southern block groups, it is likely that a higher proportion of households in poverty reside in the northern neighborhoods.

Economic disparities between different demographic groups may also contribute toward a higher risk of housing insecurity, displacement, or homelessness. Asian households report overpayment at 28.7 percent, compared to the proportion of White Non-Hispanic households overpaying for housing at 30.9 percent. A higher incidence of overpayment exists among the Hispanic population, at 33.6 percent; 36.6 percent among the Other and Multiple Race households; and Black and African American households exhibit the highest incidence of overpayment, at 50.5 percent. The neighborhoods with the highest concentrations of Black or African American households correspond to a high poverty area on the western border of the city in the Dover Terrace South neighborhood, and the eastern portion of the Quail Glen North neighborhood, as described previously. Overall, there appears to be a correlation between areas of high diversity and rental overpayment, particularly in neighborhoods with the highest incidence of Hispanic and Latinx households found north of SR-12.

However, the tract south of SR-12 contains two block groups that are not consistent with these findings. The lower portion of Old Town, south of Sacramento Street, west of Suisun Slough and Lawler Ranch in the southeast corner of the city, contains the least diverse population in the city in combination with a high incidence of renter households at 42.0 percent, of which, 58.2 percent overpay. In the block group aligning with the Lawler Ranch subdivision, there is a very high proportion of non-White residents, primarily Asian at 35.7 percent of residents, with 20.0 percent each Black and African American and Hispanic residents, and 16.9 percent White non-Hispanic residents. The median income is well above the state median, with a relatively small proportion of renter households at 11.6 percent, yet it is included within a tract reporting high rates of both owner and renter overpayment (32.5 and 53.2 percent, respectively). Therefore, overpayment in Suisun City is not necessarily linked to diversity.

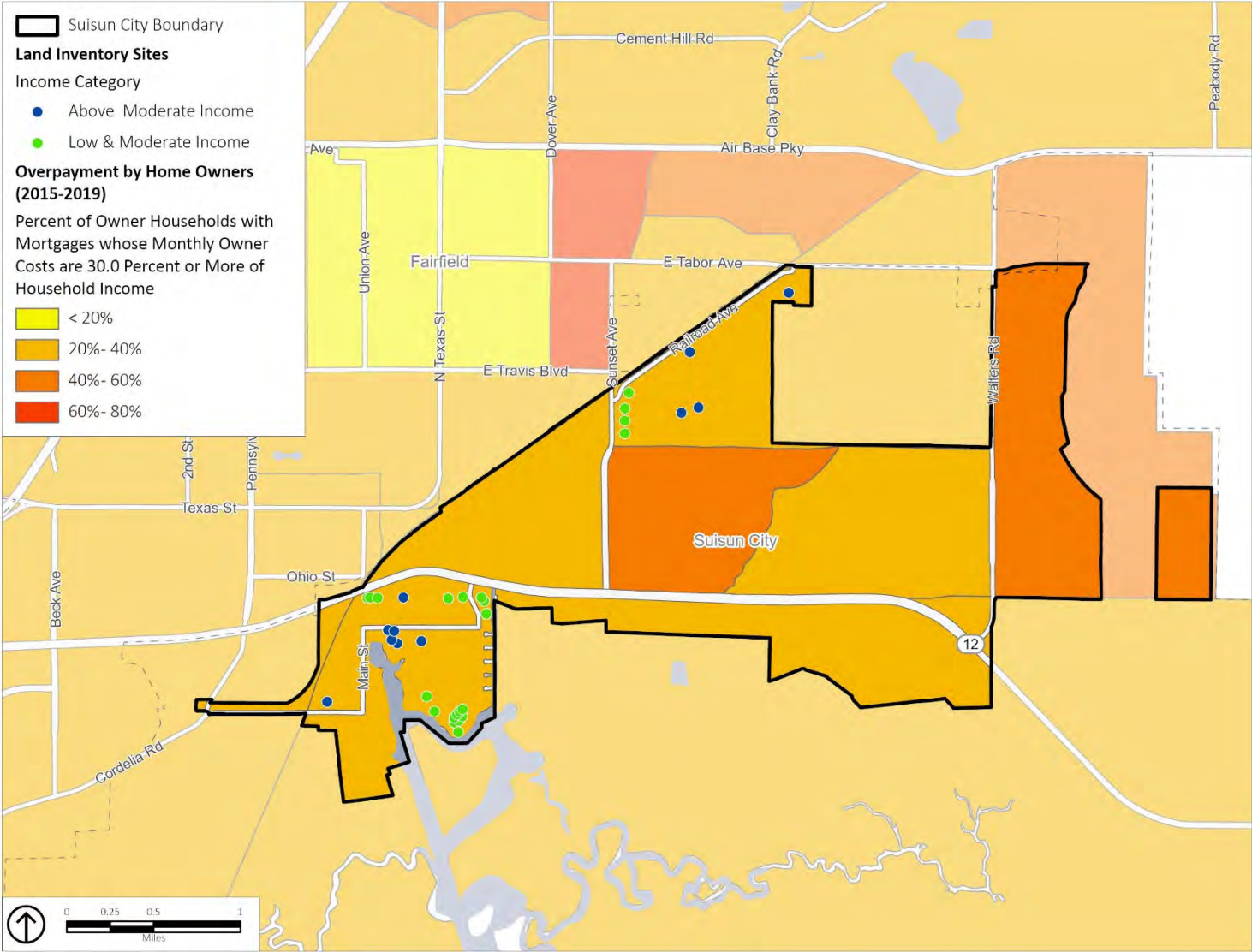
**FIGURE 3-39: RENTER OVERPAYMENT IN SUISUN CITY**



Source: 2015-2019 ACS; City of Suisun City, 2022



**FIGURE 3-40: HOMEOWNER OVERPAYMENT IN SUISUN CITY**



Source: 2015-2019 ACS; City of Suisun City, 2022



As discussed previously, extremely high rates of homeowner overpayment are not as widespread as renters, with the majority of the city between 20.0 and 40.0 percent. However, there are two census tracts with homeowner overpayment rates above 40.0 percent, some with median incomes above the state median. Within the tract east of Walters Road containing the Montebello and Peterson Ranch neighborhoods, homeowner overpayment rates are 42.2 percent, although the median income is \$102,300. This tract is extremely diverse, with comparable proportions of Asian, Hispanic, and White Non-Hispanic residents, at 22.6, 25.5, and 27.0 percent respectively, and Black or African American residents at 15.7 percent. Within the tract encompassing Dover Terrace and Dover Terrace South neighborhoods, composed of five block groups, homeowner overpayment rates are 50.9 percent. While the incomes in the block groups east of Golden Eye Way and the northwest corner of the Dover Terrace neighborhoods are just above the state median at \$87,885 and \$88,086, respectively, the northeastern block group reports a median income of \$104,419. In contrast, the other two block groups, one in each neighborhood, report incomes below the state median. All of the block groups are extremely diverse, with a slightly higher proportion of Hispanic and Black or African American households in the two western block groups.

In contrast, renter overpayment in the Dover Terrace neighborhoods generally aligns with income distribution, with higher representation in the western half of Dover Terrace South at 49.2 percent of households and renter overpayment is 47.7 percent. However, in the eastern half of Dover Terrace, consistent with the higher median income statistics, the renter overpayment rate is 33.0 percent and proportion of renter households is lower than city average, at 31.8 percent. The rate of cost-burdened renter households throughout the majority of the city ranges from 40.0 to 61.5 percent. This may suggest that overpayment is not consistently associated with income, tenure, or demographic characteristics, although this is applicable in the majority of Suisun City.

Special-needs groups that are disproportionately affected by high housing costs include large families, single-parent households, and seniors. As discussed in the Overcrowding analysis, large-family households often face special housing challenges due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden and can increase the risk of housing insecurity. In Suisun City, 37.0 percent of the total large households in the city are lower income. Of large-family households, 20.7 percent experience a cost burden of 30.0 to 50.0 percent, while 13.4 percent of large households spend more than half of their income on housing. **Table 2-37, Single Parent Households, 2015-2019, in Appendix 2 – Regional Housing Needs Assessment**, indicates that 23.8 percent of households are headed by single parents. Female-headed, single-parent households comprise 16.1 percent of households in Suisun City, of which, 21.9 percent are below the poverty threshold, indicating that they may have to spend a greater percentage of their income on housing, and may be at risk for displacement without assistance.

Seniors, comprising 7.3 percent of Suisun City's households, are also a community at risk of displacement. Senior households often rely on a fixed-income source, such as social security, which may increase their risk of displacement due to overpayment as housing prices increase without increases in income. As shown in **Table 2-31, Senior Households by Income Level Overpaying for Housing, in Appendix 2 – Regional Housing Needs Assessment**, 20.8 percent of seniors overpay for housing and 14.5 percent severely overpay for housing,

constituting 35.3 percent of the total senior households in Suisun City. Although 8.2 percent of seniors are extremely low income, 0.3 percent are cost burdened, and 72.5 percent are severely overburdened, indicating high displacement risk due to overpayment for extremely low-income seniors. In comparison, 44.1 percent of seniors earn incomes above the AMI, and have significantly lower rates of overpayment. Of this population, 4.1 percent are cost burdened, and none are severely cost burdened. In contrast to most jurisdictions in Solano County in which higher proportions of lower-income households are severely overburdened, and a higher proportion of seniors do not overpay, approximately 56.0 percent of lower-income seniors are spending between 30.0 and 50.0 percent of their income on housing, with a lower proportion of households that are not overpaying for housing. Further, 55.0 percent of very low-income senior households do not overpay, possibly due to the rental opportunities at Casa de Suisun Senior Apartments that range from \$1,099 to \$1,289, which are affordable to low-income households.

The sudden loss of employment, a health care emergency, or a family crisis can quickly result in a heavy cost burden, with limited affordable options available, putting these populations at greater risk of displacement due to overpayment or overcrowding. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region. To reduce displacement risk as a result of overpayment, the City has identified the following programs:

- Incentivize construction of affordable units (**Programs 1.B, 1.C, 3.A, and 3.B**)
- Promote a range of housing types (**Program 5.A**)
- Educate housing providers on benefits of marketing to Section 8 HCVs (**Program 2.B**)
- Encourage the construction ADUs, particularly in areas of concentrated affluence or single-family homes (**Program 1.H**)
- Develop a program to connect lower-income households with housing opportunities (**Program 1.E**)

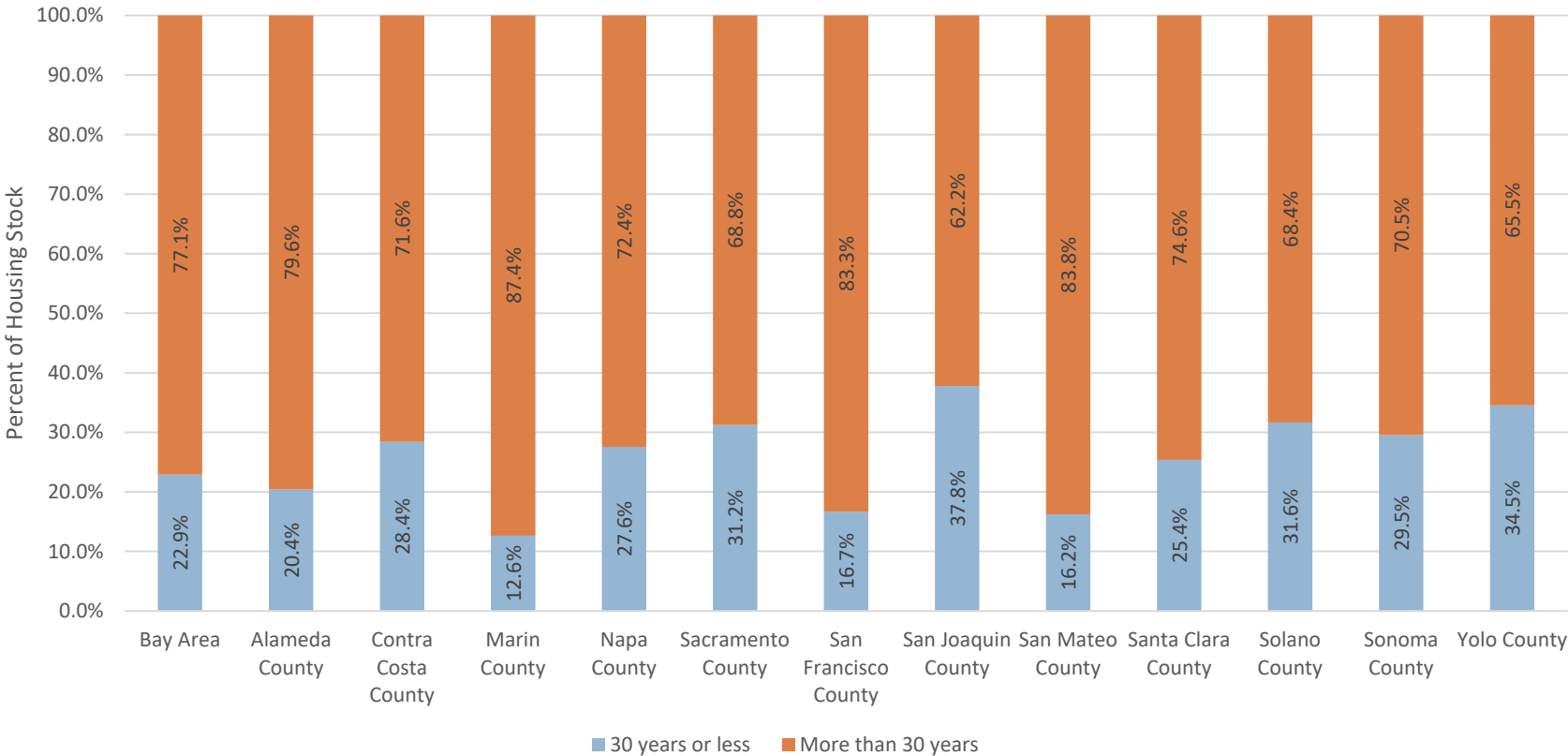
## Substandard Housing

### Regional Patterns

As discussed in **Appendix 2 – Regional Housing Needs Assessment**, housing condition can be an indicator of quality of life. Substandard conditions present a barrier to fair housing as occupants are susceptible to health and safety risks associated with poor housing conditions, as well as at risk of displacement if conditions make the unit uninhabitable or if property owners must vacate the property to conduct repairs. As housing units age, they deteriorate without ongoing maintenance, which can present a fair housing issue for occupants, reduce property values, and discourage private reinvestment in neighborhoods dominated by substandard conditions. Typically, housing over 30 years is more likely to need repairs or rehabilitation than newer units. As shown in **Figure 3-41, Age of Housing Stock in the Region**, approximately

31.6 percent of housing units in Solano County are older than 30 years and may need repairs. This is notably higher than the Bay Area as a whole, where 22.9 percent of units are older than 30 years but is comparable to individual jurisdictions in the ABAG and Sacramento regions, including Sacramento, Sonoma, and Yolo Counties. However, with the exception of San Joaquin and Yolo Counties, all other counties in the region have a younger housing stock than Solano County. This may indicate a greater need for rehabilitation in Solano County compared to the greater region. Within individual Solano County jurisdictions, this need has informed the inclusion of several programs in each Housing Element, including rehabilitation assistance, relocation assistance, and more.

**FIGURE 3-41: AGE OF HOUSING STOCK IN THE REGION**



Source: 2015-2019 ACS

## Local Patterns

As presented in **Table 2-22**, Housing Units by Year Structure was Built, in **Appendix 2 – Regional Housing Needs Assessment**, 96.0 percent of Suisun City’s housing stock was built prior to 2000, with 3.1 percent built between 1960 and 1969, 29.3 percent between 1970 and 1979, 27.2 percent built during the 1980s, 20.6 percent built between 1990 and 1999, and 15.3 percent of the units built prior to 1960. Of the multifamily complexes in Suisun City, 4.1 percent were constructed prior to 1960, 41.8 percent between 1960 and 1979, 32.3 percent between 1980 and 1999, and 16.9 percent after 2000. Given the age of much of Suisun City’s housing stock, housing condition could present a risk of displacement for residents, including occupants of single-family homes in the central portion of the city in the Dover Terrace and Heritage Park North and South neighborhoods, where much of the housing stock was built in the 1970s and 1980s, making them over 30 years old, the age where rehabilitation and repairs are more likely to be required if not regularly maintained. However, a review of available housing stock for sale on Zillow.com in May 2022 indicates that these units are in fairly good condition on the exterior, with the exception of some of the yards and cracked driveway and patio concrete. In contrast to single-family homes, mobile homes are particularly susceptible to deterioration if not properly maintained. Approximately 77.0 percent of mobile homes in Suisun City were built between 1960 and 1979 and have therefore aged to a point that some may be in need of repairs or rehabilitation. However, to assist those owners of properties in need of repairs or rehabilitation, the City has identified **Program 2.C** to improve communication of rehabilitation assistance programs currently available for lower-income property owners.

According to the 2015 to 2019 ACS and CHAS, 19.0 percent of households in Suisun City experience one or more of the following conditions: lacks complete kitchen, lacks complete plumbing, is severely overcrowded, or is severely cost burdened. While a large portion of this estimate could include households that are overcrowded or cost-burdened, but do have a complete kitchen and plumbing, it can be assumed that at least a portion are living in units without these basic facilities, which are indicators of substandard housing conditions. CHAS data estimates that there were no homeowner households that were living in a unit without complete kitchen facilities, though 0.4 percent are without complete plumbing. In contrast, approximately 0.7 percent of renters lived in units lacking complete kitchens and none without complete plumbing facilities. Due to the relatively low incidence of kitchen or plumbing problems, most of the households experiencing substandard conditions are attributed to either severe overcrowding, severe overpayment, or both. While at least 65.0 percent of the housing units are older than 30 years, it is unlikely that any specific socioeconomic group or geographical neighborhood is more at risk of displacement due to housing condition. However, as the central Suisun City neighborhoods north of SR-12 are primarily older stock, units in these areas may require more regular maintenance. Therefore, to assist those owners of properties in need of repairs or rehabilitation, the City has identified **Program 2.C** target outreach about rehabilitation programs in this area.

## Homelessness

In 2019, Housing First Solano, with the support of the Community Action Partnership (CAP) Solano Joint Powers Authority (JAP), conducted a Point-in-Time (PIT) survey of Solano County. This count, conducted in January in communities across the county, assesses the size and characteristics of the homeless population. Typically, the PIT survey is conducted in person every two years to estimate both the sheltered and unsheltered population. However, due to the COVID-19 pandemic, in 2021, the CAP Solano JAP conducted a PIT survey of sheltered individuals through a demographic questionnaire sent to all emergency shelters and transitional housing providers. The 2021 Sheltered PIT survey reported 397 homeless individuals, an increase from 230 in 2020 and 219 in 2019. The 2019 PIT survey counted both sheltered and unsheltered individuals, and found 1,151 homeless persons living in Solano County, an increase of 69 since 2015, though the population peaked at 1,232 in 2017. Of the total homeless population in 2019, many reported sleeping in more than one Solano County incorporated jurisdiction during the previous year. Approximately 53.0 percent had stayed in Fairfield for at least one night, 50.0 percent in Vallejo for at least one night, 22.0 percent in Vacaville, 14.0 percent in Vallejo, 4.0 percent in Rio Vista, 4.0 percent in Benicia, and 3.0 percent in Dixon. The total of these exceeds 100 percent as some individuals moved around during the year and reported sleeping in multiple jurisdictions. The homeless population in the unincorporated area was not reported. **Table 2-39**, Local Knowledge on Persons Experiencing Homelessness in **Appendix 2 – Regional Housing Needs Assessment**, reports the estimates, provided by local service providers or police departments on the size of the homeless population in each jurisdiction within Solano County.

Approximately 81.0 percent of the total homeless population of Solano County were unsheltered and 19.0 percent were sheltered. Of the total population, approximately 15.6 percent were chronically homeless, meaning they had been homeless for a year or longer or had experienced at least 4 episodes of homelessness, totaling 12 months in the last 3 years. Additionally, there were approximately 30 families, with at least one child under 18 and one adult over 18, totaling 79 people or 6.9 percent of the population, and there were 5 unaccompanied minors recorded.

The 2019 PIT surveyed for the following protected characteristics: gender identify, sexual orientation, veteran status, race and ethnicity, disability status, and age. **Table 3-9, Demographic Composition of Homeless Population, 2019**, identifies the proportion of each of these protected characteristics compared to the proportion of each jurisdiction's population, to identify whether any protected classes are disproportionately represented as part of the homeless population. However, while gender identity and sexual orientation were reported, this information is not collected for the general population and cannot be used for a comparison of demographic composition. The percentages for a protected characteristic population in **bold** are overrepresented in the homeless population compared to that jurisdiction's total population. It is worth noting that, given the small proportion of the homeless population that reported sleeping in Vallejo, Rio Vista, Benicia, and Dixon, and without a report for the unincorporated county, it is unlikely that all protected characteristics are represented in the homeless populations of these jurisdictions. However, without data available at the jurisdiction level, it is assumed that the percentages of each protected class applies to the local homeless population.

**TABLE 3-9: DEMOGRAPHIC COMPOSITION OF HOMELESS POPULATION, 2019**

Protected Characteristic	Homeless Population	Benicia	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Uninc. Solano County
Veteran	13.0%	<b>7.7%</b>	<b>8.0%</b>	<b>9.4%</b>	19.4%	<b>11.4%</b>	<b>12.4%</b>	<b>7.8%</b>	<b>10.0%</b>
Senior	18.0%	19.8%	<b>12.9%</b>	<b>12.2%</b>	48.9%	<b>11.7%</b>	<b>14.0%</b>	<b>15.8%</b>	21.5%
Disabled	31.0%	<b>11.1%</b>	<b>11.1%</b>	<b>11.6%</b>	<b>26.2%</b>	<b>12.5%</b>	<b>11.8%</b>	<b>12.5%</b>	<b>12.7%</b>
White	39.0%	65.1%	45.0%	<b>31.5%</b>	74.8%	<b>26.0%</b>	50.5%	<b>24.1%</b>	55.1%
Black	37.0%	<b>3.2%</b>	<b>1.9%</b>	<b>14.8%</b>	<b>7.6%</b>	<b>20.9%</b>	<b>9.5%</b>	<b>19.7%</b>	<b>5.5%</b>
American Indian or Alaska Native	3.0%	<b>0.0%</b>	<b>0.5%</b>	<b>0.4%</b>	<b>0.2%</b>	<b>0.4%</b>	<b>0.4%</b>	<b>0.1%</b>	<b>0.3%</b>
Asian / Asian Pacific Islander	7.0%	11.4%	<b>5.4%</b>	17.8%	7.5%	20.0%	84.0%	24.2%	<b>5.5%</b>
Multi-racial or other	14.0%	<b>7.5%</b>	<b>4.8%</b>	<b>6.2%</b>	<b>1.8%</b>	<b>4.9%</b>	<b>6.4%</b>	<b>5.6%</b>	<b>3.3%</b>
Hispanic/Latinx	16.0%	<b>12.8%</b>	42.4%	29.3%	<b>8.1%</b>	26.8%	24.8%	26.3%	30.2%

Sources: *Housing First Solano PIT, 2019; ABAG Data Packets, 2021; 2015-2019 ACS*

As seen in **Table 3-9, Demographic Composition of Homeless Population, 2019**, all protected characteristics are overrepresented in the majority of Solano County jurisdictions, with individuals with disabilities, American Indian or Alaska Native residents, and residents that identify as multi-racial or another race being overrepresented in all to all Solano County jurisdictions. Approximately 30.0 percent of homeless individuals that responded to the survey reported that they believe employment assistance would have prevented homelessness for them, 25.0 percent reported alcohol and drug counseling as a prevention tool, 24.0 percent reported rent or mortgage assistance, and 21.0 percent reported mental health services. For those that were interested in receiving assistance, 20.0 percent did believe they were eligible, 13.0 percent reported that paperwork for assistance was too difficult, and 11.0 percent reported that not having a permanent address was a barrier to assistance.

Homelessness is often a cross-jurisdictional issue, as represented by individuals reporting sleeping in multiple jurisdictions within the year. To address this issue throughout the region, **Program 3.E** has been included to coordinate with all other Solano County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness service generally as well as develop targeted assistance and outreach for overrepresented populations.

## Displacement Risk

A combination of factors can result in increased displacement risk, particularly for lower-income households. These factors include those listed above, as well as vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases. The Urban Displacement Project, a joint research and action initiative of the UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census tract level. Six displacement typologies exist in Solano County:

- **Low-Income/Susceptible to Displacement:** These tracts are predominantly low- or mixed-income, susceptible to changes if housing prices increase.
- **Ongoing Displacement:** These tracts were previously low income, before seeing a significant loss of low-income households between 2000 and 2018.
- **At Risk of Gentrification:** These are low- or mixed-income tracts with housing affordable to lower-income households; however, the tract has seen increases in housing costs or rent values at a greater rate than regional increases or resulting in a larger rent gap locally than regionally.
- **Stable Moderate/Mixed Income:** These tracts are predominantly occupied by moderate-, mixed-moderate, mixed-high, or high-income households.
- **At Risk of Becoming Exclusive:** These tracts are also predominantly occupied by moderate, mixed, or high-income households, with housing affordable to middle- to high-income households but ongoing increases in prices.
- **Stable/Advanced Exclusive:** These are high-income tracts with housing only affordable to high-income households, and marginal or rapid increases in housing costs.

According to the Urban Displacement Project, all of Suisun City is considered either “Low-Income/Susceptible to Displacement” or “At Risk of Becoming Exclusive.” The areas designated as “Low-Income/Susceptible to Displacement” include the areas north of Bella Vista Drive and west of Walters Road, as well as the Dover Terrace and Dover Terrace South neighborhoods south of Canvasback Drive. The remainder of the city is considered “At Risk of Becoming Exclusive.” However, dramatic increases in home and rental prices have impacted residents throughout Suisun City, though renters are typically disproportionately burdened by housing market increases in annual rate increases, compared to homeowners who have fixed-rate mortgages.



According to the Zillow Home Value Index (ZHVI), the average home value in Suisun City has increased by 184.0 percent between December 2012 and December 2021, from \$193,000 to \$548,000, for an average increase of approximately 20.4 percent annually. This is the most significant increase in housing costs in Solano County, with the exception of the City of Vallejo. Further, the median home price in Suisun City is only affordable to above moderate-income households. While rent prices in Suisun City have also increased significantly and present a barrier to lower-income households, it has been at a slower rate than home values. Between 2015 and 2021, the average rent for a two-bedroom unit, for example, increased from \$1,150 to \$2,287 according to a survey of online rent tracking platforms, resulting in an annual average increase of 16.5 percent, the fastest increase in Solano County. This median rent was also only affordable to above moderate-income households.

While housing costs have increased rapidly, wages have not kept pace. The median income in Suisun City has increased approximately 1.8 percent annually, from \$71,795 in 2010 to \$83,320 in 2019, according to the ACS. The difference in these trends indicates growing unaffordability of housing in Suisun City. To address affordability challenges, the City will encourage and incentivize development of affordable housing units, particularly in high opportunity areas and will develop a program to connect lower-income residents with affordable housing opportunities and market availability of financial assistance for first time homebuyers. (**Programs 1.F and 1.G**).

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these present barriers to stable housing for the occupants. As discussed under Patterns of Integration and Segregation and Overpayment, there is a slightly elevated rate of poverty throughout the city with the exception of the Dover Terrace neighborhood. However, displacement risk due to overpayment for low-income renter households is not significantly higher in any one area of the city.

## **OTHER RELEVANT FACTORS**

In addition to the indicators analyzed previously, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, historic development patterns may have resulted in neighborhoods that are largely, or exclusively, made up of single-family homes. Given current market trends, these neighborhoods would likely be inaccessible to lower-income households. Other factors may include mortgage lending patterns, public and private investment, and historic policies. Other factors that are considered relevant vary between jurisdictions and are described at the local level herein.

## Land Use and Zoning Patterns

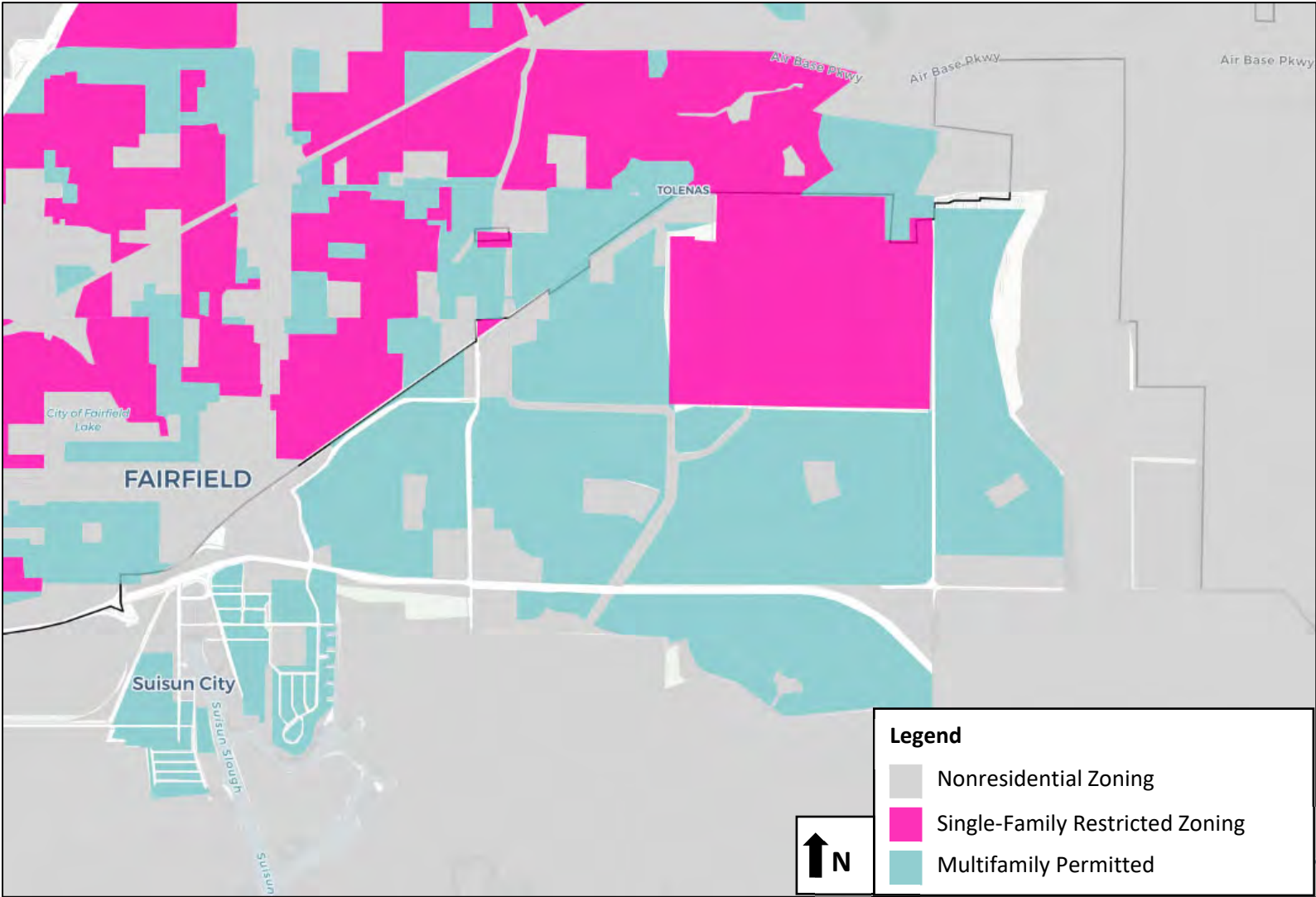
The Othering & Belonging Institute, a UC Berkeley research center, published a report in 2020 analyzing the characteristics of communities in the Bay Area in relation to the degree of single-family zoning.<sup>8</sup> The research findings identified that in Solano County, and across the Bay Area regionally, jurisdictions with high levels of single-family zoning see greater access to resources resulting in positive life outcomes. This comparison is significant even when considering that the Bay Area region is generally wealthy and expensive. Predominance of single-family zoning aligned with higher median incomes, home values, proficient schools, and other factors that are similarly associated with the highest-resource designation in the TCAC/HCD opportunity maps. Single-family zoning predominates residential areas in the Bay Area, with the average proportion of residential land zoned only for single-family in Bay Area jurisdictions at approximately 85 percent. Suisun City was one of only two jurisdictions, with Benicia being the other, where single-family zoning made up less than 40 percent of the city's land area.

Analysis identified Suisun City as having less than 80.0 percent of land area designated to single-family zoning, categorizing it as a “low” level of single-family zoning relative to Bay Area jurisdictions. Single-family housing units make up approximately 85.8 percent or 8,209 of the City's 9,563 housing units. Conversely, multifamily units (two or more units) make up approximately 12.2 percent of Rio Vista's housing units. While single-family zoning can create highly desirable places to live, higher entry costs associated with this housing type can pose a barrier to access for low- and moderate-income households, restricting access to economic, educational, and other opportunities that are available in higher-resource communities. As shown in **Figure 3-42, Residential Zoning in Suisun City**, areas zoned for multifamily housing in Suisun City are well-distributed in most parts of the city. However, as seen **Figure 3-7, Local TCAC/HCD Opportunity Areas**, the entirety of the city is designated as low resource. This distribution is consistent with a Countywide pattern finding multifamily housing primarily in low- and moderate-resource areas. To support and expand access to opportunities for residents with housing insecurity, the City has included **Programs 1. A, 1.B, and 1.C** to encourage mixed-income development and a range of unit types throughout the city, including higher density housing in areas of affluence and ADUs in single-family neighborhoods.

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<sup>8</sup> Menendian, Stephen, Samir Gambhir, Karina French, and Arthur Gailles, “Single-Family Zoning in the San Francisco Bay Area,” Othering & Belonging Institute, University of California, Berkeley, October 2020. <https://belonging.berkeley.edu/single-family-zoning-san-francisco-bay-area>.

FIGURE 3-42: RESIDENTIAL ZONING IN SUISUN CITY



Source: Othering & Belonging Institute, 2021

## Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in Suisun City has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the city. However, any infrastructure or facilities in need of improvement are identified for investment in the City’s Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes. These funds are allocated to improve roadways and other transportation infrastructure, expand waste facilities, and expand service capacity, amongst other projects. Projects identified for public investment are considered based on the following factors:

- Support for neighborhoods with the highest need
- Consistency with other formal long-range plans
- Recommendations of City Councils and/or Commissions
- Input from residents and business owners
- Consistency with General Plans
- Consistency with local Consolidated Plans for federal funds like Community Development Block Grants
- Consistency with adopted master plans
- State, federal, or other legal mandates
- Potential impacts on operating budgets
- Benefits to communities
- Mitigation of health or safety issues

Priority is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, therefore ensuring that projects occur throughout the city. Recent target areas for investment include, but are not limited to:

- McCoy Creek Trail – This project, which is currently in Phase 2 (Construction Documents), is scheduled to begin construction in 2022 and provide a 10-foot-wide concrete path along the banks of McCoy Creek and Laurel Creek to provide connections to amenities and access to outdoor recreation regardless of ability.
- New Railroad Avenue Pavement Rehabilitation – This project intends to improve bicycle and vehicular mobility through resurfacing of the eastbound lanes of New Railroad Avenue from Village Drive to Sunset Avenue and upgrade buffered bicycle lanes from Marina Boulevard to Sunset Avenue.

These project areas, among others, improve connections between neighborhoods, availability of and accessibility to community resources and facilities, and more. Suisun City will continue public investment throughout their jurisdictions, and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment.

### Mortgage Lending Denial Rates

Data related to home loan applications are made available annually through the Consumer Financial Protection Bureau Home Mortgage Disclosure Act (HMDA). It is important to note, however, that this data does not reflect all lenders, particularly local financial institutions, and does not provide a comparison of applicants based on qualifications, such as income and credit, to determine whether there are factors other than racial or ethnic identity that may have influenced the success rate of securing a mortgage loan. Additionally, the Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries, so data for Suisun City includes portions of unincorporated Solano County in tracts that expand beyond city limits, most notably the tract that includes everything south of SR-12 and extends south beyond city limits to Grizzly Bay.

The distribution of loan applications from residents of Suisun City was relatively balanced in 2020 between residents that identify as White, Black, Asian, and Latinx. In 2020, White applicants accounted for 10.8 percent of all mortgage loan applications for home purchase and 18.4 percent of all originated loans in Suisun City, accounting for a smaller proportion of loans than of the total population. Similarly, Hispanic and Latinx residents, who make up 26.8 percent of Suisun City's ethnic composition, accounted for 10.1 percent of loan applications and 17.3 percent of originated loans. Black residents represent 20.9 percent of Suisun City's racial composition, and approximately 9.1 percent of loan applications and 15.6 percent of originated loans. Asian residents also represented approximately 9.1 percent of loan applications and 15.6 percent of originated loans compared to 20.0 percent of Suisun City's population. Residents that identify as two or more races accounted for less than 1.0 percent of both loan applications and originated loans, though represent 5.9 percent of Suisun City's racial composition. There were no residents that identified as American Indian, Alaska Native, Hawaiian, or Pacific Islander that applied for loans through one of the means reported on. The City hopes to address some of these disproportionalities, particularly for Asian residents, by implementing targeted and multilingual outreach strategies to encourage underrepresented groups to participate in homeownership programs (**Program 5.A**) and work with community-based organizations to provide homebuyer education, financial counseling, and foreclosure prevention (**Program 5.A**).

In 2020, applicants from Suisun City applied for three types of loans for home purchase: conventional, Federal Housing Administration (FHA), and Veterans Administration (VA). Denial rates, shown in **Table 3-10, Mortgage Loan Denial Rates, Suisun City**, indicate that White residents were denied conventional and FHA loans at a higher rate than other racial and ethnic groups, and Asian residents were denied VA loans at a higher rate.

**TABLE 3-10: MORTGAGE LOAN DENIAL RATES, SUISUN CITY**

Loan Type	White	Latinx	Black	Asian	Native American or Pacific Islander	American Indian or Alaska Native	Two or More Minority Races	Total
<b>Conventional</b>								
Total Applications	78	72	43	50	0	1	2	246
Denial Rate	20.5%	18.1%	2.3%	8.0%	0.0%	100.0%	50.0%	14.6%
<b>Federal Housing Administration (FHA)</b>								
Total Applications	26	53	56	30	0	0	2	167
Denial Rate	11.5%	5.7%	7.1%	3.3%	0.0%	0.0%	0.0%	6.6%
<b>Veterans Administration (VA)</b>								
Total Applications	24	2	10	8	0	0	0	44
Denial Rate	0.0%	0.0%	10.0%	12.5%	0.0%	0.0%	0.0%	4.5%

*Source: Federal Financial Institutions Examination Council's (FFIEC), Home Mortgage Disclosure Act (HMDA), 2020*

The low participation rate by residents of color and barriers to building capital necessary to pursue homeownership may be a result of both past policies, such as racially restrictive covenants, that prevented particular communities of color from building generational wealth, current inequities like occupational segregation, and existing barriers like language access and documentation requirements. Actions described in **Program 5.A**, including targeted and multilingual homebuyer education and outreach strategies and financial empowerment services, are just some of the ways the City hopes to address these disparities. The City will also work with legal service providers to ensure all residents have access to legal counseling and representation in cases of discriminatory lending practices and other fair housing issues (**Program 5.A**).

## ENFORCEMENT AND OUTREACH CAPACITY

### Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City of Suisun City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identify how the City complies with fair housing laws:

- **Density Bonus Law (Government Code Section 65915).** The City has included **Program 4.C** to amend the Zoning Code to allow up to a 50 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80 percent for projects that are completely affordable, in compliance with state law.
- **No-Net-Loss (Government Code Section 65863).** The City has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the City's surplus unit capacity is 632, composed of 158 lower-income units, 321 moderate-income units, and 153 above moderate-income units.
- **Housing Accountability Act (HAA) (Government Code Section 65589.5).** The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. However, the City has included **Program 4.A** and will continue to allow emergency shelters by-right in the R-M, R-H1, R-H2, RMU, and CSF zoning districts.
- **Senate Bill 35 (Government Code Section 65913.4).** The City will comply with Senate Bill (SB) 35 (Government Code Section 65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by June 2024 (**Program 1.K**).
- **Senate Bill 330 (Government Code Section 65589.5).** The City complies with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.



- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The City provide protections to residents through referrals to legal assistance organizations, such as the Suisun City Housing Authority, and has included **Program 5.A** to provide biannual training to landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination.
- **Review Processes (Government Code Section 65008).** The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment including, but not limited to, on sites subject to Assembly Bill (AB) 1397.
- **Assembly Bill 686 (Government Code Section 8899.50):** The City has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table 3-11, Factors that Contribute to Fair Housing Issues.**
- **Equal Access (Government Code Section 11135 et seq.):** The City has included **Program 5.A** to provide translation services for public meetings and materials and currently offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

## Fair Housing Outreach

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. The City of Suisun City ensures dissemination of fair housing information and available services through the City's website and has identified programs to improve equal access to all governmental programs and activities. The City will continue to make fair housing information available, updating annually or as needed, on their website and through annual distribution of printed materials at government buildings and community meetings (**Program 5.A**).

Suisun City residents are served by two local fair housing organizations to help enforce fair housing laws, in addition to the California Department of Fair Employment and Housing (DFEH) and HUD Office of Fair Housing and Equal Opportunity (FHEO): Fair Housing Advocates of Northern California (FHANC) and Legal Services of Northern California (LSNC). While FHANC is contracted by the cities of Fairfield and Vallejo for direct services, Suisun City residents can also contact the organization if they believe they are experiencing discrimination. FHANC offers fair housing counseling services, complaint investigation, and assistance in filing housing discrimination complaints to homeowners and renters, with resources available at no charge in English, Spanish, and Vietnamese. Between July 1, 2020, and June 30, 2021, FHANC provided counseling or education to 2,930 tenants, homeowners, homebuyers, housing providers, children, social service providers, and advocates across Marin, Sonoma, and Solano counties. Of the fair housing clients assisted by FHANC, 94

percent of clients were extremely low-, very low-, or low-income. In addition, 27 percent were Latinx, 13 percent of whom spoke no English, and 20 percent were Black or African American. LSNC provides free legal services and assistance to qualifying clients with cases involving tenants' rights, evictions and lock outs, foreclosures, quality of housing, mobile homes, mitigation of homelessness, termination of utilities, unsafe housing, and loss of shelter because of natural disasters. As part of regional outreach efforts, consultations were conducted with FHANC and LSNC for feedback both regionally and locally for each jurisdiction.

In December 2021, LSNC reported that they had received 450 discrimination cases in 2021 from residents of Solano County. The organization identified the most common issue as disability discrimination, most frequently due to failure to make reasonable accommodations, followed by gender-based discrimination, usually resulting from unfair treatment of victims of domestic violence, such as terminating the lease of the entire family for a domestic violence disturbance. LSNC identifies gender-based discrimination as the most common complaint they receive from residents of Vacaville and habitability issues as a greater issue among non-English speakers in Fairfield than White, English-speaking residents. The primary concerns related to barriers to fair housing the LSNC reported include a substantial lack of affordable housing, resulting in a myriad of other issues, including substandard units being the only affordable options remaining and absentee landlords due to low vacancy rates so little concern about having a tenant regardless of conditions. LSNC reported that the increase in real estate investors in Solano County has further depleted the limited affordable, substandard stock as properties are remodeled and sold at higher prices. As a result of these concerns and issues, LSNC expressed a need of mechanisms to promote homeownership, reduce property turnover, and support tenants of units that are cited for negative conditions, such as requiring the owner to cover relocation costs. Overall, LSNC identified a need for stronger tenant protections throughout the region, better response to discrimination complaints through contracted service providers, a need for inclusionary housing ordinances, and other mechanisms to support affordable development.

In January 2022, FHANC provided extensive feedback on fair housing issues and needs in Solano County, particularly in Vallejo and Fairfield where the organization is contracted to provide services. Through testing and audits of housing providers, FHANC has identified a great need for more coordinated and extensive education and enforcement related to fair housing laws. For example, in 2021, FHANC tested housing providers to determine whether disability discrimination was an issue and found that approximately half of landlords did not allow exceptions for service animals. Further, FHANC reiterated what LSNC had reported, that the most common discrimination complaints are regarding denials of reasonable accommodations requests. Through testing, FHANC found that landlords and housing providers of fewer units discriminated at a higher rate, identifying a lack of understanding of laws as the most likely cause. The number of new laws related to fair housing has resulted in an increased need for education for both tenants and housing providers on requirements as well as resources available to them. FHANC expressed a need for coordinated resource management in Solano County so residents can easily access resources and know where to go to find services. The primary actions that FHANC recommended jurisdictions take to affirmatively further fair housing include contracting a fair housing organization to provide direct services to residents and adoption of tenant protections, such as a just-cause ordinance, and protections for residents with criminal backgrounds, such as an ordinance ensuring a fair chance to access housing. FHANC emphasized the importance of having fair housing service providers that are separate from the local housing authority, as the housing

authority is also a housing provider, which may present a barrier to tenants who feel discriminated against. For example, in 2021, FHANC negotiated a settlement against the Suisun City Housing Authority on behalf of a client, as a result of disability discrimination.

In addition to general feedback, FHANC also shared the results of their 2019-2020 and 2021 audits of discrimination in rental units in Marin, Sonoma, and Solano Counties, as well as information on lawsuits they jointly filed with other fair housing organizations against banks for the maintenance and marketing of foreclosed properties. For their 2019-2020 audit, FHANC investigated 63 rental properties, through 139 individual tests, for discrimination against national origin and source of income. Forty-five tests were conducted on rental properties in Marin County, 29 in Solano County, and 45 in Sonoma County, testing the extent to which Latinx and HCV holders were discriminated against. FHANC found that approximately 82.5 percent of all housing providers tested discriminated on the basis of national origin and/or source of income. In Solano County, 81.0 percent of housing providers tested discriminated against one or both protected classes: 52.4 percent discriminated based on source of income, 19.0 percent on the basis of national origin, and 9.5 percent on both national origin and source of income. The remaining 19.0 percent of housing providers did not show discrimination against either protected class. The results of these tests indicate a need for education of landlords on source of income discrimination and requirements to accept Section 8 vouchers, as well as providing information on the benefits of participating in the voucher program, such as dependable payments from the public housing authority and regular inspections to check on the condition of the units.

In the May 2021 Audit Report, FHANC reported on discrimination on the basis of disability in the tri-county region, based on testing of 111 rental properties: 32 in Marin County, 39 in Solano County, and 40 in Sonoma County. Solano County properties were in Fairfield, Vallejo, Vacaville, Benicia, and Suisun City. These tests were based on housing providers allowing emotional support animals and/or service animals at properties listed as prohibiting or limiting animals. Approximately 30.7 percent of housing providers in Solano County showed clear evidence of discrimination, 15.4 percent showed some or potential evidence of discrimination, and 53.8 percent showed no evidence of discrimination. The rate of discrimination in Solano County was the lowest in the tri-county region, with 59.4 percent of housing providers in Marin County and 60.0 percent in Sonoma County showing total discrimination. Across all tested properties, FHANC found that discrimination rates were higher among properties with fewer than 11 units, indicating a need for increased education for these housing providers.

In addition to the audit reports, FHANC shared press releases from 2016, 2017, and 2018 that reported on lawsuits filed by FHANC and other fair housing organizations against Fannie Mae, Bank of America, Deutsche Bank, Ocwen Financial, and Altisource companies, alleging racial discrimination based on how banks maintain and market foreclosed properties. In each case, the fair housing organizations compiled data from multiple metropolitan areas throughout the nation, including the Vallejo-Fairfield MSA, that clearly indicated that bank-held properties in neighborhoods of color were consistently neglected and poorly maintained compared to those in White neighborhoods. In the Fannie Mae lawsuit of 2016, 68 properties in the Vallejo-Fairfield MSA were investigated: 1 in a predominantly Hispanic community, 48 in predominantly non-White communities, and 19 in predominantly White communities. Approximately 47.0 percent of foreclosed properties

in White communities in the Vallejo-Fairfield MSA had fewer than 5 maintenance or marketing deficiencies, compared to 35.0 percent of properties in communities of color. Further, 12.0 percent of foreclosed properties in communities of color had 10 or more deficiencies, while no properties in White communities had this extent of deficiencies. Similar findings were reported throughout the Bay Area and across the nation in the case against Fannie Mae, as well as the banks. While the findings reported are a national issue, the impacts are seen in Solano County and the greater Bay Area region, presenting fair housing issues for local communities of color. FHANC expressed that the City may help reduce impacts, and in turn affirmatively further fair housing, through strict code enforcement of Fannie Mae properties, and other foreclosed homes, to ensure they are properly maintained and do not negatively impact the neighborhood they are located in. Therefore, the City has included **Program 5A** to implement a proactive code enforcement program for monitoring of foreclosed properties.

Throughout the region, local organizations and service providers identified a need for stronger enforcement of code violations related to substandard housing conditions and better communication of available resources for a range of programs. For example, the Agency for Aging expressed a need for better marketing of Solano Mobility program that helps connect seniors to necessary services. Urban Habitat and Habitat for Humanity both identified coordination and partnerships between jurisdiction and non-profit staff as an opportunity to reduce barriers to housing through shared resources and outreach capacity. There are a range of services and programs available throughout the county and in individual jurisdictions; however, service providers and fair housing advocates expressed that they often hear from residents who are unaware of these opportunities. Improved outreach and communication efforts will help connect residents with appropriate services and programs, which may aid them in remaining in their home or identifying new opportunities.

### Discrimination Cases

In their 2020 Annual Report, DFEH reported that they received 8 housing complaints from residents of Solano County, approximately 0.9 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), DFEH also dual-files fair housing cases with HUD's Region IX FHEO, which are reported by the origin of the issue.

HUD FHEO reported that just three cases were filed by residents of the City of Suisun City between January 2013 and April 2021. While one was filed against a public entity (i.e., public housing authority, city), all three cases were closed based on no cause determinations. In addition to these cases, there were 11 fair housing inquiries made by Suisun City residents. One of the inquiries was made against a public entity, but was determined to not have a valid issue. Of all 11 inquiries, 3 claimants failed to respond to HUD, 4 had no valid issue, 2 had no valid basis, 1 was not filed in a timely manner, and 1 had another disposition, according to the FHEO. While there were few cases filed with HUD during this time period, it is important to note that there may be residents experiencing discrimination that do not file a case or unaware of their rights. Therefore, the City has identified **Program 5.A** to ensure residents and housing providers are aware of fair housing laws, rights, and requirements as well as resources available to residents should they experience discrimination. Further, the City will work with local and regional fair housing providers to facilitate a training for housing providers to prevent discriminatory actions and behaviors.

## SITES INVENTORY ANALYSIS

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity, and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. Government Code Section 65583(c)(10)(A) added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. As discussed throughout this Assessment of Fair Housing, TCAC and HCD have designated all of Suisun City as low resource, although access to opportunity varies slightly throughout the community and is envisioned for areas within the Waterfront District Specific Plan where the majority of lower- and moderate- income unit capacity is identified, as discussed in this assessment of fair housing.

To confirm if the sites identified in the Housing Element inventory will affirmatively further fair housing, the City examined the TCAC/HCD opportunity area map as well as specific geographic patterns of resources. As all of Suisun City has been designated as a low resource area by TCAC and HCD, the City primarily relied on other indicators to determine if the site's inventory affirmatively furthers fair housing.

## POTENTIAL EFFECT ON PATTERNS OF INTEGRATION AND SEGREGATION

As shown on Figure 1, Vacant and Underutilized Sites in Section 5 (Sites Inventory and Analysis) of this Housing Element, the sites identified to accommodate the lower-income housing need are largely located with the Waterfront District Specific Plan (WDSP) area. Each of the lower-income sites also accommodates a similar number of moderate-income units to facilitate income-integration. Additionally, four of the sites in the WDSP area also have capacity for above moderate-income units. As discussed in the analysis of displacement risk, these sites are close to downtown and waterfront amenities, schools, and the Suisun/Fairfield train station, and are located in the most walkable areas of the community. As most of the city's acreage has been built out, these sites identify development opportunities on remaining vacant, infill, and underutilized properties. The majority of lower- and moderate-income sites fall within the Priority Development Area, which is envisioned by the WDSP to provide convenient, attractive, and affordable housing, shopping, services, and employment in the downtown neighborhoods.

The remainder of the unit capacity is identified in the northwestern tract east of Sunset Avenue, which has direct access to I-80 and major commercial areas and services to the west in Fairfield via Travis Boulevard. An approved above-moderate income development identifies the capacity for 180 units, and four sites east of Sunset Avenue have a capacity of 138 lower-income units and 143 moderate-income units in mixed income developments. In addition, proximity of transit-oriented residential development in the vicinity of the Suisun/Fairfield train station and the SR 12 connection to I-80 provides the opportunity for residents to have improved transportation to employment centers and daily amenities.

## Income

While the Waterfront District Specific Plan area in the tract south of SR 12 is considered a low-resource area by TCAC and HCD, it has a slightly lower renter overpayment rate than most of the city. However, this lower renter overpayment rate is most may be attributed to the inclusion of the tract data of neighborhoods on the southeast side of the city in Lawler Ranch, which at the block group level includes higher income (\$103,856 and \$99,050), predominantly homeowner neighborhoods with a low representation of renter households at less than 17.0 percent. Suisun City’s lowest-income block group is in the southwest corner of the city, south of Sacramento Street within the WDSP area, in which several multifamily residences, including the Village, Harbor Breeze, Crystal Manor, and Centennial Arms apartments, are located. This suggests that a higher incidence of renter overpayment is likely to exist within this southwestern block group. The sites identified in this area for housing will facilitate construction of units affordable to all income categories, to increase housing mobility opportunities that may alleviate pressure on the existing housing stock in this area, as well as other sections of the city that have resulted in renter overpayment and will aid in preventing displacement of residents from the community. The above moderate-income sites will encourage mixed-income neighborhoods and serve as a mechanism for achieving income integration.

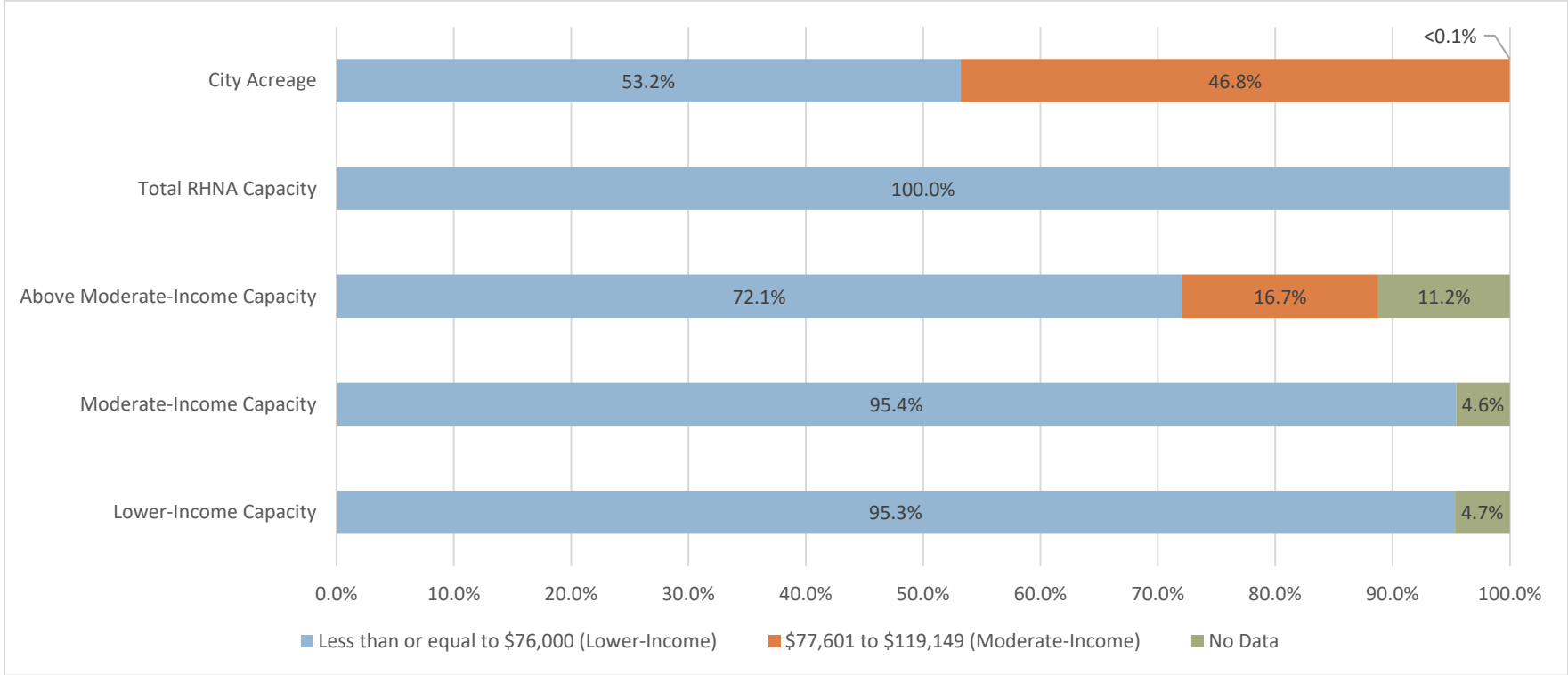
By identifying sites to meet the lower-income RHNA across the western and central portions of the community in closest proximity to services and amenities, the City aims to combat potential income segregation spurred by available housing that may have resulted in existing patterns of renter overpayment and household income concentration. Furthermore, the City has identified capacity for moderate- and above moderate-income units in areas with lower median incomes. This distribution will increase the housing opportunities for higher-income households in lower-income, redeveloping neighborhoods to integrate socioeconomic groups.

As shown in **Figure 3-43, Percent Unit Capacity and City Acreage by Median Income**, the City has identified a capacity for units in the sites inventory in areas that are most impacted by lower incomes and associated overcrowding and overpayment. The citywide median household income is \$83,320, and there are no areas in the city with a median income that falls into the above moderate-income categories. The highest median income areas in the city are found on the southeast side in and around the Lawler Ranch development, which includes built-out, single-family subdivisions. The median household income for block groups in these neighborhoods ranges from approximately \$88,000 to \$113,958, just above the Solano County 2022 HUD median income of \$108,700. As this area is built out, no additional sites for residential development have been identified here. However, capacity for higher-income units has been identified in areas with lower and moderate median incomes. A 9.09-acre site with capacity for 180 above-moderate units has been identified in the northwestern edge of the city (east of Blossom Road, south of the city boundary, and north of Amber Drive) in a low-income category block group with a median income of \$65,625, a diversity index score of 85.3, a population that is 73.3 percent non-White, and where renters comprise 47.3 percent of the households (of whom 61.5 percent are cost-burdened). The southern portion of the WDSP area does not have median income data, likely due to the limited residential development currently in place, which accounts for less than 0.1 percent of the city’s acreage. However, this area includes approximately 11.2 percent of the above moderate-income capacity, 4.6 percent of the moderate-income capacity, and 4.7



percent of the lower-income capacity. The city aims to create a mixed-income, walkable, service-rich neighborhood in this area to serve households of all income categories without impacting existing neighborhoods. The identification of sites to accommodate approximately 95.3 percent and 95.4 percent of the lower- and moderate-income units, respectively, aims to reduce displacement risk and increase housing mobility opportunities in lower-income areas.

**FIGURE 3-43: PERCENT UNIT CAPACITY AND CITY ACREAGE BY MEDIAN INCOME**



Source: 2015-2019 ACS; City of Suisun City, 2022

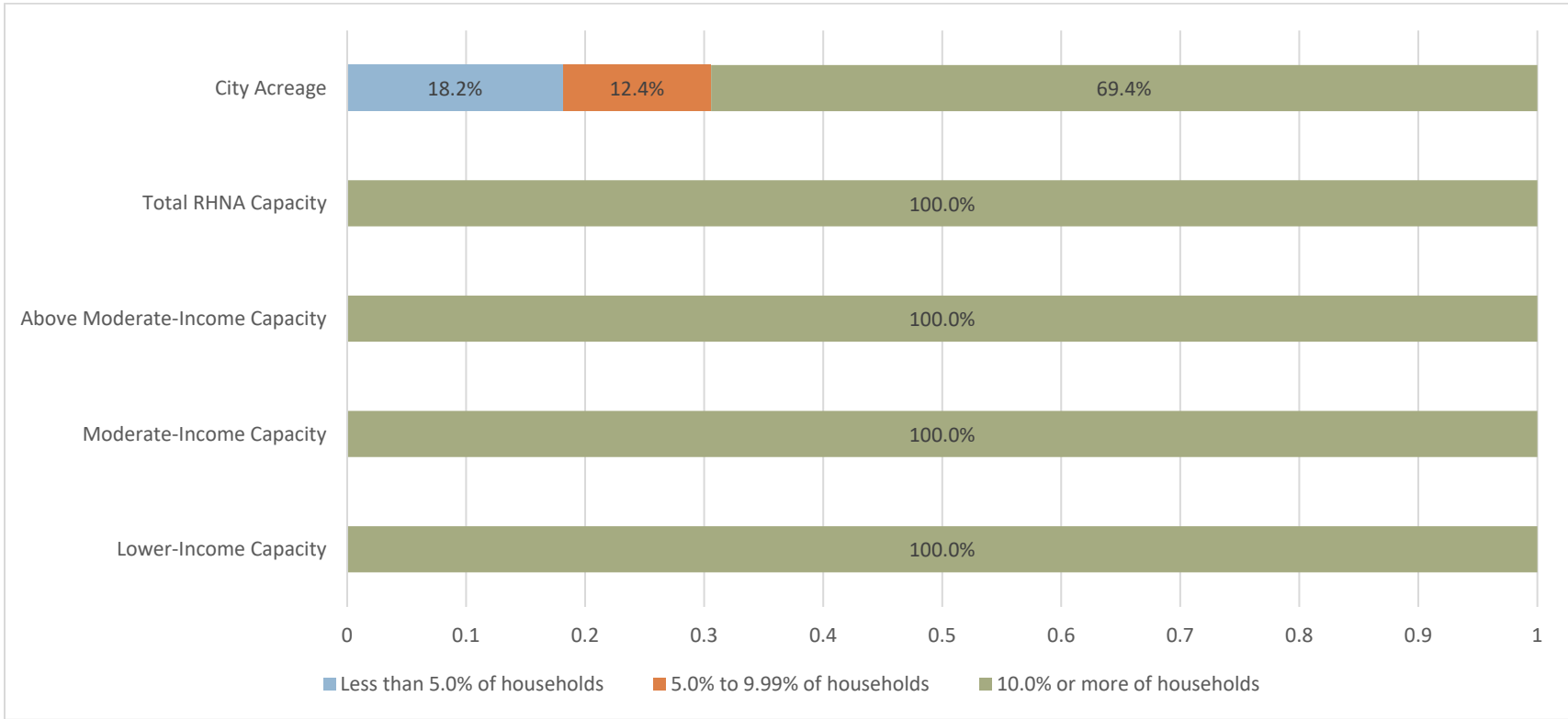
Note: There are no areas within Suisun City in which the median income falls into the above moderate-income category (greater than \$119,149).

As shown in **Figure 3-44, Percent Unit Capacity and City Acreage by Poverty Rate** all of the sites are identified in areas of the city where the incidence of poverty is above 10 percent. As the entire city has been designated as low resource, site locations facilitate housing



mobility opportunities for lower-income households in multifamily and mixed-use developments with access to the transit opportunities, services, and amenities in the downtown waterfront area. Overall, this income distribution is intended to enhance equal access to housing for all income categories and promote housing opportunities in integrated neighborhoods.

**FIGURE 3-44: PERCENT UNIT CAPACITY AND CITY ACREAGE BY POVERTY RATE**



Source: 2015-2019 ACS; City of Suisun City, 2022

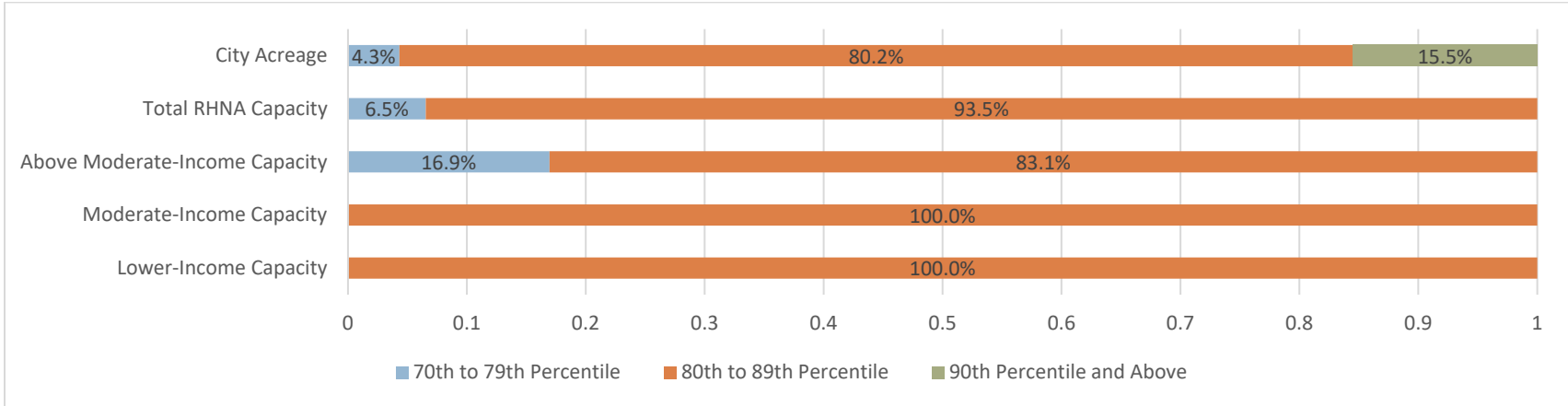
Note: There are no areas within Suisun City in which the poverty rate is greater than 20.7 percent.

**Race and Ethnicity**

As discussed previously, Suisun City is one of Solano County’s more diverse jurisdictions. The City’s largest demographic groups are White non-Hispanic, Hispanic-Latinx, Black or African, and Asian non-Hispanic. Because different parts of the city do not vary substantially in their demographic composition (with the exception of Lawler Ranch, which has a higher incidence of Asian households), the identified sites for lower-, moderate-, and above-moderate income units are not located in areas of concentration of any particular minority demographic and provide housing opportunities throughout many of Suisun City’s neighborhoods.

Additional lower- and moderate-income units in the city will improve access to housing in the city for residents who may otherwise be priced out of the housing market or experience cost-burden, a category that has historically included communities of color. As shown in **Figure 3-45, Unit Capacity and City Acreage by Diversity Index**, most of the city acreage, 80.2 percent, has diversity index scores between the 80th and 89th percentile. All lower- and moderate-income units and 83.1 percent of above moderate-income units have been identified on sites within this diversity index percentile range. There are no sites identified in the area with a diversity index score above 90, although this constitutes 15.5 percent of the total city acreage. As shown in **Figure 3-45**, 16.9 percent of above moderate-income units have also been identified in areas with a slightly lower diversity scores (between 70 and 79th percentile diversity index score) in an effort to promote mobility opportunities in all neighborhoods. The distribution of sites is intended to enhance equal access to housing for communities of color populations and promote integrated neighborhoods by including units for a range of incomes.

**FIGURE 3-45: PERCENT UNITY CAPACITY AND CITY ACREAGE BY DIVERSITY INDEX**



Source: Esri, 2018; City of Suisun City, 2022

Note: There are no areas within Suisun City in which the diversity index score is below the 70<sup>th</sup> percentile.

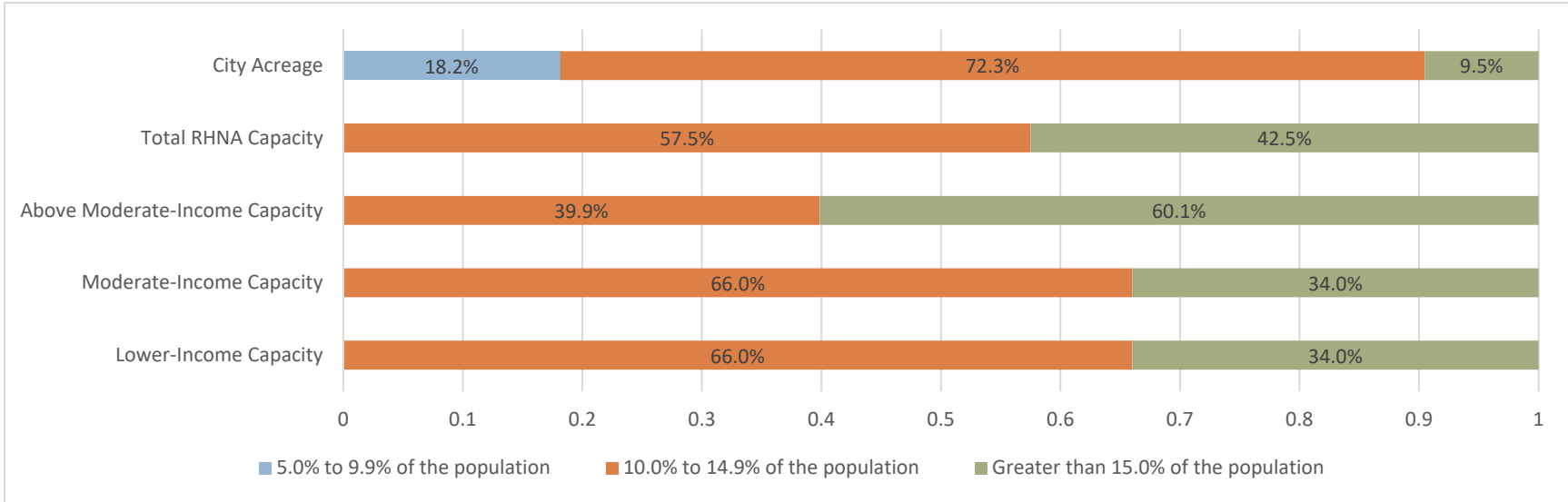
## Disability

Approximately 12.5 percent of Suisun City’s population lives with one or more types of disabilities. Although rates of disability by census tract do not vary substantially between different parts of the city, approximately 72.3 percent of the city’s acreage is identified as having a population with a disability rate between 10.0 and 14.9 percent, which includes the tract encompassing the Waterfront District Specific Plan area (**Figure 3-46, Percent Unit Capacity and City Acreage by Disability Rate**). Approximately 9.5 percent of the city, geographically, has a population with a disability rate greater than 15.0 percent, which includes the northern tract east of Sunset Avenue, with a disability rate of 19.1 percent. As discussed in this assessment, older populations live with disabilities at higher rates, which may inform this difference. Although numerically comparable, the senior population in the WDSP area represents 12.6 percent of the tract population, of which 30.9 percent report a disability, as compared to 15.0 percent of the northern tract population being over 65, of which 46.7 percent experience a disability. The residential subdivisions east of Walters Road, in which no sites were identified, comprise 18.2 percent of the city acreage and have a disability rate below 10.0 percent. This may be partially attributed to seniors comprising only 4.8 percent of the population, even though the rate of disability among this age cohort is 42.9 percent.

The City has identified capacity for one-third of both lower- and moderate-income units in areas with a disability rate greater than 15.0 percent, compared to 30.1 percent of above moderate-income units. In contrast, slightly more than two-thirds of lower- and moderate-income units have been identified in areas with disability rates between 10.0 and 14.9 percent, compared to 39.9 percent of above moderate-income units. The share of lower- and moderate-income units in high disability areas is lower than the proportion of city acreage, in an effort to improve access to affordable housing opportunities in other neighborhoods of the city and reduce concentrations. Additionally, the identification of most lower- and moderate-income sites in the WDSP area aims to locate affordable and accessible housing in a walkable area that also has close access to services and amenities by car as well.

This distribution of sites is intended to improve accessibility for lower-income individuals with disabilities to new housing opportunities that are required to comply with current development standards and Americans Disabilities Act (ADA) standards. Locating units affordable for lower- and moderate-income residents in and around the commercial centers will help to improve access to these areas and accommodate the needs of persons living with disabilities, who often benefit from close access to services and amenities as well as proximity to transit. Most sites are in or near areas of the city with concentrations of services and transportation opportunities, which will facilitate access for persons with disabilities.

**FIGURE 3-46: PERCENT UNIT CAPACITY AND CITY ACREAGE BY DISABILITY RATE**



Source: 2015-2019 ACS; City of Suisun City, 2022

Note: There are no areas within Suisun City in which less than 8.8 percent or more than 19.1 percent of the population identifies as having a disability.

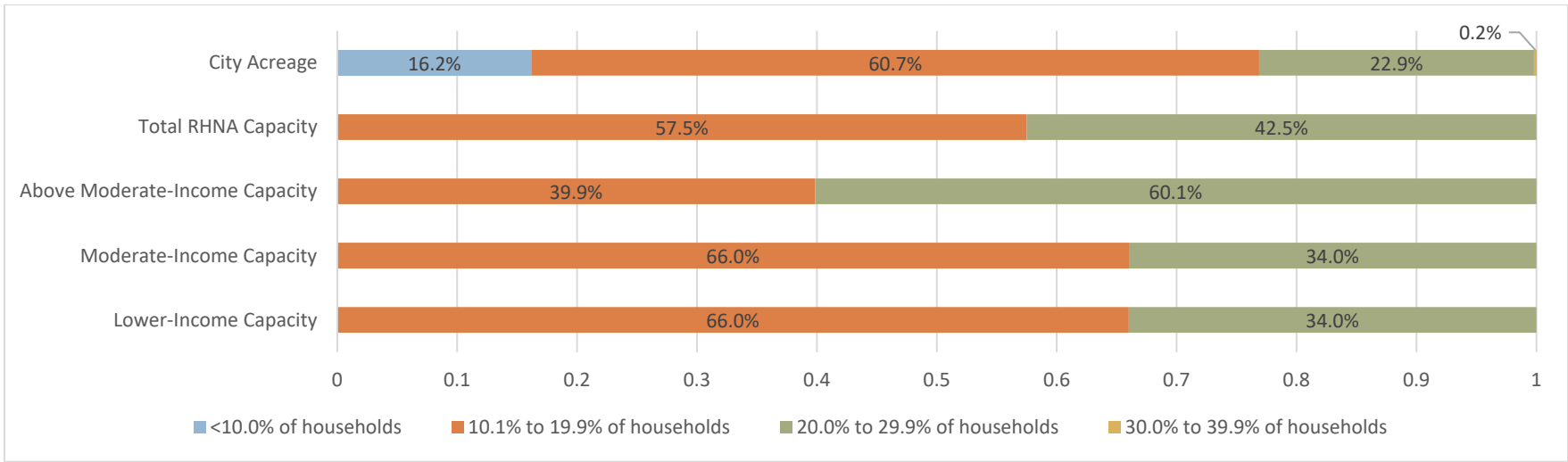
**Familial Status**

As previously discussed, approximately 80.2 percent of Suisun City households are family households, and 24.0 percent of Suisun City households are family households headed by single adults. Female-headed households with children and no spouse or partner (16.1 percent of total households) often face increased challenges to housing access due to rising costs and may therefore have an elevated risk of displacement. Approximately 12.0 percent of female-headed households include children and have incomes below the poverty line. Certain areas of the city have a higher rate of female-headed households (with children and no spouse or partner) and elderly households living alone. Constituting 22.9 percent of total city acreage, the central and northern census tracts along the western side of the city have the highest rates of female-headed households, between 20.0 and 29.9 percent of total households.

As presented in **Figure 3-47, Percent Unit Capacity and City Acreage by Single Female Householders with Children**, similar to other indicators of fair housing, 57.5 percent of the RHNA capacity is identified on sites in the southwestern tract of the city within the Waterfront

District Specific Plan in which female-headed households with children comprise between 10.0 to 19.9 percent of total households. The remaining RHNA capacity is identified on sites on the northeastern edge of the city in which 20.0 to 29.9 percent of the households are headed by single females with children. The City has dispersed higher-density, mixed-income housing capacity across the western side of the city to meet the RHNA, increasing the opportunities for all household types seeking smaller or more affordable housing options, thus increasing mobility opportunities for a range of family types to find appropriate units within Suisun City. In areas with the highest concentration of female-headed households, 34.0 percent of both lower- and 32.3 moderate-income units have been identified, along with 60.1 percent of above moderate-income units to decrease competition for lower-income units within these neighborhoods and facilitate mixed-income areas. By adding moderate and above-moderate units throughout the city, and particularly by co-locating lower-income units with these moderate and above moderate units to provide access to existing and new mixed-use resources, Suisun City will become more accessible to female-headed households with children and no spouse or partner present, as well as other single-parent households or lower-income families.

**FIGURE 3-47: PERCENT UNIT CAPACITY AND CITY ACREAGE BY SINGLE FEMALE HOUSEHOLDERS WITH CHILDREN**



Source: 2015-2019 ACS; City of Suisun City, 2022

Note: There are no areas within Suisun City in which 30.0 percent or more of households are female-headed with children.

Approximately 19.8 percent of households in the city consist of residents living alone. Many of these households are seniors (7.3 percent of Suisun City’s total households) who are more likely to have a fixed income, which limits their financial resources and housing choices. Additionally, seniors may be more likely to live with one or more disabilities, which may also make access to supportive housing and resources more difficult. Approximately 35.3 percent of the total senior households in Suisun City are cost-burdened, particularly lower-income seniors. As discussed in the disability analysis above, the sites distribution is intended to expand housing mobility opportunities for lower-income households and alleviate cost burden in areas of higher elderly populations. Increasing affordable housing opportunities and integration will be achieved by encouraging above moderate-income, moderate-income, and lower-income housing throughout the city.

## POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

### Mobility

The City anticipates that the revised and expanded Waterfront District Specific Plan will promote construction of new mixed-use and high-density residential development, development of vacant medium-density residential sites, and encourage redevelopment of existing underutilized uses to provide new housing opportunities. This is the most walkable area of the community and encompasses the “Old Town,” downtown, waterfront resources, civic center offices, commercial and other services, and amenities, including the Suisun/Fairfield train station. Around this area, there is capacity for 62 lower-income and 62 moderate-income units in a mixed-use development has been identified on three underutilized Park-N-Ride lots adjacent to the Amtrack and Greyhound Bus station at the north end of Main Street. The zoning applied in the Waterfront District Specific Plan will affirmatively further fair housing through construction of units at a range of affordability levels to facilitate income-integrated neighborhoods and locate housing in a walkable, transit-oriented area of the city. The other sites identified to meet the lower-income RHNA in the city are in the Sunset Avenue area with direct driving or transit access to the commercial base along SR 12. These lower-income units are co-located with moderate-income units on four neighboring sites, as well as an approved above moderate-income 180-unit development to ensure that all sites for lower-income units are placed such that they will provide integrated income communities for these households.

Further, as identified in this assessment, between 5.0 and 14.9 percent of renter occupied properties throughout the majority of the city are rented by HCV holders. The rate of HCVs in the southern sites area is the highest in the city at 9.6, while the rate in the northern tract is 8.7 percent. The sites identified to meet the RHNA will provide lower- and moderate-income opportunities in both portions of the city, with access to amenities particularly in the WDSP district, which will facilitate additional housing mobility opportunities for lower-income households with or without HCV assistance.

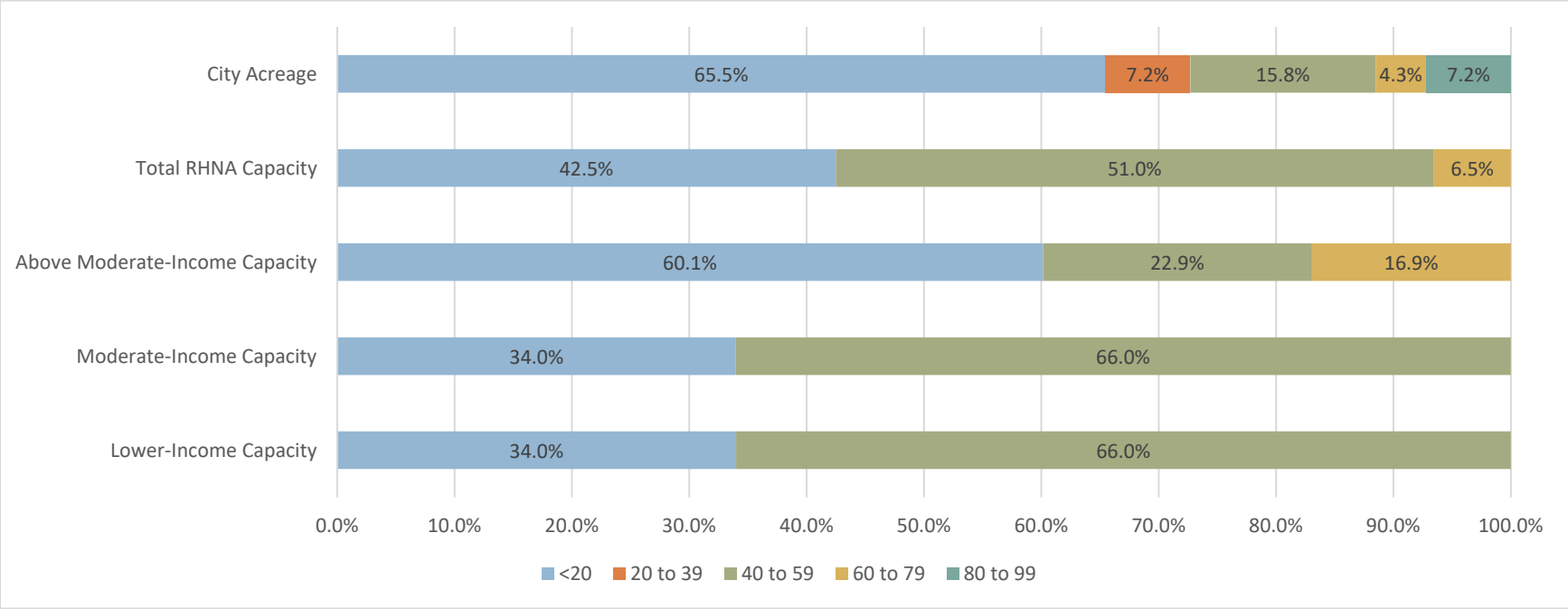
## Employment Opportunities

As discussed in this assessment, Suisun City is adjacent to Travis AFB and provides residential opportunities for airmen and their families. Most of the land in the city is designated for residential uses to support job opportunities in Fairfield, Vacaville, and Travis AFB, as 96.4 percent of the City's labor force commutes outside of the city for work, and one-half of the employed residents live within 10 miles of their place of employment. Approximately 65.5 percent of the city's acreage is designated furthest proximity from employment opportunities, with an additional 7.2 percent scoring below the 40th percentile (**Figure 3-48, Percent Unit Capacity and City Acreage by Jobs Proximity Index Score**). However, active military personnel are not counted toward the labor force, and therefore, the concentration of airmen in Suisun City may decrease the Labor Market Engagement Index and Jobs Proximity Index scores, as the areas with the lowest ranking scores are closest to the air base. Nonresidential uses are concentrated along SR 12, major arterials, and in the downtown, although larger, big box commercial centers and a medical/hospital complex are located in adjacent Fairfield. As such, the Jobs Proximity Index scores reflect that housing located near services, amenities, and businesses in the downtown and along SR 12 have the greatest access to these opportunities. The dominance of residential uses in Suisun City reflects the relatively low scores for HUD's Jobs Proximity Index, particularly in the northern and eastern predominantly residential neighborhoods.

As shown in **Figure 3-48**, the City has identified greater capacity for lower- and moderate-income units (66.0 percent of each) in areas with the closest proximity to jobs and the transit hub in the downtown. The inclusion of above moderate-income capacity (39.8 percent) just south of the mixed-use transit-oriented development site and the approved 71 units on Cordelia Street provides higher-income residents and previous into-town commuters access to above moderate-income housing units to support employment opportunities in the civic center and downtown businesses that were not available previously. This distribution will support all income households by providing them with housing that supports mobility and access to employment opportunities. The approved 180 above-moderate units and capacity for lower- and moderate-income unit in the northern tract support adjacent access to employment opportunities in the nearby air base, and support direct access to commercial and service employment opportunities in Fairfield and I-80 via East Travis Boulevard.



**FIGURE 3-48: PERCENT UNIT CAPACITY AND CITY ACREAGE BY JOBS PROXIMITY INDEX SCORE**



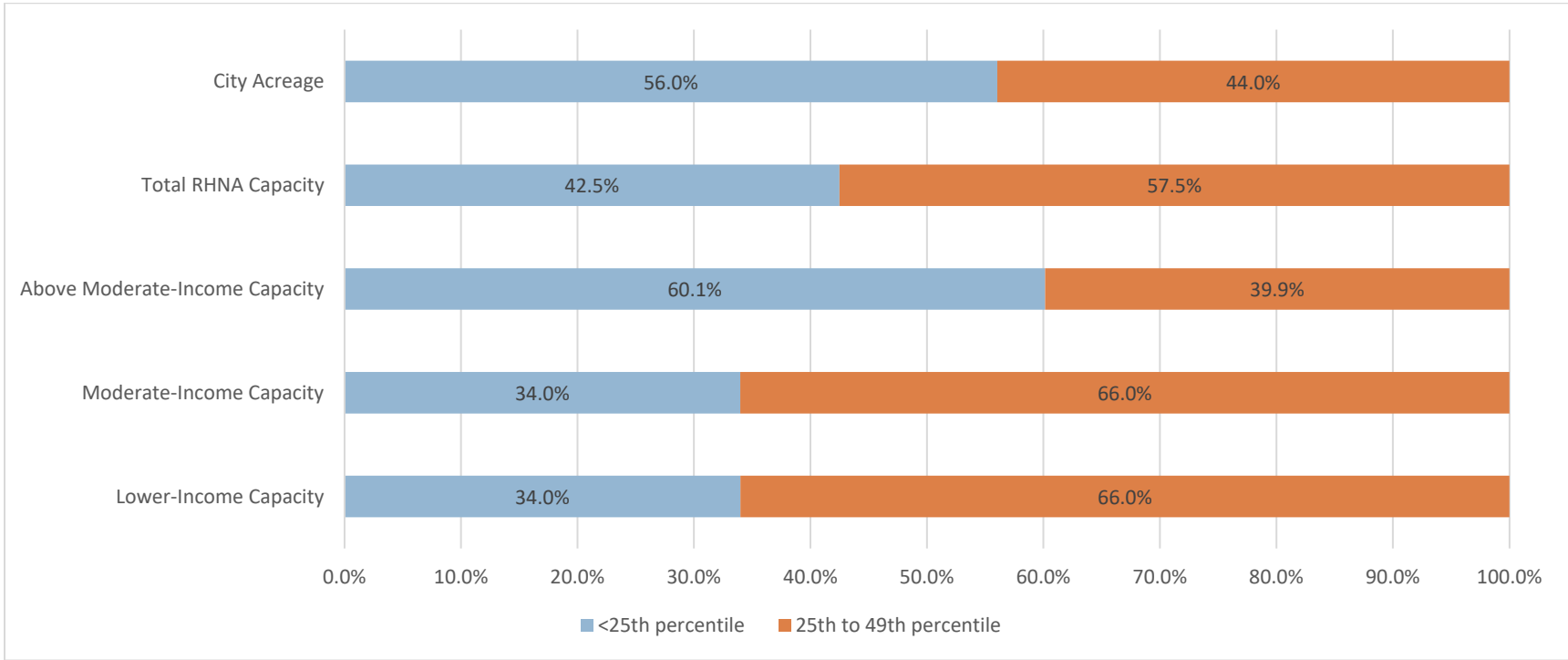
Source: 2015-2019 ACS; City of Suisun City, 2022

**Educational Opportunities**

According to the DOE, most Suisun City schools are below the state educational standards for each grade level. Expected educational outcome in Suisun City closely reflects adjacent neighborhoods in the City of Fairfield, particularly as Suisun City’s high school students attend high schools located in Fairfield. While the performance scores and educational outcomes do not heavily indicate disproportionate access to educational opportunities between neighborhoods within the city, the relatively low scores suggest limited access to proficient schools for all students compared to other areas of the state. Therefore, when feasible, the City will support applications by Fairfield-Suisun Unified School District or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers (**Program 5.A**).

As shown in **Figure 3-49, Percent Unit Capacity and City Acreage by Education Domain Score**, the existing patterns of access to opportunity related to economic and educational resources indicate that 56.0 percent of the city’s acreage falls within the lowest education domain percentile, and conversely, 44.0 percent falls within a slightly higher performing percentile. However, the majority of future housing (57.5 percent) will have access to the higher educational opportunity in the WDSP area, possibly influenced by the high school that students from this area attend. Overall, however, current and future residents across the city will have fairly equivalent access to educational opportunities.

**FIGURE 3-49: PERCENT UNIT CAPACITY AND CITY ACREAGE BY EDUCATION DOMAIN SCORE**



Source: TCAC/HCD, 2021; City of Suisun City, 2022

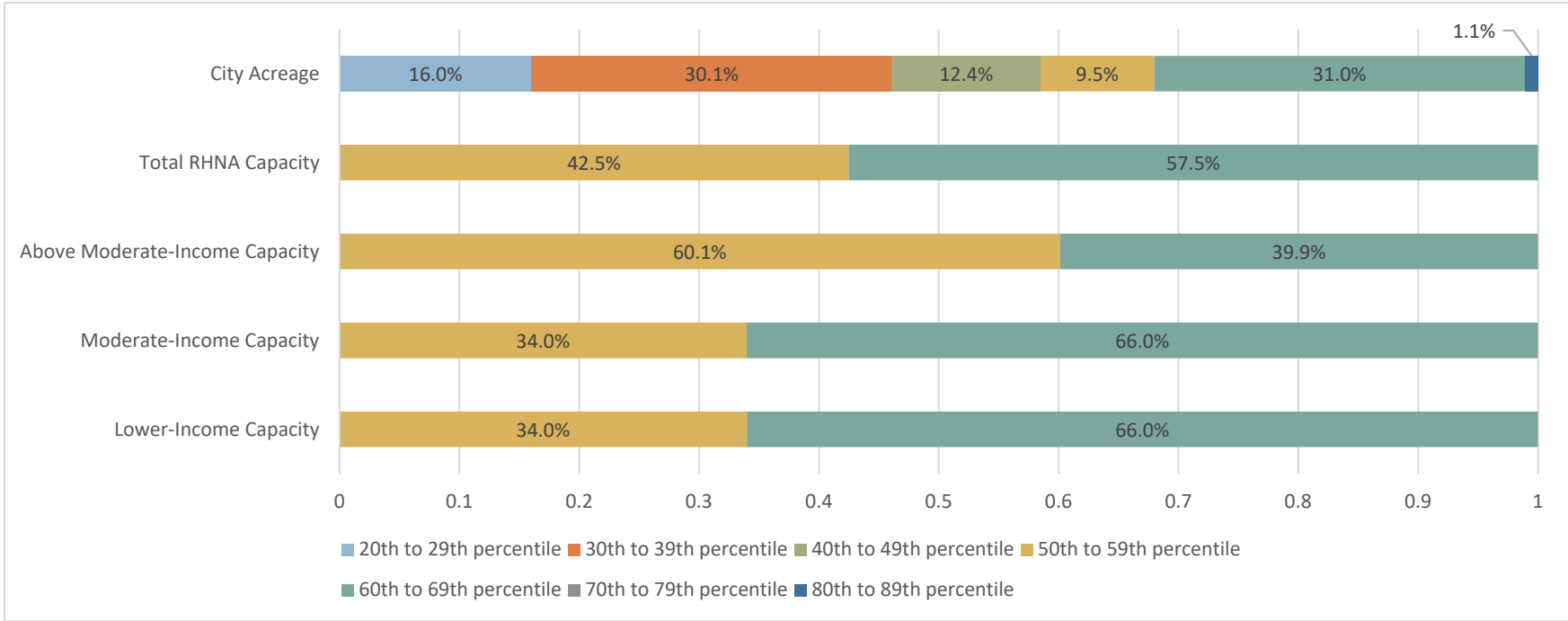
Note: There are no areas within Suisun City in which the TCAC/HCD Educational Domain score exceeds the 26<sup>th</sup> percentile.

## Environmental Health

As shown in **Figure 3-50, Percent Unit Capacity and City Acreage by CalEnviroScreen Percentile Score**, 32.1 percent of the acreage in Suisun City has environmental scores at or above the 60<sup>th</sup> percentile, the majority of which are located south of SR 12. This tract includes a portion of the unincorporated area south to Suisun Bay, within which the Potrero Hills Landfill is sited, as well as agricultural operations, which may negatively impact the environmental score. Additionally, proximity to SR 12 traffic and a relatively low median income may contribute to the high CalEnviroScreen score. Approximately 57.5 percent of the RHNA capacity is identified south of SR 12. However, based on the Public Housing Health Alliance of Southern California’s Healthy Places Index, the presence of the landfill and agricultural practices is not expected to affect access to environmental conditions for residents in the WDSP area, as residents south of SR 12 also have the closest access to several protected open spaces, parks, recreation facilities, and waterfront amenities. In addition, the identified sites in the WDSP area are located a further distance from influences in the unincorporated area at the northern edge of the tract, and in close proximity to the waterfront to benefit from natural resource amenities. The remaining sites in the Sunset neighborhood score in the CalEnviroScreen moderately impacted 50th percentile with a TCAC Environmental Domain Score in a more positive environmental outcome 63rd percentile category.

No site capacity is located in the 1.1 percent of land east of Railroad Avenue that scores above the 75<sup>th</sup> percentile, indicating that there are no sites located in a disadvantaged community designation. Therefore, although CalEnviroScreen and TCAC Environmental Domain scoring may suggest external environmental factors may potentially impact housing opportunities, site locations do not further concentrate poverty and will support a more walkable community, as is a goal of the WDSP. While CalEnviroScreen reports relatively high scores for population characteristics that negatively impact residents (i.e., medical issues), these likely do not result from poor access to recreational opportunities, due to the number and proximity of resources. However, the City has included **Program 5.A** to identify best practices to address negative health risks and impacts associated with SR 12.

**FIGURE 3-50: PERCENT UNIT CAPACITY AND CITY ACREAGE BY CALENVIROSCREEN PERCENTILE SCORE**



Source: OEHHA, 2021; City of Suisun City, 2022

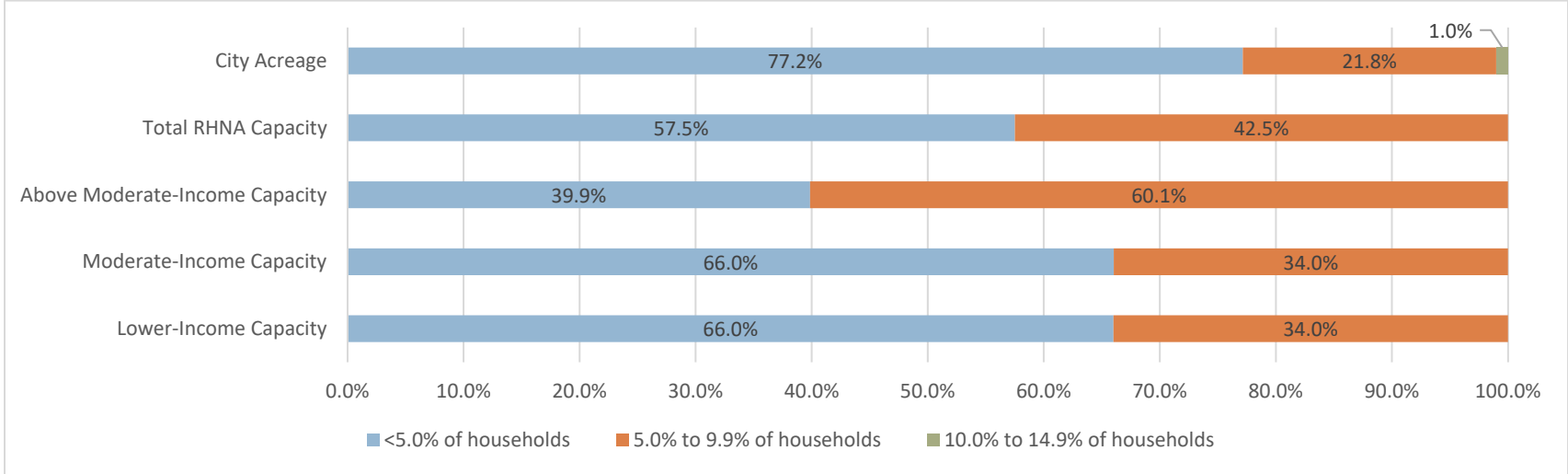
Note: There are no areas within Suisun City in which the CalEnviroScreen Percentile is below the 29<sup>th</sup> percentile or above the 77<sup>th</sup> percentile.

**POTENTIAL EFFECT ON DISPLACEMENT RISK**

**Overcrowding**

Overall, approximately 4.4 percent of households in Suisun City are considered overcrowded, and the city does not have any areas where overcrowding is experienced at a rate higher than the statewide average. Approximately 77.2 percent of the city’s acreage has low overcrowding rates that reflect this, less than 5.0 percent of households. However, households in approximately 22.8 percent of the city’s land have overcrowding rates greater than 5.0 percent. Renters experience overcrowded conditions at a higher rate than homeowners, with the highest occurrence in centrally located older subdivisions. As shown in **Figure 3-51, Percent Unit Capacity and City Acreage by Rate of Overcrowding**, the sites provided to meet the RHNA are dispersed in the northern and southwestern areas of the city with overcrowding rates slightly above the city average in the Sunset Avenue area, potentially due to the presence of a number of market rate multifamily rental complexes in both areas. However, the mix of income housing opportunities identified in the sites will help to facilitate additional affordable and market rate housing opportunities at a range of sizes for those few households that are currently experiencing overcrowding.

**FIGURE 3-51: PERCENT UNIT CAPACITY AND CITY ACREAGE BY RATE OF OVERCROWDING**



Source: 2015-2019 ACS; City of Suisun City, 2022

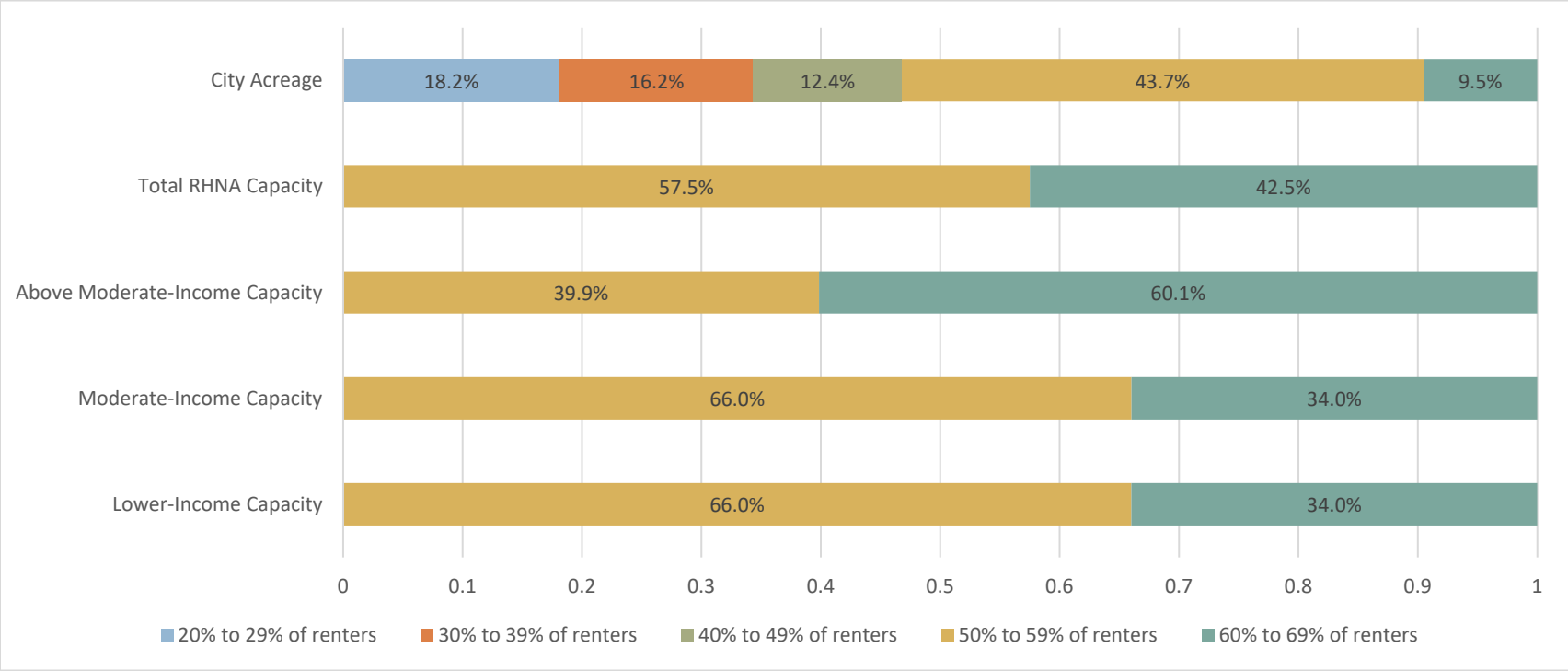
Note: There are no areas within Suisun City in which more than 10.2 percent of households are experiencing overcrowding.

## Overpayment

Approximately 30.4 percent of homeowners are overpaying for housing; in contrast, 50.1 percent of renters are cost burdened, and, in most circumstances, overpayment is closely tied to income, with lower-income renters experiencing the highest incidence of overpayment. Additionally, in Suisun City, there is a greater correlation between areas with high diversity and areas of increased renter overpayment, such as is found in neighborhoods found north of SR 12. There are two tracts in the city in which the homeowner overpayment rate is over 40.0 percent (18.4 percent of total city acreage), one block group area with a high overpayment rate over 50.0 percent (12.4 percent of total city acreage), and the remainder ranges (69.4 percent of total city acreage) between 30.8 percent and 37.6 percent cost burdened homeowners. However, there are no sites identified in either of these areas with higher cost burden as they are fully built out with residential uses. As shown in **Figure 3-52, Percent Unit Capacity and City Acreage by Rate of Renter Overpayment**, in 43.7 percent of the city's acreage renters overpay between 50.0 and 59.0 percent of their income for housing. In only 9.5 percent of the city's acreage, do more than 60.0 percent of renters overpay for housing, in the remaining 46.8 percent of the city's acreage the rate of renter overpayment is below 50.0 percent, although this is still a significant indicator of a shortage of affordable rental housing.

As shown in **Figure 3-53, Percent Unit Capacity and City Acreage by Rate of Homeowner Overpayment**, the entire capacity to meet the RHNA has been identified on sites 30.0 to 39.9 percent of homeowners are overpaying for housing. The addition of units affordable to all income categories in the city will help to alleviate homeowner cost burden and facilitate mobility opportunities for all households.

**FIGURE 3-52: PERCENT UNIT CAPACITY AND CITY ACREAGE BY RATE OF RENTER OVERPAYMENT**

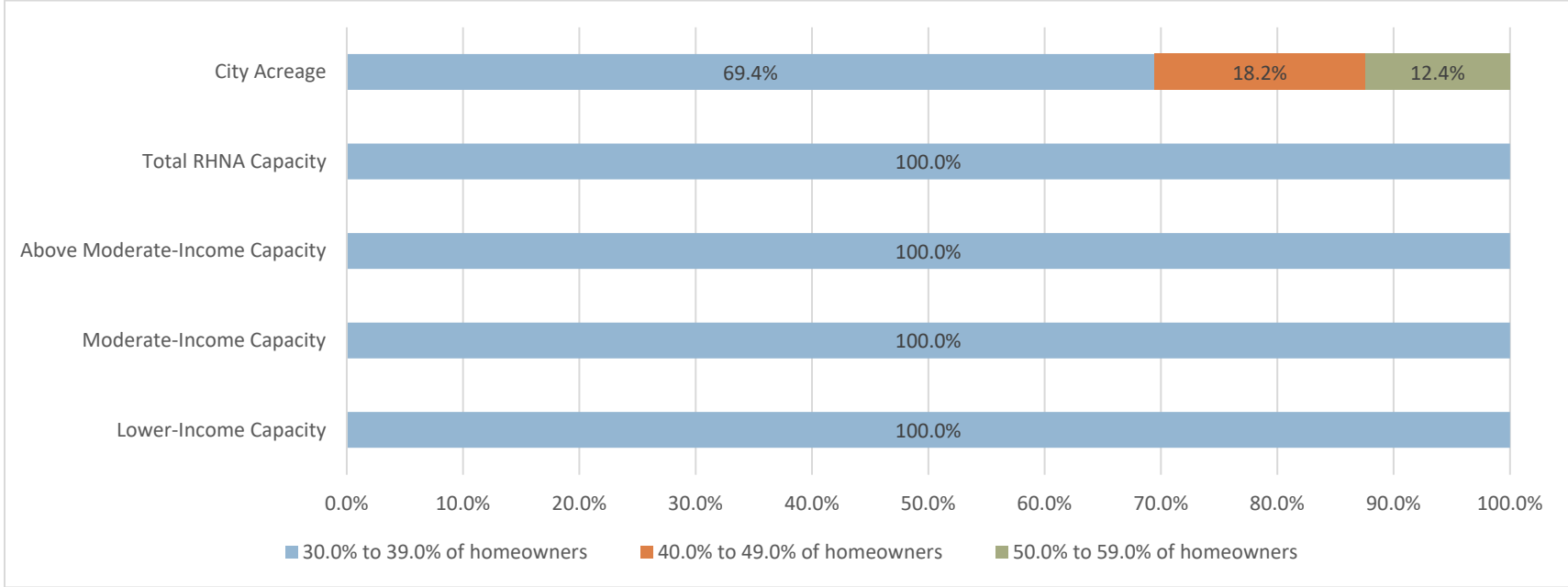


Source: 2015-2019 ACS; City of Suisun City, 2022

Note: There are no areas within Suisun City in which fewer than 21.6 percent or more than 61.5 percent of renters are overpaying for housing.



**FIGURE 3-53: PERCENT UNIT CAPACITY AND CITY ACREAGE BY RATE OF HOMEOWNER OVERPAYMENT**



Source: 2015-2019 ACS; City of Suisun City, 2022

Note: There are no areas within Suisun City in which fewer than 30.8 percent or more than 50.9 percent of homeowners are overpaying for housing.

**CONTRIBUTING FACTORS**

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in **Table 3-11, Factors that Contribute to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the dominance of low-resource areas and displacement risk for lower-income households. Prioritized contributing factors are **bolded** in **Table 3-11**, and associated actions to meaningfully affirmatively further fair housing related to these factors are **bold and italicized**. Additional programs to affirmatively further fair housing are included in **Section 4, Goals, Policies, and Programs**.

**TABLE 3-11: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES**

AFH Identified Issues	Contributing Factors	Meaningful Actions
<p>Low-resource areas with a concentration of lower-income, non-White households</p>	<p><b>Relatively affordable housing compared to the region</b></p> <p>Dominance of residential zoning</p> <p>Limited access to a range of job opportunities within the city</p> <p><b>Concentration of HCV holders</b></p>	<p>Encourage construction of ADUs (Program 1.H)</p> <p>Encourage the construction of affordable units in a range of sizes (Program 1.B)</p> <p><i>Implement multilingual communication and outreach strategies (Program 1.G, 1.H, 5.A)</i></p> <p><i>Provide mortgage assistance for low- and moderate-income first-time homebuyers, prioritizing advertising to persons with disabilities and limited English proficiency (Program 1.G)</i></p> <p>Work with trusted community partners to provide linguistically and digitally accessible and culturally relevant housing search assistance (Program 5.A).</p> <p>Pursue funding for culturally relevant financial empowerment services to help community members of color remove economic barriers to accessing housing like credit scores and income documentation (Program 5.A).</p>
<p>Displacement risk due to economic burdens</p>	<p><b>Rising cost of rents and home prices that outpaces wage increases</b></p> <p>Concentration of lower-income households</p> <p>Dominance of single-family homes, typically a more expensive housing option</p> <p><b>Low vacancy rates that reduce housing options</b></p>	<p><i>Incentivize construction of affordable units (Program 1.C)</i></p> <p><i>Promote a range of housing types (Program 1.B)</i></p> <p><i>Encourage the construction Accessory Dwelling Units (ADUs), particularly in areas of concentrated affluence and/or single-family homes (Program 1.H)</i></p> <p>Develop a program to connect lower-income households with housing opportunities (Program 1.C)</p>

AFH Identified Issues	Contributing Factors	Meaningful Actions
<p>Barriers to securing housing for persons experiencing or at-risk of homelessness</p>	<p><b>Strick background checks and rental referral requirements</b></p> <p><b>Shortage of housing with supportive services</b></p>	<p><i>Facilitate development of transitional housing opportunities (Program 3.B, 4.A)</i></p> <p>Facilitate development of navigation centers (Program 4.A)</p>
<p>Disproportionate access to services and housing for persons with disabilities</p>	<p>Shortage of accessible units</p> <p>Limited availability of residential care facilities</p> <p>Costs of accessibility modifications</p> <p>Possible discrimination against persons with disabilities</p> <p>Disproportionate proximity to services within walking distance or transit lines</p>	<p><i>Prioritize projects that include accessible units (Program 4.B)</i></p> <p>Work with the North Bay Regional Center to identify incentives to encourage future housing to meet the needs of persons with developmental disabilities (Program 3.A, 3.C)</p> <p><i>Provide education to landlords and property managers on requirements to address reasonable accommodation requests (Program 4.A, 5.A)</i></p> <p><i>Provide repair and rehabilitation assistance for lower-income households, including assistance making mobility modifications (Programs 2.C)</i></p>



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