



Solano County *California*

2015–2023

Housing Element Update



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CHAPTER

9

HOUSING ELEMENT

TABLE OF CONTENTS

CHAPTER 1. INTRODUCTION.....	HE-1
Housing Element Background	HE-1
Housing Element Public Participation Process	HE-2
Review of Previous Element	HE-3
CHAPTER 2. GOAL, OBJECTIVES, POLICIES AND PROGRAMS.....	HE-4
Goal.....	HE-4
Objective, Policy, and Program Subject Areas	HE-4
Quantified Objectives.....	HE-32

Tables

Table 1 Summary of Quantified Objectives	HE-32
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Appendices

- Appendix A - Housing Needs Assessment
- Appendix B - Review of Previous Housing Element
- Appendix C – Land Inventory Table and Map
- Appendix D – Public Outreach Mailing List

CHAPTER 1. INTRODUCTION

This update of the Solano County Housing Element is broken into three chapters, including this **Introduction** chapter, a chapter that outlines the County's **Goal, Objectives, Policies, and Programs**. This Housing Element also incorporates by reference a separate **Housing Needs Assessment (Appendix A)** and **Review of Previous Housing Element (Appendix B)**, which was prepared as a background report for the Housing Element update and contains data and analyses required by state law to accompany the Housing Element.

Housing Element Background

Purpose. The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in the Unincorporated area of Solano County, with a focus on meeting the housing needs of all economic segments of the community, including low- and moderate-income households which may have trouble affording market-rate housing and populations with special housing needs that may not necessarily be met through conventional housing products.

Housing Element Planning Period. This Housing Element update is intended to address the County's housing needs for the planning period of January 31, 2015 through January 31, 2023. This planning period was established for Solano County and other Bay Area jurisdictions by state law. This Housing Element will remain in effect until such time as the County adopts an updated Housing Element.

Statutory Requirements. According to state law, the Housing Element is one of seven elements that must be included in a California General Plan, along with any number of optional elements that a jurisdiction may wish to include. The County organized the 2008 General Plan by chapters that combine some of the required elements with non-required elements. The following chapters include mandated elements: Chapter 2 – Land Use, Chapter 4 – Resources, Chapter 5 – Public Health and Safety, Chapter 7 – Transportation and Circulation, and Chapter 9 – Housing Element. In addition to the mandated elements, the County's General Plan includes the following chapters that contain optional element content: Chapter 3 – Agriculture, Chapter 6 – Economic Development, and Chapter 10 – Park and Recreation Element.

As one of the County General Plan chapters, the Housing Element is a very important policy document for the County, not only for its specific provisions as they relate to housing, but also because the other elements included in the General Plan must be consistent with the Housing Element. Should the adopted Housing Element update create internal inconsistencies with other portions of the Solano County General Plan, the County will subsequently undertake amendments to the other affected elements in order to bring about consistency among all General Plan elements. The County is currently updating its Public Health and Safety Element and will address the requirements of Assembly Bill (AB) 162 relating to flood protection.

Housing Element

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

Housing Element Public Participation Process

Public Workshops

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." (Government Code §65583). The Housing Element update was prepared with a goal of incorporating broad-based community input, particularly in the areas of housing needs and updating housing policies. To this end, Solano County hosted a Housing Element workshop with the Planning Commission on August 7, 2014, for the purpose of obtaining input from residents and stakeholders on local housing needs. County staff and the consultant made a presentation describing the purpose of the Housing Element and the requirements governing its contents. Topics of discussion included updated demographic data for Solano County, new legislation requirements, and the public outreach process. A schedule for the project was also discussed.

No members of the public spoke at this workshop. Planning Commission members had questions regarding the preliminary demographics presented in the slideshow presentation and whether previous Housing Element Program 1.2 Standards and Guidelines for Energy Efficiency and Conservation still applied. Commissioners also mentioned the importance of farmworker housing in the unincorporated county, and the fact that the county is rural and some of the uses required by state law like single-room occupancy units (SROs) and transitional and supportive housing are "urban" uses. In addition, many vacant sites in the unincorporated county are not near services and transit. Staff mentioned that there is some redevelopment set-aside money remaining and available for housing rehabilitation.

The County posted ads in the *Fairfield Daily Republic*, *Vacaville Reporter*, *Vallejo Times-Herald*, and *Benicia Herald* and also sent notices via direct mail to a mailing list of individuals and stakeholder organizations.

The mailing list included stakeholder and advocacy groups for farmworkers/agriculture, low- and moderate-income housing, seniors, disabled, and fair housing. The list of those notified is located in Appendix D.

Public Hearings

The administrative draft Housing Element was released for public review on October 25, 2014. The mailing list of individuals and stakeholder organizations was also notified on that day of the availability of the draft and regarding the upcoming meeting with the Board of Supervisors. On November 4, 2014 the Board of Supervisors reviewed the administrative draft Housing Element and made a recommendation to direct staff to submit the draft to the California Department of Housing and Community Development (HCD) for the 60-day review period. County staff and the consultant made a presentation describing Housing Element update process and the key analysis and program updates in the draft Housing Element. The members of the Board of Supervisors asked questions regarding the upcoming zoning amendment to address previous Housing Element implementation to comply with Senate Bill 2 regarding emergency shelters. County staff will work with the Board of Supervisors to determine the proposed zone or zones to allow emergency shelters by right in the County.

The Board of Supervisors hearing was noticed two weeks prior to the hearing in the *Daily Republic*, the *Dixon Tribune*, the *Vacaville Reporter*, the *Vallejo Times Herald*, the *Rio Vista River News Herald* and the *Benicia Herald*. In addition, the hearing was televised and the hearing is available for review on the County's website. Once the Housing Element is submitted to HCD, a copy of it will be available for review on the County's website. If any comments are received during the 60-day review period, the County will incorporate those comments into the Housing Element prior to adoption.

Review of Previous Element

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

CHAPTER 2. GOAL, OBJECTIVES, POLICIES AND PROGRAMS

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

Goal

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

In order to achieve the intent of this statement, it is necessary to establish short-term objectives and policies that will overcome the major obstacles that prevent realization of the goal. In addition to listing a set of policies that can serve as a general framework for County planning and decision-making on a range of issues (e.g., land use, public services, capital improvements, etc.), the Housing Element also includes a set of programs that call for the County to undertake or promote specific actions that will help to achieve Housing Element objectives. Thus, this chapter summarizes major housing issues identified in the Housing Needs Assessment chapter and in the prior Housing Element and then lays out objectives, policies, and programs that, taken together, are intended to focus the County's efforts to achieve its housing goal by addressing the identified housing issues.

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

Objective, Policy, and Program Subject Areas

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

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

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

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

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

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

A. Housing Conservation and Rehabilitation

An important aspect of ensuring adequate housing in a satisfying environment in Solano County is the conservation and rehabilitation of the existing housing supply. Conserving and improving the County's housing supply not only requires the rehabilitation of substandard structures, but also the continued maintenance and upkeep of existing structures in fair to sound condition. A housing unit begins deteriorating from the day the structure is built. While deterioration occurs over a period of time, the need to paint or re-roof, replace a water heater, or make other household repairs become "due" at various intervals over the life span of a structure. In many cases, low- or fixed-income households can neither afford to set aside funds to meet normal maintenance costs, nor to pay for restoration of substandard units. Households can borrow money for household repairs and home improvement, but many households most in need cannot qualify for such loans. In addition, the cost of rehabilitating a home can have a negative impact on the affordability of housing for low- and fixed-income households. The costs of repairs and improvements on rental structures are often passed on to the renter in terms of higher rents.

Code enforcement in Solano County is conducted on a complaint basis. The County seeks voluntary compliance whenever possible. Legal action is only taken when all voluntary options have been exhausted. Typically upon receipt of a complaint, an inspection is made with the property owner or tenant and a Warning of Violation describing any violations, necessary corrective actions, and time frame for correcting the violations is issued. The property is reinspected and if violations have not been corrected, a Notice of Violation is issued. If after this notice the violations have not been corrected, a Final Notice is issued, which gives the property owner the ability to appeal the notices to a hearing body. If corrections are not made and an appeal is not filed, the complaint is referred to the District Attorney for action.

The housing conservation and rehabilitation policies recognize the significant advantages in preserving and upgrading the existing housing stock because maintenance of existing units provides expanded home ownership opportunities for low- and moderate-income families. By providing assistance to households in need, surrounding households are encouraged to maintain their homes and make necessary repairs.

The following policies suggest continuation and expansion of the County's housing rehabilitation programs. Rehabilitation programs would continue to provide loans and/or grants for home repairs. The programs would be coordinated with other housing and public improvement programs where appropriate. The County will seek to expand rehabilitation programs through varied funding sources including Community Development Block Grant (CDBG) and HCD funding, redevelopment funds, and other state and federal programs. In unincorporated, urbanized areas adjacent to cities, rehabilitation programs would be seen as a means of upgrading communities that would encourage their eventual annexation to cities.

Objective

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

Policies

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

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

Programs

A.1 Financial Assistance and Outreach – Rehabilitation. To assist private property owners in rehabilitating the housing stock, the County will consider applying for Community Development Block Grant funds and other funding sources as available including funding from the federal Department of Housing and Urban Development, the California Department of Housing and Community Development, remaining local redevelopment set-aside funding, and other governmental or private sources. As the County applies for and receives funding to provide rehabilitation loans they will notify the public of available housing rehabilitation programs in coordination with city housing authorities and other public and private agencies.

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

Target Date: The County will consider applying for funds annually, as demand necessitates, and as Notice of Funding Availability (NOFAs) are released. Outreach will be ongoing as funding is available.

Funding Source: CDBG, HOME, Rehabilitation Loan Pool.

A.2 Program Partnerships – Rehabilitation and Preservation. The County will seek to maintain its existing supply of assisted housing through the development of programs in coordination with other public and private nonprofit housing agencies. The County will seek to expand rehabilitation opportunities by coordinating and working with financial institutions and nonprofit agencies to expand the supply of funding available and by recycling program income from existing programs into future rehabilitation programs.

The County currently contains no deed-restricted affordable units and therefore there are no “at-risk” units at this time. Should the County have any affordable units prior to the end of the planning period, the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future

Housing Element

preservation of assisted housing developments. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.

Responsibility: Resource Management.

Target Date: The County previously contracted with Mercy Housing to monitor rent limitation agreements under the County Housing Rehabilitation Program but the contact expired in June 2008. The County may need to contract with a consultant in a year or two depending on interest in the program. The County will contact agencies and non-for-profit housing providers within a year of any subsidized affordable units becoming deed-restricted during the planning period (2015-2023).

Funding Source: Rehabilitation loan pool.

B. Opportunities for Housing Production

The County of Solano and its incorporated cities have a joint responsibility to ensure that there is an adequate supply of housing to meet projected countywide housing needs. As developable land becomes scarcer and increasingly costly in the inner Bay Area, demand continues to increase for housing within Solano County jurisdictions, including the Unincorporated area.

A primary measure of Solano County's need for new housing production is the Regional Housing Needs Allocations (RHNA) produced by the Association of Bay Area Governments (ABAG) for the January 1, 2014 through October 31, 2022, time period. ABAG allocated the unincorporated part of Solano County the following housing needs:

Household Income Category	# of Units	% of Total
Extremely Low Income (0-30% of AMI)	13	13%
Very Low Income (31-50% of AMI)	13	13%
Low Income (51-80% of AMI)	15	14%
Moderate Income (81-120% of AMI)	19	18%
Above Moderate Income (120%+ of AMI)	43	42%
Total	103	100%

To satisfy housing needs, the County and the cities each have historically played distinctive roles. The County has primarily provided for housing which has been agriculturally related or rural in character. Higher density single-family and multiple-family developments, on the other hand, have been provided primarily in the cities. This has resulted from General Plan policies and servicing constraints which have limited the range and quantity of housing which can be provided in the unincorporated area.

Historically, the principal type of housing provided by the County is the single-family home, which is usually self-supporting relative to water and sewer service. Multi-family residential development in the unincorporated area is located only in those areas where community water and sewer systems are available to support the more intensive infrastructure needs of higher density development, principally in the Vallejo unincorporated area. In addition, the County Zoning Code allows manufactured homes to be placed on foundations in any zoning district where a single-family dwelling unit is allowed.

The County allows secondary living units in Exclusive Agricultural, Rural Residential, and Residential-Traditional Community (R-TC) zoning districts. Analysis conducted as part of the Housing Needs Assessment indicates that these types of smaller dwelling units, which can be constructed on parcels already containing a primary residence, can be produced at costs that would make them affordable to low-income households, and in some cases very low-income households.

It is evident that if the County is to ensure an adequate supply of housing to meet its varied housing needs, a cooperative program between the County and cities that sets forth each jurisdiction's role and responsibilities must be clearly defined. The policies of the County General Plan specifically define the County's role as one that is designed to complement the housing efforts of the cities rather than to compete with them by attempting to provide a full range of housing choice in the Unincorporated area, thereby duplicating necessary services. The County and the cities have recognized that infrastructure capable of supporting urban growth has not been provided in the Unincorporated area, consistent with smart growth principles that call for directing growth to cities. These principles also dictate that urban infrastructure not be extended into unincorporated areas in the future, because of its growth and sprawl-inducing effects. These policies help confine urban development to existing urban centers where supporting services are presently available, providing for better access to employment and service facilities. These policies have been further reinforced with the passage of Proposition A (Ordinance 1230) in 1984, the Orderly Growth Initiative in 1994, and Measure T in 2008.

Housing Element

Objective

B. The County will provide sufficient land to accommodate Solano County's projected housing needs. As of September 2014, the County's remaining unmet need is as follows. (See the resources section of Appendix A for a complete analysis.)

Progress Toward Achieving RHNA

Income Group	ABAG Allocation	Constructed Units	Remaining Need
Extremely Low	13	4 ^{1,2}	37
Very Low	13		
Low	15		
Moderate	19	1 ³	18
Above Moderate	43	4 ⁴	39
Total	103	9	94

1. The extremely low, very low, and low income categories have been combined in some of the columns in the table above to make up the lower-income RHNA. This approach is acceptable per HCD guidance.
2. Four secondary units affordable to low-income households.
3. One manufactured home affordable to moderate-income households.
4. Four single-family homes affordable to above moderate-income households.

Policies

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

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

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

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

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

Programs

B.1. Countywide Housing Production and Coordination. The County will coordinate its planning and program efforts with the cities to ensure that adequate quantities of various housing types are provided to meet the County's total projected housing needs. The County inventoried its available sites for housing development and identified sites by zoning category that are available to meet its housing need allocation for the Housing Element planning period. The inventory is summarized in **Appendix A** and includes sites for housing by income category.

In addition to meeting the RHNA, the County has additional sites to accommodate a variety of housing types. The County General Plan identifies an Urban Residential designation which allows for up to 25 units per acre but does not have a corresponding zoning district that allows for the same density. This is because the County believes while some development has been allowed to occur where limited urban services were provided by cities and special districts, current General Plan policies maintain that "what is urban should be municipal," meaning that development requiring urban services should occur within an incorporated city.

To encourage the development of these sites the County will work with the adjacent cities to ensure that their rezoning of these sites can accommodate housing for up to 25 units per acre and the County will facilitate the annexation process of these sites into the cities when the cities are ready to annex. Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites. The County has negotiated successful RHNA transfers in the past and will continue to work with the neighboring cities to facilitate compact development to address climate change and energy conservation, and maximize land resources to preserve agricultural and open space resources.

Responsibility: Resource Management.

Target Date: 2015–2023; continue to provide sites to meet the County's RHNA allocation of 103 units and continue to work with the adjacent cities to coordinate plans for annexation and then work with the cities to negotiate annexations of land and transfers of RHNA if needed. The County will annually report building permits issued to ABAG.

Funding Source: County General Fund.

Housing Element

B.2 Secondary Dwelling Unit Program. To maximize the potential for housing development on its existing residentially zoned land, the County will continue to implement streamlined permitting processes for these types of units. The County will continue to make information available at the public counter about secondary dwelling unit options and standards.

Responsibility: Resource Management.

Target Date: Ongoing, review information and update if needed annually.

Funding Source: County General Fund.

C. Affordable Housing Assistance

Housing affordability is a nationally recognized problem, and programs at both the state and national level have been designed to provide assistance for the provision of low- and moderate-income housing. In the 1979 Housing Element, a program was set forth to establish a County Housing Authority to enable the County to participate in many of these programs. The Housing Authority was subsequently established in 1979. The County contracts for the operation of the County Housing Authority with the City of Vacaville Housing Authority. At present, the Solano County Housing Authority provides 251 Housing Choice vouchers (Section 8) per year for rental assistance. There are currently 51 vouchers in use in the unincorporated County. There is a wait list for vouchers of 1,102 households for the area administered by the Solano County Housing Authority, which includes the cities of Dixon and Rio Vista as well as the unincorporated County. Most of the County's "affordable" housing involves market-rate primary and secondary residential units located in older established neighborhoods and in scattered locations throughout the agricultural region. Most of these units are single-family structures, though some multiple family units exist in the Vallejo unincorporated area. Historically, the County has not had publicly regulated affordable housing units.

While the County has taken steps to address the problem of affordable rental housing for existing households through the Section 8 rental assistance program, this need far exceeds available funding. However, the County has been successful in achieving full utilization of its available Section 8 vouchers, and the County will seek to obtain allocation of additional Section 8 vouchers, so that the program can serve additional local households in need of assistance.

In addition, service constraints make it difficult to provide new affordable owner- and renter-occupied housing for lower-income households. The County is not equipped in most areas to provide the necessary supporting facilities and services for new assisted and subsidized housing. However, regardless of these service constraints, the County recognizes its responsibilities to address the needs of lower-income households in obtaining suitable affordable housing.

The policies and programs suggest an approach to overcome many of the constraints to affordable housing. The County must maintain, conserve, and improve its existing supply of available housing. The County must also work closely with the cities in designing and administering programs to provide affordable housing to lower-income households. Funding available to the County for housing assistance will be channeled through the most appropriate agency for administration in either the Unincorporated area or within a city jurisdiction. In some cases it is expected the County will undertake joint programs with local agencies in order to make most effective use of available funding and to provide housing assistance at the most appropriate locations. Through provisions of the zoning code, manufactured housing units and secondary dwelling units, including units incidental to agricultural uses, opportunities for low-cost housing will be provided. In accordance with state law, the County will establish regulatory incentives, such as relaxing site development standards or providing permit fast-tracking, to encourage affordable housing production by private developers.

Objective

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

Policies

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

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

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

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

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

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

Housing Element

Programs

C.1 Financial Assistance - Affordable Housing Production. The County will utilize available local funding sources for affordable housing, primarily involving application for CDBG funds from the state and HOME funds, and seeking to expand the County's Section 8 voucher program. The County will apply for funding based on the level of public demand. Because of the competitive nature of the CDBG, HOME, and the Section 8 programs, it is not possible to estimate the amount of funding that could be obtained from these sources through the remainder of the Housing Element planning period. To leverage local subsidy sources, the County and County Housing Authority will seek funding for extremely low-, very low-, and low-income housing assistance through state and federal housing programs in the development of local housing assistance programs.

Responsibility: Resource Management.

Target Date: The County will continue to look into and if appropriate apply for funds annually and as Notice of Funding Availabilities (NOFAs) are released.

Funding Source: Section 8, CDBG, HOME, and other funding sources as they become available.

C.2 Regulatory Incentives for Affordable Housing. The County will continue to work with developers to comply with Sections 65915 and 65917 (density bonuses) of the California Government Code and AB 1866 (secondary dwelling units).

The County will also amend the Zoning Code to adopt a density bonus ordinance in compliance with Government Code Sections 65915 and 65917.

Responsibility: Resource Management.

Target Date: Adopt density bonus ordinance within one year of Housing Element adoption; 2015–2023 - provide housing options to housing projects on a case-by-case basis as projects are processed through the Resource Management Department.

Funding Source: General Fund.

C.3 Zoning Codes and Development Standards to Encourage and Facilitate Alternative Housing. To create opportunities for the private marketplace to produce additional affordable housing for extremely low-, very low-, low-, and moderate-income households, including farmworkers and the elderly, the County will continue to implement building and zoning codes to accommodate manufactured dwelling units and secondary dwelling units in all residential zoning districts by right. Based on trends in the last five years the County is projecting the market will construct approximately 41 additional secondary dwelling units and 14 manufactured homes during the RHNA projection cycle.

Responsibility: Resource Management.

Target Date: 2015–2023; continue to allow manufactured housing and second units.

Funding Source: General Fund.

C.4 Preservation of Existing Assisted Housing Units. Currently, there are no lower-income assisted units in the Unincorporated area of Solano County. Should other publicly assisted affordable housing units be produced during the Housing Element planning period and become at risk of conversion to market rate within 10 years of the beginning of the next planning period (2025), the County will monitor its status, identify any units at risk of conversion to market rate, and work proactively to preserve them. The County would work with interested affordable housing developers and make preservation activities a priority use of available federal, state, and local financing sources in cases where it is more cost-effective to preserve affordable units than to build replacement affordable units.

Responsibility: Resource Management.

Target Date: 2015–2023; as projects are built and have affordability covenants on them, they will be monitored.

Funding Source: General Fund.

Housing Element

C.5 Program Partnerships – Affordable Housing. The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production.

The County will continue to work with the City of Vacaville Housing Authority to administer the Section 8 program. The County may also apply for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee, with the program administered by the City of Fairfield for first-time homebuyers.

Responsibility: Resource Management and City of Vacaville Housing Authority for Section 8 administration and City of Fairfield for first-time homebuyer program. The County will annually report to the Board of Supervisors on Section 8 program accomplishments.

Target Date: 2015–2023; continue to apply for funding as it becomes available, and as demand warrants.

Funding Source: General Fund.

C.6 Housing Assistance Outreach – Affordable Housing. The County will notify the public of available affordable housing programs in coordination with city housing authorities and other public and private agencies.

Responsibility: Resource Management and Housing Authority.

Target Date: Notify public of available programs through flyers and the newspaper on a quarterly basis. Information on the County's website will be updated quarterly or as needed.

Funding Source: General Fund.

D. Special Housing Needs and Equal Housing Opportunity

Particular groups within unincorporated Solano County have special housing needs. These include the elderly, the disabled (including those with developmental disabilities), large family households, female heads of households, military, farm laborers, and the homeless. To ensure that adequate housing is available for all the citizens of the county, particular attention will need to be given to these groups.

A major constraint to meeting special housing needs is that the particular housing problems of these groups are not easily identifiable and are thus not readily perceived by the public. Data from the Census and other sources presented in **Appendix A** (Housing Needs Assessment) provides some indication of the nature and extent of the housing problems facing these groups.

The County has instituted programs to address some of the needs of special groups. With respect to housing needs of the elderly and disabled, the county instituted changes to its zoning code to allow a secondary dwelling unit to be established in certain zoning districts, in addition to the principal single-family residence which can be used for the elderly and the disabled.

In expanding the existing programs and developing new programs, special consideration must be given to the unique problems faced by each of these groups. Providing assistance to the elderly and handicapped may best be accomplished by administration of available funding through the Solano County Housing Authority. The elderly and handicapped often are in need of easy access to public transportation and commercial and recreational facilities, and additional supporting facilities and services. These facilities for seniors and disabled are generally not available in the Unincorporated area.

In addressing the problems of large family households and female-headed households, special consideration should be given to these groups under low-income housing assistance programs. In addition, the private sector should be encouraged to give full consideration to the needs of large families in their developments.

The County has enacted provisions for agricultural employee housing. The Agricultural Advisory Committee recommended that additional agricultural employee housing be provided as a manufactured dwelling unit on a temporary basis through a use permit approval process. The Committee felt the proposed agricultural employee housing provisions would best meet farmworker housing needs in Solano County. Under the zoning code, agricultural employee housing is subject to the condition that the property owner and lessee employ the occupants of the dwelling, that they have rent deducted from their wages, and that the unit meets setback requirement. There are no additional site requirements, design standards, or development standards required other than meeting building code requirements for foundations and providing adequate sewage disposal and water facilities for the unit. Further amendments to the Agricultural Zoning District allow farmworker housing under a permit from the California Department of Housing and Community Development as an allowed use within the zoning district without requiring a use permit from the County. The County will provide assistance, as needed, to the farming community in obtaining funding and establishing farmworker housing. In addition, the proper maintenance of private migrant farm labor camps through periodic onsite inspection programs is ensured by the State Department of Housing and Community Development through its inspection and enforcement program. The County also can provide assistance in obtaining loans and grants for the rehabilitation or establishment of new farm labor housing as needs are demonstrated.

In cooperation with cities and other agencies, Solano County helped establish the Continuum of Care and Solano Safety Net Consortium – Community Action Agency to address special housing needs in the county. This organization is a collaborative of local service agencies from

Housing Element

the public and private sectors that provide services to the homeless and others in need of emergency and transitional housing. The purpose of the agency is to coordinate service delivery and resources. The County will continue to coordinate and expand its homeless programs through this public/private collaboration.

The County supports fair housing through enforcement of equal opportunity provisions under County-operated housing programs. Solano County Housing Authority contracts with the City of Vacaville Housing Authority to provide housing services to the Unincorporated area. Part of the services provided by the City of Vacaville is assistance to the County in promoting fair housing opportunities through Vacaville's Housing Counseling Program. The City's HUD-certified Housing Counseling Program provides information and referral to landlords, tenants, and homeowners on a number of topics including landlord/tenant disputes, finding and securing housing, housing discrimination (including referral to the appropriate investigative and enforcement entity), and foreclosure prevention counseling to residences in the Unincorporated area. The Housing Counseling Program will actively promote fair housing education by sponsoring in partnership with others fair housing workshops, landlord training and tenant credit repair workshops and tenants' rights clinics. Because of the high percentage of Spanish-speaking households in the Unincorporated area, special workshops have and will continue to be conducted for Spanish speakers.

Objective

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

Policies

D.1 The County shall support and comply with Federal Civil Rights law on discrimination in housing on the basis of ethnic background, age, disability, or sex.

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

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

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

Programs

D.1 Farmworker Housing – Production. The County will seek to coordinate programs and funding from state and federal programs through the Dixon Housing Authority. The County will work with the Dixon Housing Authority to explore opportunities for expanding the Dixon Migrant Center as demand necessitates. The County, through the County Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and Community Development (HCD) programs and other funding sources that may become available. The County will develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing. The County will also contact agricultural stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2016. The County will then assist nonprofit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary. In addition, the County will formulate and provide development incentives as funding permits for the provision of farmworker housing and expedite the permitting process for all farmworker housing projects to the extent feasible.

Farmworker housing, permitted by HCD, is an allowed use without the necessity of obtaining a use permit from the County. HCD will continue site inspections of migrant farm labor camps to ensure proper maintenance.

Responsibility: Resource Management and HCD.

Target Date: Ongoing; develop an informational brochure explaining options, permitting process, and possible funding sources for the development of farmworker housing by June 2016. The County will reach out to stakeholders to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed, at least annually, as part of regular meetings with the Ag Advisory Committee and the Farm Bureau.

Funding Source: As funding permits, General Fund, USDA Rural Development, and state CDBG and HOME funds.

D.2 Addressing Special Housing Needs. The County has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include modification of development standards. The County will seek funding for special groups with specific demonstrated needs through federal, state, and local housing assistance programs through the Solano County Housing Authority. Where unmet needs are demonstrated, the County will give

Housing Element

preference in its funding decisions to projects addressing special housing needs.

Through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency (SSNC-CAA), the County will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. The SSNC-CAA receives funding from CDBG, HUD, FESG, EHAP, United Way, and other sources. Funds are used to provide housing assistance (in the form of rental assistance), hotel vouchers, tenant rights assistance, credit clean-up, budget sessions, job developing, etc. These services are in place to keep housing clients in their homes.

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

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

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

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

D.3 Housing Assistance Outreach – Special Housing Needs. Consistent with state law, the County has identified sites that can accommodate development of new farmworker housing, new emergency shelters, and new transitional housing. In addition to the primary residence on parcels under Agricultural zoning, the County provides for a “secondary dwelling unit” as an allowed use by right for either farmworker or non-farmworker housing. For additional housing above the two units allowed by right, the County's agricultural zoning districts also includes provisions for temporary

manufactured dwelling units for agricultural employee housing through the use permit process. The zoning code has been amended to allow farmworker housing permitted by the California Department of Housing and Community development by right without a use permit.

In addition, the County will notify the public of available special housing needs and emergency shelter assistance programs and equal housing opportunity programs in coordination with the Continuum of Care /SSNC-CAA, city housing authorities, and other public and private agencies. The County will develop an informational brochure explaining options, the permitting process, and possible funding sources for the development of farmworker housing.

Through the Solano County Housing Authority contract with the City of Vacaville Housing Authority, the County will continue to provide fair housing services in the unincorporated area. In coordination with the City of Vacaville Housing Authority, the County will continue to assist the public in matters concerning fair housing issues and referrals to appropriate investigative and enforcement agencies. The County will promote equal housing opportunities through the distribution and posting of fair housing information in coordination with other agencies at public building and facilities and other locations throughout the entire county. Through the Housing Counseling Program, the County will continue to promote fair housing education through fair housing workshops, landlord training and tenant credit repair workshops and tenants' rights clinics at various locations throughout the county.

To comply with the Health and Safety Code Section 17021.6 (a section of the state Employee Housing Act), the County will amend its zoning code to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted.

Responsibility: Resource Management, Solano County Housing Authority.

Target Date: Develop an informational brochure explaining options, permitting process, and possible funding sources for the development of farmworker housing by June 2016. Amend the zoning code to address Health and Safety Code Section 17021.6 by December 2015.

Funding Source: General Fund, Continuum of Care, SSNC-CAA – Solano County Housing Authority.

E. Governmental and Non-Governmental Housing Constraints

The Housing Needs Assessment found that Solano County does not face any unusual non-governmental constraints to housing. As with most other jurisdictions in this part of the state, the unincorporated part of Solano County has experienced increasing housing land costs and increasing costs for building materials, services, and labor, which have contributed to increasing housing costs.

In terms of governmental constraints, the Housing Needs Assessment observed that processing and permit procedures, fees and exactions, site improvement requirements, and building codes and enforcement in the unincorporated parts of Solano County are in line with standard practices in other communities; do not impose any unnecessary burdens on new residential development; and are generally processed in a timely manner. The Housing Needs Assessment did note that a general scarcity of sites for urban density residential development in the Unincorporated area can be viewed as a form of governmental constraint on housing production. This situation reflects the consensus among Solano County and the cities that urban development should be directed to the cities, where services and infrastructure appropriate to serve urban development are located, preserving the unincorporated areas primarily for continued agricultural and open space uses. LAFCO policies and requirements under the Cortese-Knox-Hertzberg Act limit the ability of cities to extend services to unincorporated areas unless annexed to the city. This further limits the ability of the County to provide necessary services to support residential development in the Unincorporated area.

Objective

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

Policies

E.1 Consistent with the requirements of SB 520, the County will remove constraints and allow for "reasonable accommodations" for the disabled in housing development standards.

Individuals with disabilities may request exceptions to land use policies and procedures and development standards in order to receive reasonable accommodation to achieve accessibility.

Applicants may request an administrative permit or waiver to continue or expand a nonconforming residential use or to construct accessibility improvements within a yard or setback area. There will be a minimal fee or no fee to apply for a reasonable accommodation.

The administrative permit review process will include application of the following decision-making criteria:

The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.

The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.

The requested accommodation would not impose an undue financial or administrative burden on the County.

The requested accommodation would not require a fundamental alteration in the nature of the County's land-use and zoning program.

The requested accommodation would reduce barriers and increase visitability on the site.

The County publishes information on its permit procedures in the form of brochures that are available at the permit counter in the Resource Management Department and on the County's website. County staff is available at the permit counter to answer questions about procedures for special accommodations under the County's Zoning Code.

A decision on the administrative permit or waiver for a reasonable accommodation may be appealed to the Planning Commission.

E.2 Where possible, the County will remove constraints to the development of housing.

Programs

E.1 Reasonable Accommodation for Persons with Disabilities. The County provides an administrative process for reasonable accommodations on a case by case basis per **Policy E.1** above. In addition, any building permit applications involving employers require that the site, facility, and all buildings comply with accessibility standards. The Building Division is mandated to enforce the most restrictive of either Americans with Disabilities Act or the California accessibility standards. In addition the County will make information available about the reasonable accommodation procedure at the public counter in the Resource Management Department.

Responsibility: Resource Management.

Target Date: Make information available at the public counter within three months of Housing Element adoption.

Funding Source: General Fund.

Housing Element

E.2 Parking Requirements. The County has revised its parking standards to allow the Zoning Administrator to adjust parking requirements based on site-specific constraints and conditions. The County will consider revising its parking standards to include a sliding scale based on bedroom type (i.e., studio and one-bedroom). The County will continue to annually review its parking requirements to ensure they do not constrain the development of affordable housing.

Responsibility: Resource Management.

Target Date: Annually review standards. Consider any need for revisions to allow a sliding scale. If a need is identified, make revisions within one year of identifying the need.

Funding Source: General Fund.

F. Housing Location, Density, and Timing

In 2008 Solano County completed a comprehensive update to the General Plan. It set forth specific policies as to the location, density, and timing of future residential development in the Unincorporated area. Residential development has occurred in the Unincorporated area predominately on lots varying from 1 to 5 acres. The passage of Proposition A by a vote of the people of Solano County, as extended by adoption of the Orderly Growth Initiative by the Board of Supervisors when it qualified for the ballot in 1994, reinforced many of the previous General Plan policies with regard to the location and timing of future development in the County. The Orderly Growth Initiative was essentially extended to 2028 with the voter-approved Measure T as part of the 2008 General Plan Update. Limited growth is directed to existing planned residential areas, with new large scale residential developments directed to the cities. The General Plan allows for redesignation of agricultural and open space areas by the County to residential uses only under limited conditions. Consequently, the cities and County must carefully coordinate their planning efforts in relationship to the location and timing of future development.

Objective

F. Continue to provide properly timed residential development in a pattern which is consistent with County economic, social, and environmental needs.

Policies

F.1 Rural residential development within the unincorporated County shall be accommodated on 2.5- to 10-acre building sites zoned Rural Residential.

F.2 Rural residential development in areas without public water systems shall occur on building sites of 5 acres or larger.

F.3 Rural residential development in areas with public water systems shall occur on building sites of 2.5 acres or larger.

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

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

F.6 Clustering of development meeting overall density standards shall be applied in the Unincorporated area to protect farmable units in agricultural areas.

F.7 The County shall provide for residential development in an orderly manner within the time frame of the General Plan and the goals and objectives of the County capital improvement program.

F.8 The County shall phase future residential development giving first priority to those undeveloped areas zoned and designated for residential use and where residential development has already been established; second priority to undeveloped areas designated but not zoned for rural residential use and where rural residential development has already been established; and third priority to those undeveloped areas designated for rural residential use but thus far undeveloped.

F.9 The County shall promote the development of emergency shelters and homeless housing in locations in close proximity to the homeless population and where essential services are readily available to the homeless community.

F.10 The County shall ensure that policies and programs of the Solano County Housing Element are consistent with other elements of the County's General Plan.

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

F.12 The County shall not oppose the annexation of urbanized unincorporated areas adjacent to cities where County housing assistance is provided, as long as annexation is not contrary to the wishes of a majority of the affected residents.

G. Public Facilities and Services

The County recognizes that the provision of essential public facilities and services is an important and necessary prerequisite to the maintenance of a satisfying living environment. The extent and level of services and facilities to be provided are important factors in determining Solano County's housing role. Presently, the County's housing role is primarily that of a regulator. The County attempts to ensure that a home is constructed with due consideration for the resident's health, safety, and welfare and to ensure that residents are not adversely affected by the actions of neighbors. The County has developed a capital improvement program for the Homeacres community. The program includes improvements to drainage facilities, waterlines, and roadways. The program is funded under the City of Vallejo Southeast Redevelopment District through an agreement with the Vallejo Redevelopment District. While the redevelopment agencies have been dissolved, some funds remain that could be used for the capital improvement program. In addition, the County may secure other funds to continue the program.

The County recognizes its responsibility to provide certain health and safety services such as sheriff and fire protection and to provide and maintain certain public improvements with various communities as needs are identified, including road improvements, storm drainage, and on occasion other improvements. On the other hand, the County has traditionally held that it should not provide urban services such as treated water or sewers. As a result, development within the unincorporated area has been primarily self-sufficient. While some development has been allowed to occur where limited urban services were provided by cities and special districts, current policy maintains that "what is urban should be municipal," meaning that development requiring urban services should occur within an incorporated city. This position was taken in the belief that cities can provide urban services more efficiently. This policy is at the heart of the General Plan policies which encourage city-centered growth with residential development provided in close proximity to employment and commercial centers minimizing urban sprawl, travel distances, energy consumption, and noise and air pollution.

Public facilities and services policies call for a continuation of rural residential development which is primarily self-sufficient with on-site septic and water systems. The policies also recognize that in some areas designated for rural residential use, ground water supplies may be limited or unavailable. Therefore, in implementing the County's housing program, consideration should be given to identifying present water supply and future water needs of designated residential areas. Where limited water supplies are found to exist, alternative solutions will need to be explored. In other areas where ground water quality problems exist, alternative water supplies may be required. In areas with poor soil conditions, increased residential populations may reach a point where individual septic systems can no longer be relied upon and some form of community sewage disposal may be required. Where changes in water and sewer systems are required, steps should be taken to ensure the protection of surrounding open space and agricultural lands. Care must also be exercised to ensure adherence to all other General Plan policies including timing of development.

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The County must also evaluate the cost of new residential development and its impact on County services as opposed to the revenues generated from such development. As part of this analysis, consideration should be given to any additional services or facilities which might be required due to increases in residential densities that are made possible by future upgrades to water or sewer systems. In addition, consideration should be given to more specifically identifying areas that need improved public facilities and services traditionally provided by the County. Such mechanisms as a capital improvement program can provide a useful tool for more specifically identifying and prioritizing such needs.

Objective

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

Policies

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

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

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

Programs

G.1 Capital Improvements. As funding resources allow, the County shall continue ongoing implementation of capital improvements including drainage, waterline, and roadway improvements in the Homeacres community.

Responsibility: Resource Management.

Target Date: Ongoing.

Funding Source: Redevelopment set-aside funds, grant funding.

H. Environmental Quality

A necessary prerequisite to providing adequate housing is the provision and maintenance of a satisfying living environment. Several of the unincorporated communities and areas designated for future residential development face particular environmental problems. During the planning period, the County has entered into agreements for garbage and recycling services and established mandatory garbage collection within the County's residential zoned areas. As part of the services, landfill passes are provided and community cleanup events have been implemented.

Areas of blight can be found in several unincorporated communities. Environmental problems such as weeds, litter, trash piles, abandoned autos, abandoned dwellings, substandard and dilapidated structures, and inadequate or deteriorated public facilities are prevalent. Ordinances relating to the abatement of litter, weeds, and abandoned autos for health and safety reasons have been adopted by the County. While redevelopment project areas have been established in some of these communities to address many of these blighting conditions, the County does not have a definite program for improving the environmental quality in many of these areas. In addressing the problems of community blight, the County should seek to establish cooperative programs between public or private agencies for the improvements of the environmental amenities in its residential communities.

Environmental constraints need to be taken into account in the location of future residential development in the county. Essential agricultural lands are the principal environmental constraint to the location of future residential development. County agricultural policies are directed to preserving essential agricultural lands for strictly agricultural uses. In addition, environmental constraints relating to geologic hazards, areas of unstable soils, fire hazards, flood hazards, noise and scenic views, and community buffers must be considered when siting future residential development, in order to preserve the County's environmental amenities and to protect the health and safety of Solano County residents.

Objective

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

Policies

H.1 The County shall support programs which seek to reduce community blight.

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

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

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

Programs

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

Responsibility: Resource Management.

Target Date: Apply for HOME or CDBG funds annually.

Funding Source: General Fund.

H.2 Architectural Review. The County will continue to implement architectural review to ensure future development within rural communities is harmonious with existing development.

Responsibility: Resource Management.

Target Date: 2015–203; ongoing as projects are processed through the Resource Management Department.

Funding Source: General Fund.

I. Energy Conservation

In 2008, Solano County included an Energy Resources and Conservation section as a part of the Solano County General Plan update. The primary purpose of the Energy Resources section is to identify and document the energy needs and problems in the Unincorporated area; establish energy policies, strategies, and programs to address the identified problems and need; and promote public awareness of energy conservation.

The average Unincorporated area household uses more electrical energy than the average incorporated area household because (a) there is a higher proportion of single-family homes, which tend to be larger and consume more energy for heating, cooling, and other domestic use than multi-family units; (b) the newer homes are larger than newer homes in the incorporated areas; and (c) additional electricity is needed to pump household water in Unincorporated areas. The highest potential for energy use conservation is in a heated swimming pool which can consume more energy than any other residential use. If solar energy were used for pool heating, substantial amounts of fossil fuels could be conserved.

To meet the County's conservation goals, some of the conservation techniques which could be used include weather stripping and insulation techniques, shading techniques (such as wider eaves, exterior shutters, shades, and awnings), and wind deflectors (such as landscaping, beams, screens, and fences). Also, architectural techniques which take advantage of site orientation and window placement to maximize winter heat gain and minimize summer heat gain could be applied. Among these techniques, weather stripping and increased insulation could be particularly effective retrofits for existing older buildings.

Housing Element

Objective

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

Policies

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

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

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

Programs

I.1 Energy Conservation Outreach. The County will continue to have representation on the Green Building Committee, made up of building officials, the Building Standards Commission, the California Energy Commission, and the CA Building Officials Association. The committee will be doing public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program.

Responsibility: Resource Management.

Target Date: Quarterly public outreach efforts.

Funding Source: General Fund.

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

Responsibility: Resource Management

Target Date: Ongoing

Funding Source: General Fund

I.3 Energy Conservation Assistance Programs. The County will continue to partner with Pacific Gas and Electric (PG&E) on the Energy Watch program. The County is also cooperating with local cities on the Rising Sun program which will provide residents with no-cost energy and water conservation services. The County may also consider partnering with PG&E on other energy-saving programs such as the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA). The County will also work with PG&E to encourage existing residents to participate in energy-efficiency retrofit programs.

Responsibility: Resource Management.

Target Date: Ongoing, as projects are processed through the Resource Management Department.

Funding Source: General Fund.

Quantified Objectives

Based on the policies and actions outlined above, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next eight years. The County should be able to facilitate the construction of 94 new units, assist with the rehabilitation of five units, and conserve 51 units between 2014 and 2022.

**Table 1
Summary of Quantified Objectives**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Potential New Construction ¹	13	13	11	18	39	94
Rehabilitation ²	0	0	5	0	0	5
Preservation ³	0	0	0	0	0	0
Conservation ⁴	0	51	0	0	0	51
Total	13	64	16	18	39	150

Source: Solano County 2014

Notes:

- ¹ Remaining RHNA for the planning period (January 1, 2014 through October 31, 2022). Any quantified objectives for new construction included in individual programs are included in these numbers.
- ² The County plans to use HOME/CDBG/local funds to provide loans to rehabilitate housing units.
- ³ Currently there are no at-risk projects in the Unincorporated area of the County.
- ⁴ These 51 units represent the 51 Housing Choice (Section 8) vouchers currently in use in unincorporated Solano County.

Appendix

A HOUSING NEEDS ASSESSMENT

TABLE OF CONTENTS

Introduction	A-1
Housing Needs Assessment	A-2
Population Characteristics	A-2
Household Characteristics	A-6
Employment	A-8
Special Needs Groups	A-12
Housing Stock Characteristics	A-20
Assisted Housing Inventory and At-Risk Housing	A-25
Housing Costs and Affordability	A-27
Governmental and Non-Governmental Constraints	A-32
Non-Governmental Constraints	A-32
Governmental Constraints	A-36
Resources	A-58
Regional Housing Needs Allocations (RHNA)	A-58
Sites Inventory Analysis	A-58
Environmental Constraints	A-63
Financial Resources	A-63
Homeless Resources	A-68
Opportunities for Energy Conservation	A-69

Appendix A: Housing Needs Assessment

Tables

Table 1 Population Growth Trends	A-2
Table 2 Household Growth Trends	A-3
Table 3 Projected Population Growth through 2040	A-3
Table 4 Projected Household Growth through 2040	A-4
Table 5 Change in County Age Distribution, 2010	A-4
Table 6 Race/Ethnicity 2010	A-5
Table 7 Persons per Household 2000–2014	A-5
Table 8 Household Population Composition 2011	A-6
Table 9 Solano County Maximum Household Income Level by Household Size ...	A-7
Table 10 Household Income 2011	A-8
Table 11 Employment by Industry Type 2011	A-9
Table 12 Vallejo-Fairfield Metropolitan Statistical Area Projections of Employment	A-10
Table 13 Major Employers in Solano County	A-11
Table 14 Unincorporated area Jobs and Housing Balance	A-11
Table 15 Solano County Commute Times	A-12
Table 16 Elderly Population	A-13
Table 17 Elderly Household by Tenure	A-14
Table 18 Disabilities Tallied, 2000	A-15
Table 19 Developmentally Disabled Residents by Age, 2014	A-16
Table 20 Developmentally Disabled Residents by Residence Type, 2014	A-16
Table 21 Solano County Single-Parent Households, 2010	A-17
Table 22 Housing Type, 2000–2013	A-21
Table 23 Household by Tenure, 2010	A-22
Table 24 Overcrowding, 2010	A-22
Table 25 Housing Units by Occupancy Status, 2000 and 2010	A-23
Table 26 Age of Housing – Unincorporated Solano County, 2010	A-24
Table 27 Summary of Housing Conditions Survey Results	A-25
Table 28 Substandard Units by Area	A-25
Table 29 Solano County Affordable Housing Cost, 2014	A-28
Table 30 Solano County Rental Survey, 2014	A-29
Table 31 Solano County Annual Median Sales Price 2012–2013	A-29
Table 32 Households Overpaying for Housing, 2010	A-30
Table 33 Housing Problems for all Unincorporated area Households, 2011	A-31
Table 34 Conforming Loan Interest Rates, 2014	A-34
Table 35 Solano County General Plan Residential Land Use Descriptions	A-37
Table 36 Residential Development Standards	A-41
Table 37 Housing Types Permitted by Zoning District	A-42
Table 38 Summary of Road Improvement Standards	A-52
Table 39 Planning Fees, 2014	A-53

Appendix A: Housing Needs Assessment

Table 40 Unincorporated areas Public Facility Fees, 2013A-54
Table 41 Cost for a Typical Residential Development in the
Unincorporated County.....A-56
Table 42 Timelines for Permit Procedures.....A-57
Table 43 Regional Housing Need for Solano CountyA-58
Table 44 Historical Second Unit ConstructionA-61
Table 45 Historical Manufactured Home ConstructionA-61
Table 46 Land Inventory Summary and Ability to Meet RHNAA-62
Table 47 Financial ResourcesA-64

INTRODUCTION

State law requires that in preparing its Housing Element, each California jurisdiction conduct a Housing Needs Assessment that includes analysis of local housing, economic, and demographic conditions and analyzes the governmental and non-governmental constraints that discourage housing development. The Housing Needs Assessment should also assess the demand for housing for households at all income levels and for housing suitable for special needs populations. For Solano County and other counties, the Housing Needs Assessment focuses on the unincorporated area. By providing this required information as background for the Housing Element update, the Housing Needs Assessment will assist Solano County residents, stakeholders, and policy-makers in developing rational goals and programs that can effectively address housing problems within the unincorporated area.

To facilitate an understanding of how the characteristics of the unincorporated parts of Solano County (Unincorporated area) are similar to or different from other nearby communities, this Housing Needs Assessment presents data for the Unincorporated area alongside comparable data for all of Solano County (including the Unincorporated area). According to the County's Department of Resource Management, the County comprises 909.4 square miles, of which 761 square miles are unincorporated.

This Housing Needs Assessment incorporates data from numerous sources. The data packet provided by the Association of Bay Area Governments (ABAG) contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every 10 years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to assess changes since the year 2000. The California Department of Finance (DOF) is another source of data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the ABAG data packet, DOF data, and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Whereas the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of samples, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

The Housing Needs Assessment comprises four sections. The first section focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, and housing characteristics for the Unincorporated area of Solano County.

Appendix A: Housing Needs Assessment

The third section centers on the governmental and non-governmental constraints to housing development in Solano County. The County established planning, zoning, and building standards that guide residential development patterns and influence housing availability and affordability. There are also numerous non-governmental constraints, such as environmental and housing market conditions, that affect the location, availability, affordability, and type of housing that is constructed within the county. Non-governmental constraints include such factors as the availability of financing, land cost, and construction costs.

The fourth section describes the County's resources, future development potential, and energy conservation opportunities.

HOUSING NEEDS ASSESSMENT

Population Characteristics

This section presents information regarding changes in the population characteristics in the Unincorporated area since 2000.

Population

According to the DOF, as of 2014, the Unincorporated County had a population of 19,190 compared to the total county with a population of 424,233. **Table 1** compares the population counts between the Unincorporated area, the incorporated cities in Solano County, and Solano County as a whole using 2000 and 2010 Census Data in addition to the 2014 DOF data. The Unincorporated area had a 2 percent population increase from 2010 to 2014, increasing from 18,834 to 19,190 persons. The County overall grew 3 percent from 2010 to 2014.

Table 1
Population Growth Trends

Jurisdiction	2000 Population	2010 Population	Percentage Change 2000–2010	2014 Population	Percent Change 2010–2014
Solano County Total	394,542	413,344	5%	424,233	3%
Benicia	26,865	26,997	.5%	27,454	2%
Dixon	16,103	18,351	14%	19,005	4%
Fairfield	96,178	105,321	10%	110,018	4%
Rio Vista	4,571	7,360	61%	7,934	8%
Suisun City	26,118	28,111	8%	28,549	2%
Vacaville	88,625	92,428	4%	93,613	1%
Vallejo	116,760	115,942	-1%	118,470	2%
Unincorporated area	19,322	18,834	-3%	19,190	2%

Source: 2000 Census, 2010 Census, 2014 DOF

Households

A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons. As shown in **Table 2**, the number of households in the Unincorporated area increased by 2 percent between 2000 and 2010. The County as a whole experienced a 7 percent increase in households between 2000 and 2010.

Table 2
Household Growth Trends

Jurisdiction	2000 Households	2010 Households	Percentage Change 2000–2010
Solano County Total	130,403	141,758	7%
Benicia	10,328	10,686	3%
Dixon	5,073	5,856	15%
Fairfield	30,870	34,484	12%
Rio Vista	1,881	3,454	83%
Suisun City	7,987	8,918	12%
Vacaville	28,105	31,092	11%
Vallejo	39,601	40,559	3%
Unincorporated area	6,558	6,709	2%

Source: 2000 Census, 2010 Census

Projected Population Growth

As shown in **Table 3**, ABAG anticipates the rate of population growth in the Unincorporated area to be slightly less than Solano County. The percentage change between 2010 and 2020 for the Unincorporated area is expected to be a 7 percent increase, while Solano County is expected to have a 9 percent increase. Future growth for the Unincorporated area will increase approximately 31 percent, or 5,866 residents (between 2010 and 2040), while the County will increase 9 percent, a gain of 98,256 residents between 2030 and 2040. Overall, ABAG anticipates that the Unincorporated area of the county will comprise 5,866 new residents and Solano County will gain 98,256 new residents between 2010 and 2040.

Table 3
Projected Population Growth through 2040

	2010	2020	Percent Change 2010–2020	2030	2040	Percent Change 2030–2040
Unincorporated area	18,834	20,600	9%	22,600	24,700	8%
Solano County	413,344	442,700	7%	475,200	511,600	9%

Source: ABAG Projections 2013

Projected Household Growth

The number of households in the Unincorporated area is expected to grow 8 percent between 2010 and 2020. ABAG projects a slightly lower growth rate in Solano County (6 percent annually). Between 2010 and 2040, ABAG anticipates 1,681 new households in the Unincorporated area, and 26,942 new households in Solano County.

Table 4
Projected Household Growth through 2040

	2010	2020	Percent Change 2010–2020	2030	2040	Percent Change 2030–2040
Unincorporated area	6,709	7,260	8%	7,820	8,390	7%
Solano County	141,758	151,010	6%	160,030	168,700	5%

Source: ABAG Projections 2013

Age Distribution

The distribution of population in the Unincorporated area among the age categories shown in **Table 5** is weighted more toward the older age groups than in the county overall. In 2010, the Unincorporated area had larger concentrations of persons 45 and older compared to the County, representing approximately 49 percent of the Unincorporated area's population compared to 40 percent of the County's overall population. The Unincorporated area also had very similar concentrations of persons aged 15 to 34, accounting for 23 percent of the Unincorporated area's total population and 27 percent of Solano County's total population.

The median age of residents in Solano County in 2010 was 37 years. Data for the Unincorporated area was not available.

Table 5
Change in County Age Distribution, 2010

Age Distribution	Unincorporated area		Solano County	
	Number	Percentage	Number	Percentage
0-14	3,206	17%	82,738	20%
15-24	2,394	13%	59,245	14%
25-34	1,899	10%	54,914	13%
35-44	2,147	11%	54,423	13%
45-54	3,172	17%	63,950	16%
55-64	3,064	16%	51,227	13%
65+	2,952	16%	46,847	11%
Total	18,834	100%	413,344	100%

Source: 2010 US Census

Race and Ethnicity

As shown in **Table 6**, the share of minorities in the Unincorporated area of the county is 20 percent less than the share of minorities in the county as a whole. The share of minorities in the urban areas is much higher than in the Unincorporated area of the county, which explains the differences seen between each area in **Table 4**. The share of the population reporting to be Hispanic/Latino was slightly higher in the Unincorporated area than in the county as a whole. Those reporting to be of Hispanic/Latino origin and white account for 86 percent of the share of the population in the Unincorporated area, which is 21 percent lower than the county as a whole.

**Table 6
Race/Ethnicity 2010**

Race/Ethnicity	Unincorporated		Solano County	
	Number	Percentage	Number	Percentage
White	11,224	60%	168,628	41%
Black or African American	905	5%	58,743	14%
American Indian or Alaska Native	104	0.5%	1,864	0.5%
Asian	878	5%	59,027	14%
Native Hawaiian or Pacific Islander	121	0.5%	3,243	1%
Some other race	14	0%	1,4633	0.5%
Two or more races	648	3%	21,020	5%
Hispanic or Latino	4,940	26%	99,356	24%
Total	18,832	100%	413,344	100%

Source: 2010 US Census

Persons per Household

According to the DOF, as shown in **Table 7**, from 2000 to 2014 the persons per household decreased in Solano County from 2.90 to 2.85. The Unincorporated area's average household also decreased in size from 2.85 to 2.80 persons per household.

**Table 7
Persons per Household 2000–2014**

Year	Unincorporated area			Solano County		
	2000	2014	Percent Change 2000–2014	2000	2014	Percent Change 2000–2014
Persons per Household	2.85	2.80	<-1%	2.90	2.85	<-1%

Source: DOF, 2013; 2000 US Census

Household Characteristics

Household Type

A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered members of one family (US Census 2014). As shown in **Table 8**, 74 percent of the households in the Unincorporated area are family households, compared to 72 percent of the population in households in all of Solano County. The higher proportion of family households in the Unincorporated area is likely a function of the limited supply of multi-family homes in the Unincorporated area, which tends to have a higher proportion of non-family households. Data on housing stock composition are discussed in detail below.

Table 8
Household Population Composition 2011

Household Type	Unincorporated area		Solano County	
	Number	Percentage	Number	Percentage
Families	4,957	74%	101,989	72%
Non-Families	1,752	26%	39,769	28%
Total Households	6,709	100%	141,758	100%

Source: 2010 US Census

Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Solano County, the applicable median area income for a family of four in 2014 is \$82,600.

HCD has defined the following income categories for Solano County, based on the median income for a household of four persons.

- Extremely low income: 30 percent and below (\$0 to \$24,800)
- Very low income: 31 to 50 percent of median income (\$24,801 to \$41,300)
- Low income: 51 to 80 percent of median income (\$41,301 to \$65,000)
- Moderate income: 81 to 120 percent of median income (\$65,001 to \$99,100)
- Above moderate income: 120 percent or more of median income (\$99,101 or more)

Appendix A: Housing Needs Assessment

Table 9 shows Solano County's maximum annual income level for each income group, adjusted by household size. This data is used when determining a household's eligibility for federal, state, or local housing assistance and when calculating the maximum affordable housing payment for renters and buyers.

**Table 9
Solano County
Maximum Household Income Level by Household Size**

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 person	\$17,400	\$28,950	\$45,500	\$57,800	\$69,350
2 persons	\$19,850	\$33,050	\$52,000	\$66,100	\$79,300
3 persons	\$22,350	\$37,200	\$58,500	\$74,350	\$89,200
4 persons	\$24,800	\$41,300	\$65,000	\$82,600	\$99,100
5 persons	\$26,800	\$44,650	\$70,200	\$89,200	\$107,050
6 persons	\$28,800	\$47,950	\$75,400	\$95,800	\$114,950
7 persons	\$30,800	\$51,520	\$80,600	\$102,400	\$122,900
8 persons	\$32,750	\$54,550	\$85,800	\$109,050	\$130,800
Area Median Income (AMI)					
\$82,600					

Source: HCD, Income Limits 2014

Table 10 shows the distribution of income according to the 2011 Census ACS for the Unincorporated area and for all of Solano County. According to this data, 26 percent of households in the Unincorporated area had incomes below \$50,000. In comparison, for Solano County as a whole, the percentage of households making below \$50,000 was 34 percent. Median household income was unavailable for the Unincorporated area, but for Solano County as a whole the median household income was \$69,914 in 2010. It is important to note that the median incomes reported in **Table 10** are not the same as the state's area median income (AMI) estimate for Solano County, as reported in **Table 9**. Median income in **Table 10** represents the actual median income for household of Solano County in 2011 while HCD's area income represents a four-person household limit with the purpose to evaluate housing affordability and need for 2014.

Table 10
Household Income 2011

Income Category*	Income	Unincorporated area		Solano County	
		Number	Percentage	Number	Percentage
Extremely Low	Under \$24,999	678	10%	21,396	15%
Very Low	\$25,000 to \$49,999	1,120	16%	26,959	19%
Low	\$50,000 to \$74,999	1,379	20%	26,980	20%
Moderate	\$75,000 to \$99,999	882	13%	20,769	15%
Above Moderate	\$100,000 or more	2,918	41%	43,208	31%
Total Households		6,977	100%	139,312	100%
Median Household Income		N/A		\$69,914	
Median Family Income		N/A		\$74,148	
Median Non-Family Income		N/A		\$40,233	

Source: US Census Bureau 2011 ACS, 2010 Census

*Income category based on four-person household income limits from Table 9, income ranges not exact

Employment

Employment has an important impact on housing needs. Different jobs and associated income levels determine the type and size of housing a household can afford. Employment growth in the region typically increases housing demand. **Table 11** highlights employment by industry type, according to 2011 ACS data. The largest industry in both the Unincorporated area and Solano County was Educational services, and health care and social assistance.

**Table 11
Employment by Industry Type 2011**

Occupation	Unincorporated area		Solano County	
	Number	Percentage	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	809	9%	2,965	2%
Construction	701	8%	12,905	7%
Manufacturing	765	9%	16,789	9%
Wholesale trade	136	2%	4,982	3%
Retail trade	978	11%	20,825	11%
Transportation and warehousing, and utilities	421	5%	11,656	6%
Information	122	1%	3,832	2%
Finance and insurance, and real estate and rental and leasing	495	6%	13,027	8%
Professional, scientific, and management, and administrative and waste management services	988	11%	16,210	9%
Educational services, and health care and social assistance	1,878	21%	40,607	22%
Arts, entertainment, and recreation, and accommodation and food services	770	9%	15,886	9%
Other services, except public administration	254	3%	7,912	4%
Public administration	490	5%	14,129	8%
Civilian employed population 16 years and over	8,807	100%	181,725	100%

Source: 2011 US Census ACS

The California Employment Development Department (EDD) produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area yearly. **Table 12** shows employment projections from 2010 through 2020 as related to job growth for the Vallejo-Fairfield Metropolitan Statistical Area. During the next six years, the Vallejo-Fairfield Metropolitan Statistical Area expects new employment to be concentrated in a variety of occupations ranging from Healthcare Practitioners to Construction and Extraction workers. When comparing these annual incomes to the HCD-estimated Solano County median income for 2014 (\$82,600), only one of the occupational groups is above the median income.

Table 12
Vallejo-Fairfield Metropolitan Statistical Area Projections of Employment

Occupation Group	Estimated Employment (2010)	Estimated Employment (2020)	Numeric Change	Annual Salary	Income Group*
Food Preparation and Serving Related	11,560	14,340	2,780	\$19,279	Very Low
Office and Administrative Support	21,020	23,750	2,730	\$37,025	Low
Healthcare Practitioners and Technical Occupations	7,840	10,370	2,530	\$98,621	Above Moderate
Sales and Related	14,370	16,750	2,380	\$24,014	Very Low
Construction and Extraction	7,330	9,370	2,040	\$52,316	Moderate
Health Diagnosing and Treating Practitioners	4,900	6,610	1,710	N/A	N/A
Retail Sales	9,730	11,370	1,640	N/A	N/A
Transportation and Material Moving	9,790	11,380	1,590	\$31,084	Low
Healthcare Support	4,320	5,850	1,530	\$28,674	Very Low

Source: California Employment Development Department, 2013

*Annual salaries correspond to income groups determined using HCD 2014 Solano County income limits for a 1 person household

Table 13 identifies some of the major employers throughout Solano County by Employer Size Class.

**Table 13
Major Employers in Solano County**

Employer	Employer Size Class
Travis Air Force Base	1,000-4,999
Kaiser Foundation Hospitals	1,000-4,999
North Bay Medical Center	1,000-4,999
Six Flags Discovery Kingdom	1,000-4,999
Westrust-Nut Tree	1,000-4,999
Genentech	1,000-4,999
Touro College	500-999
Vacaville City Hall	500-999
Honeywell	500-999
Flatiron Constriction Corp	500-999
Solano County Health & Social	500-999
Sutter Solano Medical Center	500-999
Anheuser-Busch Brewery	250-499
Valero Benicia Refinery	250-499
USDA Forest Service	250-499

Source: California EDD 2014

Jobs and Housing Balance

The analysis of jobs/housing balance is used to measure the degree to which communities and subregions are inducing commuter travel as growth occurs. A community with a balance of jobs and housing has as many jobs as residents that are able to work. For example, a city with 5,000 employed residents requires 5,000 jobs to be in balance. A community is out of balance if it either has more jobs than employed residents or has more employable residents than jobs.

In 2010, the Unincorporated area had a jobs-to-employed residents ratio of 0.92 (8,010 jobs/8,702 employed residents). As shown in **Table 14**, ABAG projects that this ratio will steadily increase through 2040 up to 0.94 (10,870 jobs/11,530 employed residents).

**Table 14
Unincorporated area Jobs and Housing Balance**

Year	Number of Jobs	Number of Employed Residents	Ratio of Jobs to Employed Residents
2010	8,010	8,720	0.92
2020	9,540	10,250	0.93
2030	10,090	10,760	0.94
2040	10,870	11,530	0.94

Sources: ABAG Projection 2013

Commute

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. **Table 15** indicates that the vast majority of Solano County residents travel less than 30 minutes from home to work. Commute times for the Unincorporated area were not available.

Table 15
Solano County Commute Times

Travel Time to Work	Number of Employees	Percentage
Less than 30 minutes	103,265	58%
30 to 59 minutes	49,401	28%
60 or more minutes	24,578	14%
Total	177,244	100%

Source: US Census 2012 ACS

Special Needs Groups

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 large households, elderly, persons with disabilities, female-headed households, farmworkers, extremely low-income households, homeless persons, and military workers. This section discusses the housing needs facing each group, as well as programs and services available to address the housing needs.

Large Households

Large households are defined as households having five or more persons. According to the 2010 Census, there were 521 large owner-occupied households and 396 large renter-occupied households in the Unincorporated area, representing 19 percent of total owner households and 11 percent of total renter households.

Elderly

The elderly population often requires special housing to accommodate part-time or full-time care and is also more likely to have lower incomes than the population in general. Simple housing requirements can include modifications to doors and steps to improve accessibility and installation of grab bars to make bathing, toileting, and other daily activities safer. Housing unit types such as apartments or condominiums that do not entail high maintenance requirements can also be beneficial as the elderly continue to age and become less able to perform extensive home maintenance work on their own. The elderly are also commonly on fixed incomes while expending more of their income on medical care, meaning that affordable housing is often needed.

Appendix A: Housing Needs Assessment

According to the 2010 US Census, there are approximately 2,952 persons 65 years and older, or 16 percent of the total population, living in the Unincorporated area. According to 2000 Census data, there were 2,306 residents over the age of 65 in 2000. From 2000 to 2010, the senior population in the Unincorporated area grew by approximately 28 percent. The largest growth category occurred in the age range of 85–89 years old, which increased 71 percent over 10 years. With this growth in the upper age groups, increasing needs for supportive housing for the elderly can be expected.

**Table 16
Elderly Population**

Age	Unincorporated area		
	2000	2010	Percent Change 2000–2010
65-69	772	1,027	33%
70-74	600	737	23%
75-79	479	529	10%
80-84	260	344	32%
85-89	129	220	71%
90-94	52	73	40%
95-99	12	21	75%
100+	2	1	-50%
Total Population over 65	2,306	2,952	28%

Source: 2000 and 2010 US Census

Elderly-Headed Households by Tenure

The 2000 and 2010 Census provides information regarding the number of elderly-headed households by tenure. Elderly-headed households are households where the head of household is 65 years or older. As shown in **Table 17**, in 2000 there were approximately 1,386 elderly-headed owner households; in 2010, that number increased 30 percent to 1,808 households. The amount of renter-occupied households increased from 187 in 2000 to 265 in 2010 (29 percent). The number of owner-occupied households increased 42 percent from 1,199 in 2000 to 1,543 in 2010. The largest change for renter-occupied households occurred in the 85 and over age group with a 100 percent increase. The 85+ age group also saw the highest increase in owner-occupied households with a 75 percent increase.

Table 17
Elderly Household by Tenure

	Unincorporated area		
	2000	2010	Percent Change 2000–2010
Total Renter-Occupied Households	187	265	29%
Age 65-74	108	150	28%
Age 75-84	61	79	29%
Age 85+	18	36	100%
Total Owner-Occupied Households	1,199	1,543	42%
Age 65-74	677	902	34%
Age 75-84	423	468	10%
Age 85+	99	173	75%
Total Households with Elderly Householder	1,386	1,808	30%

Source: 2000 and 2010 US Census

Persons with Disabilities

Disabilities can take many forms and have numerous implications for housing need. Many disabled people can live in conventional housing without any modifications or with only minor modifications, while some disabled people require substantial modifications and/or on-site care to maintain everyday living, while others may need occasional assistance but do not require everyday care. Accessible units can be more expensive to build, including costs for features such as ramps, extra-wide doors, handrails, lowered counters, raised toilets, and a variety of other accessibility enhancements. Compared to the general population, disabled persons are more likely to live alone, earn less, and be homeless. Overall, the disabled population has a higher demand for studios and one-bedroom units and would benefit from accessible and affordable housing.

Table 18 displays the total disabilities reported in the 2000 Census for the Unincorporated area of the county and for the county as a whole. Since there is no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis. The Unincorporated area of the county had a total of 3,419 persons identified as having a disability and there were 5,960 disabilities reported, of which 73 percent were reported by those under the age of 65.

The 2000 US Census identified six types of disabilities for Solano County's non-institutional population: sensory, physical, mental, self-care, go outside home, and employment.

The data in **Table 18** contains a count for the total disabilities of residents in the county and does not quantify instances in which persons have multiple disabilities. The 2000 Census organized the disabilities into two categories (long-lasting and more than six months) and defines each disability as:

Long-lasting

Sensory – blindness, deafness, or a severe vision or hearing impairment

Physical – a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying

Lasting six months or more

Mental – difficulty learning, remembering, or concentrating

Self-care – difficulty dressing, bathing, or getting around inside the home

Go outside home – difficulty going outside the home alone to shop or visit a doctor's office

Employment – difficulty working at a job or business

According to the 2000 Census, the Unincorporated area of the county and the county as a whole shared similar proportions of the types of disabilities reported. For example, 38 percent of disabilities reported in the Unincorporated area for the population under 65 were employment disabilities, which was similar for the County as a whole (36 percent).

**Table 18
Disabilities Tallied, 2000**

Total Disability	Unincorporated area		Total County	
	Number	Percentage	Number	Percentage
Total Disabilities for Ages 5-64	4,353	73%	87,074	74%
Sensory Disability	354	8%	5,817	7%
Physical Disability	897	21%	16,603	19%
Mental Disability	574	13%	12,474	14%
Self-care Disability	279	6%	4,786	5%
Go-outside-home Disability	616	14%	15,976	18%
Employment Disability	1,633	38%	31,418	36%
Total Disabilities for Ages 65+	1,607	27%	30,700	26%
Sensory Disability	354	22%	5,418	18%
Physical Disability	532	33%	10,343	34%
Mental Disability	216	13%	4,140	13%
Self-care Disability	161	10%	3,416	11%
Go-outside-home Disability	344	21%	7,383	24%
Total	5,960	100%	117,774	100%

Source: 2000 US Census

Appendix A: Housing Needs Assessment

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the County to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals 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 the developmentally disabled 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 currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Bay Regional Center in Napa, Calif., serves all of Solano County. **Table 19** provides information about Unincorporated Solano County's population of developmentally disabled persons; **Table 20** provides information about those persons' place of residence.

Table 19
Developmentally Disabled Residents by Age, 2014

Solano County Unincorporated	Age Group					Total
	0-14	15-22	23-54	55-64	65+	
	35	>10	>10	>10	>10	

Source: California Department of Developmental Services, 2014

Table 20
Developmentally Disabled Residents by Residence Type, 2014

Solano County Unincorporated	Residence Type						Total
	Community Care Facility	Foster Family/ Home	Intermediate Care Facility	Independent Living	Own Home	Other	
	>10	>10	>10	>10	37	>10	

Source: California Department of Developmental Services, 2014

Female-Headed Households

Female-headed single-parent households experience numerous housing problems, including affordability (the individuals are often on public assistance), overcrowding (the individuals often cannot afford units large enough to accommodate their families), insufficient housing choices, and discrimination. According to the 2010 Census, there were 20,888 female-headed households in Solano County; 13,311 of those households had children under 18. The Unincorporated area had 605 female-headed households, of which 335 had children under 18. As shown in **Table 21**, the share of female-headed households was 6 percent higher in the County than in the Unincorporated area.

Table 21
Solano County Single-Parent Households, 2010

Female Headed Household Type	Unincorporated area		Solano County	
	Number	Percentage	Number	Percentage
Female-Headed Households	605	9%	20,888	15%
With Children under 18	335	5%	13,311	9%
Without Children	270	4%	7,577	5%
Female-Headed Household Under Poverty Line*	64	24%	1,288	17%
Female-Headed Households with Children under 18 below Poverty Line *	117	35%	2,928	22%
Total Families under Poverty Line*	402	6%	8,505	6%
Total Households	6,709	100%	141,758	100%

Source: 2010 US Census,

*Data from 2000 Census due to high margin of error in 2011 ACS Data

Farmworkers

Some farmworkers tend to have special housing needs due to the seasonal nature of their work, along with their need to migrate based on seasonal farmworker demand. 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 2012 USDA Census of Agriculture reports that there are 860 farms in Solano County, employing a total of 2,846 workers. Of the 2,846 farmworkers in the County, 1,387 workers (48 percent) work 150 days or more each year. The remaining 52 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, 2,010 farmworkers (70 percent) were employed on farms with 10 or more workers. According to the Migrant Child Education Program records there are between 414 and 544 migrant workers throughout Solano County based on current student enrollment in the program. While these estimates are at the county level and are not specifically for the unincorporated area, it is likely the vast majority of farmworkers work within the Unincorporated area where most of the agricultural production in the county takes place. According to the 2010 ACS Census, there were 3,036 persons employed in the agriculture, forestry, fishing and hunting industry in the Unincorporated area of Solano County. This number is significantly larger than the 2010 Census number and may be due to ACS sample

Appendix A: Housing Needs Assessment

size issues. Program D.1 is proposed to ensure opportunities for additional farmworker housing choices in Solano County.

Extremely Low-Income Households

An extremely low-income household is defined as a household earning less than 30 percent of the AMI. According to HCD, the median income for a family of four in Solano County is \$82,600, which means that households making \$24,800 or less would be considered extremely low income. Since the 2010 Census data categorizes income level differently, the Census reports that 10 percent of the Unincorporated area and 15 percent of Solano County make less than \$24,999, slightly higher than HCD's extremely low-income category. Using this information, the number of extremely low-income households could be slightly lower than Census data provided. The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. Based on CHAS data there are 600 extremely low-income renter households and 310 extremely low-income owner households in unincorporated Solano County.

The County must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines, 50 percent of the Unincorporated area's very low-income households can be considered extremely low-income. Therefore, it can be estimated that approximately 50 percent of the very low-income regional housing need in the Unincorporated area has extremely low-income housing needs. In other words, of the 26 very low-income housing units needed, the Unincorporated area is estimating 13 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing.

Extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.

Families and Individuals in Need of Emergency Shelter

Community Action Partnership of Solano (CAP Solano) is the designated Community Action Agency for the County and is a Joint Powers Authority between Solano County and the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun, Vacaville, and Vallejo.

CAP Solano completed a point-in-time count of homeless persons on the evening of January 27, 2011. The count identified a total of 683 persons in the county. The count did not identify any persons as residents of a specific city. In the previous Housing Element no persons were identified as residents of the unincorporated area of the County. The count identified that of the 683 persons classified as homeless, 172 utilized emergency shelter (25 percent), 276 lived in transitional housing (40 percent), and 235 were unsheltered (34 percent). Of those unsheltered, 49 were homeless families with at least one adult and one child, and 186 were individuals without children. Overall, 66 percent had access to shelters while 34 percent did not utilize or did not have access to shelters. In addition, the County provided data on homeless subpopulations. A total of 55 people identified themselves as severely mentally ill, 63 stated issues with substance abuse, 41 people were veterans and 14 were victims of domestic violence.

In addition to the 2011 CAP Solano Homeless County, the Department of Housing and Urban Development (HUD) HUD Homelessness Resource Exchange (HRE), and Continuum of Care Homeless Assistance Programs completed a point-in-time homeless population count in 2012. While this is not necessarily representative of the average homeless population, it is still one of the

Appendix A: Housing Needs Assessment

best sources of available data. The HRE report identified 622 homeless persons of which 235 were unsheltered and 387 were sheltered. Subpopulation data highlights that of the 622 persons counted, 50 dealt with chronic homelessness, 28 were veterans, and 244 were persons in households with children. When compared to a 2010 HRE, the total number of homeless persons decreased 25 percent. A 44 percent decrease was observed with unsheltered homeless persons and a 46 percent decrease was observed in homeless households with children.

The most recent point-in-time count was conducted by CAP Solano in 2013. The 2013 point-in-time count reported that 1,227 homeless individuals were counted; 616 individuals were surveyed and 611 individuals were observed. It is unknown what percent of these individuals were sheltered or unsheltered. The count did not report any individuals in the unincorporated area of the county. The following counts in the jurisdictions add up to the 1,227 total individuals counted in the county:

- Benicia – 11
- Dixon – 31
- Fairfield – 300
- Vallejo – 642
- Vacaville – 230
- Rio Vista – 13

Calls were made to Mission Solano and Heather House shelters in Fairfield to inquire whether any of their residents are from the unincorporated County. Neither facility was able to provide that type of information.

Solano County has a 10-year plan addressing homelessness for the 2008 to 2018 time frame. According to HUD's most recent data (January 2013), Solano County has 223 beds year-round in emergency shelters, 306 beds year-round in transitional housing, and 131 beds year-round in permanent housing. Even with these 660 beds, Solano County is looking at the need to house over 3,000 homeless persons at any one time in Solano County. Solano County has 11 strategies addressing homelessness:

- Discharge planning and decrease the number of people being discharged into homelessness by 25 percent.
- Create new permanent housing beds for homeless and chronically homeless persons.
- Increase percentage of homeless persons staying in permanent housing over six months to 71 percent.
- Increase percentage of homeless persons moving from transitional housing into permanent housing by 61 percent.
- Increase percentage of homeless persons becoming employed by 11 percent.
- Ensure that the Continuum of Care has a functional Homeless Management Information System with 90 percent of the shelters and housing projects actively participating.

Appendix A: Housing Needs Assessment

- Improve access to mainstream resources by 25 percent.
- Chronically homeless individuals will be fully engaged in the continuum of services and housing available of them.
- Chronically homeless people will be forced to live on the street until permanent housing or affordable housing is available.
- Ensure sufficient outreach to homeless, at-risk families and non-chronically homeless individuals and provide for their basic needs.
- Further strengthen self-sufficiency supports for homeless people moving out of homelessness.

Additional homeless resources can be found in Table 47 of the Resources section of this appendix.

Military Workers

Travis Air Force Base (AFB) is located in the City of Fairfield, in the northeast part of the county. The base has a long and proud history of supporting humanitarian airlift operations at home and around the world. Today, the base includes approximately 7,260 active military personnel, 3,770 civilians, and 4,250 reservists. Although the base is located in the City of Fairfield, it is safe to assume that a number of military workers live within the Unincorporated area of the county.

Travis AFB has long been an important factor in employment in the county. Known as the “Gateway to the Pacific,” Travis AFB handles more cargo and passenger traffic through its airport than any other military air terminal in the United States. Travis AFB has a major impact on the community as a number of military families and retirees have chosen to make Fairfield their permanent home. Travis AFB is one of the largest employers in Solano County as well, and the massive Travis workforce has a local economic impact of more than \$1 billion annually. The base also contributes a large number of highly skilled people to the local labor pool. David Grant Medical Center annually supports over 308,000 outpatient visits, 5,100 admissions, 40,500 dental visits, and 116 research protocols with 124 residents and 2,142 staff.

Because military personnel, by the nature of their employment, are mobile, and the income level of enlisted personnel is relatively low, they need rental housing that is affordable to low- and moderate-income households and that is available on a monthly basis (in contrast to a long-term lease). Military personnel with dependents need affordable family housing, with recreational amenities for children.

Housing Stock Characteristics

Housing Types

Table 22 shows the composition of the housing stock in 2000 and 2013 based on data from the DOF. In the Unincorporated area, single-family homes comprised 87 percent of the housing stock in 2013, up 3 percent from 2000. Multi-family units, including both apartments and condominiums, made up 3 percent of all housing in 2013, down 3 percent from 2000. With an annual growth rate of 1 percent, the Unincorporated area saw significant decrease in the amount of multi-family housing. From 2000 to 2013, the housing stock in the total county averaged 1 percent annual growth. Like the Unincorporated area of the county, the total

county comprised mainly single-family homes (72 percent), but saw no decrease in any housing types from 2000 to 2013.

Table 22
Housing Type, 2000–2013

Housing Unit Type	2000		2013		Annual Growth
	Number	Percentage	Number	Percentage	
Unincorporated area					
Single-Family Detached	5,859	84%	6,494	87%	1%
Single-Family Attached	220	3%	315	4%	3%
Multi-Family (2-4 Units)	293	4%	156	2%	-4%
Multi-Family (5+ Units)	119	2%	56	1%	-4%
Mobile Homes	470	7%	443	6%	0
Total	6,961	100%	7,464	100%	1%
Solano County					
Single-Family Detached	96,064	71%	110,413	72%	1%
Single-Family Attached	5,573	4%	6,596	4%	1
Multi-Family (2-4 Units)	10,247	8%	11,217	7%	1
Multi-Family (5+ Units)	19,776	15%	21,300	14%	1
Mobile Homes	4,587	3%	4,585	3%	0
Total	136,247	100%	154,111	100%	1%

Source: DOF, 2000 and 2013

Household Tenure

Housing tenure refers to the occupancy of a housing unit—whether the unit is owner-occupied or renter-occupied. Housing tenure is influenced by demographic factors (e.g., household composition, income, and age of the householder) as well as the cost of housing. As summarized in **Table 23**, households in the Unincorporated area and Solano County were all more likely to own their homes rather than to rent them in 2010. The Unincorporated area had a slightly higher percentage of owner-occupied households, 68 percent, while 63 percent of population in households in Solano County owned their homes in 2010.

**Table 23
Household by Tenure, 2010**

Household Type	Unincorporated area		Solano County	
	Number	Percentage	Number	Percentage
Owner Occupied	4,598	68%	89,648	63%
Renter Occupied	2,111	32%	52,100	37%
Occupied Housing Units	6,709	100%	141,748	100%

Source: 2010 US Census

Overcrowding

Data on housing overcrowding is available from the 2010 Census in the form of statistics regarding the number of persons per room in occupied housing units. **Table 24** compares the data for the Unincorporated area with data for all of Solano County. Overcrowding occurs when there is more than one occupant per room in a household, and severe overcrowding occurs when there are more than one and a half persons per room in a household (not including kitchen and bathrooms).

In 2010, approximately 98 percent of the Unincorporated area's housing units had 1.0 or fewer persons per room, meaning less than 2 percent would have been considered overcrowded. Of all units in the Unincorporated area, less than 1 percent had between 1.01 and 1.50 persons per room and almost no households had 1.51 or more persons per room.

When broken out according to tenure, zero renter-occupied households were overcrowded but 1 percent was severely overcrowded. Of the owner-occupied households, 1 percent was considered overcrowded and less than 1 percent was severely overcrowded.

**Table 24
Overcrowding, 2010**

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	4,563	98%	2,101	99%	6,664	98%
1.01 to 1.50	25	1%	0	0%	25	1%
1.51 or more	10	1%	10	1%	20	1%
Total	4,598	100%	2,111	100%	6,709	100%

Source: 2006–2010 American Community Survey

Vacancy

According to the 2010 Census, the vacancy rate for the Unincorporated area was 6 percent in 2000 and 10 percent in 2010. Having an overall vacancy rate of 10 percent indicates that there are more housing units than residents. A vacancy rate measures the overall housing availability

in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. **Table 25** below highlights the change between 2000 and 2010 for the various vacancy types, highlighting the largest change being other vacant and seasonal use housing units, increasing 124 and 116 percent, respectively.

Table 25
Housing Units by Occupancy Status, 2000 and 2010

Unincorporated area	2000		2010		Percent Change 2000–2010
	Number	Percent	Number	Percent	
Total Housing Units	6,880	100%	7,445	100%	8%
Occupied Housing Units	6,471	94%	6,709	90%	4%
Vacant Housing Units	409	6%	736	10%	80%
For Rent	102	1%	142	2%	39%
For Sale Only	47	1%	78	1%	66%
Sold Or Rented, Not Occupied	34	<1%	44	1%	29%
For Seasonal, Recreational, or Occasional Use	69	1%	149	2%	116%
For Migrant Workers	30	<1%	38	<1%	<1%
All Other Vacant	127	2%	285	4%	124%
Total Vacancy Rate	6%		10%		4%

Source: 2010 US Census

Physical Condition of Housing Stock

Housing age is an important indicator of housing condition within a community. Housing is subject to gradual deterioration over time. As a general rule in the housing industry, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good condition. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, thereby depressing neighboring property values and impacting the quality of life in a neighborhood. Maintaining and improving housing quality is an important goal for the County.

Table 26 displays the age of Solano County's occupied housing stock by year built as of 2013. Forty-three (43) percent of the county's housing stock was constructed before 1970. Between 1970 and 1989, 36 percent of the housing stock was constructed, and since 1990, 21 percent of the County's housing stock was built.

Table 26
Age of Housing – Unincorporated Solano County, 2010

Year Structure Built	Total Housing Built	Percentage of Total
Built 2010 to 2013	64	<1%
Built 2000 to 2009	518	7%
Built 1990 to 1999	950	13%
Built 1980 to 1989	1,129	15%
Built 1970 to 1979	1,574	21%
Built 1960 to 1969	913	12%
Built 1950 to 1959	709	9%
Built 1940 to 1949	673	9%
Built 1939 or earlier	934	13%
Total	7,464	100%

Source: 2010 Census, Solano County 2014

Housing Conditions Survey

Conversations with County staff have determined that the housing conditions as of July 2014 are still consistent with the housing survey performed in 2001 with the addition of a few demolitions recently completed in the Vallejo area. Approximately 47 percent of the County's housing stock is still in need of rehabilitation.

Mercy Housing performed a survey of housing unit conditions in the Unincorporated area during September and October of 2001. Per the direction of Solano County, Mercy Housing performed a housing conditions survey within six unincorporated communities considered to have higher housing rehabilitation needs than the Unincorporated area overall. These communities were Starr Subdivision, Elmira, Old Cordelia, Maple Street, Midway Road, and Rockville. In total, Mercy Housing inspected a sampling of 532 units within these communities, or approximately 8 percent of the Unincorporated area's total housing stock. Below is a summary of the results.

The data shown below summarize the overall housing rehabilitation needs of the six communities surveyed in the Unincorporated area. Based upon the sample survey within the specified communities, 47 percent of the communities' housing stock is in need of rehabilitation, of which 4 percent are dilapidated. Of units surveyed, 250 units were considered substandard, with the majority in need of moderate or minor rehabilitation. By extrapolating from the survey results, the six communities' total housing rehabilitation need is 346 units.

**Table 27
Summary of Housing Conditions Survey Results**

Condition	Number of Units	Percentage of Total
Minor	121	23%
Moderate	99	19%
Substandard	11	2%
Dilapidated	19	4%
Subtotal Substandard	250	47%
Subtotal Standard	282	53%
Total Units	532	100%

**Table 28
Substandard Units by Area**

Percentage of Total Units Surveyed in Area	Area	Substandard Units
	Starr Subdivision	137 52%
	Elmira	36 51%
	Old Cordelia	18 54%
	Rockville	27 30%
	Maple Street	15 40%
	Midway	17 53%
Total Substandard Units	250	47%

Starr Subdivision, Old Cordelia, and Midway have the largest proportion of units in substandard condition. Midway Road and Starr Subdivision also have the largest supply of dilapidated units, accounting for more than half of all dilapidated units surveyed in the Unincorporated area. Rockville and Maple Street have the lowest need for housing rehabilitation among the areas surveyed.

Assisted Housing Inventory and At-Risk Housing

California Housing Element law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a five-year and a ten-year period, coinciding with updates of the Housing Element. Following are some of the programs that may be expiring:

- Prepayment of HUD mortgages: Section 221(d)(3), Section 236, Section 202, and Section 811, and Farmers Home (RHS) Section 515/516 subsidies to tenants and/or owners.
- Low-income use restrictions on Section 236(j)(1) projects are for the full 40-year mortgage term. However, owners have the option to repay the remaining mortgage at the end of the first 20 years.

Appendix A: Housing Needs Assessment

- FHA-insured mortgages under the Section 221(d)(4) program have no binding use restrictions. The affordability of these projects is governed by the Section 8 contracts maintained on the projects which are now approved on a year-to-year basis.
- Opt-outs and expirations of project-based Housing Choice contracts – The Housing Choice Voucher program is a federally funded program that provides for subsidies to the owner of a prequalified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt out of the contract with HUD by prepaying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.
- Other – Expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds, and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. Density bonus units expire in either 10 or 30 years, depending on the level of incentives.

Inventory of At-Risk Rental Housing Units

According to the California Housing Partnership Corporation, there are no government-assisted rental properties in the Unincorporated area of Solano County and therefore there are no units that may be at risk of opting out of programs that keep them affordable to very low- and low-income households over the eight-year Housing Element Period (2015–2023).

Preservation Resources

Efforts by the County to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, nonprofit entities need to be made aware of the future possibilities of units becoming "at risk." Should a property become at risk, the County maintains an active list of resources by which to preserve that property. Below is a list of qualified entities in Solano County:

- ACLC, Inc.
- Affordable Housing Associates
- Affordable Housing Foundation
- Anka Behavioral Health
- C. Sandidge and Associates
- Christian Church Homes of Northern California, Inc.
- Community Home Builders and Associates
- Community Housing Opportunities Corporation
- Fairfield Planning Department
- Housing Corporation of America

- Mid-Peninsula Housing Coalition
- Nehemiah Progressive Housing Development Corp.
- Pacific Community Services, Inc.
- Resources for Community Development
- Sacramento Valley Organizing Community
- Senior Housing Foundation
- Solano Affordable Housing Foundation
- Vallejo Neighborhood Housing Services, Inc.

Housing Costs and Affordability

This section of the Housing Needs Assessment provides information on the current market conditions for housing in the Unincorporated area. This information is important, because it reveals the extent to which the private housing market is providing for the needs of various economic segments of the local population.

Affordable Housing Cost

Table 29 displays the maximum rents and sales prices, respectively, that are affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HUD and HCD; and maximum affordable sales prices based on 10 percent down, 30-year fixed rate mortgage at 7 percent. The maximum affordable prices are used to determine the affordability of market-rate rental and for-sale housing. For example, a three-person household with a monthly income of \$3,100 (\$37,200 annually) is considered a very low-income household. The maximum affordable monthly rent for a very low-income, three-person household is \$930 and the maximum affordable sales price is \$117,221.

**Table 29
Solano County Affordable Housing Cost, 2014**

Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Monthly Income	\$1,450	\$1,654	\$1,862	\$2,066
Monthly Rent	\$435	\$496	\$558	\$620
Max. Sales Price	\$49,535	\$57,093	\$66,436	\$74,804
Very Low				
Monthly Income	\$2,412	\$2,754	\$3,100	\$3,441
Monthly Rent	\$723	\$826	\$930	\$1,032
Max. Sales Price	\$88,998	\$103,027	\$117,221	\$131,209
Low				
Monthly Income	\$3,791	\$4,333	\$4,875	\$5,416
Monthly Rent	\$1,137	\$1,300	\$1,462	\$1,625
Max. Sales Price	\$145,567	\$167,800	\$185,440	\$212,227
Moderate				
Monthly Income	\$5,779	\$6,608	\$7,433	\$8,258
Monthly Rent	\$1,733	\$1,652	\$2,230	\$2,477
Max. Sales Price	\$227,118	\$261,125	\$294,967	\$328,810

Source: 2014 Income Limits, Department of Housing and Community Development.

Monthly mortgage calculation: http://www.credit.com/vcapps/calc_affordability.jsp

Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 5.25% annual interest rate. 30% of household gross income used to calculate affordable monthly mortgage payment.

Rental Rates and Trends

The survey results of rental listings in Solano County are displayed in **Table 30**. The survey reports the median listing prices for a variety of housing unit sizes in both single-family and multi-family housing types. A total of 30 housing units were surveyed. Most units surveyed were located in the outskirts of incorporated areas of the county as there were only a few available rental units in the Unincorporated area. The majority of rental units in the Unincorporated area were found in the Green Valley community outside Fairfield city limits.

During the time of the search, no one-bedroom units were available for rent in the Unincorporated area. Because the Unincorporated area is home to a large amount of single-family homes on larger parcels of land, finding smaller housing units or multi-family units was very challenging. Most units surveyed were single-family homes. Comparing the average rental rate of the below housing units in **Table 30** with the maximum affordable rental rates for the income groups in **Table 29**, the very low-, extremely low-, and in many cases low-income households will experience housing cost burdens and possible overcrowding.

Table 30
Solano County Rental Survey, 2014

Type	Number of Units Surveyed	Low	High	Average Price
Studio	4	\$850	\$1,000	\$925
2 bedrooms	3	\$1,200	\$1,750	\$1,475
3 bedrooms	13	\$1,350	\$2,475	\$1,760
4+ bedrooms	10	\$1,700	\$2,600	\$2,100

Source: Solano County Rental Search, July 2014

Home Sales Prices and Trends

Table 31 displays home sales data for the county as reported by Data Quick. The home sales attributes include the median sales price in 2012 and 2013 in addition to the percent change. The median sales price of homes in 2012 ranged from \$148,000 (Vallejo) to \$307,000 (Benicia). In 2013, the median sales prices ranged from \$186,000 (Vallejo) to \$413,000 (Benicia). Comparing this range with the maximum affordable purchase price of Solano County residents in **Table 29**, households considered low-, very low-, and extremely low-income would have difficulty purchasing a home that is affordable in most parts of the county. The median housing sales price of homes in the county saw an overall increase of 30 percent between 2012 and 2013, which the largest increase occurring in Benicia (34 percent). With the recent increase in housing sale prices following the recession, housing affordability is a current issue in Solano County.

Table 31
Solano County Annual Median Sales Price 2012–2013

Jurisdiction	2012 Median Price	2013 Median Price	Percentage Change 2012–2013
Benicia	\$307,500	\$413,000	34%
Dixon	\$210,000	\$275,000	20%
Fairfield	\$220,000	\$285,000	23%
Rio Vista	\$179,000	\$235,250	31%
Suisun City	\$170,000	\$225,000	32%
Vacaville	\$225,000	\$285,000	27%
Vallejo	\$148,250	\$186,000	25%
Solano County	\$193,000	\$251,000	30%

Source: Data Quick 2012–2013

Estimated Number of Households Overpaying for Housing by Income and Household Type

A household paying more than 30 percent of gross monthly income is considered to be burdened by housing cost and overpaying. According to the 2010 Census ACS and shown in **Table 32**, 1,105 (16 percent) of Unincorporated area households overpaid for housing. Of the households that overpaid for housing, 620 (56 percent) households were renter-occupied and 485 (44 percent) were owner-occupied. The share of households overpaying for housing the most were extremely-low income households (households earning less than 30 percent of the median income) paying more than 50 percent on housing costs. **Table 32** also compares overpayment of the Unincorporated area to Solano County as a whole. In 2010, Solano County saw a total of 59,999 households overpaying for housing. Of those, 26,605 owner-occupied households, 44 percent, were overpaying (at least 30 percent) and 33,394 renter occupied households overpaying, 56 percent. **Table 32** highlights that there is a higher rate of overpayment in both owner- and renter-occupied households in the county. Overall, Solano County saw higher combined levels of overpayment than the Unincorporated area.

Table 32
Households Overpaying for Housing, 2010

Tenure	Unincorporated		Solano County	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Paying 30–50%				
Total Occupied Units Paying 30-50%	135	210	14,440	21,135
Extremely Low Income <30% of HAMFI	10	15	3,885	8,515
Very Low Income 31-50%	50	100	3,505	6,295
Low Income 50-80%	75	95	7,050	6,315
Paying 50%>				
Total Occupied Units Paying 50% or more	350	410	12,165	12,259
Extremely Low Income <30% of HAMFI	135	245	3,170	7,520
Very Low Income 31-50%	60	160	2,690	3,490
Low Income 50-80%	155	5	4,040	1,249
Total Households Overpaying at least 30%	485	620	26,605	33,394
Total Households	6,709		141,758	
Percent Overpayment of Total Households	7%	9%	19%	23%

Source: 2010 Census, 2010 ACS, HCD 2014

Appendix A: Housing Needs Assessment

According to CHAS data (**Table 33**), there were 75 owner households and 50 renter households earning less than 50 percent of the median family income (MFI) in the Unincorporated area in 2011 identified as having at least one of four housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30 percent). While there were fewer overall rental households with housing problems, 63 percent of those households were low income. Owner-occupied households had a much larger number of households with one or more problems, 830, but only 9 percent of those households were low income. It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

**Table 33
Housing Problems for all Unincorporated area Households, 2011**

	Total Renters	Total Owners	Total Households
Households with 1 or more housing problem	80	830	910
Household Income \leq 30% MFI	20	20	40
Household Income >30% to \leq 50% MFI	30	55	85
% Households (\leq 50% MFI) with any housing problems	63%	9%	14%

Source: 2011 CHAS

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental and (2) non-governmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints consist of land availability, the environment, land cost, construction costs, and availability of financing.

Non-Governmental Constraints

The major factors within the private market system that contribute to the direct sale price or rental cost of new housing include land costs, site improvement costs, construction costs, financing costs, and sales costs.

Land Costs

Typically the cost to purchase land suitable for residential development contributes as much as half of the housing development cost. These costs are then passed along to future occupants of the completed structure, which is why it is important to analyze the effect land costs have on providing housing that is affordable. The cost of land in the Unincorporated area of the County was estimated using the listed prices of land on Loopnet for the County as a whole. Loopnet is a commercial real estate listing service that advertises a wide array of property types for sale.

In the Allendale community (north of Vacaville) of the county in July 2014, Loopnet listed a 32.5-acre property suitable for 6 single-family lots. The parcel is listed for \$2,000,000 or \$7.65 per square foot. Assuming that the property was developed with 6 single-family homes (1 unit/5.4 acre), the land would add \$333,333 to the cost of each home. A 0.16-acre multi-family infill lot in Vacaville is also listed on Loopnet. The lot would accommodate a duplex and is listed at \$55,500, which would add \$27,750 to the price of each unit. Loopnet also lists a 1.53-acre parcel in Vacaville designated High Density Residential which allows densities between 15–22 units per acre. If maximum density was approved, the site could potentially hold 33 units. The parcel is listed for \$295,000, meaning the cost of land would add \$9,000 to the final cost of each unit. According to local developers and real estate agents, the cost of land located closer to Benicia and Vallejo tends to be much higher. Trulia provides a listing for a vacant 0.21-acre single-family parcel in Benicia for \$235,000, which is \$25.70 per square foot and significantly higher than land in the Vacaville and Dixon area. The Benicia parcel is suitable for one single-family home, which means that the cost of land adds \$235,000 to the final cost of the home.

Construction Costs

Construction costs are those incurred in actually constructing a dwelling unit. As with other land development costs, construction costs vary. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and the difficulty of building on the site. According to Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$140 per square foot for average quality construction. The estimated total construction cost of a 1,500-square-foot home with four exterior walls, an attached garage, central heating and air, and average building materials was \$212,002.

Estimating the cost to develop multi-family housing in the county is more difficult to determine, due to the lack of multi-family development activity in the Unincorporated area of the county. However, in the incorporated portions of the county there are a number of multi-family developments that can assist in providing an estimate of the cost to develop multi-family housing in the county. In 2014, the Heritage Commons (60 units) senior living affordable housing project was completed in Dixon. According to the developers of Heritage Commons, the cost to construct the project was roughly \$14,300,000 (including \$600,000 for land), or \$219,267 per unit.

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 Solano County. 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 34** illustrates interest rates as of July 2014. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which 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 34
Conforming Loan Interest Rates, 2014**

Term	Interest	APR
30-year fixed	4.250%	4.335%
15-year fixed	3.500%	3.647%
5-year adjustable rate	3.250%	3.968%

Source: www.wellsfargo.com, July 2014

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.

Overall Housing Development Costs

Based on the factors discussed above, and including land costs, impact fees, hard costs, soft costs, and developer profit, it is estimated that the cost to produce a single-family detached home of approximately 1,500 square feet on a relatively small lot (eight to ten dwelling units per acre) is at least \$390,000. For multi-family units developed at eight dwelling units per acre, the estimated production cost is \$200,000 to \$230,000 per unit.

Environmental Constraints

Flooding

According to the County's 2008 Safety Element of the General Plan, a large portion of developed and undeveloped county lands are subject to flooding as a result of heavy seasonal rainfall, dam inundation, and canal or levee failure. A majority of these county flood-prone lands are specifically subject to inundation as a result of heavy rainfall and resulting stream overflows.

Heavy seasonal rainfall, occurring between November and May, often results in stream overflows. A number of streams in the county have long histories of seasonal flooding, often resulting in significant damage. Flood risk is intensified in the lower stream reaches by the likelihood of coincident high tides and strong offshore winds during heavy rainfall. Spreading urbanization is further aggravating the potential for stormwater flood damage in the county by reducing floodplain area available to absorb stormwater in low-lying areas and preventing natural absorption of stormwater in the higher land, upstream watersheds. Thus, unchecked urbanization is leading to increased rates and volumes of stormwater runoff in the county. Because of the varying conditions of watersheds in the county, each one should be individually addressed using a coordinated set of County policies that control watershed runoff and stream overflow to reduce flooding.

Agricultural land has long been used for valuable de facto flood protection. Farmers have historically allowed stormwater detention on their properties during storm events and have expressed a desire that the County recognize the positive contributions of farmland as a flood prevention and reduction measure. Agricultural parcels with higher likelihood of flooding have been identified and removed from the land inventory list.

Faults

According to the 2008 Safety Element, the County is crossed by a number of active faults, where past movement in the earth's surface has caused rock fractures. Locations of active faults in Solano County which are most likely to experience significant damage from earthquake-related ground shaking are located in areas west of Fairfield. Coastal regions are threatened by tsunamis, which are powerful wave surges that can be caused by earthquakes and have the potential to flood lowland areas. By the time a tsunami wave reaches the Carquinez Strait, much of its energy would have already dissipated. The only areas of the county that would be subject to inundation by tsunamis are the southwestern part of Mare Island and Island No. 1 located southwest of SR 37.

Non-seismic geologic hazards also exist within the county. Shrink-swell soils contain large amounts of clay that swell when wet and shrink when dry. These clays will swell despite heavy loads of large structures placed on them. Repetition of this shrink-swell cycle can cause building damage, including cracked foundations. In most cases removing the top layer of soil and/or preconstruction design and engineering are enough to prevent the costly problems associated with these soils. Land settlement is a gradual lowering of the ground surface caused by compression of fine-textured deposits like clays and silts. Many of the fine-textured bay mud deposits that exist in and around the Napa River Delta are susceptible to settlement and present a potential hazard for road construction and development in southern Solano County.

Infrastructure Availability

A scarcity of community water and sewer facilities in the Unincorporated area is a constraint on the production of any significant quantities of new housing, especially housing constructed at densities that could be affordable to lower- and moderate-income households.

Sewer

According to the 2008 Public Facilities and Services Element in the County's General Plan, some parcels in the Unincorporated area near cities are served by sewer and wastewater services from adjacent cities and sewer districts. The City of Vacaville serves the unincorporated community of Elmira, which is adjacent to the service area for the Vacaville sewer system. The Suisun-Fairfield Sewer District provides sewer service to the unincorporated community of Cordelia and parts of Suisun Valley from Rockville Road south to the Fairfield city limits. The Vallejo Sanitation and Flood Control District provides sewer service to the Vallejo unincorporated islands. The City of Dixon provides service to a few parcels directly outside of Dixon. A few of the larger developments in the unincorporated county have small treatment systems. The Twin Creeks Condominium Project in Green Valley and the recreational vehicle parks within the county have small treatment systems that serve multiple ownerships and users.

The majority of developments in the unincorporated county, those not served by municipal sewer or small-scale treatment systems, operate stand-alone septic tanks. Water treatment using a septic system depends on gravity to move sewage effluent through the soil, where the effluent is treated by the biological activity in the soil. Some properties also employ either an aerobic treatment unit or a sand filter, or both, to assist in treatment. A permit is required in Solano County to install, repair, or modify a septic system. Under this permitting system, records are kept for all septic tanks in the county. Problems with septic systems have been reported when heavy rains saturate the soil and the systems' leaching mechanisms do not operate at full capacity, potentially releasing raw sewage. Untreated sewage on the ground can lead to increased human exposure, adverse health effects, and groundwater pollution.

Appendix A: Housing Needs Assessment

Water

Solano County has a number of water providers, districts, and sources. Solano County Water Agency delivers untreated water from the Solano Project (a project that includes Monticello Dam and Lake Berryessa) and the North Bay Aqueduct (a State Water Project facility). The Solano County Water Agency provides water for municipal, industrial, and agricultural uses in incorporated cities, UC Davis, the Solano Irrigation District, and Maine Prairie Water District service areas. Agricultural users in the Solano Irrigation District service area, such as Elmira, Gibson Canyon, Quail Canyon, Blue Ridge Oaks, Pleasant Hills Ranch and Vaca Valley area, use surface water and groundwater; those in the Maine Prairie Water District service area and Reclamation District 2068 use surface water only. Other water sources in the Unincorporated area are the Rural North Vacaville Water District, the City of Vallejo, Suisun-Solano Water Authority, and private and community wells. Additionally, some wastewater from the Fairfield/Suisun area is recycled and used for agricultural purposes. New requirements currently limit Solano Irrigation District's ability to provide additional water service connections with on-site treatment systems until new water quality standards are met. City and Local Agency Formation Commission (LAFCO) servicing policies today limit the extension of sewer and water service beyond current city boundaries. This limits the County's ability to provide additional water and sewer service to the Unincorporated area.

Although water is an issue in the county, it has not been a constraint in meeting the County's 2007–2014 regional housing need of 99 units. Since 2007, the County has constructed 116 units, exceeding its total regional housing need requirement.

To comply with Senate Bill 1087, 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.

Governmental Constraints

While local governments have little influence on market factors such as interest rates, their policies and regulations can affect the type, amount, and affordability of residential development. Since governmental actions can constrain development and affordability of housing, state law requires that the Housing Element "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c) (3)).

Governmental constraints include local land use controls, on- and off-site development standards, building and housing codes, permit processing times, permit processing fees, residential development fees, and delays in permit processing that can cause increases in financing cost.

Land Use Controls

The County's land use controls offer limited options for new construction of low- and moderate-income housing. The County's land use policies are firmly based upon the goal of urban development occurring in urban areas, principally within the seven cities in the county. The County regulates land use through General Plan Land Use Designations, which are implemented through zoning districts. This section identifies the General Plan Land Use Designations, their associated zoning districts, and the development standards that accompany each zoning district.

General Plan Land Uses Designations

The County has five residential land use categories that provide for a wide range of densities. The purpose is to ensure that residential land is developed to a density suitable to its location and physical characteristics

The County adopted its General Plan in 2008. The General Plan contains 9 land use designations that allow residential uses and are currently on the zoning map. **Table 35** identifies and describes the current Land Use Designations.

**Table 35
Solano County General Plan Residential Land Use Descriptions**

Zoning Code District	General Plan Land Use Designation	Maximum Density in General Plan	Land Use Description
RR-2.5 RR-5 RR-10	Rural Residential	1 du/2.5 acres to 1 du/10 acres depending on zone	This designation is applied to areas appropriate for rural, low density, single-family homes, where agriculture is not the sole land use and commercial agricultural production capability is low, where self-sufficiency and privacy are desirable and only minimal essential public services and facilities are available.
R-TC-1AC, R-TC-20, R-TC-15, R-TC-10, R-TC-6, R-TC-5, R-TC-4	Traditional Community Residential	1-4 du/acre	This designation recognize current residential and mixed-use communities located outside agricultural or municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy.
R-TC-MU, R-TC-MF	Traditional Community Mixed Use	1-4 du/acre [0.25 FAR]	This designation is intended for certain medium-density residential and retail commercial and business areas that are appropriate for residential and commercial uses, and that can be served by community services.
No zoning code districts	Urban Residential	2-25 du/acre	This designation provides for urban densities of residential development in municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development at urban densities.
A-20, A-40, A-60, A-80, A-160, A-SV-20	Agriculture	Determined by agricultural location as described in Agriculture Element. Starting at 1 du/20 acres up to 1 du/160 acres	This designation is intended for 20-, 40-, 80-, and 160-acre minimums. A-40 and A-80 zoning has been applied to agriculture areas with high quality soils that has been brought into intensive agriculture production through irrigation. These properties are generally retained in parcel sizes of 40 to 80 acres and are identified as prime farmland by the California Department of Conservation based on soil type. Agricultural land with lower-quality soils is used for dry land farming range land and is generally retained in parcel sizes of 20 and 160 acres. A-SV-20 is specifically zoned for Suisun Valley agriculture.

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Appendix A: Housing Needs Assessment

Zoning Code District	General Plan Land Use Designation	Maximum Density in General Plan	Land Use Description
M-L, M-G	Manufacturing	1 du/.5-3 acres	This designation provides an environment conducive to the development and protection of modern, large-scale administrative facilities, research institutions, warehousing, and specialized or light manufacturing organizations, all of a non-nuisance type, in accordance with the concept of an industrial park.
C-R, C-R-L	Commercial	.03 FAR	This designation is intended to provide appropriate commercial recreation uses that support recreational activities and resource-based recreational uses in the county in a manner compatible with surrounding land uses. The C-R zoning district is consistent with the commercial recreation designations of the General Plan outside the Suisun Marsh management area.
W	Watershed	1 du/106 acres	This designation aims to create watershed and conservation district areas of Solano County. In order to protect these areas from the constant threat of wildfire, subsidence, and landslide, leading to the destruction and financial loss to private and public property; prevent increased threats of these hazards through overdevelopment of these areas; and to protect the general welfare of the County as a whole, there is hereby created a zone classification within which the establishment, perpetuation, and protection of watershed and conservation district shall be encouraged.
M	Marsh Preservation	1 du/250 acres	This designation helps preserve and enhance the quality and diversity of marsh habitats, within which marsh-oriented uses shall be encouraged to the exclusion of such other uses of land as may be in conflict with the long-term preservation and protection of marsh areas. The provisions of this section shall be strictly interpreted to provide maximum protection to marsh areas.

Source: Solano County Zoning Code 2014

Zoning Regulations

The provisions of the Solano County Zoning Ordinance implement the policies and standards set forth in the General Plan. The Zoning Ordinance establishes the types of allowed residential uses as well as residential development standards for each zoning district. Development standards are intended to protect the safety and welfare of the County's residents and preserve community character.

Appendix A: Housing Needs Assessment

Most of the land in the Unincorporated area is designated for agriculture. Where land is designated for residential use in the Unincorporated area, the County's Zoning Ordinance contains several provisions appropriate for development standards. While residential units are allowed in other zoning districts, the principal zoning districts that allow for residential development are Agricultural, Rural Residential, Residential-Traditional Community, and Residential-Traditional Community Mixed Use. Additional zones that allow residential uses include commercial recreation, manufacturing limited and manufacturing general. The watershed (W) and Marsh Protection (MP) zones also allow residential dwellings on large parcels of land over 160 acres and 250 acres, respectively. **Table 36** below provides a summary of the residential development standards as set forth in the County's Zoning Regulations. The residential development standards are created to ensure that the overall health, safety, and welfare of the community are protected while ensuring that the vision, goals, and policies of the General Plan are achieved.

Appendix A: Housing Needs Assessment

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**Table 36
Residential Development Standards**

District	Residential Traditional Community											Rural Residential	Agriculture	Commercial	Manufacturing	Watershed	Marsh Preservation					
	One-Family Residence			Duplex Residence		Multiple Residence	Mixed Use	Residential Estate														
	R-TC-5	R-TC-6	R-TC-4	R-TC-D4	R-TC-D-6	R-TC-MF	R-TC-MU	R-TC-10	R-TC-15	R-TC-20	R-TC-1AC											
Minimum Lot Area	5,000 s.f.	6,000 s.f.	4,000 s.f.	4,000 s.f.	6,000 s.f.	5,000 s.f.	4,000 s.f.	10,000 s.f.	15,000 s.f.	20,000 s.f.	1 acre	2.5 acres	5 acres	10 acres	A-20 thru A-160 20 – 160 acres	A-SV-20 20 acres	C-R and C-R-L None	M-L 1 acre	M-G 1/2 .5 acre	M-G 3 3 acres	W 160 acres	M 250 acres
Primary Dwelling Size	1,000 square feet minimum																					
Front Setback	0	20 feet	20 feet	20 feet	20 feet	30 feet	0	20 feet				30 feet			30 feet		20 feet	30 feet	10 feet	30 feet	10 feet	
Side Setback	5 feet	10 feet	5 feet	5 feet	5 feet	10 feet	5 feet	10 feet				10 feet			20 feet		0	10 feet	20 feet		10 feet	
Rear Setback	0	15 feet	10 feet	10 feet	10 feet	15 feet	0	25 feet				25 feet			25 feet	10 feet	10 feet between structures	20 feet		10 feet		
Maximum Height	35 feet					50 feet	35 feet										50 feet			35 feet		
Maximum Density	8.7 du/acre	7.3 du/acre	10.9 du/acre	21.8 du/acre	7.3 du/acre	4 du/acre	4 du/acre	4.3 du/acre	2.9 du/acre	2.1 du/acre	1 du/acre	1 du/2.5 acres	1 du/5 acres	1 du/10 acres	1 du/20-160 acres	1 du/20 acres	0.3 FAR	1 du/acre	1 du/.5 acre	1 du/3 acres	1 du/160 acres	1 du/250 acres
Parking	For requirements, see note below																					

Source: Solano County Zoning Code 2014

Note:

Residential uses: Two spaces per each primary dwelling unit and one space for each secondary dwelling, or secondary living unit. Spaces should be located behind the front yard setback line in the R-TC and R-TC-MU districts. One enclosed space plus one unenclosed space per dwelling unit in a duplex in the R-TC-D or R-TC-MF district.

Mobilehome park: One and one-half spaces per mobilehome space, plus one additional space per four mobilehome spaces.

Boarding houses and rooming houses: One space per each guest.

How Residential Uses are Allowed

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, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single-room occupancy units, and emergency shelters. **Table 37** below shows the housing types that are permitted by Zoning District.

Table 37
Housing Types Permitted by Zoning District

	R-TC-6	R-TC-5	R-TC-4	R-TC-D4	R-TC-D6	R-TC-MF	R-TC-MU	R-TC-10	R-TC-15	R-TC-20	R-TC-1AC	R-R 2½	R-R 5	R-R 10	A-20 to A-160	A-SV-20	C-R	C-R-L	M-L	M-G	W	MP
Single-Family Dwelling	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Manufactured Homes	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Multiple Family Dwelling	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Duplex	A	--	A	A	--	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Dwelling Group	--	--	--	--	--	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Secondary Dwelling	A	A	A	--	--	--	--	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--
Guest House	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Rooming and Boarding House	--	--	--	--	--	A	--	--	--	--	--	A	A	A	--	--	--	--	--	--	--	--
Storage, Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--
Nursing Home, Rest Home	--	MUP	--	MUP	--	MUP	MUP	MUP	--	--	--	--	--	--	--	--						
Community Care Facility ²	UP	UP	--	UP	UP	UP	UP	--	--	--	--	--	--	--	--							
Agricultural Employee Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	AP	AP	--	--	--	--	--	--
HCD Agricultural Employee Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	AP	--	--	--	--	--	--
Single-Room Occupancy ¹	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Transitional Housing	UP	UP	--	UP	UP	UP	UP	--	--	--	--	--	--	--	--							
Supportive Housing	UP	UP	--	UP	UP	UP	UP	--	--	--	--	--	--	--	--							
Emergency Shelter	UP	UP	--	UP	UP	UP	UP	--	--	--	--	--	--	--	--							

Source: Solano County Zoning Code 2014

A- Allowed use; MUP- Minor Use Permit; UP- Use permit required; -- Prohibited

1. Program D.4 states the County will amend the Zoning Code to add the definition of a single-room occupancy unit (SRO) to the current rooming or boarding house definition.
2. Transitional housing, supportive housing, and emergency shelters fall under the community care facility definition. These uses are considered residential and therefore permitted, if there are six or fewer persons.

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Parking

The County's parking requirements for residential zones vary by housing type. Two parking spaces are required for each primary dwelling unit, and one parking space is required for each secondary dwelling, or secondary dwelling unit; the spaces in the R-TC zones should be located behind the front yard setback line. For boarding houses and rooming houses, one parking spot is required per guest. The parking spaces shall also comply with the development and architectural standards in Section 28-25 of the Zoning Ordinance. One exception to the parking requirements is in the R-TC-D zoning district which allows for one enclosed parking space and one unenclosed parking space per dwelling unit. For mobile home parks, one and one-half parking spaces are required per mobile home space and there must also be one additional parking space per four mobile home spaces.

Solano County Orderly Growth Initiative

Measure A was a voter initiative that was passed by the voters in 1984 and was reintroduced by a citizens committee in 1994 as the Orderly Growth Initiative. In 1994, the Orderly Growth Initiative was adopted by the Board of Supervisors and codified into the General Plan. The 2008 General Plan extended the Orderly Growth Initiative to 2028 through the passage of Measure T, approved by voters in November 2008. The General Plan restricts the conversion of land¹ designated Agriculture or Open Space in the County's land use plan to higher-density residential uses. The General Plan allows up to 50 acres of agriculturally zoned land to be converted for residentially zoned uses if the following criteria are met:

- a. The land is immediately adjacent to comparably developed areas that have available services with sufficient capacity to provide services to the proposed converted site.
- b. The annexation of the site is not appropriate or possible.
- c. All residential units constructed at the site will be affordable to very low-income and low-income households per the Housing Element.
- d. There is no existing residentially designated land available for low- and very low-income housing.
- e. The redesignations of land and the construction of very low- and low-income housing are required to comply with state law requirements for provisions of such housing.

Agricultural lands can also be redesignated to rural residential uses at densities of one unit per 2.5 or 5 acres if the following criteria are met:

- a. The higher density will not constitute or encourage piecemeal development.
- b. The land is not defined as prime agricultural land.
- c. The land is not suitable for agricultural use due to poor soil, drainage, or terrain.
- d. The conversion will not interfere with nearby agricultural uses.

¹ Agricultural lands include Intensive Agriculture and Extensive Agriculture land use designations. Open Space lands include Park and Recreation, Watershed, and Marsh land use designations.

Appendix A: Housing Needs Assessment

While the General Plan does allow for the conversion of agricultural land, no land has been converted in the past 20 years. Any conversion of agriculturally zoned land to higher-density residential requires a ballot process with a countywide election. In summary, while the Orderly Growth Initiative intends to limit sprawl and prevent the conversion of open space and agricultural land, the initiative also inhibits the ability to build housing at urban densities in the Unincorporated area. Although Measure T is a constraint to development of housing, the County has an excess amount of vacant land zoned RS and RR that is suitable for the development of housing.

Provisions for a Variety of Housing

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. Housing types include single-family and multi-family dwellings, secondary dwelling units, agricultural employee housing, rooming and boarding houses, and mobile and manufactured homes. **Table 37** (above) shows the housing types that are permitted by zoning district.

Transitional and Supportive Housing

Transitional housing is defined in Government Code Section 65582(h) as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Government Code Section 65582(f) as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target population is defined in Government Code Section 65582(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

SB 2 (Cedillo, 2007) 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 Zoning Code. Currently, transitional and supportive housing types fall under the community care facility definition and are therefore permitted by right in all residential zones with six or fewer people. To comply with SB 2, the County is currently preparing Zoning Code amendments to add definitions of both transitional and supportive housing as defined by the state and amend the Zoning Code to allow both transitional and supportive housing types as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure. The amendments will be adopted prior to or at the same time as the adoption of the Housing Element.

Emergency Shelters

SB 2 requires the County 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 County 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.

Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The County's Zoning Regulations identify emergency shelters as a residential care facility use type as part of the definition of a community care facility. The County allows the development of community care facilities in all residential zones with a use permit. However, the zoning regulations recognize residential care facilities with six or fewer persons as residential uses of property and therefore allow the development of a residential care facility with six or fewer persons as a permitted use subject to the same development standards as all other residential use types. The County is currently preparing amendments to County's Zoning Regulations to identify emergency shelters as a residential care facility use type as part of the definition of a community care facility. The draft amendments propose to allow emergency shelters by right in the CS, R-TC-MU, and R-TC-MF zoning districts. The amendments will be adopted prior to or at the same time as the adoption of the Housing Element.

In addition to permitting emergency shelters for groups of six or less in all residential zones, the County has assisted in the development of a one-stop residential services center in the City of Fairfield. The residential services center, Bridge to Life Center, was recently developed and will be managed by Mission Solano.

The Solano County Continuum of Care identified a total of 660 beds in Solano County in 2014. CAP Solano completed a count of homeless persons on the evening of January 27, 2011. The count identified a total of 683 persons in the county. The count did not identify any persons as residents of the Unincorporated area of the county.

Appendix A: Housing Needs Assessment

The County's contribution toward assisting with the development of the Bridge to Life Center as well as current zoning regulations which permit emergency shelters as community care facilities mitigate potential constraints toward the development of emergency shelters. As stated in Program D.2 the County will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs.

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

Bridge to Life Center

The Bridge to Life Center, completed in phases since 2009, has access to public transportation and is near the Solano County Office of Health and Human Services, for the convenience of its clients to obtain County social services such as enrollment in welfare and food stamps programs and access to County health care programs. This type of housing project was the largest of its kind in Solano, and includes a women's and children's center with space for 63 residents, a main dining hall, a day care center for 20 children, an education center with classrooms, housing for 40 veteran men, a mobile food kitchen, and housing for 12 families. This project was a partnership between Mission Solano, Homeaid of Northern California (the charitable arm of the Home Builders Association), the City of Fairfield, and Solano County. During a 2013 point-in-time survey, 63 individuals resided at the Bridge to Life Center. Of those surveyed, 29 were female and 34 were male (33 of which were veterans). The range of age for these individuals was 25-55.

Community Care Facilities

The County permits residential care facilities, including an intermediate care facility for the developmentally disabled, a congregate living health facility, a transitional housing facility, or an emergency shelter facility but excluding a facility for wards of the juvenile court, which serves six or fewer persons, subject to a use permit. Group homes of six persons or fewer have the same parking requirements as conventional single-family units. The Zoning Code permits community care facilities for seven or more people in residential zoning districts (R-R, R-TC [except R-TC-4], and R-TC-MF), subject to a conditional use permit as well. Conditional use permits require a public hearing with public notice. As part of this process, the Planning Commission establishes parking requirements after determining actual parking need; thus, projects that would generate minimal parking demand would not be held to "standard" parking requirements that might represent an unnecessary constraint.

Community care facilities are defined as "Any facility, place or building, including any family home, group home, social rehabilitation facility or similar facility but excepting any such facility owned and operated by the County, which is maintained and operated to provide residential care, day care, or homefinding agency services for children, adults, or children and adults, including, but not limited to, the physically impaired or handicapped, mentally impaired,

Appendix A: Housing Needs Assessment

incompetent persons, and abused or neglected children. A community care facility may provide incidental medical services.

'Residential care' means nonmedical care provided on a 24-hour basis to persons in need of personal services, guidance, counseling, supervision, recovery services, supportive services, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

'Day care' means nonmedical care provided on a less than 24-hour basis to persons in need of personal services, supervision, counseling, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

'Homefinding agency' means any individual or organization engaged in finding homes or other places for placement of persons of any age for temporary or permanent care or adoption.

A residential care facility, including an intermediate care facility/developmentally disabled, a congregate living health facility, a transitional housing facility, or an emergency shelter facility but excluding a facility for wards of the juvenile court, which serves six or fewer persons, exclusive of the licensee, members of the licensee's family, and persons employed as facility staff, shall be considered a residential use of property rather than a community care facility and the residents and operators of the facility shall be considered a family for purposes of this Chapter. A small family day care home or a large family day care home, as defined in state law, or a day care facility which serves six or fewer persons, exclusive of the licensee, members of the licensee's family, and persons employed as facility staff, shall be considered a residential use of property rather than a community care facility."

Through the conditional use permit process, the County is able to ensure that a proposed location is best suited for larger group homes of seven persons or greater and that no residential neighborhood is overly impacted with community care facilities. The requirements for a conditional use permit for community care facilities do not act as a constraint on provision of larger group housing for persons with disabilities. The County has not had to deny permission to any proposed community care facility because they could not locate a suitable site that complied with the requirements stated above. However, the County will continue to review the provisions for community care facilities, including facilities for persons with disabilities, as part of the County Zoning Code update.

Use permit applications are evaluated against a standard to ensure that there is not an over concentration of such facilities in any one area of the county. A community care facility proposed on a parcel may not be less than 400 feet from another parcel containing a community care facility. The average parcel within the Rural Residential (RR) zoning district is between 163 feet (RR-2.5) and 223 feet (RR-5) in width where 80 percent of the available sites are located. Given the average parcel widths, this requirement does not unduly restrict the siting of these facilities. In the large Traditional Community Residential (R-TC) zoning districts the average site width varies from 80 to 120 feet where another 14 percent of the available sites are located.

The Zoning Code currently defines a family as "One or more persons, related or unrelated, living together as a single, nonprofit housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants or domestic help."

Appendix A: Housing Needs Assessment

Persons with Disabilities

As part of a governmental constraints analysis, 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.

Currently, the County does not have any formal processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building laws but the County does follow California's accessibility laws which require the following for multi-family residential developments:

- Multi-family developments containing 4–20 units require that all of their ground-floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.
- Single-family residential developments are exempt from accessibility requirements, but accessibility features for a single-family home may be added at the request of a homeowner.

To further comply with SB 520 requirements, the County has included **Policy E.1** stating that the County will develop a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities, as required by state law (SB 520).

Housing for Extremely Low-Income Households

Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Extremely low-income households typically comprise persons with special housing needs including, but not limited to, persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. The Institute for Local Government's Housing Resource Center defines a single-room occupancy (SRO) unit as "a type of residential hotel offering one-room units for long-term occupancy by one or two people and may have a kitchen or bath facilities (but not both) in the room." The County does not explicitly define SROs in the Zoning Code, but has defined "rooming or boarding house" in the Zoning Code as "a dwelling, other than a hotel, where lodging or meals, or both, for four or more persons are provided for compensation." The County's Zoning Code currently permits rooming or boarding houses in the R-TC-MF zone. Rooming and boarding (but not boarding housing) is also allowed in the R-R zone. The County has amended the Zoning Code to include SROs in the definition of "rooming and boarding houses," allowed in the R-TC-MF zone and will continue to support the development of SROs or other types of housing affordable to extremely low-income households, the County will prioritize and leverage federal and state funding for the development of these units.

Limited Vacant Land Zoned for Multi-Family Housing

The Unincorporated area currently has limited vacant land zoned for multi-family development in the Homeacres area. While Solano County and local jurisdictions agree that development should occur within city boundaries, the lack of land zoned for multi-family development in the Unincorporated area significantly inhibits lower-cost housing construction. In addition, affordable housing developers cited the lack of available funding assistance in Solano County as an impediment toward the construction of subsidized affordable housing.

Farmworker Housing

Farmworker housing is defined in Sections 17021.5 and 17021.6 of the Health and Safety Code as any employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located. Currently the County allows HCD agricultural employee housing by right in the Agricultural 20-160 (A-20 through A-180) zone and requires an administrative permit in the Suisun Valley (A-SV-20) zone. **Program D.1** states that the County will continue to allow HCD licensed farmworker housing as a permitted use as required by state law.

Secondary Dwelling Units

Secondary dwelling units are permitted in exclusive agriculture zones, and residential zones with the exception of multiple residence districts and duplex residence zones. Secondary dwelling units are limited in size and may be attached or unattached to the existing unit. Manufactured housing is permitted in residentially zoned areas but must adhere to the same site requirements as any other residential building constructed on a residential lot.

Manufactured Housing

SB 1960 (1981) prohibited local jurisdictions from excluding manufactured homes from all lots zoned for single-family dwellings; in other words, limiting the location of these homes to mobile home parks is forbidden. However, SB 1960 does allow the local jurisdiction to designate certain single-family lots for manufactured homes based on compatibility for this type of use. Currently, manufactured housing is treated the same as any other single-family home and therefore permitted by right in all residential zones. **Program C.3** states that the County will continue to permit manufactured dwelling units in all zoning districts by right.

Design Review

Residential development design review is required for any new construction in the A-SV-20, A-T-C and A-T-C-NC districts of Solano County. The purpose of design review is to promote a quality rural character in new development for Suisun Valley and to unify the design and construction of individual neighborhood agricultural tourist centers into the existing agriculturally focused context. The requirements for design review are described in the County's Zoning Ordinance and Chapter 4 of the Suisun Valley Strategic Plan.

The design review process ensures that new residential development preserves basic aesthetic principles and does not affect entitlements by allowing additional conditions to be placed on the project. The design review process adds proportionately insignificant costs to residential development and therefore is not a constraint to affordable housing.

Building Codes

Solano County currently uses the 2013 California Uniform Building Code, which includes accessibility requirements for commercial and public buildings. The County has had very few, if any, requests to retrofit existing commercial buildings in the Unincorporated area, but such retrofits would need to be in compliance with the Americans with Disabilities Act. In general, the County does not receive many, if any, requests for permits to retrofit homes for disabled access or to create group homes for the disabled. This is likely due to the fact that many services that would be desirable for disabled people do not exist in the more rural unincorporated areas (e.g., public transit, commercial centers, community centers) and these services are more conveniently available within the incorporated areas of the county.

The County's building regulations make provisions for the retrofit of homes and the construction of new homes for disabled persons. Any application for retrofit of homes or the construction of new homes for disabled persons would be processed the same as any building permit with no additional requirements. The County's building regulations do not act as a constraint on the provisions of housing for persons with disabilities.

Furthermore, retrofitting homes for disabled access in the county would not normally violate setback regulations, as existing lots are sufficiently sized and setback requirements are sufficiently shallow to accommodate wheelchair ramps in most cases. In those unique cases where, due to lot size and building placement in relation to setbacks, it is necessary to build a wheelchair ramp within the required setback area, wheelchair ramps would likely be low enough so as not to require that the wheelchair ramp comply with setback regulations. Such applicants would need a building permit for the improvements, just as other property owners would require a building permit for most building improvements. If a wheelchair ramp could not meet setback requirements, provisions in the Zoning Code provide for unenclosed porches or stairways to extend into setback areas. These provisions have been interpreted to include structures for disabled access. However, as part of the Zoning Code update, the code will be amended to clarify that facilities to provide disabled access for residential and commercial structures may encroach within the required setback areas. With the proposed amendment to the Zoning Code, the County's site development standards will not act as a constraint on the provisions of housing for persons with disabilities.

Solano County has adopted four amendments to the Uniform Building Code that address residential structures. The first requires that all materials applied as roof covering shall have a fire rating of class "B" in order to address health and safety by reducing the potential for the loss of the structure as a result of grass and wildland fires. This change in the code does not result in a significant increase in the cost of residential structures and will result in a greater protection of structure during grass and wildland fires. The second amendment allows the use of a "standard plan" which allows an approved plan to be used on separate parcels which reduces the cost of the Plan Review Fee for each identical structure. The third amendment allows fencing less than 6 feet tall, satellite dish antennas (unless attached to a structure or more than 15 feet above the ground) and purely agricultural nonresidential buildings less than 500 square feet on a 20-acre parcel of land to be except from building permits. The fourth amendment states that final inspections shall be made after final grading and when the building is completely ready for occupancy.

The Cordelia Fire Protection District, Dixon Fire Protection District, and Vacaville Fire Protection District have each amended their fire codes to require residential sprinkler systems within their districts. These districts have imposed this requirement to address health and safety concerns because of limited water supplies and longer response times to locations within the Unincorporated area. While residential sprinkler systems increase the cost of residential units, these fire districts have determined that the increased safety and fire protection provided by the sprinkler systems outweigh the increased cost of the residence.

Code Enforcement

Code enforcement in Solano County is conducted primarily on a complaint basis. The County seeks voluntary compliance whenever possible. Legal action is only taken when all voluntary options have been exhausted. Typically upon receipt of a complaint, an inspection is made with the property owner or tenant and a violation notice describing any violations, necessary corrective actions, and time frame for correcting the violations is issued. The property is reinspected and if violations have not been corrected, a second notice is issued. If after the third notice the violations have not been corrected, the complaint is referred to County Counsel or the District Attorney for legal action.

Site Improvements

The zoning district regulations set forth the basic site improvement requirements, which are summarized in **Table 36**. These regulations are standard requirements.

Table 38 summarizes the County Road Improvement Standards. No road improvements are required for subdivision of properties under the A-20, A-40, A-80, and A-160 zoning districts. Properties zoned R-R 10 and R-R 5 are required to meet private road standards if parcels do not front on a county public road, but no public road improvements are required for subdivision. Subdivisions of properties zoned R-R 2½ or greater density are subject to the public road improvement standards, and properties zoned R-TC-20 or greater density require concrete curbs, gutters, and sidewalks.

These improvement standards for subdivisions are equal to or less than those required in surrounding counties and cities and are not considered a constraint to residential development and the cost of housing.

Table 38
Summary of Road Improvement Standards

Average Daily Traffic	Traveled Way	Paved Shoulder	Graded Shoulder	Total	Surface	Right-of-Way
Public Roads						
250 or less	20'	-	4'	28'	AC	60'
251-750	24'	-	4'	32'	AC	60'
751-4,000	24'	2'	4'	36'	AC	70'
4,001-10,000	24'	4'	4'	40'	AC	80'
More than 10,000	48'	8'	4'	72'	AC	100'
Private Roads						
1 parcel	(no requirements)					50'
2-10 parcels	20'	-	4'	28'	CS	50'-60'
11 or more parcels	(same as public road requirements)					
Emergency Access Roads						
	12'	-	-	12'	AB	30'

Source: Solano County 2014

Notes:

1. All figures are minimums. Roadway widths shall be increased to accommodate on-street parking and/or designated bicycle routes, where warranted. Roads in areas planned or zoned for commercial or industrial uses shall have a width of traveled way and right-of-way 4 feet greater than the minimums shown in the table above. The Director of Transportation may, where warranted, impose additional or more stringent standards beyond those shown here.
2. For surface type, AC indicates asphalt concrete pavement, CS indicates double chip seal, and AB indicates compacted Class 2 aggregate base.
3. Residential streets in areas zoned for RR 1/2 or greater density shall have concrete curbs, gutters, and sidewalks. Concrete curbs, gutters, and sidewalks shall also be installed where a significant number of other properties in the neighborhood have existing curbs, gutters, and/or sidewalks, in commercial and industrial areas where warranted, and in other areas where required by the Director of Transportation. Roadway widths in areas with curbs, gutters, and sidewalks shall be increased to accommodate on-street parking, where warranted.

Fees

Solano County does not charge development fees for planning applications and permits, as development/capital improvement fees are generally linked to building permit approvals. **Table 39** shows the 2014 County's planning fees and **Table 40** shows total County fees for certain residential building types in Unincorporated areas of Solano County. The single-family dwelling, triplex and 850 square foot secondary dwelling unit represent fees in the area of the Unincorporated County closest to Vallejo. This is the only area of the unincorporated County that could see multifamily development. Secondary dwelling units are limited to a maximum of 850 square feet in this area. However, larger secondary dwelling units are allowed in other zones and areas of the Unincorporated County up to a maximum of 1,800 square feet. Therefore, fee estimates for an 1,800 square foot secondary dwelling unit have also been included in **Table 40**. Fire impact fees are administered in three fire districts. Cordelia Fire District charges \$1.94 per square foot and Vacaville Fire District charges \$1.62 per square foot. Suisun Fire District charges \$3,057 for a single-family dwelling, \$2,209 for each multi-family unit, or \$1.62 per square foot for

Appendix A: Housing Needs Assessment

every other dwelling type. Each fire district is also likely to charge a fee to review sprinkler systems which are now required in single-family dwellings. Recording fees for manufactured homes are currently \$22 per unit. School district impact fees also vary by school district throughout Solano County, ranging from \$2.97 per dwelling square foot in Benicia to \$4.99 per square foot in Fairfield, applying to both single-family and multi-family dwellings. The average of \$3.98 per square foot has been used in the fees in **Table 40** and in the fee estimates in **Table 41** below.

**Table 39
Planning Fees, 2014**

Service	Fee
Architectural Review	\$745.00
Initial Study	\$1,046.00
Negative Declaration	\$4,168.25
General Plan Amendment	\$4,770.00
Zoning Text Amendment	\$2,980.00
Administrative Permit	\$745.00
Rezone	\$3,280.00
Sign Permit	\$447.00
Lot Line Adjustment	\$2,556.00
Minor Subdivision	\$4,985.00
Architectural Review	\$745.00
Initial Study	\$1,046.00
Negative Declaration	\$4,168.25
Major Subdivision	\$6,942.00
Policy Plan Overlay	\$3,353.00
Variance Permit	\$1,118.00
New Use Permit Application	\$5,870.00
New Minor Use Permit Application	\$2,467.00

Source: Solano County, 2014

* Please note, there are no additional Board of Supervisor fees on top of the Planning Commissions fees.

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Appendix A: Housing Needs Assessment

**Table 40
Total County Fees for Certain Building Types, 2014**

	Vallejo Area 1,500 sf Single Family Dwelling	Vallejo Area 660 sf Triplex Unit	Vallejo Area 850 sf Secondary Dwelling Unit	1,800 sf Secondary Dwelling Unit
Estimated Valuation	\$400,000	\$220,000	\$117,161	\$286,981
Fees				
County Fees				
<u>Plan Check Fees</u>				
Building	\$1,737.94	\$1,082.74	\$711.46	\$1,326.62
Planning	\$373.00	\$373.00	\$373.00	\$373.00
County Fire	\$0.00	\$0.00	\$0.00	\$0.00
Transportation	\$75.00	\$75.00	\$75.00	\$75.00
Flood Zone Determination	\$29.00	\$29.00	\$29.00	\$29.00
Grading Engineer	\$100.00	\$100.00	\$100.00	\$100.00
Addressing	\$149.00	\$149.00	\$149.00	\$149.00
Microfilm	\$10.00	\$10.00	\$10.00	\$10.00
<u>Permit Fees</u>				
Building	\$2,673.75	\$1,665.75	\$1,094.55	\$2,040.95
Electrical, Mechanical, Plumbing	\$600.00	\$150.00	\$600.00	\$1,250.00
County Capital Improvement	\$8,962.00	\$6,726.00	\$4,575.00	\$4,575.00
Estimated Inspections	\$1,248.00	\$520.00	\$1,248.00	\$1,248.00
Strong Motion Indicator	\$84.00	\$46.20	\$24.60	\$60.27
State Green Building program	\$16.00	\$9.00	\$5.00	\$12.00
<u>Other Possible County fees (not always applicable)</u>				
Encroachment Permit	\$410.00	\$136.67	\$410.00	\$410.00
Road Impact fees	n/a	n/a	n/a	n/a

	Vallejo Area 1,500 sf Single Family Dwelling	Vallejo Area 660 sf Triplex Unit	Vallejo Area 850 sf Secondary Dwelling Unit	1,800 sf Secondary Dwelling Unit
Grading	n/a	n/a	n/a	n/a
Total County Fees	\$16,467.69	\$11,072.35	\$9,404.61	\$11,658.83
Other Non-County Fees				
School District (average of \$3.98/sf)	\$5,970.00	\$2,626.80	\$3,383.00	\$7,164.00
Fire Sprinkler Review	\$150.00	\$66.00	\$85.00	\$180.00
Fire Impact	\$1,980.00	\$871.20	\$1,122.00	\$2,376.00
Fire District Plan Review	\$108.33	\$108.33	\$108.33	\$108.33
Total Fees	\$22,587.69	\$13,765.15	\$12,872.61	\$19,002.83

Source: Solano County 2014

The County determines permit costs based on the valuation of each project. For example, based on a 1,500-square-foot single family home with a 400-square-foot garage, the approximate fees would be \$8,769. Based on the fees in **Table 40**, the average per-unit fee cost is approximately \$22,588 for a single-family home, \$13,765 for a multi-family triplex unit, \$12,872 for an 850 sf secondary dwelling unit and \$19,003 for an 1,800 square foot secondary dwelling unit (see **Table 40**). Based on the estimated cost of the project, the fees are estimated to make up 5.6 percent of the total cost for a single-family home, 6.3 percent for a multi-family unit, 11.0 percent for an 850 sf secondary dwelling unit, and 6.6 percent for an 1,800 sf secondary dwelling unit.

Table 41
Cost for Typical Residential Developments in the Unincorporated County

Development Cost for a Typical Unit	Single-Family ¹	Multi-Family ²	850 sf Secondary Dwelling Unit ³	1,800 sf Secondary Dwelling Unit ⁴
Total estimated fees per unit	\$22,587.69 per unit	\$13,765.15 per unit	\$12,872.61 per unit	\$19,002.83 per unit
Typical estimated cost of development per unit (construction and land costs)	\$400,000	\$220,000	\$117,161	\$286,981
Estimated proportion of fee cost to overall development cost per unit	5.6% per unit	6.3% per unit	11.0% per unit	6.6% per unit

Source: Solano County 2014; building-cost.net 2014

¹ Single-family based on 1,500 sq. ft. dwelling in the area of the Unincorporated County adjacent to Vallejo.

² Multi-family based on a 660 sf triplex unit in the area of the Unincorporated County adjacent to Vallejo.

³ 850 sf secondary dwelling unit in the area of the Unincorporated County adjacent to Vallejo.

⁴ 1,800 sf secondary dwelling unit in the Unincorporated County.

Permit Processing

The permit approval process can have an effect on housing costs. Lengthy processing of development applications can add to construction costs. Expediting review of developments that will offer lower- and moderate-income housing could be an incentive. The Planning Services Department complies with the Permit Streamlining Act, which sets deadlines for plan review. In the case of subdivision applications, the Planning Services Department has 30 days after the application is submitted to determine whether the application is complete.

In the case of parcel map subdivision (a subdivision resulting in four or fewer parcels), once the application is complete, the Department of Resource Management will normally take between 60 to 90 days to process the Tentative Parcel Map, allowing time for review by all pertinent agencies. Tentative Parcel Maps are subject to a public hearing by the Zoning Administrator prior to approval. Once a Tentative Parcel Map is approved, the applicant generally has two years to finalize this action through recordation of a Parcel Map, which is processed through the Department of Resource Management, Public Works Division (unless a Parcel Map waiver is approved, in which case the Tentative Parcel Map is finalized through recordation of a Certificate of Compliance).

A Final Map subdivision (a subdivision of five parcels or more) is processed generally in the same way as a Parcel Map subdivision, except that a Tentative Map is subject to review by the Solano County Planning Commission as the "advisory agency" and is subject to approval by the Board of Supervisors. Once a Tentative Map is approved, the applicant generally has two years to finalize this action through recordation of a Final Map, which is also processed through the Public Works Division. Based on experience, the Department of Resource Management estimates the average Final Map subdivision application will take anywhere between six and eight weeks longer than the Parcel Map subdivision process, but this varies on a case-by-case basis.

Appendix A: Housing Needs Assessment

Both Parcel Map and Final Map subdivisions usually require a negative declaration of environmental impact before they can be approved, although in some cases both Parcel Map and Final Map subdivisions may be required to obtain an environmental impact report.

After the applicant completes the subdivision process, the applicant can submit a building permit application to the Department of Resource Management's Building and Safety Division. The applicant must submit four sets of plans; review by the Building and Safety Division normally takes up to two weeks or 10 business days. The plans also must be submitted to the fire district, Environmental Health Services Division, and Planning Services Division for approval. Overall, the Building and Safety Division estimates a complete building permit application takes approximately one month to process before a building permit is issued, unless more information or corrections are required from the applicant.

In total, approval for construction of a single-family housing unit in an area zoned for single-family housing development typically takes approximately 60 days, including secondary review, from start to finish, assuming no special conditions.

In some cases, properties must be rezoned to a residential zoning district consistent with the General Plan prior to subdivision. The County will process rezoning applications concurrently with subdivision applications, and rezoning applications can be processed within the same time periods as subdivisions. Rezoning applications are subject to environmental review. The environmental documents prepared for the rezoning applications also incorporate the subdivision into the same environmental document.

Multi-family projects are allowed uses in the R-TC-MF and R-TC-MU zoning districts subject to a building permit, which are processed in the same manner and time frame as building permits for single-family housing units. There are no other permits or reviews that are required that would act as a constraint to the provision of multi-family housing. Multi-family projects take approximately 60 days from start to finish including secondary review.

Table 42 shows typical time frames for permit processing.

**Table 42
Timelines for Permit Procedures**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	30 days for plan check
Conditional Use Permit	2-6 months
Zone Change	6 months
General Plan Amendment	6 months
Parcel Maps	3-6 months
Initial Environmental Study	1-3 months
Environmental Impact Report	6-12 months

Source: Solano County 2014

RESOURCES

Regional Housing Needs Allocations (RHNA)

Pursuant to state law (California Government Code Section 65584), at five-year intervals HCD and regional councils of government (ABAG for Solano County) must determine each locality's share of regional housing need. In conjunction with the state-mandated Housing Element update cycle that requires Bay Area jurisdictions to update their Housing Elements by January 31, 2015, ABAG has allocated housing unit production needs for each jurisdiction in the Bay Area. These allocations set housing production goals for the RHNA projection cycle that runs from January 1, 2014 through October 31, 2022.

AB 2634 (2006) requires jurisdictions to quantify the projected housing needs of extremely low-income households. Extremely low-income households are defined as those households earning less than 30 percent of the AMI. In order to project the housing needs of extremely low-income households, HCD recommends that jurisdictions plan that 50 percent of the very low-income household RHNA represents the projected number of extremely low-income households. The 2014–2022 very low-income housing allocation for the Unincorporated area of Solano County is 26; thus the projected number of extremely low-income households is 13.

Table 43 provides a summary of ABAG's housing need allocation for the Unincorporated area of Solano County.

Table 43
Regional Housing Need for Solano County

Income Level	Units	Percentage
Extremely Low	13	13%
Very Low	13	13%
Low	15	14%
Moderate	19	18%
Above Moderate	43	42%
Total	103	100%

The Unincorporated area's housing share represents approximately 1.4 percent of the total housing units allocated to Solano County for the period. For comparison, Vacaville's housing allocation represents approximately 16 percent of the County's total allocation and Vallejo's housing allocation represents 20 percent of the County's total allocation.

Sites Inventory Analysis

ABAG has projected that the Unincorporated County will add 103 housing units between 2014 and 2022 and has allocated such units as the County's fair share allocation of housing units. This analysis provides a summary of the County's progress toward meeting ABAG's fair share allocation as well as identifies vacant parcels suitable for accommodating the remainder of the County's fair share allocation.

Progress towards Achieving RHNA

The sites inventory and analysis is intended to inform the County of available land suited for residential development through the remainder of the RHNA projection cycle (2022). According to ABAG, the number of housing units in the Unincorporated area is expected to grow by 103 units between 2014 and 2022. As shown in the analyses of the County's RHNA, the housing unit allocation is distributed amongst various income ranges. In order to determine the remaining housing unit need and surplus in each income category, an analysis is provided below.

Approved and Constructed Units to Date

Although the ABAG planning period doesn't start until January 31, 2015, the RHNA period started January 1, 2014; any units constructed since the beginning of 2014 can be counted as progress toward the County's RHNA. Since January 1, 2014, there have been nine housing units added to the County's housing stock. Of these nine housing units, there were four single-family homes, one manufactured home, and four secondary dwelling units.

Single-family homes

As previously presented in **Table 29** in the section titled "Housing Costs and Affordability," single-family home prices are affordable to moderate- and above moderate-income households in the county. In the current planning period (2014–2021) ABAG allocated 19 housing units for moderate-income households and 43 for above moderate-income households to the County. Since January 1, 2014, there have been four single-family housing units constructed, which meets the projected moderate-income housing need as well as a share of the above moderate-income housing need. In **Table 43**, the four single-family homes are allocated toward meeting the moderate and above moderate housing need.

Manufactured homes

Since January 1, 2014, there has been one additional manufactured home added to the County's housing stock. Based on a 2014 Internet survey and costs provided by regional builders and information provided by builders for the previous Housing Element, the cost of new manufactured housing (including land) ranges between \$70,000 to as high as \$350,000. However, a 2014 survey suggests that the cost of land and installing a new manufactured unit is in the lower portion of the range at roughly \$100,000. The developers mentioned that most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. **Table 29** shows that a four-person, low-income households can afford a maximum sales price of \$212,227, meaning manufactured housing is theoretically affordable to low-income households. However, to provide a conservative estimate, the County will include manufactured homes as moderate-income housing in this assessment. As previously mentioned, there has been one manufactured housing units added to the County's housing stock since the beginning of 2014, which has been allocated toward the County's moderate-income fair share housing need.

Secondary Dwelling Units

There have been four second units constructed in the county since the start of the planning period (January 1, 2014). Second units are typically developed in the county for various needs including to house family members related to the occupants of the primary residence, as market rate rental units, or as farmworker housing; it is therefore difficult to survey rental rates of second units. However, secondary dwelling units must be used as residential units and cannot simply be accessory to the primary residence and uses for something like an office, storage, or commercial uses. Non-residential uses would be a violation of the building permit and occupancy rating. County staff indicates that, due to the relatively low cost of construction (zero land cost and generally smaller in scale), second units primarily serve as housing units for lower-income households.

There is no current available data for second unit rental rates in the county. The County is using the studio rent rates identified in **Table 30** as a proxy for second unit rental rates. The average monthly rent of studios in the unincorporated county is \$925. As shown in **Table 29**, low-income households can afford between \$1,137 (1-person) and \$1,625 (4-person) in monthly housing cost without being cost burdened. Although this income range is above the average studio rental of \$925, the County conservatively considers these types of units appropriate for low-income households. Comparing the rental rates with the affordability of low-income households shows that the additional four second units meets the County's low-income fair share housing allocation.

Vacant Land Analysis

There are two land use categories in the County that are zoned for residential development: Residential Traditional Community Districts (R-TC) and the Rural Residential District (R-R). Each of these districts allows the construction of single-family homes, which are likely to be the residential use type available for above moderate-income households. In addition, the R-TC-MF and R-TC-D zones allow multi-family and duplex development, respectively. These types of housing units are considered appropriate for moderate-income households.

As discussed, the County has a remaining need of 94 units (37 for the lower-income need, 18 for the moderate-income need, and 39 for the above moderate-income need). To meet the remaining need, the County will depend on secondary dwelling units, manufactured homes, and land zoned for low- and medium-density residential development.

All low-density vacant sites have an assumed realistic capacity of one unit per site. If subdivided some of the low-density parcels in Appendix C could accommodate more than one unit. Realistic capacity for the medium-density sites was determined by multiplying the number of acres by the maximum allowed density for the site, and then 80 percent of that result was used as the final realistic unit number to account for site and regulatory constraints. The County intends to use secondary dwelling units to meet the remaining need for the lower-income category. As mentioned above, four second units were added in the Unincorporated County between January 1, 2014 and June 1, 2014, and are affordable to low-income households. In addition to allowing secondary dwelling units in residential zones the County's agriculture zoning allows for a primary residence and a secondary unit, assumed to primarily serve farmworkers. Currently there are approximately 335,000 acres of land zoned agriculture. It can be assumed that some of the secondary dwelling units permitted in the previous and current Housing Element planning periods will serve farmworkers. As illustrated in **Table 44**, there has been an upward trend in the number of second units developed each year since 2009. Based on the average number of secondary dwelling units since the previous Housing Element was adopted, the

Appendix A: Housing Needs Assessment

County believes the trend will continue and anticipates averaging at least 5 additional second units per year through 2022. Under this informed assumption, the County expects there to be 41 additional secondary dwelling units constructed by the end of the RHNA projection cycle. In order to facilitate the permitting and construction of secondary dwelling units, the County will continue to implement **Program B.2**.

**Table 44
Historical Second Unit Construction**

Year	Number of Second Units
2009	2
2010	2
2011	7
2012	6
2013	8
January –June 2014	4

Source: Solano County 2014

The County also intends to use manufactured homes to meet the remaining need for the moderate income category. As mentioned above, one unit was added in the Unincorporated County between January 1, 2014 and June 1, 2014, and is affordable to moderate-income households. **Table 45** illustrates the historical construction trend of manufactured homes in the unincorporated portion of the county since 2009. Since 2008, the county is averaging over two manufactured homes per year. As a conservative estimate, the County will assume there will be two additional manufactured homes developed each year through 2021, for a total of 14 additional units.

**Table 45
Historical Manufactured Home Construction**

Year	Number of Manufactured Homes
2008	9
2009	2
2010	1
2011	1
2012	2
2013	4
January –June 2014	1

Source: Solano County 2014

Table 46 illustrates that, with the commitment to secondary dwelling units and the available vacant land, the County has the capacity to meet its 2014–2022 RHNA. The totals in **Table 46** only include parcels that are not constrained by factors such as being located in a flood plain or having prime agricultural land. The vacant land capacity assumes no subdivision of current land. However, if land were to be subdivided, the county's total capacity would be significantly higher (1,380 units, up from 594 units) in its vacant parcels without environmental constraints. For the purpose of this inventory, 24 units that could be developed in duplex, multi-family, and

Appendix A: Housing Needs Assessment

mixed-use zones count toward the moderate totals. Additionally, the projected 14 manufactured units mentioned above would be developed in lower-density zones, but would also count toward the moderate category based on sales price trends for manufactured homes. Vacant parcels in all other residential zones, which allow single-family residences only, count toward the above moderate-income group total. For a map and table with a complete summary of vacant parcels in the Unincorporated county, see Appendix C.

Table 46
Land Inventory Summary and Ability to Meet RHNA

Income Group	RHNA Allocation	Approved or Constructed Units	Remaining RHNA	Projected Second Units	Vacant Land Capacity	RHNA Surplus
Extremely Low	13	4 ^{1,2}	37	41	0	4
Very Low	13					
Low	15					
Moderate	19	1 ³	18	0	38 ⁵	20
Above Moderate	43	4 ⁴	39	0	552 ⁶	513
Total	103	9	94	41	590	537

Notes:

1. The extremely low, very low, and low income categories have been combined in some of the columns in the table above to make up the lower-income RHNA. This approach is acceptable per HCD guidance.
2. Four secondary dwelling units affordable to low-income households.
3. One manufactured home affordable to moderate-income households.
4. Four single-family homes affordable to above moderate-income households.
5. The 38 units include 24 that could be developed on vacant land with appropriate densities for development of moderate income units (R-TC-D6, R-TC-MF, and R-TC-MU). The remaining 14 units are projected manufactured homes installed on land that would otherwise be considered appropriate for above moderate-income housing.
6. The above moderate total excludes 14 parcels that would accommodate the 14 projected manufactured units, as described in note 5.

Multifamily Opportunity

In addition to meeting the RHNA, the County has additional sites to accommodate a variety of housing types. The County General Plan identifies an Urban Residential designation which allows for up to approximately 25 units per acre (currently there are 1,890 acres of land designated Urban Residential) but does not have a corresponding zoning district that allows for the same density. This is because the County believes while some development has been allowed to occur where limited urban services were provided by cities and special districts, current General Plan policies supported by a voter approved initiative maintain that “what is urban should be municipal,” meaning that development requiring urban services should occur within an incorporated city. This position was taken in the belief that cities can provide urban services more efficiently. This policy is at the heart of the General Plan policies which encourage city-centered growth with residential development provided in close proximity to employment and commercial centers minimizing urban sprawl, travel distances, energy consumption, and noise and air pollution.

Appendix A: Housing Needs Assessment

To encourage the development of these sites, the County will continue to work with the adjacent cities to encourage that their rezoning of these sites (where deemed appropriate) can accommodate housing for up to 25 units per acre and the County will facilitate the annexation process of these sites into the cities when the cities are ready to annex. Upon annexation of these sites into the cities, the County, if necessary, will also negotiate a transfer of RHNA units that will be accommodated on these sites. The County has negotiated successful RHNA transfers in the past and will continue to work with the neighboring cities to facilitate compact development to address climate change and energy conservation, and maximize land resources to preserve agricultural and open space resources.

The County has had success with this approach. Since adoption of the previous Housing Element the unincorporated Train Station area was annexed by the City of Fairfield in 2012. Since the RHNA is based on lands in the sphere of influence being credited to the city, no transfers of RHNA were necessary during the 5th RHNA cycle. However to support the assumption that areas of the unincorporated County that have been annexed will accommodate a greater portion of the overall County RHNA, Fairfield is responsible for a much greater portion of the overall County RHNA in the 5th cycle. In the 4th cycle Fairfield was responsible for 13 percent of the overall Solano County RHNA. In the 5th cycle Fairfield is responsible for 44 percent of the overall Solano County RHNA.

In addition the County supports projects in the incorporated cities to support lower-income households. The County recently provided financial support for a lower-income residential development in Vallejo. This development consisted of acquisition and rehabilitation of a multi-unit complex in the City of Vallejo. In addition to commercial/gallery space and a café, 29 affordable live/work units were created. In exchange for a \$1.7 million loan for the construction of the complex, the City agreed to allow the County to take credit for 13 of the 29 affordable dwelling units for purposes of meeting its very low and extremely low income RHNA obligation.

Environmental Constraints

Some vacant parcels in the county are constrained by flooding or contain prime agricultural land. These parcels have been excluded from the vacant land inventory. The totals above are for unconstrained parcels only.

Financial Resources

Due to the high costs of developing, maintaining, and rehabilitating housing, multiple funding sources are often required. **Table 47** lists the potential financial resources available to the County for housing development, rehabilitation, and financing.

Appendix A: Housing Needs Assessment

**Table 47
Financial Resources**

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of HUD to cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Infrastructure Improvements Homeless Assistance Public Services
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.	Acquisition Rehabilitation Homebuyer Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	Land Acquisition Rehabilitation Relocation of Unit Refinancing of Existing Indebtedness
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies make certificates available.	Homebuyer Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in rental housing for lower-income households. Proceeds from the sale of the credits are typically used to create housing.	New Construction Acquisition Rehabilitation Historic Preservation
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	Support Services Rehabilitation Transitional Housing Supportive Housing

"Planning for a Sustainable Solano County"

Appendix A: Housing Needs Assessment

Program Name	Description	Eligible Activities
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.	Purchase Development/Construction Improvement Rehabilitation
State Programs		
Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	New Construction Rehabilitation Acquisition Preservation
California Housing Finance Agency (CHFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (CHFA) Homebuyer's Down Payment Assistance Program	CHFA makes below market loans to first-time homebuyers of up to 3 percent of sales price. Program operates through participating lenders who originate loans for CHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
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.	New Construction Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment on conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	New Construction Rehabilitation

Appendix A: Housing Needs Assessment

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.	New Construction Rehabilitation Acquisition
Local Programs		
Redevelopment Housing Set-Aside Funds	State law required that 20 percent of redevelopment agency funds be set aside for a wide range of affordable housing activities. The redevelopment agency has been dissolved but some set-aside funds remain.	Rehabilitation
Single-Family Mortgage Revenue Bond	Issues mortgage revenue bonds to support the development and improvement of affordable single-family homes to qualified households.	New Construction Rehabilitation Acquisition
Employment and Human Services Department	Assists very low-income households to obtain/maintain housing.	Relocation Emergency Grants Housing Scholarships
East Bay Delta Housing Finance Agency Lease-Purchase Homeownership Program	The agency purchases homes on behalf of lease-purchasers and manages the lease agreements during the 38-month lease purchase period. Eligible households receive down payment assistance and assume the loan at the end of the lease-purchase term.	Homebuyer Assistance
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance
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.	New Construction Rehabilitation Acquisition

Appendix A: Housing Needs Assessment

Program Name	Description	Eligible Activities
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.	New Construction
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 percent MFI qualify.	Homebuyer Assistance combined with Rehabilitation
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.	Acquisition New Construction Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition Rehabilitation New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Homeless Resources

Homeless persons or those who are about to be homeless may contact the Solano County Health and Human Services Department. The County and volunteers operate a telephone help-line, First Call for Help, and a shelter bed hotline. The department has a limited number of vouchers, redeemable at local motels, for temporary shelter.

Mission Solano Rescue Mission

Since 1998, the Mission Solano Rescue Mission has successfully met the basic necessities of the homeless and poverty-stricken population residing in Fairfield. Recognizing that many people struggling with addiction needed more than “three hots and a cot,” Mission Solano focused on developing long-term residential treatment for homeless addicted men, women, and children. The nationally recognized Nomadic Sheltering Program provides emergency shelter nights to those in need, while continuing to offer the Community Outreach Center and Social Industries distributing food, clothing, and ongoing community services. Their doors are open 24 hours a day, 365 days a year. Help is available without charge to any person regardless of race, color, creed, or social standing. Mission Solano operates entirely on voluntary contributions, with the majority of the support coming from individual donors and the balance from churches, organizations, foundations, and the corporate community.

Community Resources Services (Rosewood House)

Community Resources Services offers case management for homeless clients, assisting them with basic needs, job searches, school reentry, and housing information. During a 2013 point in time survey, eight women were residing at the Rosewood House. Services are also provided for incarcerated clients in the county jails. The services provided prepare jail clients for a successful return to the community, where they can rejoin families, find work, and participate meaningfully in the community.

Rosewood House provides clean and sober transitional housing for women. The goals include assisting participants with obtaining permanent housing, achieving greater self-determination, and increasing their skills and education. Women completing their stay at Rosewood House will be better prepared to obtain permanent housing and participate within the community.

Community Action North Bay

Community Action North Bay (CAN-B) provides basic needs such as food, clothing, and shelter and also provides supportive services such as rental assistance, job training, life skills classes, homeless assistance and prevention, and case management. In addition, CAN-B provides information about and referrals to other community-based organizations, churches, and/or government agencies that can help clients with additional needs. CAN-B serves almost 1,000 clients every year; its clients consist of the working poor, low income, senior citizen, disabled, and homeless population living in the Fairfield area. CAN-B also provides transitional and permanent supportive housing opportunities.

Heather House

Heather House provides temporary shelter, food, and case management to the homeless. The shelter has 24 beds and 3 transitional apartments for children, families, and single women. Clients receive assistance in job searches and in locating permanent housing, as well as life skills training which includes budgeting, parenting, and nutrition. CAN-B has partnered with Healthy Start, Child Haven, the Community Action Agency, The Salvation Army, Solano County Mental Health, Youth and Family Services, the Solano County Homeless Shelter Collaborative, and Child Protective Services to ensure that families are given the necessary tools to strengthen their families, clean up their credit/eviction issues, find gainful employment, and move into permanent housing.

Every year, approximately 200 homeless individuals stay at Heather House, while an additional 7,300 individuals are provided with referral services. Since 2004, 1,600 clients have completed the full program. Of the 200 served at Heather House each year, half are children. A 2013 point in time count surveyed 26 individuals residing at the Heather House. Of those who enter the 90-day program, 90 percent move on to permanent housing. Heather House is currently building a base for intellectual and academic capacity.

Caminar Solano (Laurel Creek House)

Caminar Solano opened Laurel Creek House in 1999, offering residential treatment in 12 beds. Not all of the persons served by Laurel Creek House would be homeless, but the facility does provide a service to residents who may have temporary shelter needs. Caminar Solano has expressed interest in developing a transitional housing project (15 apartments) for residents with mental disabilities.

Opportunities for Energy Conservation

With respect to residential construction, opportunities primarily take the form of construction of new homes using energy-efficient designs, materials, fixtures, and appliances, or retrofitting existing homes to be more energy efficient (e.g., weather stripping, upgrading insulation, upgrading to more energy-efficient fixtures and appliances). At a minimum, new housing construction in Solano County must comply with the state of California Title 24 energy efficiency standards. These requirements are enforced through the building plan check process.

In addition to the design and construction of individual buildings, the development industry is becoming increasingly aware of opportunities for energy conservation at the site planning level and even at the community planning level. New developments are increasingly being planned so that building orientations will take advantage of passive solar energy benefits. Larger-scale land use planning is increasingly considering benefits of compact urban form (i.e., higher densities) as a means to reduce auto dependency for transportation, and the benefits of mixed-use land use patterns to make neighborhoods more self-contained so that residents can walk or bicycle to places of work, shopping, or other services. Compact urban development patterns are necessary to improve the effectiveness of buses and other forms of public transit. If effective public transit is available and convenient, energy will be conserved through reduced auto use.

The fee charged for private solar or wind installation includes inspections and plan review, but the permit fee is zero dollars. The County issues residential solar permits over the counter for rooftop systems. For ground-mounted systems, the County has a one-week expedited process.

Appendix A: Housing Needs Assessment

The County has a voluntary Green Building Program that provides an opportunity for developers seeking to incorporate sustainable building materials and design into residential housing construction. The purpose of this program is to improve public health and welfare, assuring that homeowners, developers, and builders who wish to exceed Title 24 state energy efficiency standards by at least 15 percent to 20 percent have the opportunity to participate in a voluntary green building program designed to achieve the following:

- Encourage resource conservation.
- Reduce waste generated by construction projects.
- Increase energy efficiency.
- Promote the health and productivity of residents, workers, and visitors to Solano County.

The California Building Standards Commission recently adopted Green Building Standards as of July 2013, as amended for publication in the 2013 California Green Building Standards Code, CCR, Title 24, Part 11. These standards were published in July 2013 and adopted as part of the Building Codes for mandatory implementation. No voluntary tiers of the CALGreen have been adopted in Solano County.

Appendix

B REVIEW OF PREVIOUS HOUSING ELEMENT

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
A. Housing Conservation and Rehabilitation		
<p>A.1 Financial Assistance - Rehabilitation. To assist private property owners in rehabilitating the housing stock, the County will consider applying for Community Development Block Grant funds and other funding sources as available including funding from the federal Department of Housing and Urban Development, the State Department of Housing and Community Development, local redevelopment funding, and other governmental or private sources.</p> <p>Responsibility: Resource Management</p> <p>Target Date: The County will consider applying for funds annually and as Notice of Funding Availability (NOFAs) are released.</p> <p>Funding Source: CDBG, HOME, Rehabilitation Loan Pool</p>	<p>During the previous planning period the County rehabilitated seven units, utilizing funds from HOME & CDBG. In addition, the County received a HOME grant in 2010 for rehabilitation and first-time homebuyer programs.</p>	<p>Modify to update language related to redevelopment set-aside funds and continue. Program A.3 will be combined into this program.</p>
<p>A.2 Program Partnerships - Rehabilitation. The County will seek to maintain its existing supply of assisted housing through the development of programs in coordination with other public and private non-profit housing agencies. The County will seek to expand rehabilitation opportunities by coordinating and working with financial institutions and non-profit agencies to expand the supply of funding available and by recycling program income from existing programs into future rehabilitation programs.</p> <p>Responsibility: Resource Management</p> <p>Target Date: The County previously contracted with Mercy Housing to monitor rent limitation agreements under the County Housing Rehabilitation Program but their contact expired in June 2008. The County may need to contract with a consultant in a year or two depending on interest in the program.</p> <p>Funding Source: Rehabilitation loan pool</p>	<p>The County has not monitored rent limitations since adoption of the previous Housing Element. No assisted units have converted to market rate since adoption of the previous Housing Element.</p>	<p>Modify to address potential units at risk for the 5th cycle planning period and continue.</p>
<p>A.3 Housing Assistance Outreach – Rehabilitation. As the County applies for and receives funding to provide rehabilitation loans they will notify the public of available housing rehabilitation programs in coordination with city housing authorities, redevelopment agencies and other public and private agencies.</p> <p>Responsibility: Resource Management, County Housing Authorities, City Redevelopment and Housing Authorities adjoining project areas.</p> <p>Target Date: 2009-2014 and ongoing as funding is available.</p> <p>Funding Source: CDBG, HOME, Rehabilitation Loan Pool</p>	<p>The County has notified the public of available housing rehabilitation funds throughout the 2007–2014 planning period through mailers and door-to-door marketing. In addition, Building inspectors and code compliance officers provide information in the field as needed.</p>	<p>Modify to remove reference to redevelopment agencies and combine into Program A.1.</p>

"Planning for a Sustainable Solano County"

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>A.4 Upon notification of a potential sale of a mobile home park and/or at the request of mobile home resident organizations or nonprofit housing agency, the County will provide assistance in seeking funding through the Mobile Home Park Resident Ownership Program for the purchase of the mobile home park or spaces by the tenants</p> <p>Responsibility: Resource Management, County Housing Authority</p> <p>Target Date: 2009-2014, this program will be implemented upon notification of a potential mobile home park sale.</p> <p>Funding Source: Mobile Home Park Resident Ownership Program (MPROP)</p>	<p>The County has not received notification of the sale of any mobile home park. The County does not expect resources to be available for this type of program during the 5th cycle planning period. This program will not be continued.</p>	<p>Delete.</p>
<p>B. Opportunities for Housing Production</p>		
<p>B.1. Countywide Housing Production and Coordination. The County will coordinate its planning and program efforts with the cities to ensure that adequate quantities of various housing types are provided to meet the County's total projected housing needs. The County inventoried its available sites for housing development and identified sites by zoning category that are available to meet its housing need allocation for the Housing Element Planning period. The inventory summarized in Appendix A includes sites for housing by income category. There are approximately 1,890 acres, which can accommodate 5,674 units.</p> <p>In addition to meeting the RHNA, the County has additional sites to accommodate a variety of housing types. The County General Plan identifies an Urban Residential designation which allows for up to 25 units per acre but does not have a corresponding zoning district that allows for the same density. This is because the County believes while some development has been allowed to occur where limited urban services were provided by cities and special districts, present General Plan policies maintain that "what is urban should be municipal," meaning that development requiring urban services should occur within an incorporated city.</p> <p>To encourage the development of these sites the County will work with the adjacent cities to ensure that their rezoning of these sites can accommodate housing for up to 25 units per acre and the County will facilitate the annexation process of these sites into the cities when the cities are ready to annex. Upon annexation of these sites into the cities, the County, if necessary will also negotiate a transfer of RHNA units that will be accommodated on these sites. The County has negotiated successful RHNA transfers in the past and will continue to work with the neighboring cities to facilitate compact development to address climate change, energy conservation and maximize land resources to preserve agricultural and open space resources.</p> <p>Responsibility: Resource Management</p> <p>Target Date: 2009-2014, continue to provide sites to meet the County's RHNA</p>	<p>This program is ongoing and will be continued. The County will generally support city annexation of land. The annexation of the Train Station area by the City of Fairfield took place in 2012. Since the RHNA is based on lands in the sphere of influence being credited to the city, no transfers of RHNA have been necessary during this RHNA cycle.</p>	<p>Continue.</p>

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>allocation of 99 units and continue contact the adjacent cities annually to discuss their plans for annexation and then work with the cities to negotiate annexations of land and transfers of RHNA where possible.</p> <p>Funding Source: County General Fund</p>		
<p>B.2 Secondary Dwelling Unit Program. To maximize the potential for housing development on its existing residentially zoned land, the County will continue to implement streamlined permitting processes for these types of units. The County will actively promote the opportunities provided to develop these types of units, by distributing information to advocates and service providers for the elderly and disabled populations and farmworkers as well as distributing this information within the agricultural community in general.</p> <p>Responsibility: Resource Management Target Date: Ongoing, distribute information annually. Funding Source: County General Fund</p>	<p>The agricultural community and the public are continually educated on allowances for second units in the county. Thirty-seven second units were permitted during the previous Housing Element planning period. Interest in second units is strong in the county and active marketing beyond disseminating information at the public counter is not necessary.</p>	<p>Modify to reflect the appropriate level of outreach and continue.</p>
<p>B.3 Housing Element Annual Report. As part of the Housing Element annual report the County will monitor the affordability of newly approved manufactured homes and second units to meet the needs of lower income households and review and revise programs as appropriate to maintain effective strategies to accommodate the housing needs of lower income households in the planning period.</p> <p>Responsibility: Resource Management Target Date: Ongoing, as projects are approved. Funding Source: County General Fund</p>	<p>The County is monitoring this information and including it in the annual reports on an ongoing basis, to the limited extent that income or specific use (rental, granny unit, student occupied, etc.) of the units can be determined. The County cannot ask for income or rental information. It makes certain assumptions that farm labor and second unit manufactured homes are generally occupied by low-income households, primary manufactured dwellings are occupied by moderate-income households, and conventional construction are occupied by moderate- to above moderate-income households.</p>	<p>Continue.</p>

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
C. Affordable Housing Assistance		
<p>C.1 Financial Assistance - Affordable Housing Production. The County will utilize available local funding sources for affordable housing, primarily involving application for CDBG funds from the state, HOME funds, and seeking to expand the County's Section 8 voucher program. Because of the competitive nature of the CDBG, HOME, and the Section 8 programs, it is not possible to estimate the amount of funding that could be obtained from these sources through the remainder of the Housing Element planning period. To leverage local subsidy sources, the County and County Housing Authority will seek funding for low-income housing assistance through state and federal housing programs in the development of local housing assistance programs.</p> <p>Responsibility: Resource Management</p> <p>Target Date: The County will continue to apply for funds annually and as Notice of Funding Availabilities (NOFAs) are released.</p> <p>Funding Source: Section 8, CDBG, HOME, and other funding sources as they become available.</p>	<p>The County received a HOME grant in 2010 for rehabilitation and first time homebuyer programs. The County continues to be deemed a "high performer" in its Section 8 program by HUD. The County utilized Neighborhood Stabilization Program 3 funds in the unincorporated Vallejo area for rehabilitation, blight elimination, and gap financing for first time homebuyers. The County has not applied for Mortgage Credit Certificates (MCC) since 2012. The County also contributed money to the City of Vallejo to develop an income-restricted housing complex. As part of the process, an agreement between the City and County acknowledged that a certain amount of the units would be credited to the County's low-income RHNA requirements for the previous Housing Element RHNA cycle.</p>	<p>Modify to include an appropriate approach to seeking funding, based on current County resources and market demand and continue.</p>
<p>C.2 Regulatory Incentives for Affordable Housing. The County will continue to work with developers of affordable housing projects to provide regulatory incentives consistent with Sections 65915 and 65917 of the California Government Code and AB 1866, signed into law in September 2002.</p> <p>Responsibility: Resource Management</p> <p>Target Date: 2009-2014, provide regulatory incentives to affordable housing projects on a case-by-case basis as projects are processed through the Resource Management Department.</p> <p>Funding Source: General Fund</p>	<p>No affordable housing projects were processed by the County during the planning period.</p>	<p>Continue.</p>

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>C.3 Zoning Codes and Development Standards to Encourage and Facilitate Alternative Housing. To create opportunities for the private marketplace to produce additional affordable housing for extremely low-, very low-, low- and moderate-income households, including farm workers and the elderly, the County will continue to implement building and zoning codes to accommodate manufactured dwelling units and secondary dwelling units in all residential zoning districts by-right. The County is projecting the market will construct approximately 3 units.</p> <p>Responsibility: Resource Management</p> <p>Target Date: 2009-2014, continue to allow manufactured housing and second units.</p> <p>Funding Source: General Fund</p>	<p>The County continues to allow manufactured homes and second units by right in residential districts and agricultural districts. Thirty-seven second units were permitted during the previous Housing Element planning period.</p>	<p>Continue.</p>
<p>C.4 Preservation of Existing Assisted Housing Units. Currently, the 228 units of recently constructed military housing in the unincorporated area near Fairfield is the only assisted housing subject to rent restrictions in the unincorporated area, and this housing is not subject to conversion to market rates in the next ten years. Should other publicly-assisted affordable housing units be produced in the future, the County will monitor its status, identify any units at risk of conversion to market rate, and work pro-actively to preserve them, working with interested affordable housing developers and making preservation activities a priority use of available federal, state, and local financing sources in cases where it is more cost-effective to preserve affordable units than to build replacement affordable units.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Ongoing, as projects are built and have affordability covenants on them they will be monitored.</p> <p>Funding Source: General Fund</p>	<p>Implementation of this program has not been necessary during the 2007–2014 planning period. No publicly assisted affordable housing units have been produced. This program will be modified as the 228-unit military housing project and has been annexed into the City of Fairfield.</p>	<p>Modify to remove reference to the 228-unit military housing project that has been annexed into the City of Fairfield and continue.</p>
<p>C.5 Program Partnerships – Affordable Housing. The County will work to ensure coordination between County and other public and private housing assistance programs and affordable housing developers, including coordinating resources for affordable housing production.</p> <p>The County will continue to work with the City of Vacaville to administer the Section 8 program; the County also applies for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee, with the program administered by the City of Fairfield for first time homebuyers. The County has allocated some of the bond authority to the CRHMFA Homebuyers Fund which also provides for downpayment assistance.</p>	<p>The City coordinates Housing Choice Voucher (Section 8) management with the City of Vacaville Housing Authority. The County has not applied for MCCs since 2012. However, it contracted with the City of Fairfield to operate the County’s Neighborhood Stabilization Program (NSP) 3 program for target areas in the county and</p>	<p>Continue.</p>

Appendix B: Review of Previous Housing Element

"Planning for a Sustainable Solano County"

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>Responsibility: Resource Management and Housing Authority, City of Vacaville for Section 8 administration and City of Fairfield for first time homebuyer program.</p> <p>Target Date: 2009-2014, continue to apply for funding as it becomes available.</p> <p>Funding Source: General Fund</p>	<p>one area in the City of Fairfield.</p>	
<p>C.6 Housing Assistance Outreach – Affordable Housing. The County will notify the public of available affordable housing programs in coordination with city housing authorities, redevelopment agencies and other public and private agencies.</p> <p>Responsibility: Resource Management and Housing Authority</p> <p>Target Date: Notify public of available programs through flyers and the newspaper on a quarterly basis and post information on the County’s website by August 2010.</p> <p>Funding Source: General Fund</p>	<p>Door-to-door flyers, mailings, and newspaper notices are provided, based on availability and demand for funds. Information relating to the housing programs is available on the County’s website. Community meetings have also been convened which provide information regarding available programs. Building and code compliance inspectors keep program information on hand, and provide to the public in the field if funding may be able to assist individuals.</p>	<p>Modify to remove reference to redevelopment agencies and continue.</p>
<p>D. Special Housing Needs and Equal Housing Opportunity</p>		
<p>D.1 Financial Assistance – Special Needs Housing. The County will seek funding for special groups with specific demonstrated needs through federal, state and local housing assistance programs through the Solano County Housing Authority. Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.</p> <p>Responsibility: Resource Management, Housing Authority, Health and Social Services, Continuum of Care and Solano SafetyNet Consortium – Community Action Agency.</p> <p>Target Date: Ongoing as funding becomes available.</p> <p>Funding Source: General Fund, HUD, FEFG, EHAP, CDBG, United Way</p>	<p>Section 8 housing provides priority to those with special needs and vouchers are used for this purpose. HOME funds were also secured during the previous planning period which makes special needs groups a priority.</p>	<p>Combine into Program D.4 and delete.</p>
<p>D.2 Farm Worker Housing - Production. The County will seek to coordinate programs and funding from State and Federal programs through the Dixon Housing Authority. The County will work with the Dixon Housing Authority to explore opportunities for expanding the Dixon Migrant Center. The County, through the County Housing Authority, will</p>	<p>Additional farmworker housing has not been in great demand. The ability to construct second units by right or by constructing</p>	<p>Modify to clarify some of the program language and continue.</p>

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under U.S.D.A. Rural Development and State Department of Housing and Community development programs and other funding sources that may become available. The County will develop an informational brochure explaining options, permitting process and possible funding sources for the development of farmworker housing. The County will also contact agricultural stakeholders and the non-profit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2010. The County will then assist non-profit groups and stakeholders to pursue funding resources, water and sewage availability, and entitlements if necessary. In addition, the County will formulate and provide development incentives as funding permits for the provision of farmworker housing, expedite the permitting process for all farmworker housing projects, defer development fees for housing projects that provide farmworker housing, and provide special technical assistance from County staff for developers of farmworker housing projects.</p> <p>Farmworker housing, permitted by the State Department of Housing and Community Development, is an allowed use without the necessity of obtaining a use permit from the County. The State Department of Housing and Community Development will continue site inspections of migrant farm labor camps to ensure proper maintenance.</p> <p>Responsibility: Resource Management and HCD</p> <p>Target Date: Ongoing, develop an informational brochure explaining options, permitting process and possible funding sources for the development of farmworker housing by August 2010. The County will also contact agricultural stakeholders and the non-profit community to discuss possible options for locating suitable and available sites for farmworker housing by the end of 2010.</p> <p>Funding Source: As funding permits, General Fund, USDA Rural Development and State D CDBG and HOME funds</p>	<p>temporary third units with a use permit was requested by the farming community and has met their needs. The allowance for a third unit was to allow a farmer to house an agricultural employee if the permitted second unit was already utilized (by a farmworker, tenant, or relative). The Dixon Migrant Center has not been expanded and no grants or loans have been associated with it.</p>	
<p>D.3 Sites for Special Needs Housing. The County will continue to provide opportunities for development of facilities for emergency shelters ("community care facilities" with seven or more persons) in all residential zones with a use permit. The County's zoning regulations recognize residential care facilities with 6 or fewer persons as residential uses of property and therefore allow the development of a residential care facility (emergency shelter) with 6 or fewer persons as a permitted use subject to the same development standards as all other residential use types. The County's definition of community care facilities specifically includes emergency shelters, transitional housing and facilities for persons with disabilities. The County's Zoning Regulations identify emergency shelters as a residential care facility use type as part of the definition of a community care facility. In addition,</p>	<p>The County is currently processing amendments to allow emergency shelters and transitional and supportive housing in compliance with Senate Bill 2. The amendments will be completed prior to or at the same time as Housing Element adoption.</p>	<p>Delete.</p>

Appendix B: Review of Previous Housing Element

"Planning for a Sustainable Solano County"

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>the County will continue to fund the development of emergency shelters in neighboring incorporated cities that provide adequate water and sewer services.</p> <p>In addition to the standards for emergency shelters listed above, and to further comply with SB 2, the County has identified sites within a soon to be created Commercial Service type district. This district includes approximately 10.34 acres of existing buildings that range in size from 1000sf buildings to a couple of buildings with around 30,000sf of roof coverage. Most of the structures are commercial service or storage types of structures with some small offices which are all in good condition and can be reused for an emergency shelter. Reuse of any preexisting structure for an emergency shelters will be allowed by right without any discretionary review and will be consistent with the same standards in the same zone. These identified sites have services available to the preexisting structures and are located within close proximity to the proposed Fairfield/Vacaville train station.</p> <p>The County will continue to provide for the development of farmworker housing in its Agricultural zoning districts. The County amended the County Zoning Code to provide for farm worker housing that is permitted under State Department of Housing and Community Development as an allowed use.</p> <p>Currently the County's Zoning Code allows transitional and supportive housing under the community care facilities designation by right in all residential zones, for facilities with 6 or fewer people. Pursuant to SB 2 the County must explicitly allow both supportive and transitional housing types in all residential zones. The County shall update its Zoning Code to include separate definitions of transitional and supportive housing as defined in the Health and Safety Code Sections 50675.2 and 50675.14(see definitions below).</p> <p>Additionally, the County will amend the Zoning Code to allow both transitional and supportive housing types as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.</p> <p>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. It 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 multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.</p> <p>Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income persons 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</p>		

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>community, and/or health improvement.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Amend the Zoning Code by February 2011.</p> <p>Funding Source: General Fund, CDBG, and HOME</p>		
<p>D.4 Program Partnerships – Special Housing Needs. Through the Continuum of Care and Solano Safety Net Consortium – Community Action Agency (SSNC-CAA), the County will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs. The SSNC-CAA receives funding from CDBG, HUD, FESG, EHAP, United Way and other sources. Funds are used to provide housing assistance (in the form of rental assistance), hotel vouchers, tenant rights assistance, credit clean-up, budget sessions, job developing, etc. These services are in place to keep housing clients in their homes.</p> <p>Through the collaborative efforts of the Continuum of Care (CofC), the County will continue to assess the magnitude of the homeless problem and to coordinate and promote housing assistance programs for the homeless. The County will promote the use of community facilities and continue to work with service agencies to provide short-term emergency housing for the homeless (rotating church space, hotel/ motel vouchers, armories, public spaces, emergency shelters for natural disasters and special need shelters such as battered women's shelters, sober housing, etc.). The County will continue to encourage and work with and assist non-profit housing development corporations to promote, assist or sponsor housing for the homeless. The County will also explore the feasibility of using its Community Development Block Grants (CDBG) to provide seed money to assist non-profit agencies in these efforts. Through its Zoning Code, the County will continue to provide opportunities for sites to accommodate emergency shelters and transitional housing in all of its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.</p> <p>Responsibility: Resource Management, Health and Social Services, Continuum of Care and Solano Safety Net Consortium – Community Action Agency</p> <p>Target Date: Ongoing</p> <p>Funding Source: General Fund, HUD, FESG, EHAP, CDBG, United Way</p>	<p>Ongoing</p> <p>This program will be modified to integrate Program D.1 and to specifically address those with developmental disabilities.</p>	<p>Modify to integrate Program D.1 and to specifically address those with developmental disabilities.</p>
<p>D.5 Housing Assistance Outreach – Special Housing Needs. Consistent with State law, the County has identified sites that can accommodate development of new farm worker housing, new emergency shelters and new transitional housing. The County will continue to provide opportunities for development of facilities for emergency and transition housing (“community care facilities” with seven or more persons) in all of its residential</p>	<p>The County has continued to implement the ongoing components of this program. A program to address the requirements of Health and</p>	<p>Modify to remove the requirements to amend zoning and continue.</p>

"Planning for a Sustainable Solano County"

Appendix B: Review of Previous Housing Element

"Planning for a Sustainable Solano County"

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>zoning districts through the use permit process. The County will continue to provide for development of farm worker housing in its Agricultural zoning districts. In addition to the primary residence on parcels under Agricultural zoning, the County provides for a "secondary dwelling unit" as an allowed use by right for either farm worker or non-farm worker housing. For additional housing above the two units allowed by right, the County's agricultural zoning districts also includes provisions for temporary manufactured dwelling units for agricultural employee housing through the use permit process. The zoning code has been amended to allow farmworker housing permitted by the State Department of Housing and Community (HCD) development by right without a use permit.</p> <p>The County has reviewed the Health and Safety Code Section 17021.5 and the County's zoning is consistent with these provisions. Within the Agricultural zoning districts, two residential units are allowed by right as either farm worker or non-farm worker housing with no use permits required. Beyond these two units, no additional residential units are allowed within the Agricultural zoning districts except for farm worker employee housing through the use permit process. As a result of providing additional residential allowances specifically for farmworker housing, the uses permitted in the zoning ordinance go above and beyond requirements under the Employee Housing Act. To address group quarters under Health and Safety Code Section 17021.6, the County will continue to allow Group Quarters as an allowed use when a HCD permit is obtained.</p> <p>In addition, the County will notify the public of available special housing needs and emergency shelter assistance programs and equal housing opportunity programs in coordination with the CofC and SSNC-CAA, city housing authorities, redevelopment agencies and other public and private agencies. The County will develop an informational brochure explaining options, permitting process and possible funding sources for the development of farmworker housing.</p> <p>Through the Solano County Housing Authority contract with the City of Vacaville Housing Authority, the County will continue to provide fair housing services in the unincorporated area. In coordination with the City of Vacaville Housing Authority, the County will continue to assist the public in matters concerning fair housing issues and referrals to appropriate investigative and enforcement agencies. The County will promote equal housing opportunities through the distribution and posting of fair housing information in coordination with other agencies at public building and facilities and other locations throughout the entire County. Through the Housing Counseling program, the County will continue to promote fair housing education through Fair Housing Workshops, Landlord Training and Tenant Credit Repair Workshops and Tenants' rights Clinics at various locations throughout the County.</p>	<p>Safety Code Section 17021.6 will be included in the updated Housing Element.</p>	

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>Responsibility: Resource Management, Vacaville Housing Authority, Redevelopment Agencies</p> <p>Target Date: Develop an informational brochure explaining options, permitting process and possible funding sources for the development of farmworker housing by June 2011.</p> <p>Funding Source: General Fund, Continuum of Care, Solano Safety Net Consortium – Vacaville Housing Authority</p>		
<p>D.6 Extremely Low-Income Households – Special Needs Housing. Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). Currently, the County does not explicitly define SROs in the Zoning Code, but defines “rooming or boarding house” in the Zoning Code as “A dwelling, other than a hotel, where lodging or meals, or both, for four or more persons are provided for compensation.” The County’s Zoning Code currently permits rooming or boarding houses in the R-M and R-E zones. The County will amend the Zoning Code to include SROs under the definition of “rooming and boarding houses” and allow them in the same zones as “rooming and boarding houses”. In addition, to support the development of single room occupancy units or other types of housing affordable to extremely low-income households, the County will prioritize and leverage federal and state funding for the development of these units. The County is projecting to assist with the construction of approximately 2 units.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Amend the Zoning Code to define single-room occupancy units by February 2011.</p> <p>Funding Source: General Fund, state and federal programs</p>	<p>The County is currently processing amendments to allow SROs. The amendments will be completed prior to or at the same time as Housing Element adoption.</p>	<p>Modify to remove the requirements to amend zoning and continue.</p>
<p>D.7 Child Care – Special Needs Housing. In cooperation with private developers, the County will evaluate the feasibility of pairing child care centers with new multifamily developments on a case by case basis.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Ongoing</p> <p>Funding Source: General Fund</p>	<p>This program is ongoing. No multifamily developments have occurred. This program does not make sense for the County at this time as most higher density housing is focused in the incorporated areas of the county. This program will not be continued.</p>	<p>Delete.</p>

"Planning for a Sustainable Solano County"

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
E. Governmental and Non-Governmental Constraints		
<p>E.1 Reasonable Accommodation Ordinance for Persons with Disabilities. The County currently evaluates the need for reasonable accommodations on a case by case basis and is enforced through the building permit process. Any building permit applications involving employers require that the site, facility, and all buildings comply with accessibility standards. The Building Division is mandated to enforce the most restrictive of either ADA or the California Accessibility Standards. The County will develop a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities, as required by State law (SB 520).</p> <p>Responsibility: Resource Management Target Date: February 2011 Funding Source: General Fund</p>	<p>The County has not developed a locally specific ordinance, but continues to adhere strictly to the requirements of the ADA and the California Accessibility Standards for all development and land uses that require such compliance. Further, for any and all rehabilitation projects that are funded in part by HUD grant funds, those funds will be utilized for qualifying upgrades or work needed to meet the needs of disabled persons.</p>	<p>Continue.</p>
<p>E.2 Parking Requirements. The County will consider revising its parking standards to include a sliding scale based on bedroom type (i.e. studio and 1-bedroom). In addition, the County will annually review its parking requirements to ensure they do not constrain the development of affordable housing.</p> <p>Responsibility: Resource Management Target Date: February 2012 Funding Source: General Fund</p>	<p>The County has not reviewed its parking requirements, as parking issues are rarely a demonstrated concern for residents. Affordable housing is more constrained by the lack of city services, not parking requirements. The County has added flexibility in its code to allow the Zoning Administrator to adjust parking requirements based on site-specific constraints and conditions.</p>	<p>Modify to reflect the revision for more flexibility and continue.</p>
F. Housing Location, Density, and Timing		
<p>F.1 General Plan Conformity. The General Plan will be the primary tool to guide the location, density and timing for residential development. The County shall review residential projects for conformity with General Plan policies, particularly those pertinent to housing, land use, and public services.</p> <p>Responsibility: Resource Management Target Date: Ongoing, 2009-2014 Funding Source: General Fund</p>	<p>This program is implemented as needed on an ongoing basis. No significant residential projects have been processed. Conformity with the General Plan is implemented as a matter of normal County procedures. This program will not be continued.</p>	<p>Delete.</p>

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>F.2 Housing Element Consistency. The County will review General Plan amendments and development proposals for conformity with Housing Element policies.</p> <p>Responsibility: Resource Management Target Date: Ongoing, 2009-2014 Funding Source: General Fund</p>	<p>This program is implemented on an ongoing basis. General Plan and Housing Element consistency is implemented as a matter of normal County procedures. This program will not be continued.</p>	<p>Delete.</p>
<p>G. Public Facilities and Services</p>		
<p>G.1 Capital Improvements. The County shall continue ongoing implementation of capital improvements including drainage, waterline and roadway improvements in the Homeacres community</p> <p>Responsibility: Resource Management Target Date: Ongoing Funding Source: Vallejo Redevelopment Agency</p>	<p>This program has been implemented on an ongoing basis.</p>	<p>Modify to remove reference to the Vallejo Redevelopment Agency and continue.</p>
<p>G.2 School Impact Mitigation Fee Collection. The County shall continue to assist the school districts in mitigating the impacts of new development on school facility requirements by cooperating to collect legally authorized school impact fees on behalf of districts from new residential and non-residential development projects processed by the County.</p> <p>Responsibility: Resource Management, School Districts Target Date: Ongoing, through building permits. Funding Source: Impact Fees</p>	<p>This program has been implemented on an ongoing basis. Collection of school fees is implemented as a matter of normal County procedures. This program will not be continued.</p>	<p>Delete.</p>

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
H. Environmental Quality		
<p>H.1 Blight Removal. The County will apply for Neighborhood Stabilization Program (NSP) funding to be earmarked for foreclosed homes and to allow first time home buyers access to these homes at a reduced cost. The County will continue to utilize HOME funds to upgrade dilapidated housing for qualified homeowners, thus helping to eliminate future potential blight concerns.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Apply for NSP funds by June 2010 and continue to apply for HOME or CDBG funds annually.</p> <p>Funding Source: General Fund</p>	<p>Neighborhood Stabilization Program 3 funds were granted to the County and a program was administered in cooperation with the City of Fairfield. The NSP3 program has been closed out, after assisting four homes in the unincorporated county. Some program income remains. HOME funds were used during the previous Housing Element planning period for housing rehabilitation and first time homebuyer programs. The County does not currently have an open HOME program.</p>	<p>Modify to delete the NSP and continue.</p>
<p>H.2 Hazard Abatement. The County will continue to enforce health ordinances, and weed, fire and inoperative automobile abatement ordinances.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Ongoing as projects are processed through the Resource Management Department, 2009-2014.</p> <p>Funding Source: General Fund</p>	<p>This program is implemented on an ongoing basis. Enforcement of these ordinances is a matter of normal County procedures. This program will not be continued.</p>	<p>Delete.</p>
<p>H.3 Architectural Review. The County will continue to implement architectural review to ensure future development within rural communities is harmonious with existing development.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Ongoing as projects are processed through the Resource Management Department, 2009-2014.</p> <p>Funding Source: General Fund</p>	<p>This program is implemented on an ongoing basis as projects requiring architectural review are submitted.</p>	<p>Continue.</p>

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>H.4 General Plan Conformity. The County will review residential projects for conformity with General Plan policies.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Ongoing as projects are processed through the Resource Management Department, 2009-2014.</p> <p>Funding Source: General Fund</p>	<p>This program is implemented as needed on an ongoing basis. Conformity with the General Plan is implemented as a matter of normal County procedures. This program will not be continued.</p>	<p>Delete.</p>
<p>I. Energy Conservation</p>		
<p>I.1 Energy Conservation Outreach. The County will continue to have representation on the Green Building Committee, made up of Building Officials, the Building Standards Commission, the CEC, and the CA Building Officials Association. The committee will be doing public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Quarterly public outreach efforts.</p> <p>Funding Source: General Fund</p>	<p>Regular outreach efforts have included providing information to developers, contractors, and the general public. County Resource Management staff also provides information relating to the County's Climate Action Plan to County General Services staff for the development of public facilities. Waste management, recycling programs, and green business programs are also well publicized.</p>	<p>Continue.</p>
<p>I.2 Standards and Guidelines for Energy Efficiency and Conservation. The County will ensure that all new residential construction meets or exceeds the State Title 24 standards for energy efficiency. The County will continue to implement provisions of the California Solar Rights Act of 1978 and the State Solar Shade Control Act through the County's subdivision ordinance to assure that solar access is protected in major and minor subdivisions in residentially zoned areas. The County will provide staff assistance with site planning, landscaping and vegetation plantings for new residential units.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Ongoing</p> <p>Funding Source: General Fund</p>	<p>This program is implemented on an ongoing basis. All new construction in the County must meet Title 24. Exceeding Title 24 is voluntary. There have been no notable projects other than ongoing residential solar installation.</p>	<p>Continue.</p>

"Planning for a Sustainable Solano County"

Appendix B: Review of Previous Housing Element

Housing Program	Accomplishments	Continue, Modify, or Delete Program
<p>I.3 Energy Conservation Assistance Programs. The County will partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA). In addition, the County will work with PG&E to encourage existing residents to participate in energy efficiency retrofit programs.</p> <p>Responsibility: Resource Management</p> <p>Target Date: Ongoing, as projects are processed through the Resource Management Department.</p> <p>Funding Source: General Fund</p>	<p>Implementation of this program is ongoing. The County is partnering with PG&E on the Energy Watch Program, which is solely for municipalities and agencies. The County's contract with PG&E is currently being finalized. The County is also cooperating with local cities on the Rising Sun program which will provide residents with no-cost energy and water conservation services.</p>	<p>Modify to incorporate updates to the programs and continue.</p>

Appendix

C

LAND

INVENTORY

TABLE AND MAP

APN	Zone	General Plan Land Use	Acreage	Maximim Allowed Density (Units Per Acre)	Current Capcity	Max Unit Capacity If Subdivided
0048050100	AG-160	AG	160.22	0.01	1	1
0090190190	AG-160	AG	247.82	0.01	1	2
0090180270	AG-160	AG	289.50	0.01	1	2
0048100250	AG-160	AG	321.10	0.01	1	2
0048050070	AG-160	AG	320.85	0.01	1	2
0048050110	AG-160	AG	163.32	0.01	1	1
0090090080	AG-160	AG	314.26	0.01	1	2
0048050230	AG-160	AG	161.66	0.01	1	1
0048070170	AG-160	AG	191.60	0.01	1	1
0048010440	AG-160	AG	164.52	0.01	1	1
0048050040	AG-160	AG	160.01	0.01	1	1
0048010290	AG-160	AG	162.96	0.01	1	1
Total AG-160					12	17
0102230150	AG-20	AG	21.10	0.05	1	1
0180360050	AG-20	AG	100.68	0.05	1	5
0167190280	AG-20	AG	20.06	0.05	1	1
0102090070	AG-20	AG	39.38	0.05	1	1
0082010030	AG-20	AG	85.88	0.05	1	4
0105170150	AG-20	AG/SP - Pippo Ranch	260.69	0.05	1	13
0180050020	AG-20	AG	167.72	0.05	1	8
0181250050	AG-20	AG	41.70	0.05	1	2
0104040270	AG-20	AG	22.71	0.05	1	1
0181240040	AG-20	AG	744.51	0.05	1	37
0153160130	AG-20	AG	25.60	0.05	1	1
0101060100	AG-20	AG	23.28	0.05	1	1
0102080020	AG-20	AG	94.56	0.05	1	4
0105090130	AG-20	RR	20.80	0.05	1	1
0181260080	AG-20	AG	506.84	0.05	1	25
0166030030	AG-20	AG	87.58	0.05	1	4
0181220080	AG-20	AG	93.19	0.05	1	4
0104040250	AG-20	AG	20.28	0.05	1	1
0105070470	AG-20	AG	25.88	0.05	1	1
0104090020	AG-20	AG	258.54	0.05	1	12
0105040350	AG-20	AG	26.78	0.05	1	1
0166030040	AG-20	AG	33.76	0.05	1	1
0167190140	AG-20	AG	106.95	0.05	1	5
0104110120	AG-20	AG	20.77	0.05	1	1
0102030300	AG-20	AG	76.83	0.05	1	3
0104040110	AG-20	AG	100.72	0.05	1	5
0104040390	AG-20	AG	42.51	0.05	1	2
0102090140	AG-20	AG	82.75	0.05	1	4
0181250080	AG-20	AG	25.69	0.05	1	1
0181160030	AG-20	AG	36.46	0.05	1	1
0181170060	AG-20	AG	44.99	0.05	1	2
0153160090	AG-20	AG	20.33	0.05	1	1
0105090090	AG-20	RR	40.05	0.05	1	2
0105040360	AG-20	AG	27.19	0.05	1	1
0126030040	AG-20	AG	99.68	0.05	1	4
0104020120	AG-20	AG	21.81	0.05	1	1
0106090430	AG-20	SP - North Vacaville Limited Industrial	40.37	0.05	1	2
0105160170	AG-20	AG	80.93	0.05	1	4
0101060080	AG-20	PR/AG	26.99	0.05	1	1
0126010160	AG-20	AG	40.04	0.05	1	2
0167190270	AG-20	AG	477.69	0.05	1	23
0181200010	AG-20	AG	552.35	0.05	1	27
0167080170	AG-20	AG	36.50	0.05	1	1
0101090220	AG-20	AG	21.21	0.05	1	1
0166060150	AG-20	UI	174.40	0.05	1	8

APN	Zone	General Plan Land Use	Acreage	Maximim Allowed Density (Units Per Acre)	Current Capcity	Max Unit Capacity If Subdivided
0148010150	AG-20	AG	20.14	0.05	1	1
0102190030	AG-20	AG	26.21	0.05	1	1
0126040010	AG-20	AG	29.72	0.05	1	1
0180050030	AG-20	AG	109.58	0.05	1	5
0181270010	AG-20	AG	244.92	0.05	1	12
0104020180	AG-20	AG	25.29	0.05	1	1
0148260080	AG-20	UC-HC	22.83	0.05	1	1
0153160120	AG-20	AG	22.71	0.05	1	1
0102030060	AG-20	AG	117.36	0.05	1	5
0181160050	AG-20	AG	20.89	0.05	1	1
0104020170	AG-20	AG	25.64	0.05	1	1
0104110090	AG-20	AG	41.46	0.05	1	2
0104030100	AG-20	AG	169.39	0.05	1	8
0166020140	AG-20	AG	217.25	0.05	1	10
0148180010	AG-20	SP - Middle Green Valley	164.26	0.05	1	8
0105040750	AG-20	AG	20.13	0.05	1	1
0181250090	AG-20	AG	20.27	0.05	1	1
0101150170	AG-20	WS	411.87	0.05	1	20
0104040370	AG-20	AG	53.83	0.05	1	2
0181200030	AG-20	AG	231.00	0.05	1	11
0166050020	AG-20	UI	191.16	0.05	1	9
0104040120	AG-20	AG	23.03	0.05	1	1
0181250040	AG-20	AG	41.28	0.05	1	2
0181150170	AG-20	AG	21.03	0.05	1	1
0181240050	AG-20	AG	118.31	0.05	1	5
0105010500	AG-20	WS	21.41	0.05	1	1
0148040020	AG-20	AG	363.74	0.05	1	18
0151040010	AG-20	WS	223.32	0.05	1	11
0105190140	AG-20	AG	35.60	0.05	1	1
0101090260	AG-20	AG	20.80	0.05	1	1
0181150140	AG-20	AG	20.26	0.05	1	1
0166010120	AG-20	AG	127.71	0.05	1	6
0101090700	AG-20	AG	21.58	0.05	1	1
0181210020	AG-20	AG	91.27	0.05	1	4
0103090140	AG-20	AG	59.31	0.05	1	2
0101090090	AG-20	AG	48.72	0.05	1	2
0126010150	AG-20	AG	33.17	0.05	1	1
0105100090	AG-20	AG	28.93	0.05	1	1
0102090080	AG-20	AG	38.89	0.05	1	1
0151060010	AG-20	AG	31.29	0.05	1	1
0174160250	AG-20	AG	34.79	0.05	1	1
0166020030	AG-20	AG	136.93	0.05	1	6
0122120080	AG-20	AG	22.90	0.05	1	1
0149090040	AG-20	WS	20.66	0.05	1	1
0153160110	AG-20	AG	26.51	0.05	1	1
0105090150	AG-20	RR	20.34	0.05	1	1
0105200470	AG-20	RR	25.22	0.05	1	1
0180360030	AG-20	AG	30.59	0.05	1	1
0166030010	AG-20	AG	24.95	0.05	1	1
0166060070	AG-20	AG	22.99	0.05	1	1
0104150010	AG-20	WS	62.34	0.05	1	3
0181170070	AG-20	AG	38.85	0.05	1	1
0105070440	AG-20	AG	27.66	0.05	1	1
0181270060	AG-20	AG	140.67	0.05	1	7
0102140270	AG-20	AG	79.89	0.05	1	3
0166060060	AG-20	AG	76.72	0.05	1	3
0104020060	AG-20	AG	153.48	0.05	1	7

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0104040140	AG-20	AG	24.71	0.05	1	1
0148040030	AG-20	SP - Middle Green Valley	88.07	0.05	1	4
0101150160	AG-20	WS	335.82	0.05	1	16
0166120870	AG-20	AG	30.88	0.05	1	1
0105190030	AG-20	AG	54.31	0.05	1	2
0102230120	AG-20	AG	21.66	0.05	1	1
0167080050	AG-20	AG	53.90	0.05	1	2
0174010080	AG-20	USP-Fairfield Train Station Specific Plan	22.75	0.05	1	1
0180060030	AG-20	AG	20.03	0.05	1	1
Total AG-20					111	463
0104080110	AG-40	AG	115.56	0.03	1	2
0137050090	AG-40	UR-L	75.28	0.03	1	1
0166040090	AG-40	AG	98.79	0.03	1	2
0137060010	AG-40	AG	147.22	0.03	1	3
0110060230	AG-40	AG	67.96	0.03	1	1
0108100010	AG-40	AG	77.92	0.03	1	1
0142120030	AG-40	AG	135.31	0.03	1	3
0109110020	AG-40	AG	47.66	0.03	1	1
0110070050	AG-40	AG	41.63	0.03	1	1
0142200030	AG-40	AG	152.48	0.03	1	3
0123100160	AG-40	AG	40.17	0.03	1	1
0110010030	AG-40	AG	84.41	0.03	1	2
0109100050	AG-40	AG	58.44	0.03	1	1
0166040020	AG-40	AG	94.62	0.03	1	2
0109040030	AG-40	AG	94.65	0.03	1	2
0138030100	AG-40	UR-L/PR/AG	52.47	0.03	1	1
0110080060	AG-40	AG	44.95	0.03	1	1
0135070040	AG-40	AG	61.98	0.03	1	1
0108040010	AG-40	AG	87.97	0.03	1	2
0137060020	AG-40	AG	148.00	0.03	1	3
0110080040	AG-40	AG	44.12	0.03	1	1
0110080070	AG-40	AG	40.66	0.03	1	1
0166040010	AG-40	AG	135.18	0.03	1	3
0109020060	AG-40	AG	75.93	0.03	1	1
0133110020	AG-40	AG	146.76	0.03	1	3
0142170010	AG-40	AG	159.03	0.03	1	3
0137030140	AG-40	UR-L	44.92	0.03	1	1
0111070400	AG-40	AG	40.01	0.03	1	1
0142130090	AG-40	AG	50.82	0.03	1	1
0142220110	AG-40	AG	53.78	0.03	1	1
0111010020	AG-40	AG	73.49	0.03	1	1
0109060030	AG-40	AG	101.25	0.03	1	2
0115030110	AG-40	UR-L	136.88	0.03	1	3
0166040030	AG-40	AG	73.37	0.03	1	1
0108020020	AG-40	AG	152.75	0.03	1	3
0137050120	AG-40	UR-L	51.26	0.03	1	1
0137050070	AG-40	AG	44.82	0.03	1	1
0142210040	AG-40	AG	75.84	0.03	1	1
0109270100	AG-40	AG	134.13	0.03	1	3
0106160010	AG-40	AG	305.44	0.03	1	7
0138090090	AG-40	UR-L/PR/AG	64.61	0.03	1	1
0110020070	AG-40	AG	199.35	0.03	1	4
0109050020	AG-40	AG	40.81	0.03	1	1
Total AG-40					43	79
0166050100	AG-80	AG	152.56	0.01	1	1
0166040060	AG-80	AG	142.68	0.01	1	1
Total AG-80					2	2
0044240050	ASV-20	USP-Nelson Hill Master Plan	71.97	0.05	1	3

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0149100010	ASV-20	AG	77.58	0.05	1	3
0044250220	ASV-20	AG	88.07	0.05	1	4
0027251490	ASV-20	AG	4.16	0.05	1	1
0044250170	ASV-20	AG	48.70	0.05	1	2
0027040090	ASV-20	AG	9.65	0.05	1	1
0027510360	ASV-20	AG	5.29	0.05	1	1
0149090150	ASV-20	AG	6.96	0.05	1	1
0044230030	ASV-20	USP-Nelson Hill Master Plan	157.68	0.05	1	7
0046300010	ASV-20	AG	51.43	0.05	1	2
0151150010	ASV-20	AG	56.80	0.05	1	2
0149090200	ASV-20	AG	15.38	0.05	1	1
0027251310	ASV-20	AG	59.11	0.05	1	2
0149070090	ASV-20	AG	10.75	0.05	1	1
Total ASV-20					14	31
0105050540	RR-2.5	RR	5.04	0.40	1	2
0106140080	RR-2.5	RR	1.36	0.40	1	1
0105080090	RR-2.5	RR	10.09	0.40	1	4
0106110010	RR-2.5	RR	9.10	0.40	1	3
0038160160	RR-2.5	RR	2.37	0.40	1	1
0106140100	RR-2.5	RR	0.57	0.40	1	1
0123060060	RR-2.5	RR	42.99	0.40	1	17
0129032010	RR-2.5	UR-L	0.65	0.40	1	1
0106090180	RR-2.5	RR	3.44	0.40	1	1
0105240150	RR-2.5	RR	4.08	0.40	1	1
0105200190	RR-2.5	RR	12.34	0.40	1	4
0105200060	RR-2.5	RR	10.75	0.40	1	4
0123070250	RR-2.5	RR	16.54	0.40	1	6
0129032050	RR-2.5	UR-L	0.12	0.40	1	1
0133150070	RR-2.5	RR	4.96	0.40	1	1
0106200020	RR-2.5	RR	0.18	0.40	1	1
0105110600	RR-2.5	RR	28.93	0.40	1	11
0147060070	RR-2.5	RR	1.14	0.40	1	1
0025200140	RR-2.5	SP - Middle Green Valley	1.85	0.40	1	1
0133050080	RR-2.5	UR-RR	1.00	0.40	1	1
0105240110	RR-2.5	RR	2.14	0.40	1	1
0105250040	RR-2.5	RR	2.15	0.40	1	1
0134250220	RR-2.5	UR-L	2.54	0.40	1	1
0153060060	RR-2.5	RR	256.10	0.40	1	102
0123210120	RR-2.5	RR	0.10	0.40	1	1
0153060070	RR-2.5	RR	61.44	0.40	1	24
0106051080	RR-2.5	RR	4.72	0.40	1	1
0123450020	RR-2.5	RR	5.81	0.40	1	2
0105200180	RR-2.5	RR	0.43	0.40	1	1
0148135010	RR-2.5	SP - Middle Green Valley	0.54	0.40	1	1
0123030350	RR-2.5	RR	2.87	0.40	1	1
0134250240	RR-2.5	UR-L	4.86	0.40	1	1
0133140010	RR-2.5	RR	1.81	0.40	1	1
0106220310	RR-2.5	RR	4.91	0.40	1	1
0123450120	RR-2.5	RR	3.13	0.40	1	1
0106120190	RR-2.5	RR	1.56	0.40	1	1
0105080480	RR-2.5	RR	3.16	0.40	1	1
0037160040	RR-2.5	UR-M	1.28	0.40	1	1
0123030520	RR-2.5	RR	2.17	0.40	1	1
0106080300	RR-2.5	RR	1.95	0.40	1	1
0148131040	RR-2.5	TC-R	0.08	0.40	1	1
0133160180	RR-2.5	RR	2.94	0.40	1	1
0044080120	RR-2.5	TC-R	0.92	0.40	1	1
0105110630	RR-2.5	RR	32.23	0.40	1	12

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0109160060	RR-2.5	RR	4.94	0.40	1	1
0133160120	RR-2.5	RR	3.93	0.40	1	1
0147060030	RR-2.5	RR	0.24	0.40	1	1
0038020100	RR-2.5	RR	0.73	0.40	1	1
0105240130	RR-2.5	RR	5.66	0.40	1	2
0153040030	RR-2.5	RR	0.20	0.40	1	1
0105010460	RR-2.5	RR	6.07	0.40	1	2
0109070170	RR-2.5	RR	4.19	0.40	1	1
0106120070	RR-2.5	RR	2.15	0.40	1	1
0133170110	RR-2.5	RR	0.55	0.40	1	1
0148100140	RR-2.5	TC-R	2.52	0.40	1	1
0105060070	RR-2.5	RR	2.37	0.40	1	1
0105030460	RR-2.5	RR	1.39	0.40	1	1
0025180330	RR-2.5	RR	2.23	0.40	1	1
0044050290	RR-2.5	TC-R	1.55	0.40	1	1
0134250200	RR-2.5	UR-L	4.91	0.40	1	1
0038170180	RR-2.5	RR	1.02	0.40	1	1
0105240060	RR-2.5	RR	2.47	0.40	1	1
0153050060	RR-2.5	RR	2.54	0.40	1	1
0105020110	RR-2.5	RR	15.34	0.40	1	6
0109170210	RR-2.5	RR	5.11	0.40	1	2
0103040040	RR-2.5	RR	8.35	0.40	1	3
0105030530	RR-2.5	RR	5.21	0.40	1	2
0123070370	RR-2.5	RR	0.12	0.40	1	1
0105200200	RR-2.5	RR	50.62	0.40	1	20
0105240120	RR-2.5	RR	2.60	0.40	1	1
0133012170	RR-2.5	UR-RR	5.14	0.40	1	2
0134250070	RR-2.5	RR	4.93	0.40	1	1
0105020710	RR-2.5	RR	2.40	0.40	1	1
0106150130	RR-2.5	RR	4.77	0.40	1	1
0105030120	RR-2.5	RR	5.82	0.40	1	2
0038060250	RR-2.5	RR	2.44	0.40	1	1
0105030060	RR-2.5	RR	5.92	0.40	1	2
0044050210	RR-2.5	TC-R	0.13	0.40	1	1
0153260010	RR-2.5	RR	15.66	0.40	1	6
0103010070	RR-2.5	RR	0.27	0.40	1	1
0106170320	RR-2.5	RR	2.57	0.40	1	1
0105060580	RR-2.5	RR	2.56	0.40	1	1
0129020080	RR-2.5	UR-L	3.49	0.40	1	1
0129032070	RR-2.5	UR-L	0.71	0.40	1	1
0123030160	RR-2.5	RR	2.02	0.40	1	1
0123030170	RR-2.5	RR	2.40	0.40	1	1
0106051050	RR-2.5	RR	5.14	0.40	1	2
0123450080	RR-2.5	RR	2.42	0.40	1	1
0134250210	RR-2.5	UR-L	2.35	0.40	1	1
0106150440	RR-2.5	RR	4.73	0.40	1	1
0106080310	RR-2.5	RR	1.55	0.40	1	1
0134250140	RR-2.5	RR	4.90	0.40	1	1
0123030330	RR-2.5	RR	4.60	0.40	1	1
0147060110	RR-2.5	RR	2.40	0.40	1	1
0105020670	RR-2.5	RR	10.18	0.40	1	4
0105110580	RR-2.5	RR	5.68	0.40	1	2
0105080470	RR-2.5	RR	40.41	0.40	1	16
0025180310	RR-2.5	RR	2.07	0.40	1	1
0109160020	RR-2.5	RR	9.58	0.40	1	3
0153250150	RR-2.5	RR	0.44	0.40	1	1
0123030230	RR-2.5	RR	1.48	0.40	1	1

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0123173040	RR-2.5	RR	3.36	0.40	1	1
0105030130	RR-2.5	RR	5.95	0.40	1	2
0106070310	RR-2.5	RR	2.55	0.40	1	1
0105200120	RR-2.5	RR	9.87	0.40	1	3
0106120160	RR-2.5	RR	1.55	0.40	1	1
0123171030	RR-2.5	RR	2.33	0.40	1	1
0105140170	RR-2.5	RR	4.90	0.40	1	1
0025190260	RR-2.5	SP - Middle Green Valley	0.26	0.40	1	1
0123060680	RR-2.5	RR	2.46	0.40	1	1
0105030090	RR-2.5	RR	5.19	0.40	1	2
0105240160	RR-2.5	AG	3.47	0.40	1	1
0038060230	RR-2.5	RR	2.45	0.40	1	1
0105080190	RR-2.5	RR	20.24	0.40	1	8
0103040110	RR-2.5	RR	0.84	0.40	1	1
0103020020	RR-2.5	RR	36.69	0.40	1	14
0106110060	RR-2.5	RR	4.72	0.40	1	1
0147182160	RR-2.5	RR	0.53	0.40	1	1
0106120140	RR-2.5	RR	4.16	0.40	1	1
0123070090	RR-2.5	RR	0.56	0.40	1	1
0123120160	RR-2.5	RR	2.40	0.40	1	1
0133160010	RR-2.5	RR	0.26	0.40	1	1
0106130180	RR-2.5	RR	4.86	0.40	1	1
0105190100	RR-2.5	RR	5.93	0.40	1	2
0123070160	RR-2.5	RR	6.01	0.40	1	2
0044050300	RR-2.5	TC-R	0.18	0.40	1	1
0106220130	RR-2.5	RR	3.43	0.40	1	1
0147060040	RR-2.5	RR	0.35	0.40	1	1
0105110590	RR-2.5	RR	20.88	0.40	1	8
0105030550	RR-2.5	RR	5.66	0.40	1	2
0106070320	RR-2.5	RR	7.91	0.40	1	3
0106140160	RR-2.5	RR	3.66	0.40	1	1
0129032030	RR-2.5	UR-L	0.33	0.40	1	1
0123030360	RR-2.5	RR	4.71	0.40	1	1
0129080020	RR-2.5	UR-L	4.76	0.40	1	1
0129080006	RR-2.5	UR-L	3.86	0.40	1	1
0123070350	RR-2.5	RR	0.17	0.40	1	1
Total RR-2.5					137	412
0121191140	RR-5	RR	0.13	0.20	1	1
0105220120	RR-5	RR	0.58	0.20	1	1
0105170220	RR-5	RR	4.84	0.20	1	1
0123020200	RR-5	RR	0.50	0.20	1	1
0121201050	RR-5	RR	6.87	0.20	1	1
0105170200	RR-5	RR	4.53	0.20	1	1
0105210410	RR-5	RR	4.71	0.20	1	1
0105030410	RR-5	RR	5.00	0.20	1	1
0105050030	RR-5	RR	0.34	0.20	1	1
0123030580	RR-5	RR	9.80	0.20	1	1
0121191160	RR-5	RR	0.36	0.20	1	1
0123010330	RR-5	RR	0.03	0.20	1	1
0106290260	RR-5	RR	4.76	0.20	1	1
0121201170	RR-5	RR	0.01	0.20	1	1
0102221050	RR-5	RR	6.75	0.20	1	1
0104120240	RR-5	RR	0.62	0.20	1	1
0103020210	RR-5	RR	5.56	0.20	1	1
0123160180	RR-5	RR	0.82	0.20	1	1
0103020320	RR-5	RR	4.85	0.20	1	1
0121201290	RR-5	RR	6.28	0.20	1	1
0123060430	RR-5	RR	13.26	0.20	1	2

APN	Zone	General Plan Land Use	Acreage	Maximim Allowed Density (Units Per Acre)	Current Capcity	Max Unit Capacity If Subdivided
0025120350	RR-5	RR	5.25	0.20	1	1
0104120900	RR-5	RR	4.83	0.20	1	1
0121192020	RR-5	RR	0.25	0.20	1	1
0105210450	RR-5	RR	5.09	0.20	1	1
0121201020	RR-5	WS	7.96	0.20	1	1
0102210040	RR-5	RR	0.04	0.20	1	1
0102210030	RR-5	RR	9.04	0.20	1	1
0123020230	RR-5	RR	0.33	0.20	1	1
0123020410	RR-5	RR	0.71	0.20	1	1
0103020260	RR-5	RR	6.44	0.20	1	1
0105050900	RR-5	RR	5.01	0.20	1	1
0133050280	RR-5	UR-RR	3.98	0.20	1	1
0106230840	RR-5	RR	5.25	0.20	1	1
0103060150	RR-5	RR	4.56	0.20	1	1
0105040720	RR-5	RR	4.87	0.20	1	1
0104150530	RR-5	RR	5.81	0.20	1	1
0102210010	RR-5	RR	10.92	0.20	1	2
0102221070	RR-5	WS	7.07	0.20	1	1
0105070280	RR-5	RR	1.24	0.20	1	1
0123060480	RR-5	RR	8.97	0.20	1	1
0153170120	RR-5	RR	6.69	0.20	1	1
0103060180	RR-5	RR	29.87	0.20	1	5
0105100050	RR-5	RR	22.56	0.20	1	4
0123060590	RR-5	RR	0.16	0.20	1	1
0105210660	RR-5	RR	5.38	0.20	1	1
0103020310	RR-5	RR	4.89	0.20	1	1
0103020240	RR-5	RR	5.63	0.20	1	1
0105070330	RR-5	RR	0.47	0.20	1	1
0123060470	RR-5	RR	3.56	0.20	1	1
0105040250	RR-5	RR	5.87	0.20	1	1
0123060600	RR-5	RR	4.86	0.20	1	1
0103020300	RR-5	RR	5.24	0.20	1	1
0123140170	RR-5	RR	10.77	0.20	1	2
0123020240	RR-5	RR	5.08	0.20	1	1
0105020610	RR-5	RR	3.89	0.20	1	1
0121191230	RR-5	WS	0.01	0.20	1	1
0153170190	RR-5	RR	5.26	0.20	1	1
0106080340	RR-5	RR	5.03	0.20	1	1
0104120300	RR-5	RR	4.83	0.20	1	1
0104120470	RR-5	RR	10.17	0.20	1	2
0121191050	RR-5	WS	7.40	0.20	1	1
0121191110	RR-5	RR	0.16	0.20	1	1
0103060140	RR-5	RR	7.93	0.20	1	1
0103050410	RR-5	RR	6.66	0.20	1	1
0105200300	RR-5	RR	6.00	0.20	1	1
0123060420	RR-5	RR	8.86	0.20	1	1
0123020460	RR-5	RR	2.84	0.20	1	1
0121201040	RR-5	RR	0.01	0.20	1	1
0105070290	RR-5	RR	1.89	0.20	1	1
0104120870	RR-5	RR	7.64	0.20	1	1
0121201080	RR-5	RR	0.96	0.20	1	1
0103020270	RR-5	RR	7.32	0.20	1	1
0121201130	RR-5	RR	0.41	0.20	1	1
0134260250	RR-5	RR	4.81	0.20	1	1
0105180780	RR-5	RR	5.77	0.20	1	1
0103020250	RR-5	RR	5.20	0.20	1	1
0103020290	RR-5	RR	6.98	0.20	1	1

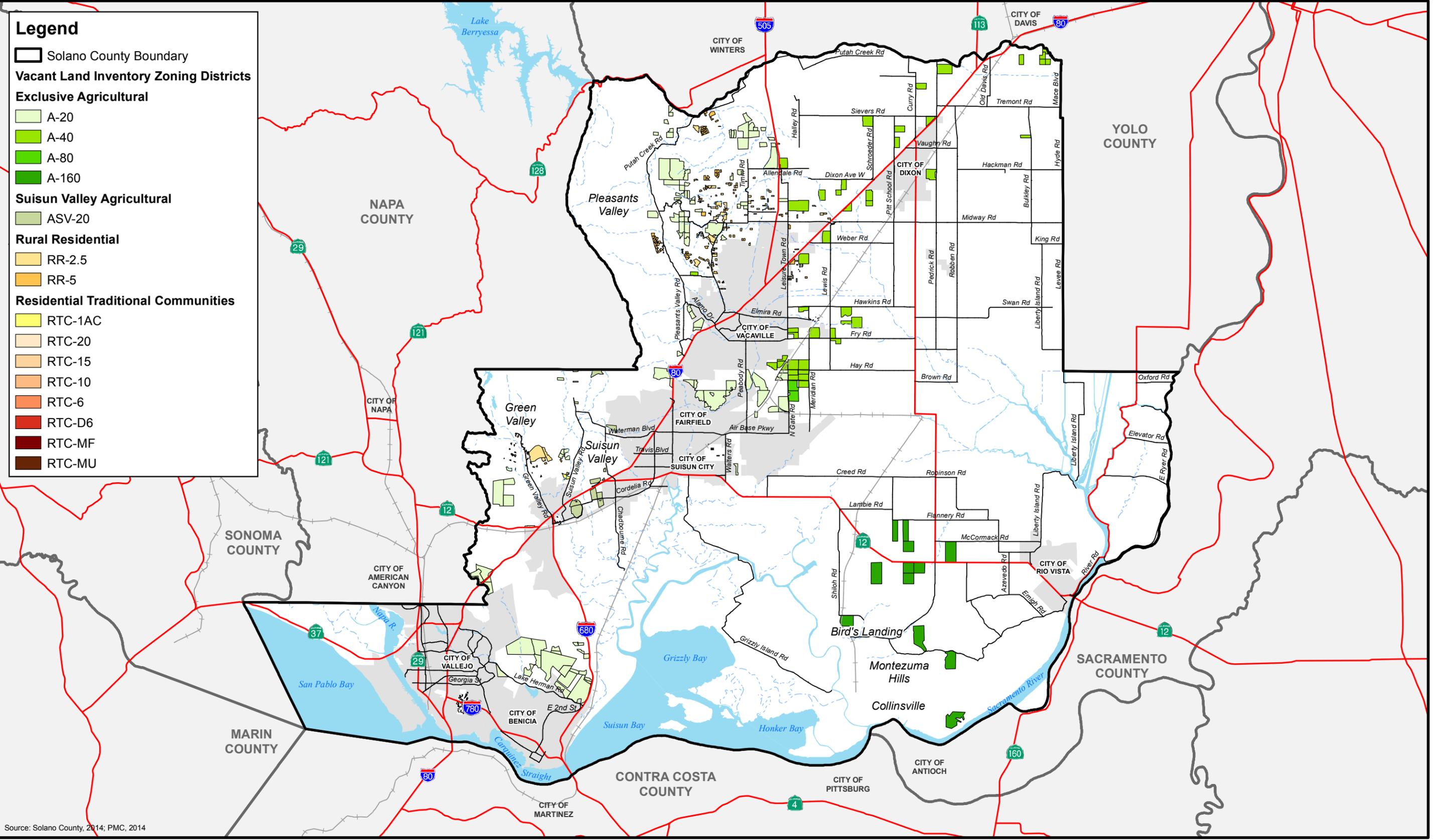
APN	Zone	General Plan Land Use	Acreage	Maximim Allowed Density (Units Per Acre)	Current Capcity	Max Unit Capacity If Subdivided
0106250060	RR-5	UR-RR	11.77	0.20	1	2
0105080330	RR-5	RR	4.58	0.20	1	1
0123020220	RR-5	RR	0.41	0.20	1	1
0121192030	RR-5	RR	2.17	0.20	1	1
0121191240	RR-5	RR	6.71	0.20	1	1
0106210360	RR-5	RR	4.53	0.20	1	1
0123060450	RR-5	RR	11.75	0.20	1	2
0103020220	RR-5	RR	5.69	0.20	1	1
0133100070	RR-5	UC-HC	26.10	0.20	1	5
0106210550	RR-5	RR	4.66	0.20	1	1
0121191070	RR-5	RR	6.03	0.20	1	1
0105120400	RR-5	RR	4.74	0.20	1	1
0105080300	RR-5	RR	5.05	0.20	1	1
0121191030	RR-5	RR	3.73	0.20	1	1
0106210450	RR-5	RR	4.76	0.20	1	1
0104071200	RR-5	RR	5.02	0.20	1	1
0104120920	RR-5	RR	5.03	0.20	1	1
0123020010	RR-5	RR	0.51	0.20	1	1
0121191210	RR-5	WS	8.69	0.20	1	1
0104150600	RR-5	RR	13.03	0.20	1	2
0106080350	RR-5	RR	6.02	0.20	1	1
0102221060	RR-5	WS	6.68	0.20	1	1
0121191020	RR-5	WS	6.80	0.20	1	1
0105080310	RR-5	RR	5.24	0.20	1	1
0123070490	RR-5	RR	6.45	0.20	1	1
0121191130	RR-5	RR	0.30	0.20	1	1
0103020280	RR-5	RR	5.59	0.20	1	1
0102221040	RR-5	RR	6.25	0.20	1	1
0103020230	RR-5	RR	5.70	0.20	1	1
0123020300	RR-5	RR	4.68	0.20	1	1
0105180550	RR-5	RR	6.08	0.20	1	1
0123110160	RR-5	RR	2.86	0.20	1	1
0103050360	RR-5	RR	4.92	0.20	1	1
0105040220	RR-5	RR	5.05	0.20	1	1
0123060610	RR-5	RR	0.08	0.20	1	1
0105110280	RR-5	RR	1.08	0.20	1	1
0121191090	RR-5	RR	0.87	0.20	1	1
0121191220	RR-5	RR	0.01	0.20	1	1
0105170100	RR-5	RR	1.51	0.20	1	1
0104120890	RR-5	RR	5.53	0.20	1	1
0105210420	RR-5	RR	4.84	0.20	1	1
0121192010	RR-5	RR	0.99	0.20	1	1
0121201150	RR-5	RR	0.81	0.20	1	1
0105070310	RR-5	RR	0.34	0.20	1	1
0105170090	RR-5	RR	1.72	0.20	1	1
0121191010	RR-5	WS	0.92	0.20	1	1
0123010020	RR-5	RR	0.11	0.20	1	1
0104120480	RR-5	RR	9.84	0.20	1	1
0105110310	RR-5	RR	2.03	0.20	1	1
0104120490	RR-5	RR	9.89	0.20	1	1
0105110300	RR-5	RR	0.28	0.20	1	1
0123020100	RR-5	RR	0.47	0.20	1	1
0121191040	RR-5	RR	0.18	0.20	1	1
0104120910	RR-5	RR	4.98	0.20	1	1
0105020620	RR-5	RR	5.12	0.20	1	1
0121191060	RR-5	RR	1.14	0.20	1	1
Total RR-5					134	152
0074251250	RTC-10	TC-R	0.16	4.36	1	1

APN	Zone	General Plan Land Use	Acreage	Maximim Allowed Density (Units Per Acre)	Current Capcity	Max Unit Capacity If Subdivided
0074241170	RTC-10	TC-R	0.14	4.36	1	1
0075080480	RTC-10	TC-R	0.12	4.36	1	1
0074242040	RTC-10	TC-R	0.28	4.36	1	1
0074242070	RTC-10	TC-R	0.28	4.36	1	1
0074251320	RTC-10	TC-R	0.40	4.36	1	1
0074241180	RTC-10	TC-R	0.17	4.36	1	1
0074242050	RTC-10	TC-R	0.28	4.36	1	1
0075091080	RTC-10	TC-R	0.28	4.36	1	1
0074242020	RTC-10	TC-R	0.35	4.36	1	1
0075061120	RTC-10	TC-R	0.27	4.36	1	1
0075070370	RTC-10	TC-R	0.29	4.36	1	1
0074241200	RTC-10	TC-R	0.25	4.36	1	1
0074242030	RTC-10	TC-R	0.28	4.36	1	1
0075080470	RTC-10	TC-R	0.14	4.36	1	1
0074242060	RTC-10	TC-R	0.28	4.36	1	1
0075091440	RTC-10	TC-R	0.24	4.36	1	1
0074242080	RTC-10	TC-R	0.28	4.36	1	1
0074241060	RTC-10	TC-R	0.31	4.36	1	1
0075061050	RTC-10	TC-R	0.29	4.36	1	1
Total RTC-10					20	20
0044060060	RTC-15	TC-R	1.86	2.90	1	5
0044060120	RTC-15	TC-R	0.79	2.90	1	2
0044060020	RTC-15	TC-R	0.41	2.90	1	1
0044060080	RTC-15	TC-R	0.55	2.90	1	1
0147080040	RTC-15	TC-R	0.19	2.90	1	1
Total RTC-15					5	10
0027120030	RTC-1AC	TC-R	19.70	1.00	1	19
0147131280	RTC-1AC	TC-R	1.51	1.00	1	1
0153200040	RTC-1AC	TC-R	0.79	1.00	1	1
0153210140	RTC-1AC	RR	1.35	1.00	1	1
0147131290	RTC-1AC	TC-R	0.21	1.00	1	1
0153210020	RTC-1AC	RR	1.06	1.00	1	1
0027170100	RTC-1AC	TC-R	0.50	1.00	1	1
0153210120	RTC-1AC	RR	2.27	1.00	1	2
0147123200	RTC-1AC	TC-R	0.57	1.00	1	1
0153210010	RTC-1AC	RR	1.47	1.00	1	1
0147143280	RTC-1AC	TC-R	1.25	1.00	1	1
0153210130	RTC-1AC	RR	0.87	1.00	1	1
0147123070	RTC-1AC	TC-R	1.34	1.00	1	1
0147143210	RTC-1AC	RR	0.23	1.00	1	1
0153220010	RTC-1AC	TC-R	0.03	1.00	1	1
0147132100	RTC-1AC	TC-R	1.88	1.00	1	1
0147131010	RTC-1AC	TC-R	1.45	1.00	1	1
0147131270	RTC-1AC	TC-R	0.13	1.00	1	1
0153230040	RTC-1AC	TC-R	0.44	1.00	1	1
0153200050	RTC-1AC	TC-R	1.02	1.00	1	1
0153230070	RTC-1AC	RR	0.78	1.00	1	1
0153190090	RTC-1AC	TC-R	1.06	1.00	1	1
0153200030	RTC-1AC	TC-R	0.55	1.00	1	1
0142103080	RTC-1AC	TC-R	0.36	1.00	1	1
0147142170	RTC-1AC	TC-R	1.29	1.00	1	1
0147121010	RTC-1AC	TC-R	1.64	1.00	1	1
0153210030	RTC-1AC	RR	0.28	1.00	1	1
0027160010	RTC-1AC	TC-R	14.24	1.00	1	14
0147131300	RTC-1AC	TC-R	0.74	1.00	1	1
Total RTC-1AC					29	61
0071260310	RTC-20	TC-R	1.77	2.18	1	3
0071260280	RTC-20	TC-R	1.38	2.18	1	2

APN	Zone	General Plan Land Use	Acreage	Maximim Allowed Density (Units Per Acre)	Current Capcity	Max Unit Capacity If Subdivided
0071250150	RTC-20	TC-R	2.25	2.18	1	4
0074072140	RTC-20	TC-R	1.21	2.18	1	2
0142061020	RTC-20	TC-R	0.14	2.18	1	1
0153270040	RTC-20	RR	0.02	2.18	1	1
0142043010	RTC-20	TC-R	0.39	2.18	1	1
0071260290	RTC-20	TC-R	1.01	2.18	1	2
0074133040	RTC-20	TC-R	0.14	2.18	1	1
0074060620	RTC-20	TC-R	1.28	2.18	1	2
0044022110	RTC-20	TC-R	0.14	2.18	1	1
0074133020	RTC-20	TC-R	4.45	2.18	1	9
0142041010	RTC-20	AG	0.03	2.18	1	1
0147122040	RTC-20	TC-R	0.67	2.18	1	1
0147132010	RTC-20	TC-R	0.35	2.18	1	1
0147132020	RTC-20	TC-R	4.10	2.18	1	8
0142043060	RTC-20	TC-R	0.34	2.18	1	1
0074060650	RTC-20	TC-R	0.61	2.18	1	1
0142063020	RTC-20	TC-R	0.32	2.18	1	1
0142061160	RTC-20	TC-R	0.02	2.18	1	1
0044022130	RTC-20	AG	0.47	2.18	1	1
0044022040	RTC-20	TC-R	1.35	2.18	1	2
0074080250	RTC-20	TC-R	0.49	2.18	1	1
0071270260	RTC-20	TC-R	0.77	2.18	1	1
0071270010	RTC-20	TC-R	1.05	2.18	1	2
0074060520	RTC-20	TC-R	0.30	2.18	1	1
0074133120	RTC-20	TC-R	0.74	2.18	1	1
0071260330	RTC-20	TC-R	0.58	2.18	1	1
0142061100	RTC-20	TC-R	0.36	2.18	1	1
Total RTC-20					29	55
0074060640	RTC-6	TC-R	0.21	7.26	1	1
0074150200	RTC-6	TC-R	0.25	7.26	1	1
0074160500	RTC-6	TC-R	0.40	7.26	1	2
0074160080	RTC-6	TC-R	0.47	7.26	1	3
0071250320	RTC-6	TC-R	0.34	7.26	1	2
0074160480	RTC-6	TC-R	0.15	7.26	1	1
0074072200	RTC-6	TC-R	0.13	7.26	1	1
0074140470	RTC-6	TC-R	0.19	7.26	1	1
0074120220	RTC-6	TC-R	0.16	7.26	1	1
0074072360	RTC-6	TC-R	0.14	7.26	1	1
0074160710	RTC-6	TC-R	0.22	7.26	1	1
0074160190	RTC-6	TC-R	0.11	7.26	1	1
0074060470	RTC-6	TC-R	0.18	7.26	1	1
0074071020	RTC-6	TC-R	0.26	7.26	1	1
0074150210	RTC-6	TC-R	0.29	7.26	1	2
0074072240	RTC-6	TC-R	0.04	7.26	1	1
0074140540	RTC-6	TC-R	0.83	7.26	1	6
0074160650	RTC-6	TC-R	0.06	7.26	1	1
0074060060	RTC-6	TC-R	0.11	7.26	1	1
0074160690	RTC-6	TC-R	0.15	7.26	1	1
0074160780	RTC-6	TC-R	0.37	7.26	1	2
0074160030	RTC-6	TC-R	0.49	7.26	1	3
0074160700	RTC-6	TC-R	0.18	7.26	1	1
0074140420	RTC-6	TC-R	0.80	7.26	1	5
0071250330	RTC-6	TC-R	0.09	7.26	1	1
0074170130	RTC-6	TC-R	0.21	7.26	1	1
0074160530	RTC-6	TC-R	0.41	7.26	1	2
0074160460	RTC-6	TC-R	0.18	7.26	1	1
0071250210	RTC-6	TC-R	0.30	7.26	1	2
0074060160	RTC-6	TC-R	0.17	7.26	1	1

APN	Zone	General Plan Land Use	Acreage	Maximim Allowed Density (Units Per Acre)	Current Capcitty	Max Unit Capacity If Subdivided
Total RTC-6					30	49
Low Density Subtotals					566	1351
0075070400	RTC-D6	TC-R	0.22	7.26	1	1
0075091350	RTC-D6	TC-R	0.27	7.26	2	1
0075091140	RTC-D6	TC-R	0.29	7.26	2	2
0075091150	RTC-D6	TC-R	0.32	7.26	2	2
0075091240	RTC-D6	TC-R	0.45	7.26	3	3
Total RTC-D6					9	9
0074080170	RTC-MF	TC-R	0.15	4.00	0	1
0074080220	RTC-MF	TC-R	0.58	4.00	2	2
0071270090	RTC-MF	TC-R	0.12	4.00	0	1
0074080230	RTC-MF	TC-R	0.17	4.00	1	1
0074080240	RTC-MF	TC-R	0.16	4.00	1	1
0074080210	RTC-MF	TC-R	0.62	4.00	2	2
0071270200	RTC-MF	TC-R	0.37	4.00	1	1
Total RTC-MF					7	9
0142063010	RTC-MU	TC-R	0.22	4.00	1	1
0044060050	RTC-MU	TC-R	0.20	4.00	1	1
0044080030	RTC-MU	TC-R	0.23	4.00	1	1
0044071330	RTC-MU	TC-R	1.82	4.00	6	7
0044060040	RTC-MU	TC-R	0.18	4.00	1	1
Total RTC-MU					8	11
Moderate Density Subtotals					24	29

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Source: Solano County, 2014; PMC, 2014



Appendix

D

HOUSING

ELEMENT

MAILING LIST

**Mailing list for Solano
County 5th Cycle Housing
Element Outreach**

INTERFAITH COUNCIL
724 OHIO STREET
FAIRFIELD CA 94533

MID PENINSULA HOUSING
CORPORATION
303 VINTAGE PARK DRIVE,
SUITE 250
FOSTER CITY CA 94404

BRIDGE HOUSING CORPORATION
345 SPEAR STREET, SUITE 700
SAN FRANCISCO CA 94105

ART ENGELL, SALSMAN-ENGELL
REAL ESTATE
900 N. TEXAS STREET, SUITE B
FAIRFIELD CA 94533

FAIRFIELD SENIOR CENTER,
1200 CIVIC CENTER DRIVE
FAIRFIELD CA 94533

SOLANO COUNTY HEALTH AND
SOCIAL SERVICES
275 BECK AVENUE
FAIRFIELD CA 94533

NORTHERN SOLANO COUNTY
ASSOCIATION OF REALTORS
3690 HILBORN ROAD
FAIRFIELD CA 94534

Antonio Serrano Valdez, Jr.
Staff Attorney
Legal Services of Northern CA
Vallejo Office
1810 Capitol Street
Vallejo, CA 94590

COALITION AGAINST
HOMELESSNESS
724 OHIO STREET
FAIRFIELD CA 94533

LEGAL SERVICES OF NORTHERN
CALIFORNIA
1810 CAPITOL STREET
VALLEJO CA 94590

FAIRFIELD CIVIC CENTER
LIBRARY
1150 KENTUCKY ST
FAIRFIELD CA 94533

BUILDING INDUSTRY ASSOCIATION
OF NORTHERN CALIFORNIA
1215 K STREET, SUITE 1200
SACRAMENTO CA 95814

GERRY RAYCRAFT, VICE PRES
SOLANO-NAPA HABITAT FOR
HUMANITY
5130 FULTON DRIVE SUITE R
FAIRFIELD CA 94534

