



Housing | County of Solano Housing Element Update

2023-2031 HOUSING ELEMENT

HCD Submittal Draft | January 2023

Revised - March 2023







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Note: Only revised sections are included in this PDF.



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CHAPTER
9 HOUSING
ELEMENT

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CHAPTER 1. INTRODUCTION

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of general plans. In California, it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Solano County and each of the seven cities in Solano County, with the help of the Solano Transportation Authority (STA), formed the Solano County Regional Early Action Planning (REAP) Housing Element Collaborative to provide a regional approach to the Housing Element. This approach provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Solano County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional housing needs assessment and regional assessment of fair housing to supplement local analyses of constraints, sites, and fair housing issues. The following jurisdictions are participating in the effort: Solano County, Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the RHNA. The County recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions the County will implement and/or facilitate to solve our identified housing issues.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the County is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

According to state law, the Housing Element is one of eight 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, Chapter 8 – Public Facilities and Services, and Chapter 10 – Park and Recreation Element. The Housing Element covers an eight-year time frame and replaces the Housing Element adopted in May 2015 that covered the period from 2015 to 2023. This element covers a period extending from 2023 to 2031.

Housing Element Organization

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 and regional conditions and needs regarding 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 to work toward achieving its goals.

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. This Housing Element update is intended to address the County's housing needs for the planning period of January 31, 2023, through January 31, 2031. 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.

Solano County prepared its Housing Element as part of a regional effort with the Solano County REAP Collaborative and is therefore organized slightly different than the last Housing Element. Sections of the Housing Element were prepared on a regional level and others were focused solely on Solano County. The following sections describe the organization of the sections of the Housing Element.

The **Solano County Housing Element** is organized into the following sections:

Chapter 1 – Introduction: This section provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, General Plan consistency, summary of the Regional Housing Need, and the public participation process.

Chapter 2 – Goals, Objectives, Policies, and Programs: This section sets forth the County's goals, objectives, policies, and programs that are designed to address the housing needs in Solano County. Based on the findings of all the previous sections, the Goals, Policies, and Actions section identifies actions the County will take to meet local housing goals, quantified objectives, and address the housing needs in the unincorporated area.

Appendix A – Review of Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Appendix B – Housing Constraints: This section analyzes potential governmental and nongovernmental constraints to housing development in the unincorporated county. This includes the County's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability.

Appendix C – Housing Resources and Opportunities: This section describes the County's housing resources as well as the County's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs in the county.

Appendix D – Public Outreach and Engagement: Describes the opportunities the County provided for public participation during the preparation of the updated Housing Element.

Appendix E – Regional Housing Needs Assessment: This focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Appendix F – Regional and Local Assessment of Fair Housing: Includes a regional and local Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

General Plan Consistency

The Housing Element has been reviewed for consistency with the County's other General Plan elements. The Solano County General Plan has been periodically amended since the last comprehensive update was adopted in 2008. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The County will continue to review and revise the Housing Element, as necessary for consistency, during future updates.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2022, the County is currently working to review and update the existing Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

Regional Housing Need

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For the Bay Area, including Solano County, HCD provides the regional need to the Association of Bay Area Governments (ABAG), which then distributes the RHNA to the cities and counties within the ABAG region. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano

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County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021.

The County of Solano's share of the regional housing need was determined by a methodology prepared by Solano County as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the County must plan to accommodate 315 housing units between January 31, 2023 and January 31, 2031. **Table 9-1** shows the County's RHNA by income category. Of the 315 total units, the County must plan to accommodate 80 units for very low-income households, 50 units for low-income households, 56 units for moderate-income households, and 129 units for above moderate-income households.

Table 9-1. Regional Housing Need, 2023–2031

Income Category	Allocation
Very Low*	80
Low	50
Moderate	56
Above Moderate	129
Total	315

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

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

Public Participation

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 Section 65583). The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

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 completed public outreach at both the local level and as part of the regional Solano County Collaborative effort to encourage community involvement. These efforts included:

- Local Stakeholder Consultations
- Regional Stakeholder Consultations
- Community Workshops
- Online Community Survey
- Board of Supervisor Study Sessions
- Planning Commission and Board of Supervisor Meetings

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

For all public meetings, the County offers translation and reasonable accommodation services by request. Information on how to request this service is available on the County's website and is included on meeting agendas.

Local Stakeholder Consultations

To solicit feedback from all segments of the community, the County conducted consultations with service providers and other stakeholders who represent different socioeconomic groups. Many of the stakeholders that serve the unincorporated areas also serve incorporated jurisdictions within Solano County and are therefore discussed in **Appendix D**. However, in January and February 2022, staff consulted with two local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs for the county. Representatives from the following stakeholders were interviewed:

- Solano County Housing Authority (SCHA), January 19, 2022
- Travis Air Force Base, February 28, 2022
- Yoche Dehe Wintun Nation, Cultural Resources Department, June 7, 2022

SCHA and Travis Air Force Base representatives emphasized the shortage of rental housing in the unincorporated area as a barrier to housing, particularly for lower- and moderate-income households. They identified the high cost of housing, and the limited funding available for assistance, as constraints for many households to secure housing in the unincorporated area. SCHA also noted that the shortage of transportation impacts for those seeking housing, who are unable to get to potential units to view them. According to the Housing Authority, there are over 2,000 applicants on the Housing Choice Voucher list, but only 368 vouchers are allocated to Housing Authority. While SCHA offers a homeownership assistance program, that includes a regularly updated list of available accessible units, there are still limited opportunities, particularly for lower- and moderate-income households. They expressed that identifying more project-based voucher opportunities may help to alleviate some of the pressure.

The county also participated in a consultation with the Yoche Dehe Wintun Nation (YDWN) Cultural Resources Department. The discussion included an overview of the Housing Element and Safety Element update process. There was clarification provided that the Housing Element and Safety Element do not propose any specific development or land use changes. The YDWN discussed the importance of communication early in any development process to ensure that historic findings are treated respectfully and if possible, action is taken prior to discoveries. The county has included specific policies to engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

The County has identified several programs in **Chapter 2, Goals, Objectives, Policies, and Programs** to address concerns raised by stakeholders during this consultations process, as well as during regional consultations.

Study Sessions

On March 8, 2022, the County held a virtual study session for the Board of Supervisors to introduce the 2023-2031 Housing Element update and to review new state laws. The public was invited to attend and participate in the study session. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the County's RHNA, reviewed new state laws, and solicited feedback from the Board of Supervisors and community members on these strategies and other housing needs in the unincorporated area. No comments or questions were received.

Board of Supervisors Meeting

On December 13, 2022, county staff presented the Public Review Draft Housing Element to the Board of Supervisors. This was an opportunity for the Board and the public to provide feedback and comment on the draft during the 30-day mandatory review period (per AB 215). Questions regarding cost of construction were brought up and staff directed the board to where this was located in the Housing Element.

Responses to Input Received

All comments received as a result of the County's efforts to encourage public participation in development of the 2023-2031 Housing Element have been taken into consideration and, where appropriate, additional analysis, programs, and policies have been incorporated into the Housing Element. The County has not received any public comment as of March 29, 2023 but will consider and incorporate comments through adoption.

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from November 15, 2022 to December 16, 2022. The County provided an additional 10 business days to consider and incorporate public comments into the draft revision before submitting to HCD on January 6, 2023. The draft was made available on the County's website and was noticed to residents through the same methods as the Planning Commission and Board of Supervisors meetings. Additional direct noticing was sent to local housing advocate group, service providers, and other stakeholder organizations and interested parties, that represent all income groups and special needs groups.

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 A, Review of Previous Housing Element.**

CHAPTER 2. GOALS, 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.

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), 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.

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

- 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 Nongovernmental 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 to address the identified housing issues. At the heart of each issue area are the following core program 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 (CDBG) 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 use 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 specific local housing needs that have been identified in **Appendix E, Regional Housing Needs Assessment**.

A. Housing Conservation and Rehabilitation

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 pursue CDBG funds and other funding sources annually as available, and as public demand necessitates, including funding from the federal HUD, the HCD, 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. The County will advertise the programs on the County's website, add social media posts to the County's account, and make printed informational materials available in County buildings. The County will also distribute information in multiple languages on the available programs in areas with an older housing stock where the need for rehabilitation may be greater, such as in the unincorporated islands within Vallejo.

Responsibility:	Resource Management, County Housing Authority, city housing authorities adjoining project areas.
Target Date:	The County will apply for funds annually, and as Notice of Funding Availability (NOFAs) are released, or as community demand requires. Post information on the County's website and in County buildings on existing programs by January 2024, updating at least annually, as needed.
Funding Source:	CDBG, HOME, Rehabilitation Loan Pool.
Quantified Objective:	Facilitate place-based revitalization and reduce displacement risk due to housing condition by seeking funding to assist 20 lower-income households complete repairs to their home, prioritizing marketing of these programs in communities with older housing stock or low resource areas.

A.2 Code Enforcement. The County will continue to use Code Enforcement and Building and Safety staff to conduct code enforcement on a complaint-driven basis to address safety and code compliance issues. To ensure the County has an accurate percentage of the homes in need of rehabilitation and replacement, the County will analyze the data from the recent Homeacres survey to determine where to focus rehabilitation efforts. Based on findings of the focused evaluation, the County will identify measures to encourage housing preservation, conservation, and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:

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- Expedite permit review for home repairs on housing units identified during the conditions survey.
- Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program (see A1).

Targeted efforts to improve housing and environmental conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for these residents by improving living conditions and enabling them to remain in their home and community.

Responsibility:	Resource Management
Target Date:	Make informational materials available by December 2023 to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.
Funding Source:	General Fund
Quantified Objective:	Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units by providing informational materials to owners in violation of County codes on available assistance programs and annually promote available assistance programs in areas of concentrated lower-income households. <u>Evaluate the Homeacres Survey by August 2023 and determine next steps by January 2024.</u>

B. Opportunities for Housing Production

Objective B. The County will continue to have sufficient land to accommodate Solano County's projected housing needs.

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 that 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, 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.

B.6 The County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households (Government Code Section 95589.7).

B.7 Rural residential development within the unincorporated county shall be accommodated on 2.5- to 10-acre building sites zoned Rural Residential.

B.8 Rural residential development in areas without public water systems shall occur on building sites of 5 acres or larger.

B.9 Rural residential development in areas with public water systems shall occur on building sites of 2.5 acres or larger.

B.10 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.

B.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.

Programs

B.1 Work with Incorporated Municipalities. Thus far, all subsidized housing projects have been built in the incorporated areas of the county where there is easy access to sewer lines and other urban services. County staff will work with incorporated municipal staff to increase the supply of affordable housing in a range of sizes within their spheres of influence, in areas designated as Urban Residential, as infrastructure and services are limited in unincorporated areas outside of spheres of influence. 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 support 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 municipalities and County will jointly pursue state or federal funds to subsidize housing in these areas. By working with these municipalities and the Solano County Housing Authority, the County will be able to expand its affordable housing activities, for example, by developing a joint down payment assistance program.

Responsibility: Resource Management

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- Target Date:** Solano County will set up an annual meeting to discuss potential projects with the Housing Authority and incorporated cities beginning in 2023.
- Funding Source:** General Fund
- Quantified Objective:** 130 lower-income units within spheres of influence to promote construction of new housing opportunities in proximity to services, transit, and other amenities.

B.2 Promote Development of Accessory Dwelling Units. The County shall promote accessory dwelling units (ADUs) as an affordable housing option and an economic mobility opportunity in Solano County through the following actions:

- Continue to implement streamlined permitting processes for ADUs.
- Continue to make information available at the public counter about ADU options and standards.
- Provide guidance and educational materials for building ADUs on the County's website and present the permitting procedures and construction resources at least two public meetings, as well as educate the community on ADUs and to increase housing access and affordability. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of ADUs, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.
- The program will track ADU approvals and affordability. The County will use this monitoring program to track progress in ADU development and upon assessment will adjust or expand the focus of its education and outreach efforts, and incentives, which may include the addition of pre-approved plans through the 2023–2031 planning period. The County will evaluate ADU approvals and affordability every other year, beginning in 2024, and identify additional site capacity for other affordable housing opportunities, if needed, by 2026. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Responsibility: Resource Management

Target Date: Make ADU materials available by June 2023; evaluate effectiveness of ADU approvals and affordability every other year, beginning in 2024, and enhance education, outreach and incentives as needed, within six months of evaluation. and identify additional site capacity, if needed, by 2026.

Funding Source: County General Fund

Quantified Objective: 152–126 lower-income ADUs, 76–63 moderate-income ADUs, and 25–21 above moderate-income ADUs; promote construction of lower-income units in high-resource areas and where it is not suitable for multifamily development due to infrastructure constraints.

B.3 Accessory Dwelling Unit Incentive Program. The County is in the process of creating an accessory dwelling unit incentive program and the County Board of Supervisors has earmarked \$2 million dollars toward implementation. The program will offer homeowners financial assistance to help offset the cost of constructing the ADU in exchange for placing a deed restriction (50 percent of the AMI or lower) on the unit for the duration of the loan. The allocated loan amount would be contingent on the accessory dwelling unit size.

Responsibility:	Resource Management
Target Date:	Start program grants by June 2023, provide program information on the County's website by June 2023. Market availability of this program to homeowners through at least annual notices in community newsletters or newspapers, emphasizing marketing in areas of concentrated affluence, and through printed materials in county buildings.
Funding Source:	County General Fund
Quantified Objective:	30 ADUs for very low -income households with at least 10 of these in areas of concentrated affluence to promote housing mobility for very low-income households and combat income segregation

B.4 Use of Sites from Previous Cycles. The County will continue to allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with Government Code Section 65583.2(c).

Responsibility:	Resource Management
Target Date:	Upon adoption of the Housing Element.
Funding Source:	County General Fund

C. Affordable Housing Assistance

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 that 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.

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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.

Programs

C.1 Financial Assistance - Affordable Housing Production. The County will use 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. 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.

The County is increasing, and will continue to increase, its competitiveness for these grants through such actions as preparing and adopting a Housing Element that meets state laws, identifying County resources to be used as matching funds for federal and state programs, and coordinating with local service providers regarding state grant opportunities.

Responsibility:	Resource Management
Target Date:	Apply for funding on an annual basis, or as public demand necessitates. Organizations will be contacted annually regarding available funding. Board of Supervisors will receive an update at least once a year as part of the annual reporting process (Government Code Section 65400).
Funding Source:	General Fund, HOME funds, CDBG funds, Technical Assistance Grants
Quantified Objective:	Identify funding to assist in the development of 30 lower-income units, encouraging projects using this funding to be located near services, such as within the spheres of influence of incorporated cities.

C.2 Regulatory Incentives for Affordable Housing. The County will amend the Zoning Code to comply with changes in California's density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in County buildings and on the County's website.

Responsibility:	Resource Management
Target Date:	Update density bonus ordinance by December 2024.
Funding Source:	General Fund
Quantified Objective:	10 lower-income units to facilitate housing mobility opportunities, particularly as part of income-integrated developments.

C.3 Preservation of Existing Assisted Housing Units. Though there are not currently any affordable units at -risk of converting to market- rate, the County shall maintain and develop an affordable housing database, if needed, as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the County shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the County's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsibility: Resource Management

Target Date: The County does not currently have any units at-risk but will continue to annually monitor units at risk of converting; coordinate noticing as required by California law.

Funding Source: General Fund, state and federal grants

Quantified Objective: Preserve lower-income units as funding expires to reduce displacement risk.

C.4 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 and notifying the public of available affordable housing programs.

The County will continue to work with the City of Vacaville Housing Authority to administer the Section 8 program. The County will also work with the City of Vacaville Housing Authority to provide assistance, by request, for lower-income families that use housing choice vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas, by request. To increase the availability of rental opportunities for low-income residents, the County will meet with the Housing Authority to identify strategies to incentivize landlords to market their units to voucher holders, promoting the incentives, particularly in high resource areas.

The County will also work with the Housing Authority to apply for Mortgage Credit Certificates (MCC) from the California Debt Limit Allocation Committee and will promote the availability of down payment assistance from the Golden State Finance Authority. To reduce displacement risk of prospective homebuyers being priced out of the community, the County will promote the availability of these programs in areas with concentrations of renters, particularly low-income renters, by providing informational materials at public buildings and locations and will maintain information on the programs on the County's website.

Responsibility: Resource Management, County Administrator, and City of Vacaville Housing Authority

Housing Element

- Target Date:** Develop informational materials to distribute by May 2024, update at least annually. Meet with Housing Authority staff by December 2023 to identify opportunities to apply for funding annually, or as available.
- Funding Source:** General Fund, Golden State Finance Authority, California Debt Limit Allocation Committee
- Quantified Objective:** Connect 15 eligible residence with assistance programs to reduce displacement risk and assist in housing mobility for eligible households.

D. Special Housing Needs and Equal Housing Opportunity

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 race, color, ancestry, national origin, citizenship status, immigration status, primary language, age, religion, mental or physical disability, sex, gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income, and military or veteran status.

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 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.

D.5 The County shall promote the development of emergency shelters and homeless housing in locations near the homeless population and where essential services are readily available to the homeless community.

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 meet with the Dixon and Yolo County Housing Authorities at least every other year, beginning in 2024, to ~~explore~~ provide 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 U.S. Department of Agriculture (USDA) Rural Development and 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 by December 2024. 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 2024. 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, by December 2024 for the provision of farmworker housing and expedite the permitting process for all farmworker housing projects to the extent feasible.

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 December 2024. The County will reach out to stakeholders at least every other year 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:	General Fund, USDA Rural Development, and state CDBG and HOME funds
Quantified Objective:	Encourage the development of 20 farmworker housing units near agricultural uses, to increase housing opportunities near employment.

D.2 Addressing Special Housing Needs. The County will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs, and supportive services programs.

- Provide incentives to builders to provide housing and care choices for seniors and persons with disabilities of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments.
- Apply or support others' applications for funding under state and federal programs designated specifically for special-needs groups and other lower-income households, such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.
- Pursue grants, such as HOME matching grants, CDBG, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special-needs housing of all types.
- Where unmet needs are demonstrated, the County will give preference in its funding decisions to projects addressing special housing needs.

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, 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.
Quantified Objective:	Incentivize, support, and encourage the construction of 25 accessible units near services in high resources areas to facilitate mobility opportunities.

D.3 Addressing Homelessness. The County will cooperate with incorporated cities within the county and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the County will determine what efforts to take, such as providing education on the financial assistance and programs available.

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 funding 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 its residential zoning districts through the use permit process and to accommodate farmworker housing in the Agricultural zoning districts.

Responsibility:	Solano County Health and Human Services (H&SS) and CAPSolano JPA
Target Date:	Meet with cities annually to discuss homeless issues and identify actions to address homelessness. Attend and participate in meetings to implement homelessness strategies.
Funding Source:	General Fund, Continuum of Care
Quantified Objective:	Assist with program development and funding identification that will assist at least 10 homeless persons.

D.4 Extremely Low-Income Housing. The County will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including:

- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the County's identified housing needs.

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.

Responsibility: Resource Management

Target Date: Ongoing, as projects are processed by Resource Management. By December 2024, outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications as they are submitted.

Funding Source: General Fund

Quantified Objective: Assist 10 extremely low-income households to reduce displacement risk, encourage 10 units for extremely low-income households in high opportunity areas near services, employment opportunities, and other resources.

D.5 Fair Housing Program. Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such factors. To comply with Assembly Bill (AB) 686, the County has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH):

- Implement the following actions:
 - Actions to support place-based revitalization: A.1, A.2, H.1, I.1
 - Actions to encourage new affordable housing opportunities: B.1, B.2, C.1, C.2, D.1, D.2
 - Actions to facilitate housing mobility opportunities: B.2, C.4, D.2, E.1
 - Actions to reduce displacement risk: A.1, A.2, C.4, D.3, E.1, I.1
- Continue to provide fair housing services in the unincorporated area through the Solano County and City of Vacaville housing authorities. 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. Should the number of complaints increase, or the Housing Authority does not have capacity to provide fair housing services, the County will seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC). Provide fair housing support and assistance to at least 20 households annually, or as needed.

Housing Element

- 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 by December 2024. 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, with each being offered at least every other year.
- By December 2025, provide information on the County's website about affordable homeownership and rental options in the county and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Ensure all public outreach materials and information on program availability and funding announcements are accessible for all persons, including translation and dictation as needed, by June 2023. Information on translation services, and information on program availability and funding announcements will be made available on the County's website in English, Spanish, Asian and Pacific Islander languages, and any other dominant languages, as needed, by June 2023.

Responsibility: Resource Management, Solano County Housing Authority, Vacaville Housing Authority.

Target Date: Refer to each bulleted action for specific timeframes.

Funding Source: General Fund, grant funding

D.6 Improve Low-Resource Areas Access to Opportunities. The County shall take the following actions to improve access to opportunity in low-resource areas, with a priority on nonagricultural areas with low populations densities to encourage residential uses near services and resources:

- Meet with school district representatives and transit agencies by July 2025 to ensure busing meets the needs of the student population residing in the unincorporated county. The County will also address the following with the school district:
 - Developing a program to assist school districts in training classroom aides through the Health and Social Services Department programs such as CalWorks; and
 - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.
- Promote CalWorks in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand the effectiveness of employee training programs for lower-income residents and special-needs groups, particularly in rural areas, which may include:
 - Continue to support small business establishment so interested residents in rural areas can secure home occupation permits; and
 - Providing at least annual events where Solano County Health and Social Services staff go to communities of need to connect residents with resources and training.

- Work with Solano Mobility and incorporated cities to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the County's website, social media, and in public buildings by January 2025, updated at least annually thereafter as needed, to help connect seniors and other residents to services throughout the county.

Responsibility: Resource Management, Solano County Health and Social Services

Target Date: Refer to each bulleted action for specific timeframes.

Funding Source: General Fund, grant funding

E. Governmental and Nongovernmental Housing Constraints

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 Periodically review the County's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

E.2 Monitor State and federal housing-related legislation, and update County plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

E.3 Clustering of development meeting overall density standards shall be applied in the unincorporated area to protect farmable units in agricultural areas.

E.4 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.

E.5 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.

Programs

E.1 Reasonable Accommodation. Pursuant to Government Code Section 65583(c)(3), the County will encourage universal design in all multifamily development by making a brochure on universal design, resources for design, and compliance with County requirements available at County buildings by December 2024 and distributing the brochure to developers and to community organizations serving individuals with disabilities.

The County will also review the current reasonable accommodation procedure to ensure the required findings, specifically the findings stating "Whether the requested accommodation would reduce barriers and increase visitability on the site, in light of physical attributes of the property and its structures", to ensure consistency with State and Federal requirements and that they are not potential barriers to housing for persons with disabilities. The County will continue to provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the HCD. This information will be available through postings and pamphlets at the County and on the County's website.

Housing Element

Responsibility:	Resource Management
Target Date:	Review and revise the existing reasonable accommodations ordinance by November 2023; create brochures on universal design and the reasonable accommodations ordinance by July 2024 and update biannually, or as needed.
Funding Source:	General Fund
Quantified Objective:	The County will encourage the development or modification of at least 25 accessible units, aiming for at least four in areas with a higher concentration of special-needs groups and two in high-opportunity areas.

E.2 Streamline Processing. The County will continue to implement the expedited permit assistance program for residential projects, which includes pre-application meetings and streamlining the approval process of affordable residential units. The County will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Responsibility:	Resource Management
Target Date:	Develop an SB 35 streamlining approval process by January 2024 and implement as applications are received. Provide pre-applications by request.
Funding Source:	General Fund
Quantified Objective:	The County continue to help to streamline the permit processing procedure, aiming to encourage the development of at least 30 affordable units.

E.3 Zoning Ordinance Amendments. Amend the County's Zoning Ordinance to address the following development standards and barriers to special-needs housing:

- **Accessory Dwelling Units:** Amend the Zoning Code ~~as necessary~~ to be consistent with the latest state legislation related to ADUs, ~~ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU,~~ in accordance with California Government Code Section 65852.2.
- **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5, ~~and~~ 17021.6, ~~and~~ 17021.8).
- **Transitional and Supportive Housing:** Define and permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code

Section 65583(a)(5). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65651 (AB 2162)).

- **Definition of Family:** Review and amend the definition of “family,” in the Solano County Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
- **Emergency Shelters:** Allow sufficient parking to accommodate all staff working in emergency shelters, in compliance with Government Code Section 65583(a)(4)(A)(ii).
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing, by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662 (AB 101)).
- **Residential Care Facilities.** Allow residential care facilities for seven or more persons subject to those restrictions that apply to residential care facilities for six or fewer persons, in compliance with the state definition of “family.”
- **Parking Standards. General Parking Standards.** The County will review and revise all parking standards and modify standards for multifamily and mixed-use buildings to mitigate possible constraints on development.

Responsibility: Resource Management

Target Date: Complete Zoning Ordinance Amendments by December 2024; annually review Zoning Code and revise as needed. Complete ADU amendments, as necessary to comply with State Law by December 2023.

Funding Source: General Fund

F. Public Facilities and Services

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

Policies

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

F.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.

Housing Element

F.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.

F.4 Urban density single-family development and multifamily development in the unincorporated county shall be 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.

Programs

F.1 Capital Improvements. Annually review and update the Capital Improvement Plan (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied.

Responsibility: Resource Management, Capital Projects Management Division

Target Date: Annually review and update the CIP, apply annually for funding for infrastructure projects, as needed.

Funding Source: Redevelopment set-aside funds, grant funding, General Fund

G. Environmental Quality

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

Policies

G.1 The County shall support programs that seek to reduce community blight.

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

G.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.

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

Programs

G.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

Quantified Objective: Facilitate place-based revitalization through providing assistance for upgrades to at least 10 blighted homes. The County will target promotion of this program in low-resource areas and areas with a relatively low median income.

G.2 Architectural Review. The County will amend the Zoning Code within one year of Housing Element adoption to establish ministerial design review standards for development in the A-SV-20, A-T-C, and A-T-C-NC zone districts for all residential projects that meet the eligibility criteria provided by Government Code Section 65913.4, ~~and transitional and supportive housing, and low barrier navigation centers as defined by Government Code Section 65660.~~

Responsibility: Resource Management

Target Date: Adopt objective design standards within one year of Housing Element adoption, implement as projects are processed through the Resource Management Department.

Funding Source: General Fund

H. Energy Conservation

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

Policies

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

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

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

Programs

H.1 Energy Conservation Outreach and Assistance. The County will continue to promote energy efficiency in existing and new residential development:

- 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. As part of the committee, conduct at least quarterly public outreach by explaining to local agency building officials, staff, developers, contractors, architects, and engineers the Green Building program and greenhouse gas reduction program.
- Provide information on the County's website and through printed materials County buildings on the following programs:
 - Pacific Gas and Electric Company's (PG&E's) Energy Savings Assistance Program for low-income households who want to make their homes energy efficient.
 - PG&E's California Alternate Rates for Energy (CARE) program which offers monthly discounts on electric and natural gas bills for lower-income households and individuals enrolled in certain public assistance programs such as Medicaid.
 - PG&E's Family Electric Rate Assistance (FERA) program which offers monthly discounts on electric bills for lower-income households with three or more persons.
 - PG&E's Relief for Energy Assistance through Community Help (REACH) program, which provides energy credits for low-income households.
 - California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents.
 - Rising Sun Opportunity Center, which provides energy and water efficiency services at no-cost while through employment and training of local youth.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.

Responsibility: Resource Management.

Target Date: Quarterly public outreach efforts. Make information easily available on the County's website by June 2023 and print materials and make available at public facilities by August 2023.

Funding Source: General Fund.

Quantified Objective: Assist five low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs and facilitate place-based revitalization through home improvements.

H.2 Standards and Guidelines for Energy Efficiency and Conservation. (Continued, previously Program I.2) 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 as projects are processed
Funding Source:	General Fund

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period based on optimal implementation of each program. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table 9-2**.

Table 9-2. Summary of Quantified Objectives

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	40	40	50	56	129
New Construction					
Program B.1	40	40	50		
Program B.2		76	76	76	25
Program C.1	5	10	15		
Program C.2		5	5		
Program C.4	5	5	5		
Program D.1	5	5	10		
Program D.2	5	10	10		
Program D.4	10				
Program E.2		10	20		
Rehabilitation					
Program A.1	5	5	10		
Program A.2		2	3	5	
Program G.1		5	5		
Conservation					
Program H.1		2	3		

Source: Solano County, August 2022

Notes:

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.
2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

Appendix

B HOUSING CONSTRAINTS

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HOUSING 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) nongovernmental 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. Nongovernmental constraints consist of land availability, the environment, land cost, construction costs, and availability of financing.

Nongovernmental 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 of the county (north of Vacaville) in June 2022, Loopnet listed a 55-acre property suitable for 10 single-family lots. The parcel was listed for \$1,850,000 or \$1.30 per square foot. Assuming that the property is developed with 10 single-family homes (1 unit/5.4 acre), the land would add \$185,000, to the cost of each home. Loopnet also lists a 0.84-acre parcel in Vacaville designated High-Density Residential, which allows densities between 20.1 and 24 units per acre. If maximum density was approved, the site could potentially accommodate 20 units. The parcel is listed for \$745,000, meaning the cost of land would add \$37,250 to the final cost of each unit. According to local developers and real estate agents, the cost of land closer to Benicia and Vallejo tends to be much higher for a smaller piece of property. Loopnet provides a listing for a vacant 0.43-acre single-family parcel in Benicia for \$750,000, which is \$1.37 per square foot and significantly higher than land in the Vacaville and Dixon area. The Benicia parcel is suitable for two single-family homes, which means that the cost of land adds \$750,000 to the final cost of the home.

Construction Costs

Construction costs are those incurred in actually constructing a dwelling unit. As with 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. Construction costs for a single-family home are approximately \$164 per square foot in Solano County. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction, and including a two-car garage and forced air heating/cooling. Estimated total construction costs for such a home are \$328,002.

Appendix B: Housing Constraints

These construction costs include labor, materials, and equipment but do not include costs of buying land.¹

Costs for multifamily construction are approximately \$162 per square foot. This is based on costs calculated for a two-story building in Solano County with 20 units and an average unit size of 800 square feet each. The calculation is for a wood or light steel frame structure, including forced air heating and cooling and constructed of good quality materials. The estimated total construction costs for each unit are \$124,949 and total construction costs for the building are \$2,593,864. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.²

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 B-1** illustrates interest rates as of May 2022. 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 that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

¹ 2022 National Building Cost Manual and 2022 for zip codes 945-33,91,90,34,89,85,93,71,35,12,92, and 956-87,88,20,18,94,90,25,96 zip code modifiers, Craftsman Book Company.

² 2022 National Building Cost Manual and 2022 945-33,91,90,34,89,85,93,71,35,12,92, and 956-87,20,18,94,90,25,96 zip code modifiers Craftsman Book Company.

Table B-1. Loan Interest Rates, 2022

Term	Interest	APR
Jumbo Loans¹		
30-year fixed	4.500%	4.614%
15-year fixed	4.375%	4.536%
Conforming and Government Loans¹		
30-year fixed	5.125%	5.304%
15-year fixed	4.375%	4.675%

Source: www.wellsfargo.com, April 2022.

Notes: 1. Conforming loan is for no more than \$647,200. A jumbo loan is greater than \$647,200.

Environmental Constraints

Flooding

According to the County's 2022 Safety Element Draft 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. Flooding is more severe when antecedent rainfall has resulted in saturated ground conditions and often results in flooding to a number of streams. Specifically, flood risk is intensified in the lower stream reaches by the probability of coincident high tides and strong offshore winds during heavy rainfall. 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 can lead 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.

Seismic Hazards

According to the 2022 draft of the Safety Element, earthquake risk is very high in Solano County, due to the presence of several active faults in the region. The county is crossed by a number of active faults, where past movement in the earth's surface has caused rock fractures. Fault traces occur when these fractures become visible on the surface. Fault zones are the areas surrounding active faults, where future movement is likely to occur. It is in these zones where most earthquakes originate.

Non-seismic geologic hazards also exist within the county. Geologic hazards, such as landslides and erosion, depend on the geologic composition of the area. Landslides and rock falls may occur in sloped areas, especially areas with steep slopes, and usually in areas of loose and

Appendix B: Housing Constraints

fragmented soil. Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. There are predictable relationships between local geology and landslides, rockfalls, and debris flows. Slope stability is dependent on many factors and interrelationships, including rock type, pore water pressure, slope steepness, and natural or human-made undercutting.

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

Sewer service within unincorporated Solano County is provided through a number of different sources. 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. In 2020, Local Agency Formation Commission (LAFCO) commissioners unanimously approved an application that would allow the Fairfield-Suisun Sewer District to provide wastewater service to the Middle Green Valley Specific Plan area. 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.

However, the majority of developments in the unincorporated county are not served by municipal sewer or small-scale treatment systems, and instead 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.

For units that will connect to public sewer systems, these providers have sufficient capacity to provide wastewater services to meet the County's RHNA.

Water

Solano County has a number of water providers, districts, and sources. Solano County Water Agency (SCWA) 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 Fairfield, Suisun City, Vacaville, Vallejo, Benicia, the Solano Irrigation District and Maine Prairie Water District service areas, University of California (U.C.) Davis, and the California State Prison in Solano County. Other water sources in the unincorporated county are the Rural North Vacaville Water District, the City of Vallejo, Suisun-Solano Water Authority, and private and community wells. The following describes the capacity of each water provider in Solano County.

Solano County Water Agency (SCWA): SCWA has expressed concerns about water shortages during drought years because the State Water Project supply is not reliable during such years.

Long drought can cause draw down of Lake Berryessa storage levels and lowering of groundwater levels. Additionally, 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 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.

Suisun-Solano Water Authority (SSWA): The SSWA is a joint-powers authority with Suisun City and the Solano Irrigation District. It provides domestic water to users in Suisun City and the Tolenas unincorporated community. Suisun City handles billing and service requests and the district delivers the water.

Rural North Vacaville Water District (RNVWD): In March 2022, RNVWD released a draft Municipal Service Review that identified current capacity and usage compared to future demand. RNVWD has capacity 533 connections, all of which are either in use or have been allocated. Any additional service connections beyond the system's existing capacity will require expansion of the existing system, including pump and storage capacity, water pressure and flow rate, and distribution pipe size and configuration. However, most housing units within this area are served by well water, which is available for future development as well.

Drinking water treatment services in Solano County are provided by seven water treatment facilities: Vacaville's Diatomaceous Earth Plant (DE Plant), Vacaville and Fairfield's North Bay Regional Water Treatment Plant (NBR Plant), Fairfield's Waterman Treatment Plant, the SSWA's Cement-Hill Water Treatment Plant, Vallejo's Green Valley and Fleming Hill Treatment Plants, and Benicia's water treatment plant. Rio Vista and Dixon are served by groundwater well systems. Vacaville is served via a combination of groundwater wells and water treatment facilities (DE Plant and NBR Plant). Travis Air Force Base receives treated water from the City of Vallejo.

However, although water is an issue in the county, there is sufficient capacity to meet the County's 2023-2031 regional housing need of 315 units. To comply with SB 1087, the County 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 [\(Policy B.6\)](#).

Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas of the county where residential uses are permitted. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are:

- Electricity: Pacific Gas & Electric Company (PG&E)
- Telephone: Verizon, T-Mobile, AT&T
- Internet: Verizon, Valley Internet, Solano Wireless Internet, Comcast

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 on 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.

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

General Plan Land Uses Designations

The County has four 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 nine land use designations that allow residential uses and are currently on the zoning map. **Table B-2** identifies and describes the current land use designations.

Table B-2. 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 dwelling unit (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.
TC-R-1AC, TC-R-20, TC-R-15, TC-R-10, TC-R-6,	Traditional Community Residential	1-4 du/acre	This designation recognizes current residential and mixed-use communities in the unincorporated areas surrounded by Vallejo and outside agricultural or municipal service areas where previous development has occurred at

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Zoning Code District	General Plan Land Use Designation	Maximum Density in General Plan	Land Use Description
TC-R-5, TC-R-4			higher densities or intensities than currently allowed under County policy.
TC-R	Traditional Community Residential Vallejo Unincorporated & Collinsville Areas	1-10 du/acre	
TC-MU, TC-MF	Traditional Community Mixed Use	1-4 du/acre	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.
TC-M	Traditional Community Mixed Use Vallejo Unincorporated Area	1-10 du/ac	
UR	Urban Residential	2-25 du/ac	This designation provides for urban densities of residential development within 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. (Note: Exceptions are the unincorporated Vallejo and Vacaville areas with urban services.)
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.
M-L, M-G	Industrial	1 du on parcels larger than 20 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-

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Zoning Code District	General Plan Land Use Designation	Maximum Density in General Plan	Land Use Description
			nuisance type, in accordance with the concept of an industrial park.
C-R, C-R-L	Commercial	None	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/160 acres	This designation aims to create watershed and conservation district areas of Solano County. 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.

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. It should be noted that although the above listed are single-family zones, additional units are allowed per state law (e.g., accessory dwelling unit [ADU], junior accessory dwelling unit [JADU], and SB 9). 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 and 250 acres, respectively. **Table B-3** 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.

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Table B-3.
Residential Development Standards

Zoning	R-TC-5	R-TC-6	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	R-R 2½	R-R 5	R-R 10	A-20 thru A-160	A-SV	C-R and C-R-L
Minimum Lot Area	5,000 square feet (s.f.)	6,000 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	20 – 160 acres	20 acres	None
Primary Dwelling Size	1,000 square feet minimum															None
Front Setback	0 feet	20 feet	20 feet	20 feet	30 feet	0 feet	20 feet				30 feet¹			30 – 50 feet	30 feet	20 feet
Side Setback	5 feet	10 feet	5 feet	5 feet	10 feet	5 feet	10 feet				10 feet			20 feet		0 feet
Rear Setback	0 feet	15 feet	10 feet	10 feet	15 feet	0 feet	25 feet				25 feet			25 feet	10 feet between structures	10 feet between structures
Between Structures	10 feet															
Maximum Height	35 feet					50 feet	35 feet									
Maximum Density	8.7 dwelling units (du)/acre	7.3 du/acre	10.9 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	

Source: Solano County Zoning Code 2022

Notes:

The County does not have lot coverage requirements.

Residential uses: A two-car enclosed garage shall accompany each primary dwelling, and the siding and roofing materials shall match the dwelling.

Mobile home park: One and one-half spaces per mobile home space, plus one additional space per four mobile home spaces.

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

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Parking Requirements

In California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The County's Zoning Code establishes residential parking standards, as summarized in **Table B-4**. The local ordinance allows the Zoning Administrator or Planning Commission to establish parking requirements for any use found to have unique needs or not listed in the Zoning Ordinance. The County has included **Program E.3** to amend the Zoning Ordinance to ensure that parking standards for emergency shelters are sufficient to accommodate all staff, provided they do not require more parking than other residential or commercial uses within each zone that permits emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii).

To ensure residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing, the County has included **Program E.3**. The County will review and revise all parking standards and modify standards for multifamily and mixed-use buildings to mitigate possible constraints on development. To assist with the development of housing affordable to lower-income households, the County allows for parking reductions for affordable projects through the California Density Bonus Law statute, Government Code Section 65915.

Table B-4. Residential Parking Requirements

Type of Residential Development	Required Parking
Primary single-family dwelling unit	2 spaces
Secondary dwelling or ADU	1 space (each)
Multifamily or mixed-use building	1 enclosed + 1 unenclosed per dwelling unit
Boarding houses and rooming houses	1 space per guest
Agricultural homestay	1 space per guest room + standard required spaces for primary residence and any secondary dwellings
Mobile home park	1.5 spaces per mobile home space + 1 visitor space per 4 mobile home spaces

Source: Solano County Zoning Ordinance, 2022

Cumulative Impacts of Development Standards

State law requires the County to consider the impacts of development standards on the cost of housing, and further to consider the cumulative impacts of development standards on the cost and supply of housing. The primary development standard affecting housing cost is the lot size standard; however, the County's standard has a 4,000 to 6,000-square-foot minimum for single-family neighborhoods and is not considered a constraint. Additionally, the passage of SB 9 has lessened this constraint by allowing lot splits and duplexes by right. Similarly, the primary standard affecting housing cost for multifamily units is typically the maximum allowable density. However, the County currently allows development at densities up to 25 units per acre which is sufficient for market rate and affordable housing development.

Typical Densities for Development

Solano County encompasses 906 square miles of land with a population of 449,964 residents. Of the 449,964 residents, 18,531 live within unincorporated areas. The majority of Solano County residents live in one of the seven incorporated cities: Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. Solano County is bisected by Interstate 80, with southern portions also accessible via State Route 12 and Interstate 680, and northern portions accessible by Interstate 505.

Most of the county's growth has been in single-family areas with residential lots generally varying in size from approximately 10,890 to 108,900 square feet in the low-density to medium-density residential and mixed-use zones. Multifamily densities typically vary in size from 1,742 to 10,890 square feet per unit depending on the land use designation. The County has not received any requests to develop at densities lower than what was identified in the sites inventory. If a proposed project is consistent with the General Plan and zoning, it follows standard review procedures. In General Plan designations where minimum densities have been established, a map amendment would be required to develop below the minimum.

Review of Local Ordinances

Measure A

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 land³ designated as 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.

³ Agricultural lands include Intensive Agriculture and Extensive Agriculture land use designations. Open Space lands include Park and Recreation, Watershed, and Marsh land use designations.

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- d. The conversion will not interfere with nearby agricultural uses.

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 R-TC 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. Some of the housing types include single-family residential housing, multiple-family residential housing, residential ADUs, mobile homes, duplexes, transitional housing, supportive housing, second units, single-room occupancy units, and emergency shelters. **Table B-5** shows the housing types that are permitted by Zoning District.

Table B-5.
Housing Types Permitted by Zoning District

	R-TC-6	R-TC-5	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 2.5	R-R 5	R-R 10	A-20 to A-160	A-SV-20	C-R	C-R-L	C-S	M-L	M-G 1/2	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
Primary Dwelling(no more than 3 persons per unit)	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
Multiple-Family Dwelling ¹	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Duplex	---	--	A	--	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Dwelling Group	--	--	--	--	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Accessory Dwelling Unit ²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--
Guest House	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Rooming and Boarding House	--	--	--	--	A	--	--	--	--	--	A	A	A	--	--	--	--	--	--	--	--	--
Nursing Home, Rest Home	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	--			P	--	--	--	--	--	--	--	--	--
Community Care Facility ³	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	--	--	--	--	--	--	--	--	--
Residential Care Facility (6 or fewer persons)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--	A	A	A	A
Agricultural Employee Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
HCD Agricultural Employee Housing ⁴	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Single-Room Occupancy	--	--	--	--	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Transitional Housing ⁵	A	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--
Supportive Housing ⁵	A	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--
Emergency Shelter	--	--	--	--	--	--	--	--	U	--	--	--	--	--	--	--	--	A	--	--	--	--
Primary Residence	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A ⁶	A ⁶	--	--

Source: Solano County Zoning Code 2022

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

1. The County relies on zoning in incorporated jurisdictions to provide additional multifamily housing opportunities on land currently within the jurisdiction of the County designated Urban Residential.
2. Due to health and safety concerns related to accessibility, environmental disasters, limited water availability, and no sewer availability, ADUs are not permitted in the C-R, C-R-L, M-L, M-G 1/2, W, and MP zones.
3. Residential care facilities are considered a community care facility in the Solano County Code. Therefore, the County has included **Program E.3** to define residential care facilities as a separate use, allow by-right in all zones that permit single-family residences, and remove separation requirements.
4. The County has included Program **E.3** to amend the Zoning Ordinance to allow employee housing in compliance with State law.
5. To comply with Government Code Section 65583(a)(5)), the County has included **Program E.3** and amended the Zoning Code to define both transitional and supportive housing and 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.
6. On parcels of 20 acres or more.

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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.

Pursuant to Government Code Section 65583(a)(5)), transitional and supportive housing types must 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 Government Code Section 65583(a)(5)), the County has included **Program E.3** to amend the Zoning Code to definition of transitional housing to remove restrictions on the number of units, and 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. Additionally, the Zoning Code will be amended to allow transitional and supportive housing in all zones where supportive housing is a permitted use in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

Emergency Shelters

Government Code Section 65583(a)(5)) 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 that are compatible with residential uses or light industrial zones in transition), regardless of its demonstrated need. The goal of Government Code Section 65583(a)(5)) is 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 zones identified to be appropriate for the development of emergency shelters.

The County allows emergency shelters by-right, without discretionary review, in the Commercial Service (C-S) zone district. There is one 387-acre vacant parcel within this zone that is suitable for construction of one or more emergency shelters. An emergency shelter could be constructed as an individual use on a portion of this site, or as part of a larger commercial development. All land in the Commercial Service district is adjacent to incorporated communities or existing unincorporated communities and is therefore ~~in close proximity to~~ near other services and amenities, such as grocery stores, as well as major transportation corridors.

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Government Code Section 65583(a)(5)) establishes that, within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The County has adopted the following standards:

- Have an emergency preparedness plan for each facility.
- Provide adequate access for emergency service vehicles.
- Have fire extinguishers centrally located throughout the facility. Fire extinguishers shall have regularly scheduled servicing and maintenance.
- Provide a minimum of three (3) feet of shelter-to-shelter separation.
- Provide a minimum of five (5) feet separation between any property line and a shelter unit.
- Provide a facility supervisor to monitor compliance with facility rules and regulations, and to notify emergency services in the event of an emergency.
- If pets are allowed, provide a pet management plan that includes a method to manage pet health, secure pets away from other people, store food to prevent rodent attraction, and manage the pet waste to ensure public health protection.
- Be graded so as not to induce excessive storm water runoff or on-site ponding in habitable areas.
- Provide for, or provide access to, either on-site or off-site: sanitary facilities, including toilet, handwashing, solid waste containers, and medically necessary medical waste containers, heating and cooling facilities, shower facilities, storage facilities for personal items, source of potable drinking water, an area with usable natural shade or a shade structure.
- Have a minimum of fifty (50) square feet for each occupant.
- Have an exit that leads directly to the outdoors/evacuation route.
- Have a means for natural light and natural ventilation.
- Be weatherproof and have a heat/cold barrier of some kind on or in walls and ceiling.
- Have a smoke detector.
- Storage of personal belongings within each unit may be permitted; however, personal items shall be limited to daily use items and shall not create a fire-life-safety hazard.
- Storage containers for personal belongings shall be closeable and waterproof.

To meet the needs of the homeless population in Solano County, the County assisted in the development of Beck Mental Health Facility, a Mental Health Diversion and Adult Board and Care Facility to house adult residents experiencing mental health challenges who are either on jail diversion, homeless, or at risk of becoming homeless. Approximately half of the cost of the project is covered by Public Facility fees collected by the County and grant funds from the State of California Homeless Housing Assistance and Prevention. The facility is expected to be completed by October 2022.

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The Community Action Partnership Solano, Joint Powers Authority, identified 375 emergency shelter beds, 121 transitional housing beds, and 431 permanent housing beds, with a total of 927 beds in Solano County in 2021. Due to the COVID-19 pandemic, the 2020 and 2021 Point-In-Time (PIT) Count were postponed. The Sheltered Homeless PIT Count is conducted annually in Solano County and is a requirement to receive homeless assistance funding from the U.S. Department of Housing and Urban Development (HUD). Solano County conducted its sheltered count on January 25, 2021. The JPA conducted the Sheltered PIT count by sending demographic questionnaires to all emergency shelter and transitional housing providers prior to the night of the count. The total number of individuals experiencing sheltered homelessness for 2021 was 397, a significant increase from 230 sheltered people in 2020.

The County's contribution toward assisting with the development of the Beck Mental Health Facility as well as current zoning regulations that permit emergency shelters as community care facilities mitigate potential constraints toward the development of emergency shelters.

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 Community Development Block Grant (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.

The County and volunteers also operate a telephone help-line, First Call for Help, and a shelter bed hotline. Additionally, the County has a limited number of vouchers, redeemable at local motels, for temporary shelter. Resources for homeless persons in Solano County include:

Mission Solano Rescue Mission

Mission Solano Rescue Mission is focused on developing long-term residential treatment for homeless men, women, and children struggling with addiction. 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.

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. 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.

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Community Action North Bay

Community Action North Bay (CAN-B) provides basic needs, such as food, clothing, and shelter and provides supportive services such as rental assistance, job training, life skills classes, homeless assistance and prevention, case management, and referrals to other community-based organizations, churches, and/or government agencies that can help clients with additional needs.

Heather House

Heather House, in Fairfield, 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.

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.

Beck Mental Health Facility

The Beck Mental Health Facility is expected to be completed in October 2022 and will be on the Department of Health and Social Services campus on Beck Avenue in Fairfield. The facilities will serve as temporary housing so the residents can transition out to other care facilities and open up beds for others clients in need of the space. The first phase, with augmented care, requires that the clients have had some kind of contact with the criminal justice system to be eligible for the services. However, nearly all clients have had some contact with law enforcement.

Fair Haven Commons Fairfield and Sacramento Street Apartments: No Place Like Home Units

The Fair Haven Commons will be completed in late Spring 2023 and is a project in partnership with Solano Behavioral Health and MidPen Housing. This housing development will provide 72 affordable apartment homes for families and individuals; where 44 of those units are permanent supportive housing for those who are homeless and have mental health needs, funded by Solano County's allocation from the HCD No Place Like Home Program.

Sacramento Street Apartments is a 75-unit development that will provide 23 permanent supportive housing units for those who are homeless and have mental health needs, funded by Solano County's allocation from the HCD No Place Like Home Program in the greater Vallejo area. The County is working with Eden Housing, the developer, as well as the City of Vallejo, CAP Solano JPA, and others. The loan was closed on October 2021 and construction has begun with an estimated completion date of late 2023.

Low-Barrier Navigation Centers

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

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth;
- Allowing pets;
- Ability to store possessions; or

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- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Program E.3 has been included to amend the Zoning Ordinance to comply with State law.

Community Care Facilities

Community care facilities are defined in the Solano County Code 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 home-finding agency services for children, adults, or children and adults, including, but not limited to, the physically impaired or handicapped, mentally impaired, incompetent persons, and abused or neglected children. A community care facility may provide incidental medical services.”

Group homes of six persons or fewer have the same parking requirements as conventional single-family units. However, currently, the County considers a residential care facility which serves six or fewer persons a residential use of property rather than a community care facility and the residents and operators as a family. A small family day care home or a large family day care home, as defined in state law, or a day care facility that 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 previously. 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. Further, in compliance with the State definition of family,

Program E.3 will allow residential care facilities for seven or more persons subject to those restrictions that apply to residential care facilities for six or fewer persons.~~consider removing use permit requirements for residential care facilities for seven or more persons.~~

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. 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. Given the average parcel widths, this requirement does not unduly restrict the siting of these facilities. However, in compliance with treating residential care facilities the same as other residential uses in the same zone, the County has included **Program E.3** to remove separation requirements for residential care facilities under the community care facility definition.

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.” The County has included **Program E.3** to amend the definition of family to reflect state law.

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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.

- **Reasonable Accommodations:** The County's Municipal Code includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, development, and use of housing for people with disabilities to ensure reasonable accommodations (Chapter 28.108). The Director of Resource Management, as the granting authority, shall review the application and grant or deny the waiver based on consideration of the following factors:
 - Whether the specific housing, which is the subject of the request, will be used by an individual with a disability protected under fair housing laws.
 - Whether the requested accommodation is necessary to make specific housing available to an individual with a disability protected under fair housing laws.
 - Whether there are alternative reasonable accommodations that may provide an equivalent level of benefit.
 - Whether the requested accommodation would impose an undue financial or administrative burden on the County.
 - Whether the requested accommodation would require a fundamental alteration in the nature of the County's land use and zoning program.
 - Whether the requested accommodation would reduce barriers and increase visitability on the site, in light of physical attributes of the property and its structures.

The County has included **Program E.1** to review the current reasonable accommodation procedure to ensure the required findings are not potential barriers to housing for persons with disabilities.

- **Separation Requirements:** The County's Zoning Ordinance does not impose any separation requirements between group homes or residential care facilities.
- **Site Planning Requirements:** Site planning requirements are no different for these uses than other residential uses in the same zone.
- **Definition of "Family":** The County defines 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." Therefore, the County has included **Program E.3** to amend the Zoning Ordinance to redefine family in compliance with State law.

Housing for Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. California Government Code Section 65583(a)(1) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units.

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The County defines SRO units as “a building, portion of a building, or group of buildings containing six or more guest rooms or efficiency units, intended or designed to be used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests. A single room occupancy hotel may include accessory uses, such as a commercial kitchen or common dining facilities for residents.” The County permits SROs by right in the R-TC-MF zone. The County will continue to support the development of SROs or other types of housing affordable to extremely low-income households and will prioritize and leverage federal and state funding for the development of these units.

Farmworker Housing

California Government Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Currently, the County has two types of employee housing: agricultural employee housing and HCD agricultural employee housing. HCD agricultural employee housing is defined as “employee housing consisting of no more than 12 beds in a group quarter, or 12 units or spaces designed for use by a single family or household, for which the owner of such housing has qualified or intends to qualify for a permit to operate pursuant to the state Employee Housing Act” and refers to housing as it is regulated by the State. This type of agricultural housing is permitted in all agricultural zones by-right provided all necessary permits have been obtained by the State. In contrast, agricultural employee housing without the necessary State permits is allowed with an Administrative Permit. The County has included **Program E.3** to amend the Zoning Ordinance to allow all employee housing in compliance with State law.

Accessory Dwelling Units

ADUs provide opportunities for affordable units. Government Code Section 65852.2 requires that ADUs be permitted ministerially in any residential zone or nonresidential zone that permits residential uses, with limits only allowable based on adequacy of water and sewer service and impacts on traffic flow and public safety. In Solano County, second units and ADUs both require independent living facilities for occupants, including living, sleeping, eating, cooking, and sanitation. ADUs and second units are currently permitted by right in all residential zones, but due to health and safety concerns related to accessibility, environmental disasters, limited water availability, and no sewer availability, ADUs are not permitted in the C-R, C-R-L, M-L, M-G 1/2. The County has included **Program E.3** to review and amend the Zoning Ordinance to allow ADUs in compliance with State law.

Manufactured Housing and Mobile Homes

California Government Code Section 65852.3(a) requires that local jurisdictions “allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC Section 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings.”⁴ Subsequently, manufactured dwellings, certified by this 1974 act, and the lots on which they are situated, cannot be subject to development standards, like

⁴ California Government Code Section 65854.3(a). Accessed August 22, 2022. https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65852.3

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lot setback requirements, parking standards or minimum lot size requirements, different from those required for regular residential development. However, additional standards may be set for architectural features such as roof overhangs and siding or roofing materials.

Currently, manufactured housing is treated the same as any other single-family home and therefore permitted by right in all residential zones.

Development Permit Procedures

Senate Bill 330

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

Senate Bill 35

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The County has included **Program E.2** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

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 Division complies with the Permit Streamlining Act, which sets deadlines for plan review. In the case of subdivision applications, the Planning Services Division 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 and 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.

A Parcel Map is typically either Categorically Exempt or requires a Negative Declaration, and Final Map subdivisions usually require a Negative Declaration of environmental impact before they can

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be approved, although in some cases, both Parcel Map and a Final Map subdivision 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 would only require issuance of a building permit which typically takes approximately 60 days (often less), including secondary review (which includes any county division changes resulting from the building permit 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 generally be processed within the same time period 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.

Multifamily projects are allowed uses in the R-TC-MF and R-TC-MU zoning districts and are only subject to a building permit, which typically takes take approximately 60 days (often less) from start to finish, including secondary review (which includes any county division changes resulting from the building permit review, 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 multifamily housing. Multifamily projects take approximately 60 days (often less) from start to finish, including secondary review.

Table B-6 shows typical time frames for permit processing.

Table B-6. Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	30 days for plan check	Building Services Division
Conditional Use Permit	2–6 months	Zoning Administrator or Planning Commission
Zone Change	6 months	Board of Supervisors
General Plan Amendment	6 months	Board of Supervisors
Tentative Parcel Maps	3–6 months	Zoning Administrator
Tentative Final Maps	3–6 months	Board of Supervisors
Initial Environmental Study	1–3 months	Same body as Permit
Environmental Impact Report	6–12 months	Same body as Permit

Source: Solano County, 2022.

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Design Review

~~Design review is only required for new construction of commercial uses in the Residential development design review is required for any new construction in the County's Agriculture (A-SV-20, A-T-C, and A-T-C-NC) districts of Solano County. Design review is not required for residential projects. The purpose of design review is to promote a quality rural character in new development for Suisun Valley, a unique agricultural area within Solano County, and to unify the design and construction of individual neighborhood agricultural tourist centers into the existing agriculturally focused context. The requirements for design review include:~~

~~**Preliminary Plan Review:** Applicants should contact the Resource Management Department to schedule a preliminary application meeting to clarify the County approval process for their particular project and discuss the Design Guidelines as adopted by resolution of the Board of Supervisors.~~

~~**Final Design Review:** Based on the type of permitting required for the project, design review permits will be issued according to the provisions of either (a) or (b):~~

~~**Discretionary Permits:** When a project requires a discretionary permit, including any rezoning, use permit, sign permit or variance, Design Review will be approved by the hearing authority as a part of the discretionary permit. The hearing authority shall consider recommendations from staff in its decision. The adopted Design Guidelines and any other established standards shall provide the basis for final approvals.~~

~~**Nondiscretionary Permits:** When a project requires a nondiscretionary permit, such as an administrative permit or building permit, then the Director of Resource Management, or his or her designee, shall take action administratively on the design review within 10 days of filing of the nondiscretionary permit. The director shall consider recommendations from staff along with the adopted Design Guidelines and any other established standards shall provide the basis for final approvals.~~

~~**Design Guidelines:** The Suisun Valley Design Guidelines (Chapter 4 of the Suisun Valley Strategic Plan) shall serve as the guidelines for the design review of all new construction in the A-SV-20, A-T-C, and A-T-C-NC districts.~~

~~**Action by the Hearing Authority:** The hearing authority shall take action to approve, conditionally approve, or deny the design review within 10 days of the filing of a complete application for design review. If the hearing authority denies a Design Review Permit, then the hearing authority shall provide the applicant with written descriptions of any development proposal design features in a form that constitutes recommended modifications to the project to clearly provide the applicant an understanding of the desired changes that would obtain an approval from the hearing authority.~~

~~**Findings:** The hearing authority shall make the following findings prior to taking action to approve or conditionally approve design review. The hearing authority finds that:~~

~~The project conforms with the Suisun Valley Design Guidelines.~~

~~The project will maintain and enhance Suisun Valley's agricultural character.~~

~~The project will maintain, enhance, or restore natural features.~~

~~The project will preserve the indigenous landscape and rural character.~~

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~~The project will enhance quality of life and economic vitality.~~

~~The project will enhance the community brand and destination marketing the Valley.~~

~~The project will ensure the highest quality new construction.~~

~~The project will minimize site disturbance.~~

~~The project will preserve views of natural and cultural features.~~

~~The project will ensure compatibility of new projects with natural and rural landscapes.~~

~~**Approval:** Design Review approval shall remain valid for a period of one year, after which the approval shall lapse and become null and void. The issuance of a building permit shall constitute an extension of the Design Review approval, which shall remain valid during the time period the building permit is considered active.~~

~~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 2019 California 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 comply 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 provision 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, the County has an existing reasonable accommodation procedure to enable residents to request encroachment into the required setback areas for approved

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accommodations. 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.

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 B-3**. These regulations are standard requirements.

Table B-7 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, and road dedication may be required for subdivision. Subdivisions of properties zoned R-R 2.5 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 B-7. Summary of Road Improvement Standards¹

Average Daily Traffic	Traveled Way (feet)	Paved Shoulder (feet)	Graded Shoulder (feet)	Total (feet)	Surface ²	Right-of-Way (feet)
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 Roads³						
1 parcel	(no requirements)			50		
2–10 parcels	20	-	4	28	CS	50–60
11 or more parcels	(same as public road requirements)					

Appendix B: Housing Constraints

Average Daily Traffic	Traveled Way (feet)	Paved Shoulder (feet)	Graded Shoulder (feet)	Total (feet)	Surface ²	Right-of-Way (feet)
Emergency Access Roads						
-N/A	12	-	-	12	AB	30

Source: Solano County, 2022

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

Development and capital improvement fees in Solano County are generally collected at the time of building permit approval, rather than for planning applications. **Table B-8** shows the 2022/2023 County's planning fees and **Table B-9** 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. However, larger ADUs and secondary dwelling units are allowed in other zones and areas of the unincorporated county up to a maximum of 2,000 square feet depending on the zoning district. Therefore, fee estimates for an 1,800-square-foot secondary dwelling unit have also been included in **Table B-9**. Fire impact fees are administered in three fire districts. Cordelia Fire District charges \$1.94 per square foot and Vacaville Fire District charges a flat fee of \$425 for each single-family unit. Suisun Fire District charges \$849 for a single-family dwelling, \$704 for each multifamily unit, or \$0.40-0.87 per square foot for 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 \$75 per unit. School district impact fees also vary by school district throughout Solano County, ranging from \$4.08 per dwelling square foot in Benicia to \$4.08 per square foot in Vacaville, applying to both single-family and multifamily dwellings. The average of \$2.24 per square foot has been used in the fees in **Table B-9** and in the fee estimates in **Table B-10**.

Table B-8. Planning Fees, 2022

Service	Fee
Architectural Review	\$1,203
General Plan Amendment	\$7,588
Development Agreement (New)	\$14,744
Development Agreement (Revision)	\$2,905
Specific Plan Review	\$5,681

Appendix B: Housing Constraints

Service	Fee
Administrative Permit	\$1,233
Lot Line Adjustment	\$3,422
Variance Permit	\$1,944
Waiver of Architectural Standard	\$471
Zone Text Amendment	\$5,182
Zoning Clearance	\$251
Policy Plan Overlay	\$5,747
Environmental Review	
Initial Study	\$1,356
Negative Declaration Total ¹	\$6,978
Mitigated Negative Declaration Total ²	\$9,299
Environmental Impact Report	
CA Dept. of Fish and Wildlife	\$3,539.25
Initial EIR (NOP, RFP, select consultant)	\$8,501
Preparation	Prepaid contract amount + 20%
Mitigation Monitoring Plan	\$2,321
Minor Subdivision	
Tentative Map	\$7,116
Approved Tentative Map Revision	\$2,156
Parcel Map Wavier ³	\$956
Extension of Parcel Map Filing	\$1,202
Major Subdivision	
Tentative Map ⁴	\$10,101
Revised Tentative Map Review	\$4,939
Approved Tentative Map Revision	\$4,834
Extension of Filing Dare for Final Map	\$3,258
Use Permits	
Minor Use Permit (New)	\$3,372
(Renewal)	\$940
(Revision)	\$2,133
(Amendment)	\$2,091
(Agricultural)	\$2,341
Use Permit (New)	\$7,992
(Renewal)	\$1,756
(Revision)	\$4,308
(Amendment)	\$4,162

Appendix B: Housing Constraints

Service	Fee
(Agricultural)	\$5,754

Source: Solano County, 2022

1. CA Dept. of Fish and Wildlife fee (\$2,548), included in total cost
2. Mitigation Monitoring Plan (\$2,321) included in total cost
3. Also requires Certificate of Compliance
4. + \$393 for each parcel after 4

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

Table B-9. Total County Fees for Certain Building Types, 2022

	1,500 sf Single-Family Dwelling	660 sf Triplex Unit	850 sf Secondary Dwelling Unit	2,000 sf Secondary Dwelling Unit
Estimated Valuation	\$400,000	\$220,000	\$117,161	\$286,981
County Fees				
<u>Plan Check Fees</u>				
Building	\$1,737.94	\$1,082.74	\$711.46	\$1,326.62
Planning	\$533.00	\$533.00	\$533.00	\$533.00
County Fire	\$336	\$336	\$336	\$336
Grading Engineer	\$111.30	\$111.30	\$111.30	\$111.30
Addressing	\$221.00	\$221.00	\$221.00	\$221.00
Archive Fee	\$10.00	\$10.00	\$10.00	\$10.00
<u>Permit Fee</u>				
Building	\$2,673.75	\$1,665.75	\$1,094.55	\$2,040.95
Electrical, Mechanical, Plumbing	\$802.11	\$499.72	\$328.38	\$612.27
County Capital Improvement	\$9,263.00	\$6,662.00	\$4,536.00	\$4,536.00
Estimated Inspections	\$1,944.00	\$1,944.00	\$1,944.00	\$1,944.00
Strong Motion Indicator	\$52.00	\$28.60	\$15.23	\$37.31
State Administration Fee	\$16.00	\$9.00	\$5.00	\$12.00
<u>Other Possible County fees (not always applicable)</u>				
Encroachment Permit	\$434.00	\$145.00	\$434.00	\$434.00
Road Impact fees	n/a	n/a	n/a	n/a
Grading	---	---	---	---
Total County Fees	\$18,134.10	\$13,248.11	\$10,279.92	\$12,154.45
Other Non-County Fees				
School District	\$3,360.00	\$1,478.40	\$1,904.00	\$4,480.00
Fire Sprinkler Review	\$614	\$614	\$614	\$614

	1,500 sf Single-Family Dwelling	660 sf Triplex Unit	850 sf Secondary Dwelling Unit	2,000 sf Secondary Dwelling Unit
Fire Fee	\$1,102.92	\$687.12	\$451.50	\$841.89
Total All Fees	\$23,211.02	\$16,027.63	\$13,249.42	\$18,090.34

Source: Solano County 2022

Based on the fees in **Table B-9**, the average per-unit fee cost is approximately \$23,211 for a single-family home, \$16,028 for a multifamily triplex unit, \$13,249 for an 850-square-foot secondary dwelling unit, and \$18,090 for a 2,000-square-foot secondary dwelling unit (see **Table B-9**). Based on the estimated cost of the project, the fees are estimated to make up 5.8 percent of the total cost for a single-family home, 7.3 percent for a multifamily unit, 11.3 percent for an 850-square-foot secondary dwelling unit, and 6.3 percent for a 2,000-square-foot secondary dwelling unit.

Overall Housing Development Costs

Based on the factors discussed previously, 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 2,500 square feet as part of a 10-unit subdivision is at least \$536,213. For multifamily units developed at 20 dwelling units per acre, the estimated production cost is \$62,784 per unit (**Table B-10**).

Table B-10. Cost for Typical Residential Developments in the Unincorporated County

Development Cost for a Typical Unit (per unit)	Single-Family ¹	Multifamily ²
Estimated Fees	\$23,211.44	\$13,249
Land Cost	\$185,000	\$37,250
Construction Costs	\$328,002	\$124,949
Total Estimated Development Costs	\$536,213.44	\$62,784
Estimated Proportion of Fees to Total Development Cost	4.3%	1.4%

Source: Solano County, 2022; Loopnet, 2022; Craftsman Book Company, 2022

1. Single-family based on 2,000 sq. ft. dwelling as part of a 10-unit subdivision in the unincorporated county.
2. Multifamily based on a 800 sq. ft. unit in a 20-unit complex in the unincorporated county.

Appendix B: Housing Constraints

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Appendix

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HOUSING RESOURCES AND OPPORTUNITIES

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

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in unincorporated Solano County. The analysis includes an evaluation of land availability, the County's ability to satisfy its share of the RHNA, the financial resources available to support housing activities, and the administrative resources to assist in implementing the County's housing programs.

Regional Housing Needs Allocation

The RHNA is the State-required process to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps:

1. Regional Determination: HCD gives each region a Regional Determination of housing need, which includes a total number of units split into four income categories. Solano County is in the region covered by ABAG, and HCD gave ABAG a Regional Determination of 441,176 units for the 6th Cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the ABAG region must collectively plan to accommodate.

2. RHNA Methodology: Councils of governments, including ABAG, are responsible for developing an RHNA Methodology for allocating the Regional Determination to each city and county in their region. This methodology must specifically state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano County's methodology and unit allocations were approved by HCD in 2021.

3. Housing Element Updates: Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's housing element for compliance with state law.

The County of Solano's share of the regional housing need was determined by a methodology prepared by the Solano County subregion as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the County must plan to accommodate 315 housing units between June 30, 2022, and December 15, 2030. **Table C-1** shows the County's RHNA by income category. Of the 315 total units, the County must plan to accommodate 80 units for very low-income households, 50 units for low-income households, 56 units for moderate-income households, and 129 units for above moderate-income households.

Appendix C: Housing Resources and Opportunities

Table C-1. Regional Housing Need for Solano County, 2023-2031

Income Category	Units	Percentage
Very Low* (31%-50% of the Area Median Income)	80	25.4%
Low (51%-80% of the Area Median Income)	50	15.9%
Moderate (81%-120% of the Area Median Income)	56	17.8%
Above Moderate (More than 120% of the Area Median Income)	129	40.9%
Total	315	100.0%

Source: ABAG, 2021

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

The unincorporated area's housing share represents approximately 2.8 percent of the total housing units allocated to Solano County for the period. For comparison, Vacaville's housing allocation represents approximately 23.6 percent of the County's total allocation and Vallejo's housing allocation represents 26.4 percent of the County's total allocation.

Sites Identified in the Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. While the County does not have any sites that meet the requirements of Government Code Section 65583.2(c), the County has included Housing Element **Program B.4**, which commits the County to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Availability of Land

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

To demonstrate the County's capacity to potentially meet its RHNA, an adequate sites inventory was prepared. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities to facilitate and encourage the development of a variety of housing types for households of all income levels. 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 moderate- and above moderate-income households. In addition, the R-TC-MF, R-TC-D, and R-TC-MU zones allow multi-family, duplex, and mixed-use development, respectively. These types of housing units are considered appropriate for moderate-income households. Agricultural districts in Solano County also allow low-density residential uses and

Appendix C: Housing Resources and Opportunities

farmhouses to serve the agricultural property; however, vacant land in these zones has not been included in the inventory.

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

Realistic Capacity

In general, the realistic residential development potential of vacant sites has been assumed to be 70 percent of the maximum permitted density of the applicable zone or land use designation. To determine the realistic development potential on vacant and nonvacant sites, the County reviewed the density of past and pending residential development in both the unincorporated and incorporated areas. After excluding units built with a density bonus, affordable projects were approved in Dixon and Vacaville, at over 100 percent of maximum allowed density. See **Table C-2** for project examples.

Table C-2. Realistic Capacity, Project Examples

Project Name/ Affordability	Location	Acres	Project Status	General Plan/ Zoning	Total Units	Max Allowable Density	Realistic Capacity*
Heritage Commons Senior Apartments Phase 1 (100% affordable)	Dixon	5.07	Complete	MDR/ RM-4-PD	60	22	94%
Heritage Commons Senior Apartments Phase 2 (100% affordable)					54		
Heritage Commons Senior Apartments Phase 3 (100% affordable)		1.13			44		183%
Homestead (100% affordable)	Dixon	10.7	Approved	MDR/PMR	180	10	168%
Pony Express Senior Apartments	Vacaville	1.82	Under Construction	GC/CG	60	Min. 14 (no max)	428%
Allison Apartments	Vacaville	3.65	Approved	CO/CO	135	Min. 29 (no max)	465%
Oak Grove Senior Apartments	Vacaville	2.12	Approved	CN/CN	60	Min. 17 (no max)	352%

Sources: City of Dixon, 2022; City of Vacaville, 2022

Sites Inventory

The County prepared an inventory of vacant sites available to accommodate a portion of the County's moderate- and above moderate-income RHNA. **Table C-3** provides the characteristics of each site, including, Zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figure C-1** maps the location of each available site.

Table C-3. Vacant Sites

APN	GP Designation	Zoning	Acres	Max. Allowable Density (du/ac)	Realistic Capacity	Affordability	Site Constraints
0153030100	Rural Residential	RR-5	18.81	0.2	2	Above Moderate	Vacant/None
0123140170	Rural Residential	RR-5	10.06	0.2	1	Above Moderate	Vacant/None
0123060420	Rural Residential	RR-5	10.02	0.2	1	Above Moderate	Vacant/None
0123060430	Rural Residential	RR-5	13.88	0.2	1	Above Moderate	Vacant/None
0123030580	Rural Residential	RR-5	9.80	0.2	1	Above Moderate	Vacant/None
0106250060	Rural Residential	RR-5	11.77	0.2	1	Above Moderate	Vacant/None
0106023010	Rural Residential	RR-5	14.18	0.2	1	Above Moderate	Vacant/None
0104150600	Rural Residential	RR-5	13.03	0.2	1	Above Moderate	Vacant/None
0104120490	Rural Residential	RR-5	9.89	0.2	1	Above Moderate	Vacant/None
0104120480	Rural Residential	RR-5	9.84	0.2	1	Above Moderate	Vacant/None
0104120470	Rural Residential	RR-5	10.17	0.2	1	Above Moderate	Vacant/None
0103020270	Rural Residential	RR-5	7.32	0.2	1	Above Moderate	Vacant/None
0147080050	Rural Residential	RR-2.5	12.45	0.4	3	Above Moderate	Vacant/None
0134250140	Rural Residential	RR-2.5	4.87	0.4	1	Above Moderate	Vacant/None
0134250070	Rural Residential	RR-2.5	4.83	0.4	1	Above Moderate	Vacant/None
0123130110	Rural Residential	RR-2.5	5.10	0.4	1	Above Moderate	Vacant/None
0133150070	Rural Residential	RR-2.5	4.67	0.4	1	Above Moderate	Vacant/None
0133150230	Rural Residential	RR-2.5	5.20	0.4	1	Above Moderate	Vacant/None
0133160050	Rural Residential	RR-2.5	10.04	0.4	2	Above Moderate	Vacant/None
0123450020	Rural Residential	RR-2.5	5.80	0.4	1	Above Moderate	Vacant/None
0123070160	Rural Residential	RR-2.5	6.00	0.4	1	Above Moderate	Vacant/None
0123030360	Rural Residential	RR-2.5	4.44	0.4	1	Above Moderate	Vacant/None
0123030330	Rural Residential	RR-2.5	4.45	0.4	1	Above Moderate	Vacant/None
0105200190	Rural Residential	RR-2.5	12.34	0.4	3	Above Moderate	Vacant/None
0105240130	Rural Residential	RR-2.5	5.66	0.4	1	Above Moderate	Vacant/None
0105240150	Rural Residential	RR-2.5	4.08	0.4	1	Above Moderate	Vacant/None
0106220310	Rural Residential	RR-2.5	4.91	0.4	1	Above Moderate	Vacant/None

Appendix C: Housing Resources and Opportunities

APN	GP Designation	Zoning	Acres	Max. Allowable Density (du/ac)	Realistic Capacity	Affordability	Site Constraints
0105140170	Rural Residential	RR-2.5	4.90	0.4	1	Above Moderate	Vacant/None
0109160060	Rural Residential	RR-2.5	4.94	0.4	1	Above Moderate	Vacant/None
0109160020	Rural Residential	RR-2.5	9.58	0.4	2	Above Moderate	Vacant/None
0105110600	Rural Residential	RR-2.5	28.93	0.4	8	Above Moderate	Vacant/None
0106150440	Rural Residential	RR-2.5	4.91	0.4	1	Above Moderate	Vacant/None
0106130180	Rural Residential	RR-2.5	4.86	0.4	1	Above Moderate	Vacant/None
0106140160	Rural Residential	RR-2.5	3.64	0.4	1	Above Moderate	Vacant/None
0105080510	Rural Residential	RR-2.5	5.04	0.4	1	Above Moderate	Vacant/None
0106110060	Rural Residential	RR-2.5	4.72	0.4	1	Above Moderate	Vacant/None
0105080460	Rural Residential	RR-2.5	39.44	0.4	11	Above Moderate	Vacant/None
0109070170	Rural Residential	RR-2.5	4.20	0.4	1	Above Moderate	Vacant/None
0106120140	Rural Residential	RR-2.5	4.16	0.4	1	Above Moderate	Vacant/None
0105080470	Rural Residential	RR-2.5	40.41	0.4	11	Above Moderate	Vacant/None
0106110010	Rural Residential	RR-2.5	9.10	0.4	2	Above Moderate	Vacant/None
0106090180	Rural Residential	RR-2.5	3.61	0.4	1	Above Moderate	Vacant/None
0106070320	Rural Residential	RR-2.5	7.91	0.4	2	Above Moderate	Vacant/None
0105050540	Rural Residential	RR-2.5	5.04	0.4	1	Above Moderate	Vacant/None
0106051080	Rural Residential	RR-2.5	4.82	0.4	1	Above Moderate	Vacant/None
0106051050	Rural Residential	RR-2.5	5.11	0.4	1	Above Moderate	Vacant/None
0105020670	Rural Residential	RR-2.5	10.18	0.4	2	Above Moderate	Vacant/None
0105020110	Rural Residential	RR-2.5	15.34	0.4	4	Above Moderate	Vacant/None
0105030130	Rural Residential	RR-2.5	5.95	0.4	1	Above Moderate	Vacant/None
0105030120	Rural Residential	RR-2.5	5.82	0.4	1	Above Moderate	Vacant/None
0105010460	Rural Residential	RR-2.5	6.07	0.4	1	Above Moderate	Vacant/None
0106051140	Rural Residential	RR-2.5	4.80	0.4	1	Above Moderate	Vacant/None
0105030550	Rural Residential	RR-2.5	5.66	0.4	1	Above Moderate	Vacant/None
0105030060	Rural Residential	RR-2.5	5.92	0.4	1	Above Moderate	Vacant/None
0105030530	Rural Residential	RR-2.5	5.21	0.4	1	Above Moderate	Vacant/None
0103040040	Rural Residential	RR-2.5	8.35	0.4	2	Above Moderate	Vacant/None
0105110690	Rural Residential	RR-2.5	13.31	0.4	3	Above Moderate	Vacant/None
0147121010	Traditional Community-Residential	RTC-1AC	1.64	1	1	Above Moderate	Vacant/None
0153210140	Traditional Community-Residential	RTC-1AC	1.45	1	1	Above Moderate	Vacant/None
0147132100	Traditional Community-Residential	RTC-1AC	1.89	1	1	Above Moderate	Vacant/None

Appendix C: Housing Resources and Opportunities

APN	GP Designation	Zoning	Acres	Max. Allowable Density (du/ac)	Realistic Capacity	Affordability	Site Constraints
0142092030	Traditional Community-Residential	RTC-1AC	2.47	1	1	Above Moderate	Vacant/None
0074133120	Traditional Community-Residential	RTC-20	0.74	2.1	1	Above Moderate	Vacant/None
0074072140	Traditional Community-Residential	RTC-20	1.21	2.1	1	Above Moderate	Vacant/None
0074072030	Traditional Community-Residential	RTC-20	1.86	2.1	2	Above Moderate	Vacant/None
0071270010	Traditional Community-Residential	RTC-20	1.05	2.1	1	Above Moderate	Vacant/None
0074060620	Traditional Community-Residential	RTC-20	1.28	2.1	1	Above Moderate	Vacant/None
0071260290	Traditional Community-Residential	RTC-20	1.01	2.1	1	Above Moderate	Vacant/None
0071260310	Traditional Community-Residential	RTC-20	1.77	2.1	2	Above Moderate	Vacant/None
0071260280	Traditional Community-Residential	RTC-20	1.38	2.1	2	Above Moderate	Vacant/None
0044022040	Traditional Community-Residential	RTC-20	1.35	2.1	1	Above Moderate	Vacant/None
0044050290	Traditional Community-Residential	RR-2.5	1.55	2.5	2	Above Moderate	Vacant/None
0044060260	Traditional Community-Residential	RTC-15	0.54	2.9	1	Above Moderate	Vacant/None
0044060120	Traditional Community-Residential	RTC-15	0.79	2.9	1	Above Moderate	Vacant/None
0044060110	Traditional Community-Residential	RTC-15	0.54	2.9	1	Above Moderate	Vacant/None
0044060080	Traditional Community-Residential	RTC-15	0.55	2.9	1	Above Moderate	Vacant/None
0044060070	Traditional Community-Residential	RTC-15	1.14	2.9	2	Above Moderate	Vacant/None
0044060060	Traditional Community-Residential	RTC-15	1.86	2.9	3	Above Moderate	Vacant/None
0074080220	Traditional Community - Mixed Use	RTC-MF	0.58	10	4	Above Moderate	Vacant/None
0074080210	Traditional Community - Mixed Use	RTC-MF	0.62	10	4	Above Moderate	Vacant/None
0071270200	Traditional Community - Mixed Use	RTC-MF	0.37	10	2	Above Moderate	Vacant/None
0044071330	Traditional Community - Mixed Use	RTC-MU	1.81	4	5	Above Moderate	Vacant/None
0075091090	Traditional Community-Residential	RTC-10	0.34	4.3	1	Above Moderate	Vacant/None
0074251320	Traditional Community-Residential	RTC-10	0.48	4.3	1	Above Moderate	Vacant/None
0074242020	Traditional Community-Residential	RTC-10	0.34	4.3	1	Above Moderate	Vacant/None
0075091150	Traditional Community-Residential	RTC-D6	0.32	7.3	1	Moderate	Vacant/None
0075091350	Traditional Community-Residential	RTC-D6	0.27	7.3	1	Moderate	Vacant/None
0074170130	Traditional Community-Residential	RTC-6	0.21	7.3	1	Moderate	Vacant/None
0074160530	Traditional Community-Residential	RTC-6	0.41	7.3	2	Moderate	Vacant/None
0074150210	Traditional Community-Residential	RTC-6	0.29	7.3	1	Moderate	Vacant/None
0074150160	Traditional Community-Residential	RTC-6	0.29	7.3	1	Moderate	Vacant/None
0074160500	Traditional Community-Residential	RTC-6	0.40	7.3	2	Moderate	Vacant/None
0074160080	Traditional Community-Residential	RTC-6	0.47	7.3	2	Moderate	Vacant/None
0074160780	Traditional Community-Residential	RTC-6	0.37	7.3	1	Moderate	Vacant/None

Appendix C: Housing Resources and Opportunities

APN	GP Designation	Zoning	Acres	Max. Allowable Density (du/ac)	Realistic Capacity	Affordability	Site Constraints
0074160710	Traditional Community-Residential	RTC-6	0.22	7.3	1	Moderate	Vacant/None
0074160030	Traditional Community-Residential	RTC-6	0.49	7.3	2	Moderate	Vacant/None
0074140420	Traditional Community-Residential	RTC-6	0.80	7.3	4	Moderate	Vacant/None
0074060640	Traditional Community-Residential	RTC-6	0.21	7.3	1	Moderate	Vacant/None
0074071020	Traditional Community-Residential	RTC-6	0.26	7.3	1	Moderate	Vacant/None
0071250320	Traditional Community-Residential	RTC-6	0.34	7.3	1	Moderate	Vacant/None
0059127110	Traditional Community-Residential	RTC-D4	0.14	10.9	1	Moderate	Vacant/None
0059127140	Traditional Community-Residential	RTC-D4	0.16	10.9	1	Moderate	Vacant/None
0059122110	Traditional Community-Residential	RTC-D4	0.17	10.9	1	Moderate	Vacant/None
0059121130	Traditional Community-Residential	RTC-D4	0.18	10.9	1	Moderate	Vacant/None
Moderate-Income Capacity					26		
Above Moderate-Income Capacity					145		
Total Capacity					171		

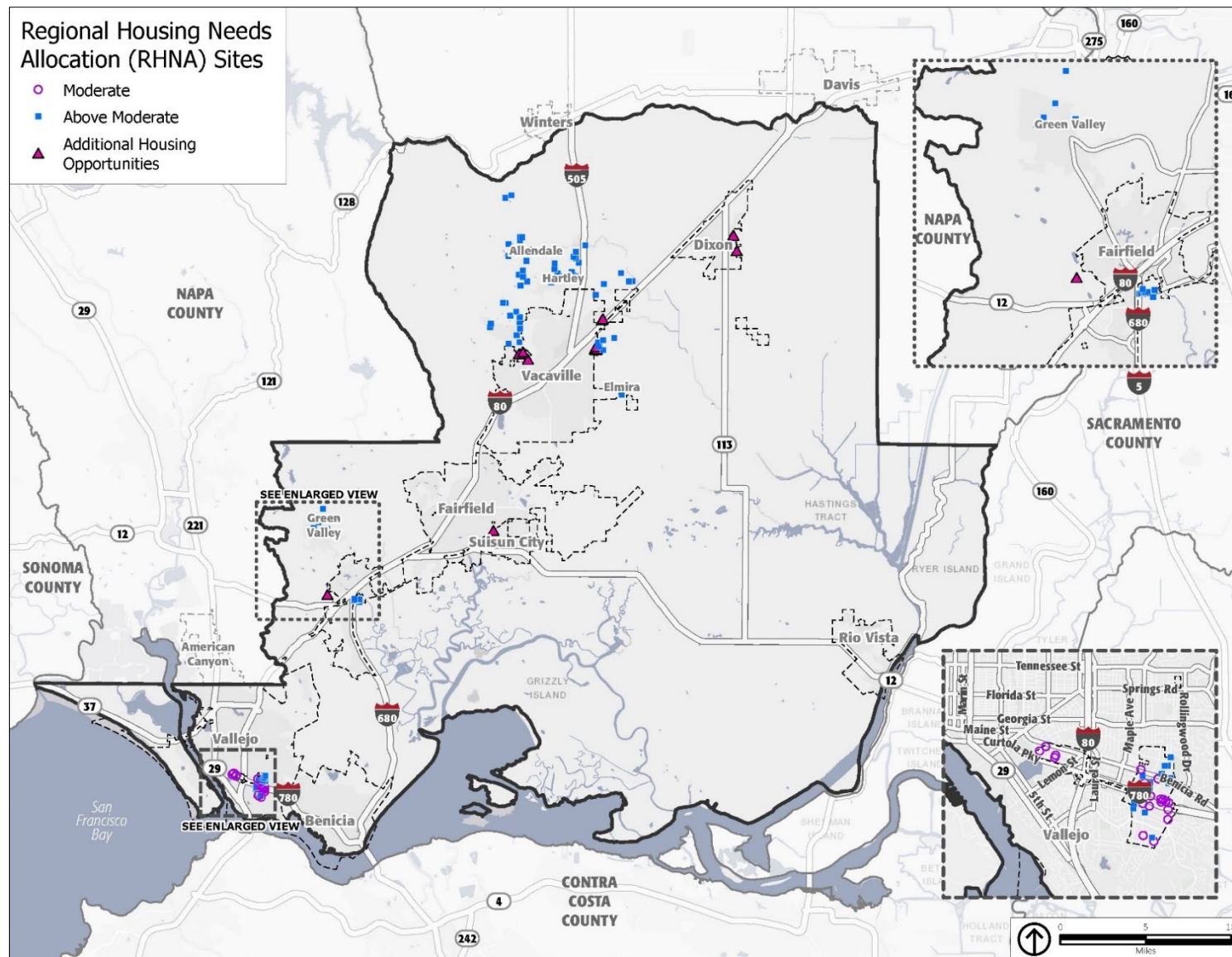
Source: Solano County, September 2022

Sites within the inventory have access to water and wastewater (including on-site well and septic) and are not constrained by environmental factors, or the size or shape of the parcel.

Refer to Appendix B – Constraints, Infrastructure Availability for water and wastewater capacity.

Appendix C: Housing Resources and Opportunities

Figure C- 1. Sites Inventory



Source: Solano County, 2022

Accessory Dwelling Unit Potential

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

The County issued ~~119~~ 145 building permits for ADUs during the previous planning period, with a notable increase since 2018. The annual average was ~~141~~ 17.5 ADUs.

2016 – 8 ADUs received building permits

2017 – 6 ADUs received building permits

2018 – 17 ADUs received building permits

2019 – 18 ADUs received building permits

2020 – 10 ADUs received building permits

2021 – 28 ADUs received building permits

2022 – 26 ADUs received building permits

With additional funding to support ADU construction and marketing of resources, the County anticipates that ADU production will increase by at least one and a half times which projects that 253-210 ADUs will be built in the county by 2031. To promote ADUs, the County has included **Program B.2** to provide guidance and educational materials to property owners on permitting and constructing ADUs, implement streamlining procedures for ADUs, and provide information to homeowners' associations on the benefits of ADUs. The County is also in the process of developing an ADU incentive program that will include incentives for deed-restriction of ADUs for a minimum of 15-years at 80 percent of area median income (**Program B.3**), among other incentives and resources for assistance. The County anticipates this program will further increase ADU construction trends. Parcels within the County, including size, shape and environmental factors do not constrain the development of ADUs and the County believes that the 210 units is achievable over the eight-year eight-year planning period.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. Affordability of ADUs projected to be built in the county during the planning period were based on the ABAG analysis. Of the ~~253~~ 210 ADUs projected to be built, it is estimated that ~~152~~ 126 will be for income households (extremely low-, very low-, and low-), ~~76~~ 63 for moderate-income households, and ~~25~~ 21 for above moderate-income households.

Manufactured Home Potential

According to Homes Direct, a provider of new manufactured and modular homes in the western states, including Solano County, new manufactured housing in December 2021, the most recent available data, ranged from \$76,900 for a single and 170,600 for a double, and \$145,200 on average. There would be an additional cost of preparing the land. Most manufactured housing developed in the county serves cost-constrained families and individuals and households seeking small units, providing an affordable alternative to traditional stick-built development.

Table E-28 in the Housing Needs Assessment shows that a four-person, acutely low-income household can afford a maximum sales price of \$74,050, an extremely low-income household can afford a maximum sales price of \$144,870, a very low-income household can afford a maximum sales price of \$241,285, and a low-income household can afford a maximum sales price of \$385,658, indicating that manufactured housing is affordable to extremely low- to low-income households.

Non-governmental constraints that may influence the affordability of a new manufactured home include land costs, transportation costs, and foundation costs, as well ability to secure financing and resale affordability. While the average price per acre in the unincorporated county can vary depending on location, most areas have low land costs and do not add a significant barrier to putting an affordable manufactured housing unit on the land. In most communities in the unincorporated county, it is unlikely that land cost is a barrier to development of mobile homes and mobile home parks. Executive Homes, a manufactured home company based out of Chico and serving northern California counties estimated the costs for a new manufactured home to be approximately \$203,000 to \$208,000 (**Table C-4**). While Solano County is part of the Bay Area region, many factors, including median incomes, industry, and economy reflect those found in northern areas of the state. Therefore, the County estimated these costs to reflect those for a new manufactured home in the county.

Table C-4. Estimated Manufactured Home Costs

Item	Cost
New Home	\$154,000
Installation	Included
Foundation and Skirting	\$8,700
Steps	\$5,000
A/C	\$4,800
Awning	\$2,000
Transportation	Included
Fees and Permits	\$13,500
Driveways	\$5,000 - \$10,000
Fence and Gates	\$5,000
Landscape	\$5,000
Total	\$203,000 - \$208,000

Source: Executive Homes, 2022

Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development. **Table E-28** in the Housing Cost and

Appendix C: Housing Resources and Opportunities

Affordability section shows that a four-person, extremely low-income household can afford a maximum sales price of \$144,870, a very low-income household can afford a maximum sales price of \$241,285, and a low-income household can afford a maximum sales price of \$385,658, meaning that manufactured housing is affordable to very low- and low-income households.

When comparing the price, including installation of a new mobile home, mobile homes are an affordable option to very low- and low-income households. However, financing can be challenging to secure for mobile and manufactured homes. To address this, the County offers the Mortgage Credit Certificate (MCC) Program to assist lower-income households to purchase a manufactured home to reduce barriers to financing for these households (**Program C.4**). Most manufactured housing developed in the county serves cost-constrained families, providing an affordable alternative to traditional stick-built development.

Between 2016 and ~~2021~~2022, there was an average of ~~5-6~~ mobile/manufactured homes added to the County's housing stock per year (refer to **Table C-5**). Projecting these ~~5-6~~ units over the RHNA period (eight years), with the assumption that annual construction will ~~double-increase by one and a half times~~ with the implementation of incentive programs (**Program B.2** and **B.3**) gives the County a projected capacity of ~~80-74~~ manufactured/mobile homes. Although these manufactured homes fall within the affordability level of lower income households, the County took a conservative approach and relied on ABAG's Regional Accessory Dwelling Unit Affordability Analysis to provide the affordability breakdown. Assuming the ABAG affordability analysis, the County assumes ~~48-46~~ homes will be affordable to lower-income households, ~~24-22~~ homes will be affordable to moderate-income households, and ~~8-7~~ will be affordable to above moderate-income households.

Table C-5. Mobile/Manufactured Home Building Permits

Year	Number of Permits
2016	3
2017	0
2018	4
2019	5
2020	5
2021	11
2022	12
Annual Average	56

Source: Solano County, 2016-2022~~+~~

Multifamily Housing Opportunities

In addition to meeting the RHNA, the County has additional sites to ensure zoning for a variety of housing types consistent with Government Code Section 65583 and 65583.2. 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 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

Appendix C: Housing Resources and Opportunities

provided near employment and commercial centers minimizing urban sprawl, travel distances, energy consumption, and noise and air pollution.

The General Plan Urban Residential designation accounts for approximately 3,243 acres of land within the county, 1,106 of which are vacant. Approximately 82 acres, across 25 parcels, are on sites between 0.5 acres and 10 acres, and are therefore considered to be more feasible for affordable development. Urban Residential land is located adjacent to the cities of Dixon, Fairfield, Suisun City, and Vacaville. To encourage the development of these sites, the County will continue to work with the adjacent cities to encourage that their pre-zoning of these sites (where deemed appropriate) can accommodate housing for up to 25 units per acre and the County will support the annexation process of these sites into the cities when the cities are ready to annex (**Program B.1**). **Table C-6** identifies the zones in each city that corresponds with densities suitable for affordable development and in line with the Urban Residential designation, and **Table C-7** identifies parcels with this designation that are between half an acre and 10 acres or considered suitable for affordable development. 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.

Table C-6. Corresponding High Density Zones in Incorporated Cities

City	Zone District	Allowed Density (units per acre)
Fairfield	Residential, High Density (RH)	15-22
	Residential, Very High Density (RVH)	22-32
Dixon	Multiple-Family Residential 3 (RM3)	21.8
	Multiple-Family Residential 4 (RM4)	29
Suisun City	Medium-Density Residential (RM)	10.1-20
	High Density Residential 1 (RH1)	20.1-30
	High Density Residential 2 (RH2)	20.1-45
	Residential Mixed-Use	10-45
Vacaville	Residential Medium High Density (RMH)	14.1-20.0
	Residential High Density (RH)	20.1-24.0

Source: City of Fairfield, 2022; City of Dixon, 2022; City of Suisun City, 2017; City of Vacaville, 2022

The County has had success with this approach. Since 2017, the City of Vacaville has annexed three project sites that were designated as Urban Residential. These included the Roberts Ranch development and annexation of 72 acres in 2017, The Farmstead annexation of 25 acres in 2019, and The Farm at Alamo Creek annexation of 60 acres in 2020. 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 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

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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.

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Table C-7. Additional Multifamily Housing Opportunities

APN	SOI	GP Designation	Zoning	Acres	Allowable Density	Max Capacity	Realistic Capacity			
							Lower	Moderate	Above Mod.	Total
115010150	Dixon	Urban Residential	A40	8.17	25	204	35	36	71	142
133050280	Vacaville	Urban Residential	RR5	5.00	25	125	22	22	43	87
134250200	Vacaville	Urban Residential	RR2.5	4.83	25	120	21	21	42	84
134250240	Vacaville	Urban Residential	RR2.5	4.83	25	120	21	21	42	84
129080020	Vacaville	Urban Residential	RR2.5	4.76	25	119	21	21	41	83
133050250	Vacaville	Urban Residential	CS	4.68	25	117	20	21	40	81
129020080	Vacaville	Urban Residential	RR2.5	3.50	25	87	15	16	30	61
124070020	Vacaville	Urban Residential	RR2.5	2.73	25	68	12	12	23	47
124070120	Vacaville	Urban Residential	RR2.5	2.56	25	64	11	11	22	44
134250220	Vacaville	Urban Residential	RR2.5	2.50	25	62	11	11	21	43
134250210	Vacaville	Urban Residential	RR2.5	2.33	25	58	10	10	20	40
37160040	Fairfield/Suisun	Urban Residential	RR2.5	1.23	25	30	5	6	10	21
116040070	Dixon	Urban Residential	A40	1.21	25	30	5	6	10	21
148220020	Fairfield	Urban Residential	A40	0.69	25	17	3	3	6	12
Total Capacity							212	217	421	850

Source: Solano County, September 2022

Summary of Capacity to Accommodate the RHNA

Table C-8 compares the County's RHNA to its site inventory capacity. Accounting for the vacant site capacity, projected ADUs, and projected mobile and manufactured homes, the County has a total surplus of ~~189~~140 units. Breaking this down by income category, the County has a surplus of ~~70~~40 units in the lower-income category (i.e., extremely low-, very low-, and low-income), a ~~70~~55-unit surplus in the moderate-income category, and a ~~49~~44-unit surplus in the above moderate-income category.

Table C-8. Land Inventory Summary and Ability to Meet RHNA

Income Group	RHNA Allocation	Vacant Site Capacity	Projected ADUs	Project Mobile Homes	Total Capacity	Surplus
Extremely Low	40	0	152 <u>126</u>	48 <u>44</u>	200 <u>170</u>	70 <u>40</u>
Very Low	40					
Low	50					
Moderate	56	26	76 <u>63</u>	24 <u>22</u>	126 <u>111</u>	70 <u>55</u>
Above Moderate	129	145	25 <u>21</u>	8 <u>7</u>	178 <u>173</u>	49 <u>44</u>
Total	315	171	253<u>210</u>	80<u>74</u>	504<u>455</u>	189<u>140</u>

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology, City of Dixon, July 2022

Notes:

1. The extremely low-, very low-, and low-income categories have been combined in this table to make up the lower-income RHNA. This approach is acceptable per HCD guidance.
2. Additional capacity for housing on Urban Residential sites is not counted toward the RHNA.

Environmental Constraints

Some vacant parcels in the county are constrained by flooding, fire risk, or contain prime agricultural land. These parcels have been excluded from the vacant land inventory. The totals above do not include parcels that have environmental constraints.

Financial Resources

Solano County has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. This section describes the key housing funding sources currently available to the county, which include CDBG funds from the state and Section 8 rental assistance. **Table C-9** lists a range of potential financial resources that may be used in Solano County.

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Table C-9. 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
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% 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		
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	New Construction Rehabilitation Acquisition Preservation

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Program Name	Description	Eligible Activities
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	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
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	Homeowner Assistance
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
Affordable Housing Sustainable Communities Program (AHSC)	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	New Construction
Local Programs		
Rebuilding Together (Solano County) ¹	RTSC provides necessary home repairs for low-income veterans/ senior / disabled homeowners.	Rehabilitation
Catholic Charities of Yolo and Solano	Catholic Charities of Yolo and Solano helps neighbors transition into safe and affordable homes through assistance with rent and move-in costs and a plan to prevent homelessness and poverty.	Rental assistance

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Program Name	Description	Eligible Activities
Section 8 Home Ownership Program (Vacaville Housing Authority) ²	The Vacaville Housing Authority (VHA) Homeownership Program assists Section 8 Housing Choice Voucher participants by paying a portion of their mortgage payment. The Mortgage Assistance Payment is paid to the lender for the home that the participant chooses and purchases.	Homebuyer Assistance
Solano Habitat for Humanity	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage.	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
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% 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

Opportunities for Energy Conservation

The California Building Standards Commission adopted Green Building Standards in July 2013, as amended for publication in the 2013 California Green Building Standards Code, California Code of Regulations, 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.

The cost of housing includes not only the rent or mortgage payment, but utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden lower-income households and can cause homelessness.

Federal funds for rehabilitation, such as CDBG funds, can provide an important tool to assist homeowners with home upgrades that have the added benefit of assisting with energy conservation. The California Department of Energy's Energy Weatherization Assistance Program and other State funding programs, such as CalHOME, can provide similar assistance to fund rehabilitation projects that will promote energy conservation.

More locally, the Property Assessed Clean Energy (PACE) Program provides low-interest loans that are repaid through annual property tax payments. Enrollment in California PACE is completely voluntary. The loans can be used to finance energy efficiency, renewable energy, and water conservation improvements for residential and commercial property.

Rebuilding Solano also provides minor exterior repair services to low-income veterans, seniors, and disabled homeowners, specifically through home rehabilitation and smoke/carbon monoxide alarm installation, which may provide weatherization and energy conservation benefits.

PG&E provides a variety of energy conservation services for residents. PG&E also participates in several other energy assistance programs for lower-income households that help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

Unincorporated Solano County is also serviced by MCE, formerly Marin Clean Energy, a Community Choice Aggregation (CCA) energy provider. MCE gives all electric customers in the unincorporated area the opportunity to purchase renewable energy. Customers at MCE's Local Sol 100 percent tier help fund local solar projects. MCE also promotes renewable energy and energy efficiency through a solar rebate program for income-qualified single-family homes, rebates for income-qualified purchasers of electric vehicles, energy upgrades for income-qualified single-family homeowners and renters, rebates and technical assistance for water and energy saving for multifamily property owners in partnership with the Bay Area Regional Energy Network (BayREN), and rebates for energy saving measures for income-qualified multifamily property owners and renters through the Low Income Families and Tenants (LIFT) Program.

The CARE Program provides a 20 percent monthly discount on gas and electric bills to income-qualified households, certain nonprofits, facilities housing agricultural employees, homeless shelters, hospices, and other qualified nonprofit group-living facilities.

The REACH Program provides one-time energy assistance of \$300 to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers—particularly

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the elderly, disabled, sick, working poor, and unemployed—who experience severe hardships and are unable to pay for their necessary energy needs.

Solano County water customers are eligible for a \$100 rebate from the Solano County Water Agency for the purchase and installation of a high-efficiency clothes washer labeled “EnergyStar Most Efficient” from a “qualifying product” list. The program applies to purchases made from July 1, 2022, through June 30, 2023. Also, supported by a Proposition 1 grant from the California Department of Water Resources, the Solano County Water Agency is offering water customers an incentive to replace their lawns with water-efficient landscaping and receive a \$300 credit.

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