



City of Rio Vista

2023-2031 Housing Element



Adopted | July 18, 2023





City of Rio Vista

2023-2031 HOUSING ELEMENT

Adopted | July 18, 2023



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1. INTRODUCTION

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of its general plan. In California, it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Solano County and all 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 City recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions the City will implement and/or facilitate to solve 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 City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

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

HOUSING ELEMENT ORGANIZATION

The City of Rio Vista 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 other were focused solely on Rio Vista. The following sections describe the organization of the sections of the Housing Element.

The **Rio Vista Housing Element** is organized into the following sections.

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

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

Section 3 – Review of Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

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

Section 5 – Housing Resources and Opportunities: This section describes the City’s housing resources as well as the City’s existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City.

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

The **Appendices** to the Housing Element are as follows.

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

Appendix 2 – Regional Housing Needs Assessment: This focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Appendix 3 – Regional and Local Fair Housing Assessment: Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

BACKGROUND

The City of Rio Vista is an incorporated city in Solano County, California, with an estimated population of 9,961 persons as of 2021.¹ Rio Vista is adjacent to the west side of the Sacramento River, about 22 miles east of the City of Fairfield, which serves as the county seat.

Over the past decade, Rio Vista has seen rapid development of age-restricted communities in response to its increased desirability as a place of residence for persons of retirement age as well as for those who commute to the Sacramento and San Francisco Bay Area metropolitan regions. The following factors affect the increase in demand for housing in Rio Vista:

- Rio Vista’s location within the Bay Area (defined by the nine counties that border San Francisco Bay) along Highway 12, its proximity to the Sacramento metropolitan region, and the “small-town” feel of the community are primary attractions for current and future Rio Vista residents.
- Urban areas to the west and east of Rio Vista are major employment centers with many desirable amenities. At the same time, these areas are subject to higher housing costs, higher crime rates, traffic congestion, and reduced open space. By contrast, Rio Vista fares better at all levels.
- Both long-time residents and newcomers to Rio Vista would like the city to retain its small- town qualities. New housing development has often adversely affected communities, due to increased demand for infrastructure and services and the construction of subdivisions that are indistinguishable from one another.

¹ Department of Finance, 2021.

In an effort to balance these concerns with the need to provide for adequate, affordable housing, Rio Vista General Plan elements, such as the Community Character and Design element and the Resource Conservation and Management element, were adopted to protect the local environment and establish standards for new neighborhoods that will help sustain Rio Vista's high quality of life.

SUMMARY OF HOUSING NEEDS AND CONDITIONS

Housing Needs Assessment

As part of the Housing Element, the City prepared a detailed Housing Needs Assessment (Appendix 2) analyzing Rio Vista's demographics. The Housing Needs Assessment identified a number of trends that informed the goals, policies and programs of the updated Housing Element, including:

- Rio Vista's average annual growth was 5.6 percent from 2000 to 2021, for a total increase of 117.9 percent, the largest increase among jurisdictions in Solano County.
- The median age in Rio Vista was 64 years of age which was higher than all other cities in Solano County, with the second highest median age at 46 years of age in Benicia.
- Of the cities in Solano County, Rio Vista had the highest percentage of single person households (35 percent), as compared to the county overall with a percentage of 22 percent.
- Consistent with other findings in Rio Vista, the number of households without children was the highest in the county, at 91.4 percent.
- Rio Vista exceeded the County average for homeownership, at 81.1 percent and 61.5 percent of residents, respectively.
- Seniors headed households made up over half (55.4 percent) of the households in Rio Vista, and seniors comprise approximately 48.9 percent of the total population.
- Approximately 88 percent of senior headed households were owner-occupied, and 12 percent were renter-occupied. Of the total senior households, 29.6 percent of were overpaying (paying more than 30 percent of their income on housing) for housing.
- Rio Vista had the highest number of residents with a disability (26.2 percent); however, according to the California Department of Developmental Services, Rio Vista had the lowest percentage of persons with a developmental disability (1.7 percent of all disability types) in the county.

- Large households (households with 5 or more persons) in Rio Vista made up 2.6 percent of the population while housing units with 3 or more bedrooms made up 47 percent of the housing stock, showing that the housing stock is sufficient to meet the need of large households.
- Of the 2,513 farmworkers in the county, 1,453 workers (58 percent) work 150 days or more each year and 42 percent work less than 150 days per year. From 2016 to 2020, the migrant worker student population in Rio Vista was zero, showing a lower need for farmworker housing in Rio Vista.
- Lower-income households (households making 80 percent or less than the median income, or a maximum of \$99,300 in 2021) made up 22.8 percent of the households in Rio Vista. Of those, 10.9 percent were owner-occupied and 11.9 percent were renter-occupied. Of the 22.8 percent of lower-income households, 5.5 were extremely low-income households (households earning 30 percent or less of the median income, or \$29,150 in 2021), with 1.8 percent owner households and 3.7 percent renter households.
- Extremely low-income residents made up 12.4 percent of the total households in Rio Vista. Of those, 26.4 percent were renter households, and 73.6 percent were owner-occupied households.
- According to the 2022 Point-in-Time count, 22 persons were experiencing homelessness in Rio Vista, which is the third lowest in the county, behind to Benicia and the unincorporated County.
- The City's housing stock is primarily single-family, detached housing (93.2 percent), with only 0.5 percent made up of multifamily units.
- Nearly 28.5 percent of all households were overpaying for housing (paying more than 30 percent of their income towards housing). Of those households, 19.4 percent are lower-income households.
- As of 2022, home prices have begun to, and continue to, rise. In 2021, rents ranged from \$1,795 to \$3,300 and are affordable to low-, moderate- and above moderate-income households. Sales prices ranged from \$250,000 to \$500,000 and were affordable to low-, moderate- and above moderate- households. Very low- and extremely low-income households would have difficulty in finding affordable housing in Rio Vista.
- Approximately 5.7 percent of households in Rio Vista are female-headed, compared to 14.2 percent countywide.

As shown, Rio Vista is the fastest growing city in Solano County, with a rapidly growing older population, resulting from the development of age-restricted communities in the city. The older population is likely also the primary driver of the higher rate of single person households, households without children, and a high disability rate. The high proportion

of seniors results in unique housing needs in Rio Vista compared to jurisdictions with a younger population. Aging residents often need more accessible housing options, such as single-story, ground-floor units that are ADA accessible. However, the high percentage of seniors also results in a lower need for schools, particularly in the master planned communities outside of the city core, which are largely age-restricted. Since 2000, the senior population has increased from 19.7 percent to 48.9 percent of the population, resulting in a rapidly growing need for resources to meet the needs of this population. While the master planned, age-restricted communities offer most services and amenities needed or desired by seniors, residents also have access to a variety of mobility services offered by Solano Mobility and the Delta Breeze Transit System. These systems and resources are described in detail in Appendix 3, Assessment of Fair Housing. The City has also included Program H-18 to connect seniors, persons with disabilities, and other residents to resources offered by Solano Mobility.

Extremely low-income households, while only 12.4 percent of total households in Rio Vista, comprise 19.2 percent of renter households and 8.1 percent of owner households. This indicates a greater need for renter housing to support extremely low-income households. Further, 88.0 percent of all extremely low-income households are overpaying for housing, compared to 52.7 percent of very low-income households, and 52.5 percent of low-income households. As stated, a total of 28.5 percent of households in the city are overpaying. Given the significantly higher rates of overpayment among extremely low-income households, there is a great need for financial support and affordable units to meet the needs of this population as well as other lower- and moderate-income households. In response to these needs, the City has included Program H-3 to incentivize and support construction of affordable units, Program H-5 to commit City funds to supporting development of single-room and other special housing arrangements, Program H-8 to increase the availability of information and access to Section 8 rental assistance and units, and Program H-9 to incentivize and encourage construction of units specifically targeting extremely low-income households.

As stated, it is estimated that approximately 22 residents in Rio Vista were unsheltered in 2022, accounting for approximately 1.9 percent of the total homeless population in Solano County at the time. While this population is relatively small in Rio Vista, several services are available to homeless residents locally and in the region, including those provided by Resource Connect Solano, 211 Solano, and Radiant Love, among others. A comprehensive list and description of resources is included in Appendix 3 and the City has included Program H-10 to cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Given the small size of the farmworker population in Rio Vista, the housing needs for this group can be met through programs identified to serve extremely low-, very low-, and low-income households, as well as other special needs groups.

The primary industries in Rio Vista are health and educational services (26.4 percent of jobs), financial and professional services (16.0 percent of jobs), and retail (13.5 percent of jobs). Rio Vista has the lowest percentage of jobs in manufacturing, wholesale, and transportation (11.0 percent of jobs) and among the lowest percentage of jobs in agriculture and natural resources (0.5 percent of jobs), compared to other jurisdictions in the county, and the county as a whole. While unemployment in Rio Vista increased from 4.8 percent in 2019 to 6.8 percent in 2021, this is likely due, at least in part, to the COVID-19 pandemic that resulted in high unemployment rates nationwide.

The unit composition of Rio Vista's housing stock has remained relatively consistent since 2010, with the predominant housing type being single-family detached units comprising 89.8 percent of the housing stock in 2010 and 89.2 percent in 2020. Between 2010 and 2020, the percentage of single-family attached units increased from 1.4 percent to 4.0 percent. In contrast, the proportion of multifamily units decreased from 8.9 percent to 6.8 percent while the number of multifamily units did not change. As stated previously, homeowners account for 81.1 percent of households in Rio Vista. Of these households, only 0.8 percent live in multifamily units, compared to 33.8 percent of renters. When compared to the housing stock, it appears that homeowners have experienced an increase in housing options in the city while renters in multifamily units have access to the same opportunities. Further, approximately 34.9 percent of owners live in units with three or more bedrooms compared to 33.8 percent of renters. In contrast, the remaining 65.1 percent of owners live in two-bedroom units while 43.8 percent of renters live in two-bedroom units, 20.0 percent live in one-bedroom units, and 2.3 percent live in studio units. While overcrowding rates are low citywide, with only 3.0 percent of renters experiencing overcrowding and no homeowners, overpayment rates are higher. Approximately 36.9 percent of renters are overpaying for housing, compared to 28.2 percent of owners. When considering overpayment rates, unit type by tenure, and recent development trends, renters appear to have a disproportionate housing need for adequately sized and priced housing opportunities in the city. In response to this need, the City has included Program H-2 to encourage construction of ADUs as a potential future affordable housing opportunity, Program H-3 to support affordable development in a range of sizes, Program H-5 to encourage non-age-restricted development, Program H-8 improve access to Section 8 housing opportunities for renters, and Program H-12 to promote the use of density bonuses to expand the affordable housing supply, among other programs.

Housing Constraints

While the City has made extensive efforts to encourage development of affordable and market-rate housing, there are many governmental and non-governmental constraints that can make housing development more difficult. Governmental constraints are typically rules that apply to all development that are intended to meet other community interests.

- The Planned Unit Development Overlay District and Waterfront Specific Plan Zoning District have flexible standards to permit special site planning, densities, open space, yards, amenities, and lot coverage to accommodate affordable and moderate-income housing needs of the community.
- The City's Affordable Housing Density Bonus is consistent with state law.
- Fees and exactions that offset impacts on existing infrastructure, like parks and roadways, but add to the cost of housing development are relatively lower in Rio Vista compared to other cities in Solano County, specifically Benicia and Dixon.
- The City's land use process is not a constraint for processing multiple-dwelling unit projects and housing affordable to low-income residents.
- Non-governmental constraints include financial challenges such as availability of financing and the high cost of land. Several goals and policies in the Housing Element are aimed at eliminating or lessening constraints to development of housing.
- To ensure housing for persons with disabilities, the City of Rio Vista has a flexible definition of family, does not impose separation or site planning requirements for residential care facilities and has a non-subjective reasonable accommodations process.
- Provisions for a variety of housing types will need to be revised to ensure allowed uses for special needs groups including transitional and supportive housing, emergency shelters, and residential care facilities for six and seven or more persons.

Cumulatively, the City facilitates and encourages development of a variety of housing types. However, market trends and demand have resulted in primarily single-family and age-restricted development. While current processes are not considered a constraint on development, the City has included several programs to incentivize and encourage development of a wider range of housing opportunities, including Programs H-2, H-3, H-5, H-9, H-12, and H-14. Further, the City has included Program H-11 to update the Zoning Ordinance to comply with State law for all special housing types.

Housing Resources

A major component of the Housing Element is an analysis of sites that are available for the development of housing to meet the City's RHNA. The Housing Element identifies sites in Rio Vista where zoning is in place to allow for housing development, including higher-density housing (20+ units per acre) that are suitable for affordable housing development.

- Rio Vista has ample housing sites to meet its lower-, moderate-, and above-moderate housing allocation.

- The City has several programs designed to help residents find affordable housing. These programs include actions such as working with housing developers to expand opportunities for affordable lower-income housing for special-needs groups by creating partnerships, providing incentives, and pursuing funding opportunities, utilizing a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs, and supportive services programs, promoting the availability of the First-Time Homebuyer Assistance program in areas with concentrations of renters, particularly low-income renters, and working with CAP Solano to encourage establishing a working group consisting of developers, nonprofit organizations, service providers, community stakeholders, and other relevant organizations, to establish a county-wide strategy for promoting and assisting in the development of housing for extremely low-income households.

GENERAL PLAN CONSISTENCY

The Housing Element has been reviewed for consistency with the City's other General Plan Elements. The Rio Vista General Plan's last comprehensive update was adopted in 2002 and the City is currently (2022) in the process of preparing a comprehensive update. The policies and programs in this Housing Element are consistent with the policy direction contained in the adopted General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, once the comprehensive update is complete and when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2022 and a part of the comprehensive update, the City is currently working to review and update the existing Noise and 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 Rio Vista, 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. ABAG allocates housing production goals for cities and counties based on their projected share of the region’s household growth, the state of the local housing market and vacancies, the jurisdiction’s housing replacement needs, among other criteria.

Rio Vista falls under the jurisdiction of ABAG. ABAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region’s share of the statewide housing needs to lower-level councils of governments. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element’s statutory planning period. As shown in **Table 1**, Rio Vista is required to plan for 327 units during the 2023-2031 planning period at certain densities, 120 units of which must be affordable to lower-income (extremely low-, very low-, and low-income) households, 50 must be affordable to moderate-income households, and 157 for above-moderate income households.

TABLE 1 REGIONAL HOUSING NEED, 2023–2031

Income Category	Allocation
Very Low*	79
Low	41
Moderate	50
Above Moderate	157
Total	327

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

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

2. PUBLIC OUTREACH AND ENGAGEMENT

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

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process. For all public meetings, although rarely requested, the City offers translation services on request.

To meet the requirements of state law, the City of Rio Vista completed the 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
- Joint Planning Commission/City Council Study Session
- Planning Commission and City Council Meetings

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

LOCAL STAKEHOLDER CONSULTATIONS

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

From January through March 2022, staff reached out to two local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. Of the two local organizations, one provided feedback via one-on-one interviews or with email responses and one did not respond. Additional feedback was received from seven regional organizations that serve Rio Vista residents.

In February 2022, Rio Vista Caring Actions Reaching Everyone (CARE) provided input to the City on housing conditions and needs for Rio Vista residents. One of the primary issues that Rio Vista CARE identified was a shortage of housing in the city, which is compounded by a competitive rental and real estate market. This challenge is even greater for lower-income residents, who are priced out of homeownership in the city and are served by only one lower-income apartment building, according to the organization. Rio Vista CARE shared that housing challenges have become even more pressing during the COVID-19 pandemic, particularly for those that have lost their jobs. The organization reported that several clients have been seeking updated Emergency Rental Assistance Program (ERAP) applications and the organization has provided rent or mortgage assistance to four families in a three-month period.

JOINT PLANNING COMMISSION/CITY COUNCIL STUDY SESSION

On January 25, 2022, a Joint Planning Commission/City Council Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was also invited to attend and participate in this virtual event. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the City's RHNA, reviewed new state laws, and solicited feedback from the City Council, Planning Commission, and community members on these strategies and other housing needs in Rio Vista. No comments or questions were received during the study session.

PUBLIC COMMENTS

The City received ongoing public comments during the drafting of the Housing Element. Public comments included the following:

- Requests for additional clarifying information on implementation status in the Review of Previous Housing Element.
- Request for clarification of building permits and capacity of the specific plan projects.
- Interest in supporting development of very low-income units.
- Request for additional information on how fees compare to neighboring jurisdictions.
- Concerns about wastewater capacity.
- Concerns about identifying fees as a barrier to development.

All comments received were considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions were included and/or revised to incorporate the feedback received.

Revisions included addition of clarifying language regarding which portion of the Liberty project has been identified to meet the RHNA, confirmation of available lots in Liberty Phase 3, revisions to fee comparisons, information regarding the implementation of previous programs, and information about wastewater and water capacity.

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 October 7, 2022 to November 6, 2022. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on December 13, 2022. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

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3. REVIEW OF PREVIOUS HOUSING ELEMENT

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

PROGRESS TOWARD MEETING QUANTIFIABLE OBJECTIVES

The 2015–2023 RHNA prepared by ABAG determined that zoning to accommodate 299 additional housing units needed to be in place in Rio Vista during the prior planning period to meet regional housing needs. ABAG disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. **Table 2** compares the 5th Cycle RHNA to the building permits issued during 2015 to 2021. The City issued permits for a total of 660 units, exceeding the RHNA allocation for moderate- and above moderate-income households. Among these, four homes were affordable to lower-income households, meeting 11 percent of the City’s low-income household RHNA.

TABLE 2 REGIONAL HOUSING NEEDS ALLOCATION COMPARED TO PERMITS ISSUED, 2015 – 2021

Income Category	2015 – 2022 RHNA	2015 – 2021 Building Permits Issued	Percentage of RHNA Accomplished
Very Low	45	0	0.0%
Low	36	4	11%
Moderate	48	155	323%
Above Moderate	170	501	295%
Total	299	660	221%

Source: ABAG Regional Housing Needs Allocation (RHNA) Plan, July 2013, City of Rio Vista, May 2022

EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

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

- In December 2015, the City passed Ordinance No. 00-2015, a Condominium Conversion ordinance, that requires that, in the event that rental apartments are converted to condominiums or cooperatives, 10 percent be maintained as rental units.
- The City continued to enforce the Uniform Building Code and ensure that Americans with Disabilities Act (ADA) accessibility was prioritized in construction projects.
- In September 2021, the City passed Ordinance No. 010-2021 amending the zoning code to allow accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in accordance with state law.

Cumulatively, these efforts reduced displacement risk for lower-income households and special needs groups by increasing the supply and stability of the housing supply. The City also facilitated increased housing mobility through ADA accessibility for persons with disabilities. However, the City has modified the programs included in this Housing Element to more effectively address special housing needs through more specific timelines and strategies.

PROGRESS TOWARDS MEETING HOUSING ELEMENT PROGRAMS

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

Due to limited staff and staff turnover, the City made limited progress towards implementation of several of the 5th cycle Housing Element programs. To work towards achieving increased implementation, the City has included language in the 6th cycle Housing Element programs to state where partnerships with outside agencies or non-profit organizations may provide a better outcome and has consolidated program actions to provide a more streamlined approach for implementation. Additionally, as of 2021, the City is working with Renne Public Policy Group (RPPG) to provide grant consulting services. RPPG will be applying for and administering grants during the 6th cycle.

TABLE 3 REVIEW OF PREVIOUS 2015-2023 HOUSING ELEMENT PROGRAMS

Program	Implementation Status	Action
<p>H-1. General Plan Review and Update.</p> <p>The City will ensure that residential development projects are consistent with the goals and policies of its General Plan. The availability of residential land can be ensured by periodically reviewing the City’s urban growth boundary and sphere of influence as designated in the General Plan. (The current city limits affords sufficient land for complete build-out of the Association of Bay Area Governments’ 20-year growth projections to the end of this General Plan horizon [2020]. It is not anticipated that additional residential land annexations will be needed within this Housing element cycle 2015-2023. However, pursuant to the City’s Municipal Services Review (2006) the City may annex land adjacent to the airport and industrial land on the western edge of town to generate employment opportunities. This will be necessary to promote an adequate jobs/housing balance as the City grows.</p>	<p>During the 5th planning period, the City of Rio Vista experienced challenges employing a full-time staff. However, the City will use its SB 2 and LEAP grant funding to conduct planning studies, rezone industrial land to residential uses, and complete zoning amendments to apply higher densities and incentives for housing production. The City did not annex any land but through the 2045 General Plan Update will study the potential to rezone approximately 50 acres of land to residential development.</p>	<p>Continue.</p>
<p>H-2. Zoning Ordinance Review and Update.</p> <p>To ensure that the Zoning Ordinance works in conjunction with General Plan policies to achieve housing and other City objectives, the City will review and modify its Zoning Ordinance by December 30, 2016.</p> <p>Review will be completed as staffing levels allow, but on a consistent basis throughout this planning period (2015-2023).</p> <p>A. General Zoning Text Modifications:</p>	<p>The city successfully amended the zoning code to comply with the Housing Element programs. The city passed Ordinance Number 010-2021 to comply with state regulations for JADUs and ADUs. Through this ordinance the City hopes to expand housing opportunities for low- and moderate-income households. The City is also using its SB 2 and LEAP grant funding to conduct planning studies, rezone industrial land to residential uses, and complete zoning</p>	<p>Continue as Program H-11.</p>

Program	Implementation Status	Action
<ol style="list-style-type: none"> 1. Remove the “non-conforming” status of existing second dwelling units, multifamily buildings on corner lots, or infill sites that otherwise could accommodate affordable housing units that are appropriate to these neighborhoods. 2. Specific accommodations will be made for farmworker housing (boardinghouses, dormitories, “rooms for rent” and incentives for such housing in multifamily districts). 3. Amended to ensure farmworker employee housing is permitted consistent with California Health and Safety Code §17021.5 and §17021.6. 4. Promote flexibility in densities and uses. 5. Revise existing C-2 zoning to encourage upstairs or “back of the store” living units in downtown commercial areas, where vacant or underutilized space exists, consistent with the Land Use element. 6. Define those conditions under which the conversion of affordable rental units to condominiums would be permitted. Prohibit the conversion of rental units to condominiums unless the City’s vacancy rate is greater than 5 percent. 7. To remove constraints on persons with disabilities, revise or change the definition of family as “FAMILY. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.” 	<p>amendments to apply higher densities and incentives for housing production.</p>	

Program	Implementation Status	Action
<p>8. Review the Zoning Ordinance for any spacing requirements on persons with disabilities and remove such requirements, as necessary, to mitigate governmental constraints on housing.</p> <p>9. The City shall facilitate construction of rental units that include day care facilities and are affordable to low- and very low-income single female heads of household.</p> <p>B. To address SB 2 requirements, the Zoning Ordinance will be amended to:</p> <ol style="list-style-type: none"> 1. Add transitional housing and supportive housing within the codes definition section, and list as a permitted use within residential zone districts and in zones where residential uses are permitted, subject only to those restrictions that apply to other residential uses of the same type in the same zone. 2. Identify emergency shelters as a permitted use within the R-3, R-4, and C-H zone districts, permitted without discretionary action, but subject only to the same development and management standards that apply to other permitted uses within these zone districts. 3. Identify emergency shelters and transitional housing with a CUP within C-1, C-2, C-2A, C-3-1, and I-P-I zones. 4. Add definitions clarifying permitted uses. 5. Provide written, objective standards for emergency shelter to regulate the following, as permitted under SB 2. 		

Program	Implementation Status	Action
<p>H-3. Subdivision Ordinance Review and Update.</p> <p>As staffing and financial resources allow, the City will complete its review and update of the Subdivision Ordinance. With properly developed and updated subdivision standards, the ordinance can help reduce the costs of development while balancing basic environmental, health, and safety needs. Since the high cost of land is a major factor in the overall cost of housing development, reducing allowable lot sizes can contribute substantially to a reduction in total housing costs (lower per-unit land and infrastructure improvement costs due to higher densities).</p> <p>The City will include requirements and criteria in the Subdivision Ordinance for converting rental apartments into condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).</p>	<p>During the 5th planning period, the City experienced challenges employing a full-time staff. However, the City was able to update its subdivision standards. In 2018, the Planning Commission approved a vesting tentative map to create a 20-lot industrial subdivision named Liberty Industrial Park. The proposed park subdivision has additional development capacity for 14 buildable lots and 6 common area parcels. In May 2018, a modification of the Liberty project was approved (Phase 3) to include smaller lots for more affordable development. An entitlement extension for the 310-acre Brann Ranch subdivision was approved in 2021.</p>	<p>Delete.</p>
<p>H-4. Priority Development Area Plan. The City is in the process of preparing a Priority Development Area Plan for the downtown for developing more housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit. The City will facilitate multifamily housing within the PDA and apply the State Density Bonus Laws to enhance project viability.</p>	<p>The City prepared its Downtown Plan for the PDA in 2017. The plan included developmental potential through underutilized parcels for commercial, residential, and other uses to accommodate for housing affordable to varying income levels. No applications for residential development projects have been submitted as of December 2020.</p>	<p>Delete. This was completed.</p>

Program	Implementation Status	Action
<p>H-5. State and Federal Programs. The City will pursue participation in the state and federal programs listed below. The City will consider additional programs, depending on the availability of funding, Rio Vista’s eligibility for such funding, and the identification of eligible projects. The City will make available an information sheet, as well as a link on the City’s website, to provide information to the public regarding the availability of these programs.</p> <p>The City will seek and pursue funding opportunities and prioritize local resources as available to assist in the development and rehabilitation of housing for extremely low- income households. As part of seeking funding and working with stakeholders, the City will at least annually evaluate funding and alternatives for incentives such as fee waivers, priority processing and facilitating entitlements to assist in the development of housing for extremely low-income households.</p>	<p>The City did not have staff capacity during the 5th planning period to actively pursue the specific Housing Element programs. The City applied and was granted both the SB 2 grant and the LEAP grant. Each grant will help fund planning studies for the rezoning of industrial land to residential uses and fund the update of the 6th cycle Housing Element. With an updated Housing Element, the city can identify and apply for state and federal programs to assist the development and rehabilitation of extremely low-income households. Since 2021, the City has worked with Renne Public Policy Group (RPPG) to provide grant consulting services. RPPG or similarly qualified firms will be applying for and administering grants during the 6th cycle.</p>	<p>Continue as program H-5.</p>
<p>H-6. Capital and Improvement Program.</p> <p>The City will update its five-year Capital Improvement Program (CIP) for all city public capital projects. The CIP will identify priorities, funding sources, and timing for design, construction, and operations. The City will use the CIP to ensure that adequate public facilities are provided in order to accommodate the projected housing production anticipated in all elements of the General Plan. The CIP will be developed in conjunction with the City budget, and will cover a period of five years from its inception. The CIP will</p>	<p>To ensure funds are available, the City updated its Capital Improvement Program (CIP) for 2020 and 2021.</p>	<p>Modify, continue as program H-18.</p>

Program	Implementation Status	Action
<p>be reviewed, amended, and adopted with the budget on an annual or biannual basis, as applicable. The CIP will include grant-funded projects, as well as projects funded from local revenue sources</p>		
<p>H-7. Development Agreements.</p> <p>The City will use development agreements for all housing projects that are subject to affordability requirements. These agreements will identify the number of affordable units to be constructed; the unit sales or rental price; the income group to whom the units will be affordable; and the length of time the units will remain affordable. These requirements may be effected through deed restrictions on affordable housing units or other means necessary to ensure affordability over time.</p> <p>Development agreements will provide for mixed-use development, wherever applicable, to help achieve the City's affordable housing objectives. The agreements will specify the type of units, income ranges, and parcel-by-parcel obligations. The agreements will describe strategies, including landowner obligations, funding, and subsidies. A provision for payment of in-lieu fees may be included, if appropriate.</p> <p>If adequate subsidies are not available to assist in achieving the 20 percent affordable housing requirement at the time of project construction, additional time may be given for the City and the developer to assemble the necessary financing.</p> <p>In all cases where in-lieu fees are used as an alternative to producing affordable units, the Community Development Department will review the projects based on the good faith</p>	<p>During the 5th planning period, no development agreements were done. Final entitlement approvals were granted to the Liberty Phase 3/Luminescence project, an active adult community by DeNova Homes within the overall Summit Liberty project. Following these approvals, the project was cleared for development and commenced construction in early 2021.</p> <p>The Development Agreement for Brann Ranch is currently under review with an extension in place to preserve the project entitlement.</p>	<p>Delete.</p>

Program	Implementation Status	Action
<p>effort by the owner to use all available subsidies, and the type of project and its ability to absorb the affordable units. The City will annually review all development agreements for compliance with affordability provisions. Any property owner who fails to comply with the requirements of a development agreement may be found by the City Council to be in default of the agreement</p>		
<p>H-8. Development Review. The City will use the development entitlement review process to ensure that development projects comply with affordable housing policies and are consistent with proposed development agreements, ordinance revisions, and other applicable regulations.</p>	<p>The Development Agreement (DA) for Brann Ranch received an extension in 2021 and the City is considering a second one year extension to the DA. No applications for new residential development projects have been submitted as of December 2022. However, the City recently (2023) received an application to amend the Brann Ranch tentative map. The amendment proposes to increase dwellings in Brann Ranch from 929 (approved) to 1,155 (proposed).</p>	<p>Continue as program H-14.</p>
<p>H-9. Specific Plans and Planned Unit Development Permits. The City will ensure that specific plans and planned unit development permits (PUDs) are consistent with the goals and policies of the General Plan. Specific plans, PUDs, and development agreements (see H-7 above) will identify programs that will be implemented to allow different types of housing units and to meet the 20 percent affordable housing requirement goals (for projects with 200 dwellings).</p>	<p>The City is reviewing a recently (2023) received application to amend the Brann Ranch tentative map. The amendment proposes to increase dwellings in Brann Ranch from 929 (approved) to 1,155 (proposed).. Portions of the Liberty Phase 3/ Luminescence project and the Trilogy at Rio Vista project (active adult community) were both developed during the 5th cycle. The City prepared its</p>	<p>Delete.</p>

Program	Implementation Status	Action
	<p>Downtown Plan for the PDA in 2017. The plan anticipated the development of underutilized parcels for commercial, residential, and other uses to accommodate for housing affordable to varying income levels.</p>	
<p>H-10. Density Bonus Program. The City will develop and implement a density bonus program to help create affordable housing units without a direct cash outlay by the local government. This program will provide a property owner with the ability to increase the income and, therefore, the value of a property by allowing the developer to build more income-producing units than allowed under the base zoning. This increased income can then be used to help subsidize below-market rental rates for very low- and low-income households and to purchase housing for middle-income households. The City will also allow additional or equivalent incentives as allowed by state law when it is demonstrated that such incentives are necessary to make the project financially feasible and/or when the project's physical or social characteristics warrant such incentives. Incentives will be provided in accordance with the State Density Bonus Law.</p>	<p>The City successfully adopted its Density Bonus Program in December 2015.</p>	<p>Continue as Program H-12.</p>
<p>H-11. Unit Conversion Ordinance. The City will adopt a Unit Conversion Ordinance to ensure that adequate requirements and criteria are in place for converting rental apartments to condominiums or cooperative projects (e.g., maintaining a minimum percentage or number of rental units and a minimum vacancy rate before conversions can occur).</p>	<p>The City successfully adopted its unit conversion ordinance. In the event that rental apartments are converted to condominiums or cooperatives, 10 percent of the units must be maintained as rental units.</p>	<p>Delete. Program was completed.</p>

Program	Implementation Status	Action
<p>H-12. Design Guidelines and Design Review.</p> <p>A new program has been created by merging Design Guidelines and Design Review objectives from the previous Housing Element. Consistent with the General Plan’s Community Character and Design Element, the City will prepare and adopt Design Guidelines for new developments. In order to ensure that future development projects are compatible with the character and setting of Rio Vista, design guidelines which address compatibility and environmental sustainability objectives will have to be created.</p> <p>The City will consider building orientation, ceiling height, street layout, lot design, landscaping, and street tree plantings/unit orientation (for the purposes of solar access and energy/water conservation) during subdivision review. Allow mobile homes and factory-built housing with permanent foundations that also meet all design review requirements.</p> <p>The City will require Universal Design standards for all new housing</p>	<p>The City plans to adopt objective design standards mid-year of the 6th cycle planning period. See Program H-13 of this Housing Element for timing.</p>	<p>Modify, new Program H-13.</p>
<p>H-13: Monitoring Program.</p> <p>The City of Rio Vista will implement its monitoring program, as described in greater detail in the “Monitoring Program” section. The Monitoring Program provides mechanisms by which the City can periodically assess housing needs. The Annual Housing Supply Report, which is a part of this program, will annually evaluate the city’s residential vacancy rate to determine whether the rate is contributing to decreased housing affordability. The Monitoring Program</p>	<p>During the 5th planning period, the City experienced challenges employing a full-time staff. However, the City will use its SB 2 and LEAP grant funding to conduct planning studies, and evaluate and develop conceptual plans for housing on a City-owned industrial parcel to present to City Council.</p>	<p>Delete</p>

Program	Implementation Status	Action
<p>will also include annual housing price/rental rates survey; annual affordable housing performance analysis (part of the annual General Plan progress report required by Govt. Code §65400); analysis of potential constraints/impediments on an ongoing basis; and monitoring reports on biannual specific plan area, planned unit development, and development agreement. Public meetings will be conducted before the approval of Annual Progress Reports to receive public participation, including outreach to those on the List of Stakeholders in Appendix – A.</p>		
<p>H-14. Public Awareness/Education Program.</p> <p>The City will continue to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring in Rio Vista. Specifically, this information focuses on the need to provide affordable housing close to jobs—in an effort to reduce the traffic and air quality impacts that result from long commutes. These efforts, by necessity due to the location of the City at a distance from employment in urban centers, require commensurate efforts in the development of job centers in the City.</p> <p>In addition, programs will target community opposition to affordable housing projects— in an effort to remove negative perceptions. Education will occur through public hearings; presentations to various service organizations and other community groups; and articles published in the local newspaper, the City’s website, Public Education Channel, and the Chamber of Commerce newsletter.</p>	<p>During the 5th planning period, the City experienced challenges employing a full-time staff. However, the City will use its SB 2 and LEAP grant funding to conduct planning studies, and evaluate and develop conceptual plans for housing on a City-owned industrial parcel to present to City Council.</p>	<p>Delete.</p>

Program	Implementation Status	Action
<p>The City will promote and publicize the availability of state and federal funding for affordable housing (e.g., new construction, housing rehabilitation) in the form of loans and grants. Information will be available at City Hall and distributed through the local media, mailings to property owners within targeted areas, and mailings to local contractors and developers.</p> <p>The City will prepare a flyer with information on unfair housing practices and fair housing laws and will make the flyer available for viewing on the City’s website and will make hard copies available at the utilities bill counter at City Hall. Hard copies will also be provided to local service organizations, community centers, and agency offices, providing housing assistance to make available to the public/clients. The flyer will be prepared and posted by December 30, 2016. The flyer will summarize fair housing laws and provide contact information for agencies with the ability to address unfair housing grievances, including the U.S. Department of Housing and Urban Development and the California Department of Fair Employment and Housing.</p>		
<p>H-15. Public Private Partnerships. The City will work closely with the business and development communities toward achieving the City’s affordable housing goal. The City has identified the following specific roles in this partnership to provide affordable housing:</p> <p><i>City of Rio Vista</i> - The City will maximize potential funds available through existing state, federal, and local programs for its affordable housing program.</p>	<p>During the 5th planning period, the City experienced challenges employing a full-time staff. However, the City will use its SB 2 and LEAP grant funding to conduct planning studies, and evaluate and develop conceptual plans for housing on a City-owned industrial parcel to present to City Council.</p>	<p>Delete.</p>

Program	Implementation Status	Action
<p><i>Development Community</i> - The City will encourage private developers and property owners to cooperate in financing sewer plant expansion as a means of facilitating development.</p> <p><i>Housing Development Corporations</i> - The City will work with non-profit and for-profit housing development corporations specializing in housing for various special needs groups, including seniors, to accommodate housing that meets the needs of these groups. Emphasis will be on development of multifamily rental housing for older adults and the disabled with varying services and amenities, as identified in the City’s housing needs assessment. Examples include apartments with common areas designed specifically for social events of interest to older adults, independent living with common dining facilities, assisted care facilities, and skilled nursing facilities that will provide a continuum of care for senior residents of Rio Vista.</p> <p>The City will utilize many of the implementation measures discussed above to assist the development of both disabled-accessible and senior housing, including but not limited to, applying for state and federal funding, encouraging local banks to make private financing available, local government funding, development agreements (H-7), and applying density bonuses and equivalent incentives to proposed projects (H-10).</p> <p>The City will contact local advocates, the California Housing Development Corporation, the Solano County Agricultural Commissioner and the Farm Bureau to identify sites and revise ordinances to facilitate construction of farmworker housing. Farmworker housing will be specifically</p>		

Program	Implementation Status	Action
<p>designated as an allowed use in the Agricultural zoning district (H-2).</p> <p><i>Pacific Gas and Electric</i> - The City will inform the public of PG&E's California Alternate Rates for Energy (CARE) Program. The CARE Program provides a monthly discount on energy bills for income qualified households and housing facilities. Qualifications are based on the number of persons living in the household and total annual household income</p>		
<p>H-16. Interagency Coordination.</p> <p>The City will continue to work with Solano County and other agencies to ensure that water, sewer, and utilities are available.</p> <p>The City will work with other jurisdictions to identify the need for homeless shelters. The City will work with a non-profit community organization to apply for state/ federal funding for the development of a homeless facility, if the need is established for Rio Vista.</p> <p>The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Rio Vista.</p>	<p>During the 5th planning period, the City experienced challenges employing a full-time staff. However, the City will use its SB 2 and LEAP grant funding to conduct planning studies, and evaluate and develop conceptual plans for housing on a City-owned industrial parcel to present to City Council.</p>	<p>Delete.</p>
<p>H-17. Special Housing Needs.</p> <p>The City will review and update, as needed, provisions for a variety special needs housing, including requirements under SB 2. The City will develop guidelines to ensure that rental housing developments contain an appropriate percentage of three- and four- bedroom dwelling units to</p>	<p>During the 5th planning period, the City experienced challenges employing a full-time staff. However, the City will use its SB 2 and LEAP grant funding to conduct planning studies, and evaluate and develop conceptual plans for housing on a City-owned industrial parcel to present to City Council.</p>	<p>Modify. New Program H-5.</p>

Program	Implementation Status	Action
<p>benefit farmworkers and other special needs groups identified in this Element.</p> <p>The City will assist developers in applying for available state and federal programs. The City will also provide density bonuses and consider fee reductions for developers who include large-family units in rental housing developments.</p> <p>Work with the Solano County North Bay Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website, and providing housing-related training for individuals/families through workshops.</p>		
<p>H-18. Fee Structure.</p> <p>The City will conduct an annual review and revision of City financing mechanisms to ensure that adequate funding is available to provide for infrastructure and services needed to support growth, as well as to ensure that fees charged do not unnecessarily burden projects with fees in excess of the costs for providing services and infrastructure.</p>	<p>The City has an updated fee schedule and makes it available online.</p>	<p>Modify. New Program H-14.</p>
<p>H-19. Americans with Disabilities Act. The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects are initiated for public or commercial structures.</p>	<p>The City continued to ensure that ADA accessibility was prioritized in the construction of projects.</p>	<p>Continue, combine with H-3.</p>

Program	Implementation Status	Action
<p>H-20. Uniform Building Code.</p> <p>The City will continue to adopt current updates and enforce the Uniform Building Code to ensure that all new and rehabilitated housing constructed in Rio Vista complies with applicable health and safety requirements, including energy conservation and handicapped accessibility.</p>	<p>The City continued to enforce the Uniform Building Code.</p> <p>To ensure that building code standards for existing plumbing, electrical and other aspects of homes were maintained, the City continued to conduct inspections to ensure that buildings are built and remodeled to meet life and safety requirements.</p>	<p>Continue, combine with program H-13.</p>
<p>H-21. Regional Homeless Program. Work with CAP Solano to solve homeless issues. The City will ensure that temporary transitional shelters remain an allowable use within appropriate zoning districts. The City is on the Board of Directors of the Community Action Partnership of Solano County, a Joint Powers Agency created by the County of Solano and the cities within the County created to address very low income housing needs, homelessness, etc. (See H-27 for additional information).</p>	<p>The City continued to allow transitional shelters within permitted zoning districts. The City also participated on the CAP Solano Joint JPA board, which met monthly or bimonthly for 1-2 years. During this time, the homeless veterans' home was built by Habitat for Humanity and the 2nd veterans' home was completed in 2022. CAP Solano has been identified as a potential funding source for the project.</p>	<p>Continue, combine with program H-10.</p>
<p>H-22. Government Code §65853.</p> <p>As provided for in Government Code §65853, the City currently allows the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 on a foundation system, pursuant to §18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. While the project will be subject to architectural review, the manufactured home and the lot on</p>	<p>During the 5th Planning Cycle, the City continued to allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 pursuant to Section 18551 of the Health and Safety Code.</p>	<p>Delete.</p>

Program	Implementation Status	Action
<p>which it is placed are held to the same development standards as those for a conventional single-family residential dwelling on the same lot.</p>		
<p>H-23. Assisting “At Risk” Units. In an effort to preserve the assisted “at risk” units, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for the preservation of assisted housing developments. The City will apply for affordable housing subsidies that may be available for this use, if necessary. The City will notice occupants as well as property owners of at-risk units before the due date for unit conversion.</p>	<p>There were no affordable units at risk of conversion during the 5th cycle.</p>	<p>Modify. New Program H-7.</p>
<p>H-24. Regulatory Incentives. The City will negotiate specific development standards, parking standards, development fee reductions and reimbursement of fees with affordable housing sponsors that may contribute to a reduction in the cost of housing for low- and moderate-income households. Design flexibilities will be provided in accordance with the State Density Bonus Law. Examples of such incentives and variation in design standards are found in the Summerset/Trilogy senior housing development.</p>	<p>During the 5th cycle no applications were received for residential projects; therefore, no incentives were negotiated.</p>	<p>Modify. Combine with Program H-5 and H-9.</p>
<p>H-25. Title 24- Building and Energy Code. The City will continue to update the regulations, as needed, to enforce Title 24 building and energy requirements to promote energy conservation</p>	<p>During the 5th planning period, the City updated regulations, as needed, to enforce Title 24 building and energy requirements to promote energy conservation.</p>	<p>Delete.</p>

Program	Implementation Status	Action
<p>H-26. Unfair Housing Practices Grievance Procedure. The City will post Fair Housing Laws on the City’s website and make available copies of the California Tenant/Landlord Handbook to the public. Further, the City will establish a procedure by which aggrieved parties can notify the City of unfair housing practices and the City which in turn refer the matter to state and federal agencies.</p>	<p>Due to the lack of funds and low staffing, the City was unable to actively pursue specific Housing Element programs.</p>	<p>Modify. New Program H-18.</p>
<p>H-27. Extremely Low-Income Households Working Group By CAP Solano.</p> <p>The City is on the Board of Directors of the Community Action Partnership of Solano County, a Joint Powers Agency created by the County of Solano and the cities within the County created to address very low income housing needs, homelessness, etc. The Planning Manager of the City of Rio Vista serves on the Board and attends monthly meetings. The City of Rio Vista will propose that CAP Solano establish a working group consisting of developers, participating nonprofit organizations, service providers, community stakeholders, and other relevant organizations, to establish a County-wide strategy for promoting and assisting in the development of housing for extremely low- income households.</p>	<p>Due to challenges in staffing, constraints for implementing specific programs were presented. The City will continue to work with CAP Solano to identify ways to assist extremely low income households.</p>	<p>Continue, combine with H-9.</p>
<p>H-28. Second Unit Amnesty Program.</p> <p>Rio Vista will continue the program to amend the Municipal Code to implement a Second Unit Amnesty Program. This program will offer incentives for property owner/applicants to register existing, unpermitted second units by demonstrating safe and habitable dwelling conditions. This</p>	<p>The City continues to facilitate the development of ADUs. The City worked with a few residents to ensure their ADUs were complaint. The City will continue to use the adopted ADU Ordinance in the Municipal Code</p>	<p>Delete.</p>

Program	Implementation Status	Action
<p>Amnesty Program is intended to encourage healthy and safe conditions in existing units.</p> <p>This is an opportunity to legalize unpermitted second units for half the permitting cost.</p> <p>Some permit standards have been adjusted to accommodate existing buildings while focusing on tenant health and safety.</p> <p>A legal second unit can increase your property value.</p> <p>Free technical assistance will be available on how to legalize an unpermitted second unit.</p> <p>At the close of the Amnesty period, properties found in violation of County Code will be required to comply with more stringent Second Unit development standards, and increased fees will be assessed.</p> <p>Unpermitted second units in existence will be eligible to apply for a Second Unit Amnesty Permit provided the unit meets all requirements of the program. Existing second units eligible for a Second Unit Amnesty Permit may comply with the requirements of this Second Unit Amnesty Program rather than the standard UBC requirements. Second Unit Amnesty Permit applications submitted and found to be complete during the prescribed period will qualify for a full waiver of all associated planning and building fees.</p>	<p>17.44.030, to ensure illegal ADUs are legalized and in compliance.</p>	
<p>H-29. Senate Bill 1087.</p> <p>The City of Rio Vista, as the city’s water and sewer provider, will continue to comply with this state law which requires that water and sewer providers grant priority for service allocation to proposed developments that include</p>	<p>The City continued to comply with SB 1087. Additionally, the City plans to establish a written procedure to grant priority service to developments with</p>	<p>Modify. New Program H-22.</p>

Program	Implementation Status	Action
<p>housing units affordable to lower- income households. This law was enacted to improve the effectiveness of the law in facilitating housing development for lower income families and workers.</p>	<p>units affordable to lower-income households.</p>	
<p>H-30. AB 162 (Update of Flood Hazard Information). AB 162 requires Rio Vista to update the flood hazard information in the General Plan Safety Element, as well as related policies and programs in the Safety, Conservation and Land Use elements.</p>	<p>The existing Safety Element provides flood information that will be updated with the next General Plan update.</p>	<p>Delete. Included in the body of the Housing Element.</p>
<p>H-31. Establish a Housing Trust Fund. The City should study the possibility of establishing a Housing Trust Fund that pools funds for affordable housing construction from a variety of sources with different requirements and makes them available to local developers. As the fund builds-up, the City would study the possibility to encourage developers to provide accessible housing through fee waivers or other offsets.</p>	<p>During the 5th planning period, the City experienced challenges employing a full-time staff.</p> <p>A land trust was not developed due to limited funds. If Community Development Block Grant funds become available, the City will explore this option.</p> <p>Since 2021, the City has worked with Renne Public Policy Group (RPPG) to provide grant consulting services. RPPG or a similarly qualified firm will be applying for and administering grants during the 6th cycle.</p>	<p>Delete.</p>
<p>H-32. Hire a Housing and Grants Coordinator.</p> <p>Subject to availability of funds, the City should hire a Housing and Grants Coordinator with training (or trainable) in fair housing within the Community Development Department to apply for Housing, Business, Infrastructure, Planning and related grants and administer the grants.</p>	<p>During the 5th planning period, the City experienced challenges employing a full-time staff. The City is working with Renne Public Policy Group (RPPG) who will be providing grant consulting</p>	<p>Delete. Planning staff will coordinate housing programs.</p>

Program	Implementation Status	Action
<p>Example of programs that could be started include, but are not limited to, First-time home buyer assistance, housing construction, housing rehabilitation, senior housing, assisted-living/senior care, business start-up loans, etc. The City would provide referrals for assistance with loan modifications or refinancing for homeowners who are overpaying.</p>	<p>services and will be applying for and administering grants moving forward.</p>	
<p>H-33. Sustainable Development and Green Programs. Encourage energy and natural resource conservation and reduce greenhouse gases. Provide outreach and education to developers and residents on green building and ways to incorporate sustainability in project design and existing structures. Advertise the availability of PACE or similar programs to residents.</p>	<p>Due to the lack of funds and low staffing, the City was unable to actively pursue specific Housing Element programs. Since 2021, the City has worked with Renne Public Policy Group (RPPG) to provide grant consulting services. RPPG or a similarly qualified firm will be applying for and administering grants during the 6th cycle.</p>	<p>Modify. New Program H-19.</p>
<p>H-34. City Owned Parcel. The City may make a portion (up to five acres) of site, identified as Assessor Parcel 0178-020-070, available for the development of housing affordable to lower income households upon request from a developer. The property is currently vacant and the City will allow the highest residential density of 29.04 per gross acre and process all necessary entitlement through the City's one-stop permit center. Should demand for a portion of this site arise from a developer of housing affordable to lower income households, the City will facilitate entitlements and incentives for a lot-split to create a new parcel of up to five acres.</p>	<p>As part of the 2045 General Plan process, the City will consider the dedication of 5 acres of the 50-acre site on Harris Road for multifamily housing.</p>	<p>Delete.</p>

4. GOALS, POLICIES, AND PROGRAMS

HOUSING GOALS AND POLICIES

GOAL 6.1 ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE CITY'S FAIR SHARE OF THE REGION'S HOUSING NEEDS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION.

Policy 6.1A: Ensure there is a sufficient supply of multifamily and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation (RHNA).

Policy 6.1B: Ensure that adequate infrastructure and public services are available to support pre-approved, ongoing developments and future projects within the city.

Policy 6.1C: Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.

Policy 6.1D: Increase access to homeownership by coordinating with developers to identify units appropriate for homeownership for low- and moderate-income households and by working with other agencies to increase access to homeownership for first-time homebuyers and low- and moderate-income households.

Policy 6.1E: Encourage energy conservation in the development of new housing and the rehabilitation of existing housing.

Policy 6.1F: Grant priority for water and sewer to proposed developments that include housing that is affordable to low- and very low-income households.

GOAL 6.2 CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK WITHIN THE CITY OF RIO VISTA.

Policy 6.2.A: As the City's housing stock ages, pursue all available federal and state funds to establish a housing rehabilitation program.

Policy 6.2.B: Focus rehabilitation assistance and community preservation efforts in the aging neighborhoods, which have a concentration of older and/or substandard residential structures.

Policy 6.2.C: Preserve the affordability of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources.

GOAL 6.3 PROVIDE A BROAD RANGE OF HOUSING OPPORTUNITIES WITH EMPHASIS ON PROVIDING HOUSING WHICH MEETS THE SPECIAL NEEDS OF THE COMMUNITY.

Policy 6.3.A: Encourage housing developers to produce affordable units by providing development standard incentives for projects that include new affordable units available to special needs groups.

Policy 6.3.B: Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including special needs populations.

Policy 6.3.C: Promote the development of special needs housing, such as housing for seniors; housing persons with physical, developmental, or mental disabilities; farmworkers, single parent households, and housing for extremely low-income persons.

Policy 6.3.D: Support family housing that addresses resident needs for childcare, youth services, recreation opportunities, and access to transit.

Policy 6.3.E: Participate regionally in addressing homelessness issues.

GOAL 6.4 REDUCE OR REMOVE GOVERNMENTAL AND NONGOVERNMENTAL CONSTRAINTS TO THE DEVELOPMENT, IMPROVEMENT, AND MAINTENANCE OF HOUSING WHERE FEASIBLE.

Policy 6.4A: Periodically review and update the Zoning Ordinance to stay abreast of updates to State law to reduce constraints to emergency shelters, low barrier navigation centers, supportive housing, and group homes.

Policy 6.4B: Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

GOAL 6.5 GOAL AFFIRMATIVELY FURTHER FAIR HOUSING BY TAKING MEANINGFUL ACTIONS THAT OVERCOME PATTERNS OF SEGREGATION AND FOSTER INCLUSIVE COMMUNITIES.

Policy 6.5A: Support ongoing efforts by federal and State agencies and continue city efforts, in the enforcement of fair housing laws prohibiting discrimination in the development, financing, rental, or sale of housing.

Policy 6.5B: Engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

Policy 6.5C: Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.

HOUSING PROGRAMS

H-1 Adequate Sites for Housing. The City will monitor the sites inventory annually, and as projects are processed through the Community Development Department, to ensure sufficient capacity is maintained throughout the planning period to accommodate the City's RHNA. Should the City fall into a no-net-loss situation, the City will identify a replacement site within 180 days to ensure the remaining RHNA is being met.

Responsible Agency: Community Development Department (Planning Division)

Time Frame: Annually monitor as projects are processed.

Funding Source(s): General Fund

H-2 Accessory Dwelling Units. The City will encourage the construction of ADUs throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore help reduce displacement risk for low-income households and increase mobility:

- Amend the municipal code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.

The City will promote and incentivize construction of new accessory dwelling units through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing housing mobility opportunities:

- Post information on City's website and the Chamber of Commerce newsletter to inform property owners of the standards for ADU development, permitting procedures, and construction resources.
- Encourage developers, as projects are proposed, to design floor plans for all new market rate residential units to accommodate future conversions to ADUs/JADUs.

Responsible Agency: Community Development Department

Time Frame: Amend the Municipal Code to comply with state law and make ADU materials available by December 2023; discuss opportunities with developers and/or property owners as projects are submitted to the Community Development Department.

Funding Source(s): General Fund

Quantified Objective: 4 ADUs (2 moderate and 2 above moderate) to improve housing mobility opportunities for above moderate-income households in relatively higher income areas or new master planned areas.

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

- Negotiate with affordable housing sponsors about specific development standards, parking standards, development fee reductions, and reimbursement of fees that may contribute to a reduction in the cost of housing for low- and moderate-income households.
- Provide design flexibilities in accordance with the State Density Bonus Law.
- Promote the use of the density bonus ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in higher-resource areas and areas with limited rental opportunities currently.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Give priority permit processing to projects providing affordable housing for special-needs groups or with units in a range of sizes.
- Establish a written policy and or procedure to provide to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4 by December 2023.

Responsible Agency: Community Development Department, Administration Department

Time Frame: Ongoing, as projects are processed by the City. Annually apply for funding

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

Quantified Objective: 20 lower-income units to reduce overpayment and displacement risk, as well as facilitating housing mobility for target populations. 30 multifamily units, ranging from duplexes to apartment units, to provide housing mobility opportunities for a range of household types and sizes. Focus will be in relatively higher income areas or new master planned areas.

H-4 State and Federal Programs. The City will seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) funds, Self Help Housing (CalHome Program), HOME funding, collecting the Low-Income Density Bonus Fee, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low-, very low- and low-income needs. The City will make available an information sheet, and add a link on the City's website, to provide information to the public regarding the availability of these programs.

The City will seek and pursue funding opportunities and prioritize local resources as available to assist in the development and rehabilitation of housing for extremely low- income households. As part of seeking funding and working with stakeholders, the City will at least annually evaluate funding and alternatives for incentives such as fee waivers, priority processing, and facilitating entitlements to assist in the development of housing for extremely low-income households.

Responsible Agency: Community Development Department, Grant Writing and Administration Consultant

Time Frame: Apply for funding on an annual basis. Organizations will be contacted annually regarding available funding. City Council will update at least once a year as part of the annual reporting process (Government Code Section 65400).

Funding Source(s): General Fund, Program Administration Funds (Housing Authority), HOME funds, CDBG funds, Technical Assistance Grants

Quantified Objective: 30 units affordable to lower-income households to reduce displacement risk in relatively higher income areas or new master planned areas.

H-5 Special Housing Needs Assistance. The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for large families, female-headed households, female-headed households with children, persons with physical and developmental disabilities, extremely low-income households, and individuals and families experiencing homelessness. The City 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 density bonuses and consider fee reductions for developers who include large-family units in rental housing developments.
- Work with the North Bay Regional Center to implement an outreach program that informs households in the city about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.
- Pursue grants such as HOME matching grants, Community Development Block Grant, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special-needs housing of all types.
- Encourage the development of single-room occupancy (SRO) facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the Single-Room Occupancy Ordinance.
- Provide incentives which may include fee deferrals, parking reductions, and streamline review of housing that is not age-restricted to facilitate housing mobility and reduce displacement risk for families and individuals whose needs are not met by recent age-restricted development.

Responsible Agency: Community Development Department, Planning Commission, City Council, Grant Writing and Administration Consultant

Time Frame: Ongoing; as projects are processed by the Planning Division. Meet with North Bay Regional Center by December 2023, to identify program opportunities; develop outreach program and begin implementation by December 2024, with outreach efforts or activities occurring at least annually thereafter.

Funding Source(s): General Fund, CDBG, HOME

Quantified Objective: Incentivize, support, and encourage the construction of 30 accessible units in close proximity to services and other resources in relatively higher income areas or new master planned areas or east of Highway 12, to facilitate mobility opportunities.

H-6 First-Time Homebuyer Assistance. While residents currently have access to the State First Time Homebuyer, the City will apply for funding and consider the implementation of a local first-time homebuyer program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers to reduce displacement of prospective homebuyers potentially priced out of the community. The City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters.

Responsible Agency: Community Development Department, Grant Writing and Administration Consultant

Time Frame: Develop informational materials about state programs by December 2023, updating annually as needed. Distribute and post on the City's website and in City buildings by April 2024. Apply for funding to establish a local first-time homebuyer program annually, or as funding is available. When funding is secured, establish a local program and develop informational materials within one year.

Funding Source(s): General Fund

Quantified Objective: Connect two first-time buyers with assistance programs annually to facilitate housing mobility opportunities.

H-7 Preservation of "At-Risk" Units. Though there are not currently any affordable units at -risk of converting to market- rate, the City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:

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

Responsible Agency: Community Development Department, Administration Department

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

Funding Source(s): General Fund, State and federal grants

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

H-8 Housing Choice Vouchers (Section 8) Rental Assistance. The Solano County Housing Authority administers the Section 8 program for Rio Vista. In partnership with the Housing Authority, the City will implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers and trainings on avoiding discriminatory practices based on income or other protected classes. The City will distribute this information to property owners and managers across the city, increasing marketing as needed in areas with a lower proportion of voucher holders and in high resource areas, to improve access to affordable housing in all areas of the city and facilitate mobility opportunities for lower-income households throughout the city.

Responsible Agency: Community Development Department, Solano County Housing Authority

Time Frame: Post information on the City's website by December 2023, update annually; publish information in the City newsletter at least biannually with targeted outreach in high resource areas.

Funding Source(s): General Fund

Quantified Objective: Assist the Solano County Housing Authority with publicizing the Section 8 program at least biannually in the City's newsletter to facilitate access to housing mobility opportunities. The City will also publish the names and contact information for the complexes in the Rio Vista area that market units to Section 8 voucher holders on the City's website. The City will also seek funding annually to support a biannual training for landlords or informational materials on source of income discrimination to address displacement risk stemming from discrimination. These efforts will be focused in relatively higher income areas or new master planned areas, or east of Highway 12.

H-9 Extremely Low-Income Households. The City will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including:

- 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, to mitigate risk of displacement and support housing stability for 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.
- Encourage the development of single-room occupancy (SRO) facilities, transitional and supportive housing, and other special housing arrangements.

The City of Rio Vista will also propose that CAP Solano establish a working group consisting of developers, participating nonprofit organizations, service providers, community stakeholders, and other relevant organizations, to establish a county-wide strategy for promoting and assisting in the development of housing for extremely low-income households.

Responsible Agency: Community Development Department; CAP Solano Joint Powers Agency

Time Frame: Ongoing, as projects are processed by the Community Development Department. By December 2024, conduct outreach to organizations that support extremely low-income residents to understand funding needs; review and prioritize local funding at least twice in the planning period; and support expediting applications on an ongoing basis. Propose working group to CAP Solano by July 2023; if accepted, assist with at least annual meetings of the working group

Funding Source(s): General Fund, CDBG, HOME

Quantified Objective: 30 lower-income units, including 15 units for extremely low-income households to prevent displacement, reduce overpayment burdens, and provide mobility options, prioritizing areas with relatively higher income or new master planned areas

H-10 Regional Homeless Program. The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will determine what actions to take, such as providing education on the financial assistance and programs available.

Responsible Agency: Community Development Department, Administration Department

Time Frame: Meet with homeless organizations biannually; make informational materials on homelessness resources available by December 2023

Funding Source(s): CAP Solano; State Grants; City's General Fund

Quantified Objective: Connect at least 5 residents experiencing or at risk of homelessness with assistance programs and resources to help identify housing opportunities or reduce displacement risk.

H-11 Zoning Ordinance Review and Update As a part of the assistance provided by the Solano County Regional Housing Element Collaborative efforts, the City will partner with the Collaborative to make the required amendments to the Rio Vista Zoning Ordinance to address the following development standards and barriers to special-needs housing.

- **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).
- **Transitional and Supportive Housing:** 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)).
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers by right in zones where mixed -uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662 (AB 101)).
- **Single-Room Occupancy Units:** Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and identify at least one zone where they will be permitted.

- **Residential Care Facilities:** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's definition of family.
- **Emergency Shelters:** Review and revise as necessary to allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii).
- **General Parking Standards.** The City will reduce parking standards for studio and one-bedroom units and special needs housing to mitigate possible constraints on development.

Responsible Agency: Community Development Department (Planning Division), Solano County Regional Housing Element Collaborative

Time Frame: Complete Zoning Code Amendments by December 2024.

Funding Source(s): General Fund

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

H-12 Density Bonus Program. The City will continue to comply with California Government Code Section 65915, as revised and will promote the use of Density Bonuses to increase the supply of affordable housing in an effort to reduce displacement risk through increased supply and promote housing mobility opportunities. The City will produce informational materials on Density Bonus requirements and opportunities that will be made available at City Hall and on the City's website, and provided to developers annually and when discussing projects.

Responsible Agency: Community Development Department

Time Frame: Create informational materials by December 2023 and provide information to developers annually; update as changes are made to State Density Bonus requirements.

Funding Source(s): General Fund, Developer Fees

Quantified Objective: Facilitate the construction of 15 lower-income units to increase mobility opportunities and reduce displacement risk; encourage density bonus units in high resource areas.

H-13 Objective Design Standards. Consistent with the General Plan’s Community Character and Design Element, the City will adopt Objective Design Standards for new developments. Objective standards would ensure that future development projects are compatible with the character and setting of Rio Vista.

Responsible Agency: Community Development Department, Planning Commission

Time Frame: Adopt by December 2024, implement after adoption.

Funding Source(s): General Fund

Quantified Objective: 15 units over the planning period; of these, 10 units in high opportunity areas to promote access to resources and mobility for target households.

H-14 Development Review and Processing Procedures, and City Fee Review. The City will continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase housing production in the city. The City will also annually review and revise fees as necessary.

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

Responsible Agency: Community Development Department, Public Works, Finance, Administration Departments

Time Frame: Annually review and revise, starting in June 2023. Develop a SB 35 streamlined approval process by June 2024 and implement as applications are received.

Funding Source(s): General Fund

H-15 Building Code. As new uniform codes are adopted every three years by the California Building Standards Commission, the City will review and revise its building codes for current compliance and adopt the necessary revisions to further local development objectives.

The City will also continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects are initiated for public or commercial structures.

Responsible Agency: Community Development Department, Administration Department

Time Frame: Annually review and update the City's building codes and as new codes are adopted by the State of California.

Funding Source(s): General Fund

H-16 Code Enforcement. The City will continue to implement code enforcement activities on a complaint basis and if needed, will enact a proactive code enforcement for ensuring compliance with building and property maintenance codes, which will include property maintenance, abandoned vehicles, housing conditions, overall blight, and health and safety concerns. To ensure the City has an accurate percentage of the homes in need of rehabilitation and replacement, the City will complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower median incomes, to evaluate rehabilitation need. Based on findings of the focused evaluation, the City 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:

- Streamline 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 **H-17**).

Responsible Agency: Community Development Department

Time Frame: Conduct code enforcement on a complaint basis and evaluate the need for a proactive basis by December 2025, implement a proactive code enforcement within 8 months, if need is identified. Complete a Housing Conditions Survey by December 2023 and determine next steps by June 2024.

Funding Source(s): CalHome, CDBG funds

Quantified Objective: Reduce displacement risk for five lower-income households and facilitate place-based revitalization (see **H-15**).

H-17 Housing Rehabilitation. To assist homeowners with property maintenance and to reduce displacement risk, the City will seek appropriate funding through the CalHome Program and the CDBG Program to provide housing rehabilitation loans and weatherization services for all residents, with a targeted emphasis on promoting the availability of this funding in areas of concentrated poverty or overpayment.

Responsible Agency: Community Development Department, Grant Writing and Administration Consultant

Time Frame: Starting in April 2023, apply for funding annually, and as NOFAs are released.

Funding Source(s): CalHome, CDBG funds

Quantified Objective: Reduce displacement risk for lower-income households and facilitate place-based revitalization by seeking funding to assist at least 5 households with rehabilitation efforts.

H-18 Fair Housing Practices. 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 AB 686, the City has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH).

- Implement the following actions:
 - Actions to support place-based revitalization: H-16, H-17, H-19
 - Actions to encourage affordable housing in high resource areas: H-8, H-12
 - Actions to facilitate housing mobility opportunities: H-2, H-5, H-6, H-8, H-12, H-13
 - Actions to reduce displacement risk: H-2, H-4, H-5, H-6, H-7, H-9, H-12, H-16, H-17, H-19
- By March 2024, further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and renter rights and responsibilities, as well as referrals to the local fair housing hotline. In

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

- Establish a procedure by which aggrieved parties can notify the City of unfair housing practices and the City will in turn refer the matter to local, state, and federal agencies.
- Seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC).
- With or without an ongoing contract, coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.
- By December 2024, provide information on the City's website about affordable homeownership and rental options in the city and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Work with Solano Mobility to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the City's website, social media, and in public buildings by December 2024, and advertised annually in the City's newsletter to help connect seniors and other residents to services in the city and throughout the county.
- Conduct a survey of unmet transit needs at least once during the planning period and, if a need is identified, apply for funding annually after the survey to expand or change Rio Vista Delta Breeze routes.
- Meet with the River Delta Unified School District annually, beginning in 2023, to identify strategies to ensure school facilities needs are addressed in a manner that allows and supports the development of non-age-restricted housing.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and nonresidential uses, investing in active transportation infrastructure, and working with Solano County to reduce impacts associated with solid waste and agricultural uses. Meet with Solano County at least biannually to discuss best practices for reducing impacts of nonresidential uses and identify funding for active transportation infrastructure in the City's 5-year Capital Improvement Program.
- Coordinate a meeting with local developers of affordable housing, including developers of alternative options such as community land trusts, at least

once by June 2025 to discuss opportunities to build affordable homeownership opportunities.

- As part of the City's CIP process, prioritize sidewalks, streetscapes, facades, infrastructure, community facilities and amenities to promote place-based revitalization.

Responsible Agency: Community Development Department, Administration Department, City Council

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

Funding Source(s): General Fund

Quantified Objective: Connect 25 lower income households with fair housing counseling and/or fair housing services, education, address barriers and facilitate place-based revitalization. Focus efforts in the core residential, as well as within new master planned areas.

H-19 Sustainable Development and Green Programs. Promote energy and natural resource conservation and reduce greenhouse gases:

- Provide outreach and education to developers and residents on green building and ways to incorporate sustainability in project design and existing structures.
- Advertise the availability of the Property Assessed Clean Energy (PACE) and Residential Solar Rebate Programs.
- Distribute information from PG&E and others that detail energy conservation measures and resources for existing buildings and new construction.
- Advertise PG&E assistance programs for low-income households who want to make their homes energy efficient through the Energy Savings Assistance Program
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.
- Promote California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.

Responsible Agency: Community Development Department

Time Frame: Make information available on the City's website and in public places, such as City Hall, by July 2023.

Funding Source(s): General Fund

Quantified Objective: Help to connect 10 lower-income households with energy conservation and weatherization assistance to reduce displacement risk and facilitate place-based revitalization through home improvements.

H-20 Use of Sites in Previous Cycles. Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Responsible Agency: Community Development Department

Timeframe: Upon adoption of the Housing Element.

Funding Source: General Fund

H-21 Monitor Nongovernmental Constraints Impeding Residential Development. The City will monitor residential developments that have been approved by the City and where building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to discover why units have not been constructed within two years after approval. If due to nongovernmental constraints, such as rapid increases in construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to reduce or remove these constraints. Additionally, the City will proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing in Rio Vista and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints

Responsible Agency: Community Development Department

Timeframe: Monitor two years after project approval, implement as needed.

Funding Source: General Fund

H-22 Water and Wastewater Procedure. As the water and wastewater provider in the city, the City will establish a procedure to grant priority to projects that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7.

Responsibility: Community Development Department

Time Frame: January 2024

Funding: General Plan

QUANTIFIED OBJECTIVES

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. 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 4**.

TABLE 4 QUANTIFIED OBJECTIVE SUMMARY

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	39	40	41	50	157
New Construction					
H-2 Accessory Dwelling Units					2
H-3: Support Affordable Development		10	10		
H-4: State and Federal Programs	5	10	15		
H-5: Special Housing Needs Assistance			20	10	
H-9: Extremely Low-Income Households	15	10	5		
H-11: Zoning Ordinance Review and Update	5	10	10	5	
H-12: Density Bonus Program		5	10		
H-13: Objective Design Standards		5	10		
Rehabilitation					
H-16: Code Enforcement			3	2	
H-17: Housing Rehabilitation			3	2	
Conservation					
H-6: First-Time Homebuyer Assistance			2		
H-10: Regional Homeless Program	5				
H-18: Fair Housing Practices		10	15		
H-19: Sustainable Development and Green Programs		4	6		

Source: City of Rio Vista, July 2022

5. 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.

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is the process required by the State of California to ensure that cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps: Regional Determination, RHNA Methodology, and Housing Element Updates.

1. Regional Determination: The California Department of Housing and Community Development (HCD) provides each region with a Regional Determination of housing need, which includes the total number of units for the region, split into four income categories. Rio Vista is in the region covered by the Association of Bay Area Governments (ABAG). HCD provided ABAG with 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 City of Rio Vista'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 City must plan to accommodate 327 housing units between June 30, 2022, and December 15, 2030. **Table 5** shows the City's RHNA by income category. Of the 327 total units, the City must plan to accommodate 79 units for very low-income

households, 41 units for low-income households, 50 units for moderate-income households, and 157 units for above moderate-income households.

TABLE 5 REGIONAL HOUSING NEEDS ALLOCATION, 2023–2031

Income Category	Allocation	Percentage
Very Low*	79	24.2%
Low	41	12.5%
Moderate	50	15.3%
Above Moderate	157	48.0%
Total	327	100.0%

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

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

AVAILABILITY OF LAND

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

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

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

The sites were identified through a selection process that included input from the public, the Planning Commission, and the City Council. The identified sites are currently available and/or will be available prior to the start of the planning period. These sites will allow for the development of a variety of housing types that will meet the needs of all income groups as allocated by ABAG for the 2023-2031 planning period.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant 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.

In the previous two Housing Element cycles, the Brann Ranch project and APN 0178010070 in Riverwalk (Site 16) both meet these criteria. Brann Ranch is identified to meet the City's above moderate-income RHNA and is therefore not subject to Government Code Section 65583.2(c). The approximately 9.6 acres of APN 0178010070 that is identified to meet a portion of the lower-income RHNA already allows by-right development up to 28 units per acre. Additionally, the Housing Element includes **Program H-20**, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Sites Appropriate for Lower-Income Housing

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to state law (Government Code Section 65583.2(c)(3)(B)), the default density standard for Rio Vista is 20 dwelling units per acre (du/ac). The City has included vacant sites and approved projects (see **Tables 7** and **8**) that have a minimum of 20 units per acre and are assumed to accommodate the City's lower-income RHNA.

Realistic Capacity

In general, the realistic residential development potential of vacant sites, considering development standards, has been assumed to be 85 percent of the maximum permitted density of the applicable zone or land use designation, with the exception of specific plans where the final unit count has already been determined. To determine the realistic development potential on vacant and nonvacant sites, the City reviewed the density of pending residential development. On average, projects were approved at around 186 percent of maximum allowed density in the City of Rio Vista and 138 percent of maximum allowed density in the City of Dixon for 100 percent affordable projects. See **Table 6** for

project examples. The City is taking a conservative approach and assuming a 70 percent realistic capacity on all vacant sites that are assumed to meet the lower- and moderate-income RHNA, and for sites outside of the approved Riverwalk Specific Plan. For sites within the Riverwalk Specific Plan, the unit assumption is based on the approved number of units for the overall plan. Project capacity is based on the number of units that have been approved.

TABLE 6 REALISTIC CAPACITY: PROJECT EXAMPLES

Project Name/Address	Location	Acres	Project Status	GP/ Zoning	Total Units	Max Allowable Density	Realistic Capacity*
150 Drouin Drive	Rio Vista	0.52	Complete	RM/R4	16	25	123%
640 S. Second Street	Rio Vista	0.17	Complete	RM/R3	10	25	235%
93 S. Second Street	Rio Vista	0.15	Complete	DW/C2	12	40	200%
Heritage Commons Senior Apartments (100% affordable)	Dixon	5.07	Complete	MDR/ RM-4-PD	120	22	108%
Homestead (100% affordable)	Dixon	10.7	Approved	MDR/ PMR	180	10	168%

Source: City of Rio Vista, October 2022

*Realistic Capacity does not account for density bonus units.

Sites Inventory

The City prepared an inventory of vacant sites available to accommodate the City's RHNA. **Table 7** 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. All sites included in **Table 7** are vacant and have access and availability of water, wastewater, and dry utilities. **Figure 1** maps the location of each available site.

Riverwalk

Riverwalk is an approved fully entitled, 236-acre Planned Unit Development north and east of the intersection of Highway 12 and Church Road. The Riverwalk Planned Unit Development will consist of approximately 738 single-family homes, 229 multifamily residential units, commercial, and open space development. An environmental impact report (EIR) was prepared for the project in 2007. The EIR was certified by the City Council in January 2007, and the project was approved in October 2008.

During the 4th cycle planning period, in 2006, the Northwest Wastewater Treatment Plant was constructed north of Airport Road and adjacent to the municipal airport. It was designed to serve the Riverwalk project; the majority of the Del Rio Hills; portions of the industrial/employment areas east of Church Road; and all of the Brann, Liberty, and Trilogy projects. The Beach Treatment Plant will be decommissioned during the 6th cycle planning period, with capacity taken over by the Northwest Wastewater Treatment Plan.

Currently, 9.6 acres in the northwest corner of the project are vacant and zoned R-3 which allows up to 28 dwelling units per acre, suitable for affordable development. Once a project plan is submitted a developer can move forward. An additional 736.3 acres are vacant land and zoned R-1, which allows a maximum density of 7 units per acre. Units have not been permitted on these sites.

TABLE 7 VACANT SITES

Site Number	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity	Affordability	Site Constraints
1	0178080060	Neighborhood Residential	PUD	7	8.73	46	Above Moderate	None
2	0178200060	Neighborhood Residential	R-1	7	13.39	66	Above Moderate	None
3	0178200050	Neighborhood Residential	R-1	7	10.50	51	Above Moderate	None
4	178010070	Neighborhood Residential	R-1	7	125.66	607	Above Moderate	None
5	0178010130	Neighborhood Residential	R-1	7	19.2	78	Above Moderate	None
6	0178041170	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
7	0178041180	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
8	0178041190	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
9	0178041200	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
10	0178041210	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
11	0178046100	Neighborhood Residential	R-1	7	0.2	1	Above Moderate	None
12	0178046090	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None

Site Number	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity	Affordability	Site Constraints
13	0178046080	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
14	0178046070	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
15	0178046010	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
16	0178046060	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
17	0178046020	Neighborhood Residential	R-1	7	0.2	1	Above Moderate	None
18	0178046030	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
19	0178046040	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
20	0178046050	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
21	0178041160	Neighborhood Residential	R-1	7	0.2	1	Above Moderate	None
22	0178041150	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
23	0178041140	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
24	0178041130	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None

Site Number	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity	Affordability	Site Constraints
25	0178041120	Neighborhood Residential	R-1	7	0.2	1	Above Moderate	None
26	0178042330	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
27	0178042320	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
28	0178042310	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
29	0178042300	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
30	0178042290	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
31	0178042280	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
32	0178042270	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
33	0178042260	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
34	0178042250	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
35	0178042240	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
36	0178042230	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None

Site Number	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity	Affordability	Site Constraints
37	0178042220	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
38	0178042210	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
39	0178042200	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
40	0178042190	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
41	0178042180	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
42	0178042170	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
43	0178042160	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
44	0178042150	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
45	0178042140	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
46	0178042130	Neighborhood Residential	R-1	7	0.2	1	Above Moderate	None
47	0178042120	Neighborhood Residential	R-1	7	0.2	1	Above Moderate	None
48	0178042110	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None

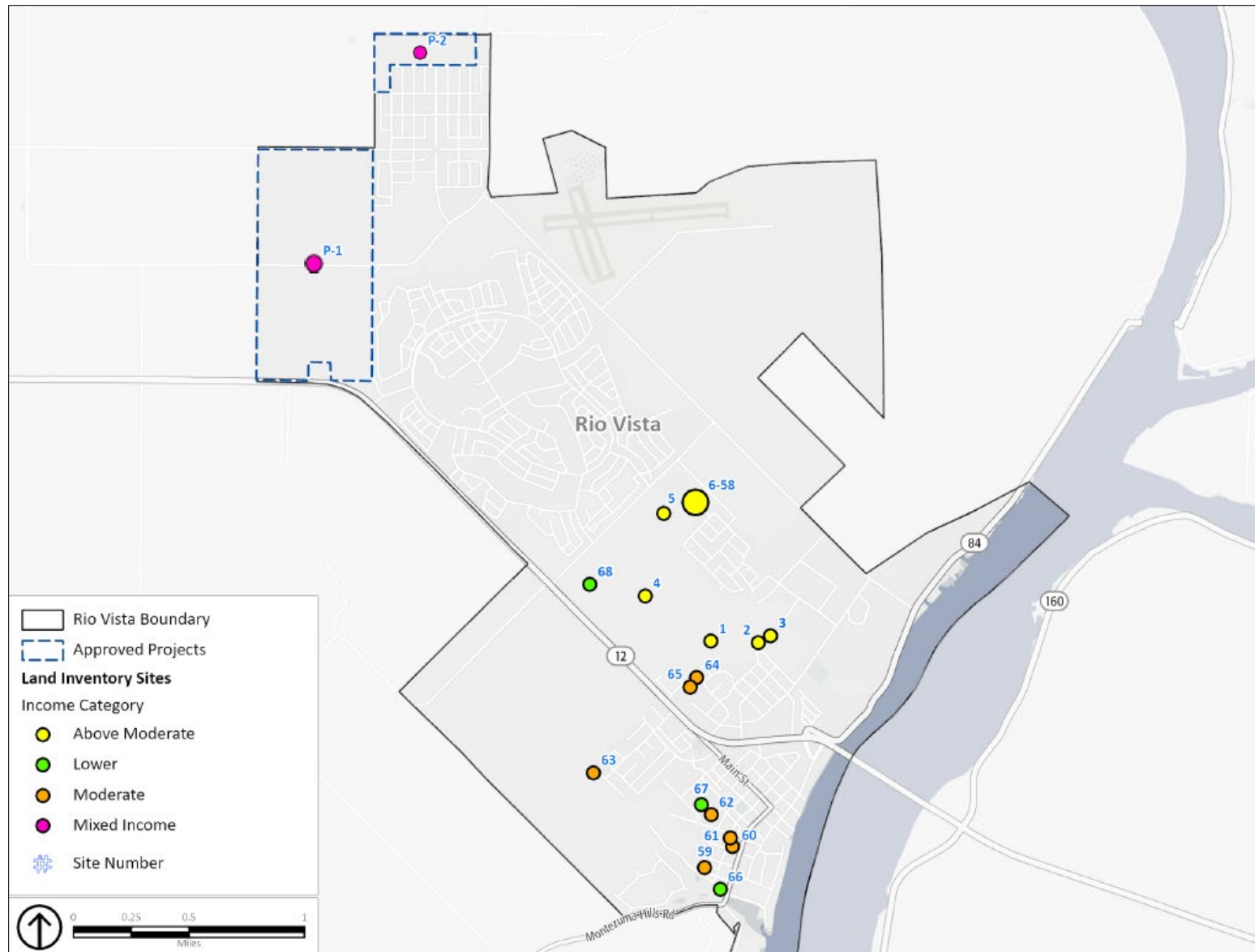
Site Number	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity	Affordability	Site Constraints
49	0178042100	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
50	0178042090	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
51	0178047080	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
52	0178047070	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
53	0178047060	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
54	0178047050	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
55	0178047040	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
56	0178047030	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
57	0178047020	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
58	0178047010	Neighborhood Residential	R-1	7	0.1	1	Above Moderate	None
59	0049184150	Historic Residential	R-2	14	0.22	2	Moderate	None
60	0049177130	Historic Residential	R-1	7	0.23	1	Moderate	None

Site Number	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity	Affordability	Site Constraints
61	0049177010	Historic Residential	R-1	7	0.15	1	Moderate	None
62	0049151290	Multifamily Residential	R-2	14	0.25	2	Moderate	None
63	0049291050	Neighborhood Residential	R-1	7	0.31	2	Moderate	None
64	0178171130	Neighborhood Residential	R-1	7	0.24	1	Moderate	None
65	0178181200	Neighborhood Residential	R-1	7	4.32	21	Moderate	None
66	0049192180	Multifamily Residential	R-3	28	0.43	8	Lower	None
67	0049151420	Neighborhood Residential	R-3	28	1.00	14	Lower	None
68	0178010070	Neighborhood Residential	R-3	28	9.6	229	Lower	None
Lower Income Capacity							251	
Moderate Income Capacity							30	
Above Moderate-Income Capacity							901	
Total Capacity							1,183	

Source: City of Rio Vista, July 2022

Note: The sites included do not have any environmental constraints or constraints related to contaminants, easements, site shape or size, compatibility with designated uses, or other physical conditions that would constrain development. Further, all sites have sufficient capacity for sewer, water, and dry utilities.

FIGURE 1 VACANT SITES AND APPROVED PROJECT MAP



Approved Projects

The City is relying on two approved projects to meet a portion of the City's RHNA: Brann Ranch and Liberty. **Table 8** provides a summary of the projects and available capacity. **Figure 1** maps the location of each project.

Brann Ranch

Originally approved in 1993, the Development Agreement for Brann Ranch proposes 844 market-rate units and 85 duet units, for a total of 929 units, on a 310-acre site north of State Route 12, west of Liberty Island Road, and south of McCormack Road. In 2006, the City amended the Development Agreement to allow for a larger school site, add a fire station, and update the development standards to align with the latest General Plan. In May 2021, Encore Liberty II purchased the property from Grizzly Inc. and the City authorized the transfer of development rights to the new developer.

The Brann Ranch project is fully entitled, and the developer could proceed with submittal of improvement plans, construction of public improvements and issuance of building permits. Under this scenario home construction could begin in two years. The owners of the Brann Ranch project have approached the City to discuss project revisions that would allow the project to better respond to current market conditions. Preliminary discussions have involved an increase in total dwelling units from the approved 929 dwelling units to 1,144, an increase of 215 dwelling units. If the applicants proceed with these revisions, then home construction could begin in approximately 2.5 years (there would be overlap of entitlement and infrastructure design). City staff reached out to the developer to discuss the possibility of including a portion of the units affordable to moderate-income households. The developer expressed interest in developing smaller units, 1,200 square feet, that by design would sell around the \$600,000s, making them affordable to moderate-income households as shown in Appendix 2, Table 2-28. Therefore, the City has assumed that 25 percent (232 units) of the total will be affordable to moderate-income households.

Liberty Phase 3

Liberty Phase 3 is a 311-unit age-restricted community in northern Rio Vista is fully entitled, all infrastructure is in place and construction is underway. This project includes 163 standard single family homes and 148 duets (zero lot line homes on half-size lots). The duets are provided in 1,091 SF and 1,160 SF floor plans. Denova Homes, a local developer based in Concord CA, acquired Liberty Phase 3 subdivision and received final approvals to construct homes in the project in 2020. Approximately 64 parcels in Liberty Phase 3 have already been issued building permits (14 duets and 50 standard SF homes), and the remaining 247 parcels (134 duets and 113 standard size lots) are being

issued building permits as of 2023 and units are projected to be developed within the next two or three years. Liberty Phase 3 is expected to be built out within the next 2-3 years.

To determine affordability, the City has reviewed the unit size and sales prices for units included in Liberty Phases 1 and 2. Unit sizes range from 1,250 to 2,054 square feet in size and as of March 2023 were selling between \$369,900 to \$458,900 per unit. The maximum affordable sales price for a moderate-income household is slightly less than \$600,000, and \$385,000 for lower income households (see Appendix 2, Table 2-28). Comparing these units affordability, these units are affordable to moderate and lower income households.

Comparing these unit sizes to the proposed duets included in Liberty phase 3, which will range in size from 1,090 to 1,160 square feet in size, the city has assumed that 25 percent (64 units) of the units in Liberty Phase 3 will be affordable to moderate income households.

TABLE 8 APPROVED PROJECTS

Site Number	APN	GP Designation	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic / Approved Capacity	Affordability
Brann Ranch							
P-1	0048110060	Neighborhood Residential, Neighborhood Service/Mixed-Use	R-1	7	310	697	Above Moderate Moderate ¹
	0048110460					232	
	0048110470						
Total Capacity						929	
Liberty Phase 3							
P-2	0176361120	Neighborhood Residential	R-1/PUD	7	161.4	190	Above Moderate
						64	Moderate ¹
Total Capacity						254	

Source: City of Rio Vista, July 2022

¹ Affordability based on unit size/design and discussions with the developer

Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADU) based on: the number of ADUs developed in the prior housing element planning period; whether ADUs 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 City did not issue any building permits for ADUs during the previous planning period. However, with additional funding to support ADU construction and marketing of resources, the City anticipates that four ADUs will be built in the city by 2031. To promote ADUs, the City has included **Program H-2** to comply with State law and make construction of ADUs feasible for more property owners.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. However, no ADUs have been built in Rio Vista to date, so the City projects that new ADUs will serve moderate- and above moderate-income households, reflecting the pattern of single-family development. Therefore, the City projects there will be two moderate-income ADUs and 2 above moderate-income ADUs built during the planning period.

Summary of Capacity to Accommodate the RHNA

Table 9 compares the City's RHNA to its site inventory capacity. Accounting for approved and pending projects, the vacant site capacity, and the projected ADUs, the City has a total surplus of 2,089 units. Breaking this down by income category, the City has a surplus of 131 units in the lower-income category (including extremely low-, very low-, and low-income), a 278-unit surplus in the moderate-income category, and a 1,633 -unit surplus in the above moderate-income category.

TABLE 9 SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 6TH CYCLE RHNA

Income Category	RHNA	Vacant Site Capacity	Approved Projects	Projected ADUs	Total Capacity	Unit Surplus
Very Low	79	251	0	0	251	131
Low	41					
Moderate	50	30	296	2	328	278
Above Moderate	157	901	887	2	1,790	1,633
Total	327	1,282	1,183	4	2,416	2,089

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

FINANCIAL RESOURCES

The City of Rio Vista 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 used in the city, which include Community Development Block Grant (CDBG) funds from the state and Section 8 rental assistance. **Table 10** lists a range of potential financial resources that may be utilized in Rio Vista.

TABLE 10 FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

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.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer Assistance • Economic Development • Infrastructure Improvements • Homeless Assistance • Public Services

Program Name	Description	Eligible Activities
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	<ul style="list-style-type: none"> • Land Acquisition • Rehabilitation • Relocation of Unit • Refinancing of Existing Indebtedness
USDA Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1% 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.	<ul style="list-style-type: none"> • Purchase • Development/Construction • Improvement • Rehabilitation
State Programs		
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	<ul style="list-style-type: none"> • Support Services • Rehabilitation • Transitional Housing • Supportive Housing
Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition • Preservation

Program Name	Description	Eligible Activities
California Housing Finance Agency (CalHFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Homebuyer Assistance
CalHFA Forgivable Equity Builder Loan	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	<ul style="list-style-type: none"> • Homeowner 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.	<ul style="list-style-type: none"> • New Construction • Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	<ul style="list-style-type: none"> • New Construction • Rehabilitation

Program Name	Description	Eligible Activities
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects	<ul style="list-style-type: none"> • Predevelopment, Site Development, Site Acquisition • Rehabilitation • Acquisition/rehab • Down Payment Assistance • Mortgage Financing • Homebuyer Counseling
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
Affordable Housing Sustainable Communities Program	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities by increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	<ul style="list-style-type: none"> • New Construction
Local Programs		
Rebuilding Together (Solano County) ¹	RTSC provides necessary home repairs for low-income veterans/ senior / disabled homeowners.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Rental Assistance

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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Homebuyer Assistance
HERO Program	The California Home Energy Renovation Opportunity (HERO) allows residential and commercial property owners to finance energy efficiency, renewable energy and water conservation improvements through the State's Property Assessed Clean Energy (PACE) program.	<ul style="list-style-type: none"> • Rehabilitation
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed-rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> • Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> • Homebuyer Assistance • Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> • Homebuyer Assistance

Program Name	Description	Eligible Activities
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction

Program Name	Description	Eligible Activities
Administrative Resources		
Mercy Housing	Mercy Housing California, with a regional office in West Sacramento, is a nonprofit housing developer active in the region. Statewide, Mercy Housing has developed over 4,000 units of affordable multifamily and self-help housing for families, seniors, and formerly homeless persons, among others.	<ul style="list-style-type: none"> • New construction
Community Housing Organizing Corporation	The Community Housing Opportunities Corporation (CHOC), based in nearby Davis, has sponsored the development of approximately 1,300 units of affordable rental housing in Davis and in communities in Yolo, Sacramento, Solano, and eastern Contra Costa counties.	<ul style="list-style-type: none"> • New construction

1 Rebuilding Together Solano County (RTSC) was not offering the Home Rehab Program during the first half of 2022 due to COVID-19 concerns for homeowners as well as volunteers.

2 The administration of the Solano County Housing Authority and its Section 8 Housing Assistance Program is contracted to the City of Vacaville Housing and Redevelopment Department.

OPPORTUNITIES FOR ENERGY CONSERVATION

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 the poor 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 HERO Program provides low-interest loans that are repaid through annual property tax payments. Enrollment in California HERO is completely voluntary. The loans can be used to finance energy efficiency, renewable energy, and water conservation improvements for residential and commercial property through the State's Property Assessed Clean Energy (PACE) program. Potential benefits of using HERO include increased property values, lower utility bills, and a more comfortable home.

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 to 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.

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

6. CONSTRAINTS TO HOUSING PRODUCTION

Various interrelated factors can constrain the ability of private and public sectors to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors include potential constraints that result from governmental policies or actions and potential nongovernmental constraints that are generally driven by market conditions. Potential governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permits, and approval processing. Potential nongovernmental constraints include land availability, land cost, construction costs, and availability of financing. The following section identifies both governmental and nongovernmental factors that may constrain affordable housing development. Subsequent sections provide programs that can help to minimize these constraints and facilitate housing production for all residents of Rio Vista.

GOVERNMENTAL CONSTRAINTS

Generally, governmental constraints include land development controls, development processing procedures, lengthy periods for application processing, application and development fees, scarcity of vacant residential land zoned at the appropriate densities to make a development financially feasible, and requirements to fund public services/facilities and infrastructure.

Compliance with state and federal regulatory requirements (Air Quality Management Plans, Congestion Management Plans, California Department of Fish and Wildlife requirements, California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) environmental review, etc.) can also increase costs of housing construction, but would typically have a greater impact on development within more metropolitan areas than the City of Rio Vista. State and local standards for health, safety, and development patterns require that housing must meet certain standards for construction to protect health and safety and property values. Although these governmental controls on housing increase the cost of housing, it is not in the best interest of the community to disregard these standards. Therefore, housing programs are often required to subsidize or otherwise provide housing to those with limited financial resources. The governmental controls unique to Rio Vista that affect housing development are discussed further herein.

All zoning and development standards and fees are available on the City's website, consistent with transparency requirements pursuant to Government Code Section 65940.1, subsections (a)(1)(A) and (a)(1)(B)).

Land Use Controls

General Plan and Zoning density standards, subdivision regulations, and zoning standards, by their nature, limit the amount of development on a given site and therefore directly affect the cost of development. The regulations also identify minimum development standards for improvements, such as roads, utilities, parking areas, and drainage facilities. These standards are important since they are intended to protect public health, safety, and welfare; reduce future cost to the taxpayers for services; and avoid problems such as drainage impacts on existing development, flood damage, and land stability. Land development controls include policies and regulations contained in the City's General Plan, Zoning Ordinances, Subdivision Ordinance, and building codes.

General Plan

In July 2002, the City of Rio Vista adopted a comprehensive update to its General Plan. The City's General Plan guides residential development in the city by identifying land use designations and corresponding densities and setting forth a vision for the character and design for future development. Residential land use designations in the General Plan Land Use Element call for development densities ranging from 0.1 to 25 dwelling units per acre. **Table 11** provides density and development standards for the primary residential land use designations in the city. The General Plan includes residential-only and commercial-residential mixed-use designations for areas of the city in which projects with both commercial and residential components may share a site. This land use designation is intended to promote residential units within commercial districts to allow workers to reside closer to their place of work, while promoting a more vibrant commercial core. Please refer to the Land Use Map (Figure 4-3) in the *City of Rio Vista General Plan 2001* for the location of all land use designations.

The General Plan also guides development of residential land uses by identifying comprehensive goals, policies, and standards to address community issues such as noise, affordable housing, circulation, safety, and the provision of municipal services and development, which also act as criteria for development within the city.

TABLE 11 GENERAL PLAN RESIDENTIAL DEVELOPMENT DISTRICT DENSITIES AND STANDARDS¹

Land Use District	Allowable Density Range (Gross Dwelling Units Per Acre) ²	Minimum Required Density (Base Density) ³	Uses Allowed / Performance Standards	Intent
Neighborhood Core (NC)	5-20 du/ac	10 du/ac	20%-50% nonresidential uses 25%-50% of residential units shall be multifamily	Allows for some mix of uses suitable for commercial and regional-serving commercial needs. Made up of medium- to high-density residential neighborhoods with auto access from Highway 12 and provides a focus for public transit.
Neighborhood Service/Mixed-Use⁴ (NS/MXD)	5-20 du/ac	6 du/ac	10%-50% nonresidential	Allows for some mix of uses, suitable for commercial and regional-serving commercial need. Intended use to accommodate neighborhood and local-serving uses. Made up of medium- to high-density uses. Includes existing residential and commercially designated property within Development Agreement areas (Brann, Gibbs, and Marks Ranches; and Trilogy).
Neighborhood Residential (NR)	5-7.5 du/ac, 1-16 du/ac on-site	5 du/ac	10% or less nonresidential	Allows for some mix of uses compatible with predominantly single-family neighborhood. Made up of low- to medium-density residential neighborhoods within walking or biking distance of neighborhood centers, convenience businesses and services, and industrial/employment districts.

Land Use District	Allowable Density Range (Gross Dwelling Units Per Acre) ²	Minimum Required Density (Base Density) ³	Uses Allowed / Performance Standards	Intent
Downtown Waterfront (DW)	10-30 du/ac, 8-40 du/ac on-site	10 du/ac	60%-80% nonresidential	Allows community- and regional-serving activities; commercial, public, employment, and higher-density residential. Remains the community's civic and commercial focus. This historic district includes most of the medium- to high-density districts north of Bruning Drive and south of Highway 12.
Historic Residential (HR)	5-20 du/ac, 3-30 du/ac on-site	5 du/ac	Primarily residential	Allows primarily historic single-family uses while allowing multiple family structures and accessory apartments. Comprised of low- to medium-, density.
Multifamily Residential (RM)	15-25 du/ac	15 du/ac	High-density residential	Allows for one- and two-story garden apartments and mobile home parks with multiple uses to provide a range of attractive, affordable options within the multi-family residential districts.
Edgewater Neighborhood (E)	None specified	None specified	Low-density, single-family residential consistent with existing subdivision lots.	Allows primarily single-family residential uses and is suitable for custom-lot subdivisions adjacent to Edgewater Drive, between the riverfront and Highland Drive. Made up of low-density residential neighborhoods.

Land Use District	Allowable Density Range (Gross Dwelling Units Per Acre) ²	Minimum Required Density (Base Density) ³	Uses Allowed / Performance Standards	Intent
Residential Estate (RE)	0.1-1 du/ac	0.1 du/ac	Large-lot, single-family residential 40%-90% common open space; minimum 50% open space per 100 acres	Allows primarily large lot or “estate” residential mix of uses include limited agricultural uses and institutional use buildings. Made up of very low densities within environmentally sensitive areas.

Source: City of Rio Vista, 2021

1. Additional details of each district can be found in the Land Use Element of the General Plan.
2. This is the gross allowable dwelling units per acre of land within the district, including streets, parks, and space used for other purposes than residential development unless specified as an on-site density. As a result, the density on any one development site or buildable lot within the district could be considerably higher than that listed above. On-site densities are net dwelling units on a developable site.
3. The base density is the average density that is required for an entire project. Individual parcels within a residential development may have a lower density per gross acre, but the overall project must average the base density.
4. Sites with mixed use designations have not been identified to meet the City’s RHNA.

Zoning Districts

Under the Zoning Ordinance, development must comply with specific, enforceable standards such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable residential uses (**Table 12**). The City of Rio Vista Zoning Ordinance prescribes allowable land uses, height, bulk, density, and parking standards for each zone district in the city. The ordinance has not been comprehensively updated since its adoption; although a number of amendments have occurred as required by circumstances over the years, its basic format still dates from 1966.

TABLE 12 RESIDENTIAL ZONING DISTRICTS

Zone		Allowable Density	General Uses
R-1	Residential Low Density	7.2 du/ac	Intended for urban single-family homes and related community services.
R-E-1	Residential Estate One Acre	1 du/ac	Intended for urban single-family homes and related community services.
R-2	Residential Medium Density	14.5 du/ac (3,000 sq. ft. per dwelling unit)	Medium-density residential areas, where a compatible mingling of single-unit, dual-unit dwellings and triplexes is likely to occur.
R-3	Residential High Density	Refer to General Plan Designation	Primarily for high-density residential uses of a multiple dwelling nature and related community services.
R-4	Residential High Density	Refer to General Plan Designation	Primarily for high-density residential uses of a multiple dwelling nature and related community services, as well as small-scale limited office and commercial uses.

Source: Rio Vista Municipal Code, 2020

Development Standards

Table 13 provides the residential standards required for all new development. It shows the maximum units per net acre for single- and multifamily residential zones. Neighborhood commercial (C-1) districts will allow residential development by right in this mixed-use zone on 2,500-square-foot minimum lots.

The cumulative effects of these summarized standards allow the City to achieve maximum housing densities and have not shown to slow down the planning and construction of new residential developments.

The R-1, R-2, and R-3 zones are fairly traditional zone districts, with typical lot sizes, yards, and building height for conventional residential development. The cumulative impacts of these building standards have not proven to be obstacles to housing developments. Rio Vista housing is much more affordable than Solano County and the Bay Area. In addition, by using the Planned Unit Development Overlay District and the flexible standards contained in the Waterfront Specific Plan Zoning District, the Rio Vista Zoning Ordinance has enough flexibility to permit special site planning, densities, open space, yards, amenities, and lot coverage to accommodate excellent planning principles or other incentives to accommodate affordable and moderate-income housing needs of the community.

Between 2015 and 2021, 660 building permits were issued for residential units and 275 units were completed.

TABLE 13 ZONING ORDINANCE RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Min. Lot Area	Min. Lot Width (ft.)	Minimum Yards			Site Area per Dwelling Unit (sq. ft.)	Accessory Structures				
			Front (ft.)	Each Side (ft.)	Rear (ft.)		Basic Floor Area limit to % of site area	Max. Height of Main Structure ¹ (ft.)	Max. Height (ft.)	Minimum Distance to Side Lot Line (ft.)	Minimum Distance to Rear Lot Line (ft.)
R-1	6,000 s.f.	60	20	5	15	6,000	40%	35	12	5	10
R-2 Duplex	6,000 s.f.	60	20	5	15	3,000	50%	35	12	5	10
R-2 Triplex	900 s.f.	60	20	5	15	3000	50%	35	12	5	10
R-3	6,000 s.f.	60	15	5	15	1,500	60%	35	15	5	1.5
R-4	6,000 s.f.	60	15	5	15	1,500	60%	35	15	15	1.5
C-1	4 acres	NA	0	0	NA	Per CUP	Specified in CUP	35	As specified in use permit		
C-2	2,500 s.f.	25	As specified in Chapter 17.24			Per CUP	100%	50	As specified in use permit		
C-3-1	1 acre	As specified in Chapter 17.24					60%	50	As specified in use permit		
C-3	7,500 s.f.	As specified in Chapter 17.24					60%	50	As specified in use permit		
C-H	7,500 s.f.	50	As specified in use permit				100% less minimum yards	35	As specified in use permit		
I-P-I	0.5 acres 1 acre		25	20	20		50%	50	As specified in use permit		
I-P											
M-G	0.5 acres or 3 acres						100% less minimum yards				

Source: Rio Vista Zoning Ordinance, 2020

¹ 3 stories permitted.

Cumulative Impacts of Development Standards

State law requires the City 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. In the past, the primary development standard affecting housing cost was the lot size standard, since this standard effectively establishes a 6,000-square-foot minimum for single-family neighborhoods, this is not 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 city currently allows development at densities up to 25 units which is sufficient for market rate and affordable housing development.

Density Bonus

Under current state law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. Section 17.78.150 of the Rio Vista Municipal Code implements the State Density Bonus Law, as codified at Government Code Sections 65915 and 65915.5, including any amendments to the law and is therefore in compliance with all Density Bonus requirements.

Typical Densities for Development

The City of Rio Vista is a small city in Solano County in the Central Valley between Sacramento and the Bay Area. Most of the city's growth has been in single-family areas with residential lots generally varying in size from approximately 4,000 to 6,000 square feet in the R-1 and R-2 residential zones. Multifamily densities typically vary in size from 12 dwelling units per acre to 80 units per acre, depending on the land use designation. The City has not received any requests to develop at densities lower than what was identified in the sites inventory. In General Plan designations where minimum densities have been established, a map amendment would be required to develop below the minimum.

Parking Requirements

The City's parking requirements for residential districts vary by housing type. **Table 14** identifies the City's parking requirements for different housing types, as specified in Section 17.48.010 of the Municipal Code. Locations and access to spaces are approved by the Planning Director in consultation with other City staff.

R-E-1 districts require two covered off-street parking spaces, while other districts do not, but in some cases, do require visual screening from the street. Covered spaces can be achieved by either a garage or carport to allow a car to be within a sheltered space. Many municipalities require covered parking for multifamily units as well as single-family units; some also require fully enclosed garages. The City’s parking standards for single-family and multifamily residential development is, therefore, not considered an onerous requirement that would drive residential development to other jurisdictions.

The City may reduce parking requirements to provide housing for special-needs groups.

TABLE 14 PARKING STANDARDS

Land Use	Number of Off-Street Parking Spaces
Single-family	2 per unit
Studio	1 per unit
1 bedroom	1.5 per unit
2 bedrooms	2 per unit
3 bedrooms	2 per unit
Plus guest	0.25 per unit
Motels, Hotels, and Rooming Houses	1 per living or sleeping unit plus 1 space for each 3 employees
Mobile Homes	1.5 per trailer unit plus 1 additional space for each 4 units
Emergency Shelters ¹	1 space per employee or volunteer on duty when the shelter is open to clients 1 space per family 0.25 space per non-family bed

Source: Rio Vista Municipal Code, 2020

*1 The City has included **Program H-11** to review parking standards for emergency shelters and revise as necessary to allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii).*

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table 15** lists housing types permitted by zone district.

TABLE 15 HOUSING TYPES PERMITTED BY ZONING DISTRICT

Unit Type	Zone Districts						
	R-1	R-E-1	R-2	R-3	R-4	C-1	C-2
Single-Family	P	P	P	P	P		
Duplex		P ¹		P	P		
Multifamily (3+ units)		P ¹		P	P		
Mixed-Use Residential						CUP ²	P ³
Accessory Dwelling Units	P	P	P	P	P		
Junior Accessory Dwelling Units	P	P	P	P	P		
Manufactured/Mobile Homes	P	P	P	P	P		
Mobile Home Parks				P	P		
Single-Room Occupancy Units ⁴							
Transitional Housing ⁵						CUP	CUP
Supportive Housing ⁵							
Emergency Shelters	P	P	P			CUP	CUP
Farmworker/Employee Housing	P		P	P	P		
Convalescent and Other 24-Hour Care Facilities ⁶	CUP	CUP	CUP	CUP		CUP	CUP

Source: Rio Vista Municipal Code, 2020

P = Permitted, CUP = Conditional Use Permit

Notes:

1. Single structure duplexes or triplexes are permitted provided that a minimum of 3,000 square feet of land is required for each dwelling unit, existing and proposed (Municipal Code Section 17.12.020).
2. Residential uses are conditionally permitted on upper floors or adjacent to storefronts or offices where the nonresidential use occupies space fronting on a public street or at the front of a building (not separate residential structures) (Municipal Code Section 17.18.030).
3. Residential uses are permitted on upper floors if within structures architecturally designed for a commercial storefront on groundfloor or on ground or upper floors if building is architecturally designed for residential use (Municipal Code Section 17.20.020).
4. The City has included **Program H-11** to amend the Municipal Code to define single-room occupancy units and identify zones where they are permitted, in compliance with Government Code Section 65583.
5. The City has included **Program H-11** to amend the Municipal Code to permit both transitional and supportive housing as a single-family use, treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
6. The City has included **Program H-11** to allow residential care facilities for 6 or fewer residents as a single-family use in all zones that permit uses of a similar type, and **Program H-11** to allow residential care facilities for 7 or more residents as a single-family use in compliance with the definition of family.

Housing for Persons with Disabilities

The City has adopted and enforces the California Building Standards Code, 2019 Edition, known as The California Code of Regulations, including Chapter 11B pertaining to accessibility. This chapter incorporates provisions from the Americans with Disabilities Act (ADA; 42 U.S.C. 12101 et seq.), which specifies that a number of the residential units in new multifamily construction of three or more apartments or four or more condominiums must be accessible or adaptable. Construction or conversion of residential facilities to accommodate persons with disabilities are held to the same standards as any other construction; ramps or other exterior improvements simply need to meet building and fire codes. Building officials and Planning staff maintain fluency in accessibility requirements for the construction and remodel of residential structures to ensure compliance with accessibility requirements for all projects. No particular constraints to accommodating necessary accessibility conversions have been identified or called to the City's attention.

- **Reasonable Accommodations:** The City's Municipal Code includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, funding, development, and use of housing for people with disabilities to ensure reasonable accommodations (Section 17.66.120). There are no application fees and requests are processed within 45 days of a complete application for a reasonable accommodation. The written decision to approve, conditionally approve, or deny a request for a reasonable accommodation shall be based on the following findings, all of which are required for approval or conditional approval of a reasonable accommodation:
 - The requested accommodation is requested by or on behalf of one or more disabled persons protected under the ADA.
 - The requested accommodation is necessary to provide one or more disabled persons an equal opportunity to use and enjoy a dwelling.
 - The requested accommodation will not impose an undue financial or administrative burden on the City as "undue financial or administrative burden" is defined in the ADA.
 - The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program, as "fundamental alteration" is defined in the ADA.
 - The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

Findings for approval of reasonable accommodation requests are objective and only include those findings allowable under definitions included in the ADA. Therefore, the City's reasonable accommodation process does not pose a constraint on housing for persons with disabilities.

- **Separation Requirements:** The City'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.
- **Parking Requirements:** The City's Zoning Ordinance requires that all multifamily uses provide handicapped parking spaces at a ratio defined in the Zoning Ordinance. For example, two spaces are required for parking lots providing a total of between 26 and 50 parking spaces (Section 17.48.010.H). However, parking requirements for a residential care facility for six or fewer individuals within a residential zone are no different than for any other single-family use.
- **Definition of "Family":** The City of Rio Vista defines family as one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

Residential Care Facilities

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

The City's Zoning Ordinance allows 24-hour convalescent facilities with a conditional use permit in the R-1, R-E-1, R-2, R-3, C-1, and C-2 zone districts. While the Municipal Code includes definitions of small and large residential care facilities that comply with State law, they are not reflected in permitted uses. Therefore, to comply with Government Code Section 65583(a)(4), the City will revise the Zoning Ordinance to allow residential care facilities for six or fewer persons in all residential zones in the same manner as other residential uses of the same type in the same zone, and facilities for seven or more without a Conditional Use Permit (CUP) (**Program H-11**).

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

California Government Code Section 65583(a)(4)(A) requires jurisdictions to allow emergency shelters in at least one zone with adequate vacant land without a CUP. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The Rio Vista Municipal Code allows emergency shelters, serving no more than 16 persons at any one time, by right, without discretionary action, in the R-3, R-4, and C-H zone districts. Emergency shelters, including those that serve more than 16 individuals, are allowed with a CUP in the C-1, C-2, C-2A, C-3-1, and I-P-I. Much of the vacant land in these zones is near existing urban areas where current services are located, or where future services can reasonably be expected to be extended in the future. Vacant sites in the R-3, R-4, and C-H zones are at a wide range of sizes, suitable to accommodate shelters of various sizes. Vacant land suitable for emergency shelters includes one 0.43-acre parcel in the R-3 zone, 2.55 acres on two parcels in the R-4 zone, and 1.52 acres across four parcels in the C-H zone. Each of these parcels is in or near downtown and associated services. As identified in the Regional Housing Needs Assessment and in concert with local consultations with the police department, 3 homeless individuals were identified in Rio Vista. Government Code 65583(a)(l) requires that jurisdictions identify suitable sites to accommodate shelters with at least 200 square feet of space per person. Rio Vista’s population could therefore be served in approximately 600 square feet. All sites identified in the R-3, R-4, and C-H zones are sufficiently large enough to accommodate construction of a shelter of this size.

The City has included **Program H-11** to review parking standards for emergency shelters and revise as necessary to allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii).

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 are not limited to, the following:

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

Program H-11 has been included to comply with state law.

Transitional and Supportive Housing

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

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

Pursuant to Government Code Section 65583, transitional and supportive housing types are required to 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. The City will review and revise the Zoning Ordinance so that transitional and supportive housing, as defined in the Health and Safety Code, is permitted by right without a CUP in residential zones, and supportive housing is permitted in nonresidential zones that allow multifamily and mixed uses (**Program H-11**).

Employee Housing

The City does not have any land designated for agricultural uses and complies with Health and Safety Code Sections 17021.5 and 17021.6. However, to comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City

will amend the zoning code to regard employee housing serving six or fewer employees as a single-family dwelling for purposes of applying land use and zoning regulations (**Program H-11**). Additionally, this amendment will allow employee housing of no more than 12 units or 36 beds as an agricultural use and will be permitted in the same manner as other agricultural uses in the same zone.

Single-Room Occupancy

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. AB 2634 (Lieber 2006) 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 units.

To encourage and facilitate the development of housing affordable to extremely low-income households and in accordance with Government Code Section 65583, the City will define single-room occupancy units and identify zones where they are permitted (**Program H-11**).

Accessory Dwelling Units

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. In Rio Vista, ADUs and junior accessory dwelling units (JADUs) are permitted by-right in all zones where single-family and multifamily uses are permitted.

Mobile Homes and Manufactured Housing

Under California Government Code Section 65852.3(a), jurisdictions must allow certified manufactured homes on all lots zoned for conventional, stick-built single-family dwellings. The only difference in regulation between manufactured homes and conventional single-family dwellings may be with respect to architectural requirements. The Rio Vista Municipal Code currently allows manufactured homes as a permitted use in all zones where single-family structures are permitted.

Building Codes and Enforcement

The latest (2019) edition of the Uniform Building Code (UBC) is enforced in Rio Vista. The City's Building Department ensures that new residences, additions, and auxiliary structures meet all of the latest construction and safety standards. Building permits are required for any construction work. Rio Vista has no local building or construction code

restrictions beyond those prescribed by the Uniform Building Code. The City has not made any local amendments to the building code.

On- and Off-Site Improvements

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements, such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements as these services are required to ensure that development is constructed according to established codes and standards.

The City requires residential project improvements to include drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Minor and local streets have 52-foot rights-of-way, including 8 feet on each side for sidewalks; collector streets have 60-foot rights-of-way with 20 feet of dedicated improvements and 8 feet on each side for sidewalks; and major or industrial streets have 78-foot rights-of-way with 16 feet of dedicated improvements with an additional 7 feet on each side for sidewalks. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Rio Vista.

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

Review of Local Ordinances

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

Permit Processing and Procedures

The City's Zoning Ordinance requires that all commercial, multifamily (over two units), and new subdivisions be reviewed for compliance with general community design standards, such as circulation, orientation of buildings, location and visibility of common areas, and landscaping. Individual single-family homes are reviewed at the staff level; larger development projects undergo review by staff and the City's Planning Commission.

Rio Vista's approval process may be slightly less cumbersome than is typical in Solano County, because there is no discretionary review body other than the Planning Commission that would add an additional step and more time to the procedural process.

As shown in **Table 16**, both single-family developments and multifamily developments are processed between 60 and 105 days. Development applications may take between 12 and 36 months to process; however, the time necessary for review largely depends on the overall size and complexity of the project, the degree to which it complies with adopted City standards, compliance with state and federal regulations, and the initial completeness of the development application. The timeframes are considered reasonable, and the City has been successful in efficiently processing development applications to accommodate timelines for development projects. **Table 16** identifies the approximate time necessary to process residential development applications. Not all steps identified in **Table 17** apply to every project, **Table 17** is representative of typical multifamily and single-family projects.

TABLE 16 SINGLE-FAMILY AND MULTIFAMILY DEVELOPMENT PROCESS

Type of Approval or Permit	Time to Complete	Approval Body
Step 1: Site and Architectural Review	30 – 60 days	Planning Commission
Step 2: Building Permit Review	30 – 45 days, initial review	Building Department
Estimated Total Processing Time	60 – 105 days	

Source: City of Rio Vista, 2022

TABLE 17 DEVELOPMENT REVIEW TIME FRAMES

Development Permit/ Review Process	Time Frame ¹		
	Single-Family Residential	Multifamily Residential	Planned Unit Development (all housing types)
Ministerial Review (e.g., one unit and second unit)	5 days	N/A	NA
Pre-Application (encouraged for more complex projects and Specific Plans)	14 to 30 days	30-60 days (if it includes 2 or more meetings)	Approx. 8-12 months or more (assumes about 4-6 bi-monthly meetings)
Site and Architectural Review	30 to 60 days	30-60 days	Included in PUD Permit
Conditional Use Permit and/or Variance	30 to 60 days	30-60 days	Included in PUD Permit

Development Permit/ Review Process	Time Frame ¹		
	Single-Family Residential	Multifamily Residential	Planned Unit Development (all housing types)
Zone Change and General Plan Amendments	5 months to 1.5 years	5 months to 1.5 years	Concurrent with PUD Permit
Environmental Review (depending on Initial Study impacts)	1 to 14 months	1 to 14 months	Concurrent with PUD Permit
Planned Unit Development (PUD) Permit	2 to 12 months	2 to 12 months	Aver. take about 2-4 years overall for larger-scale projects
Developer Agreements	NA	NA	3 months to 1 year (depending on complexity)
Civil and Site Grading Permit	30 to 45 days	30 to 45 days	30 to 45 days
Building Permits	30 to 45 days, initial review	30 to 45 days, initial review	30 to 45 days, initial review

Source: City of Rio Vista, 2021

1. City Council action is required for zone changes, General Plan amendments, planned unit developments, and development agreements.

The Planning Division encourages all new multifamily dwelling developments to first submit a pre-application for initial feedback and obtain basic requirements and guidance from the Planning, Building, Public Works, Fire, and Police Departments. A Design Review Committee meeting can be held for project applicants to receive preliminary input from all City departments. When the applicant is ready to submit a formal application, depending on the zone (R-3 zone), the applicant would submit a Site and Architectural Review (SAR) and environmental application/initial study, or a CUP application, Initial Study (and variance application if needed) for the R-4, Waterfront Specific Plan, C-1, or C-2 zones.

Once the application is deemed complete by the Planning Division, a public hearing is scheduled for approval of entitlements. Staff works with applicants and their architect to show consistency with all necessary zoning data (site area, allowed density, required parking, lot coverage, open space, setbacks, building renderings) to ensure that the

submittal would address all City standards and would go through the planning process in an expeditious manner.

Site and Architectural Review and CUPs are both discretionary approvals authorized by the Planning Commission. Depending on the complexity of the project and the number of revisions requested of applicants, it usually takes approximately 15-60 days to process/approve a SAR for a single-family residential application, 30-60 days for a multifamily residential complex, and 30-90 days for a CUP, mixed-use development, and/or variance. Typical findings of approval for a SAR and CUP are as follows.

Typical City of Rio Vista SAR findings:

1. The project is consistent with the General Plan.
2. The project is consistent with the Zoning Ordinance.

Typical City of Rio Vista CUP findings:

1. The proposed use is consistent with current City policies regarding land use and design, due to the small difference in land use changes within the overall community.
2. The proposed use is consistent with the City of Rio Vista General Plan and applicable elements thereof.
3. This project is Categorical Exempt, or a Negative Declaration or environmental impact report (EIR) has been prepared in accordance with CEQA.
4. Due to these findings and when subject to the following Conditions of Approval, the project will not be detrimental to the public health, safety, and welfare of the residents and businesses of the City of Rio Vista.
5. The project, as amended by these conditions and requirements, substantially meets the purpose, intent, and standards of the zoning district.

Multifamily projects, as part of a large-scale planned unit development (such as Brann Ranch PUD) can take anywhere from two to four years to complete all of the complex processing steps, plans, and environmental documents required by for Planning Commission and City Council consideration. This is because PUDs such projects require comprehensive site plans, , infrastructure plans, and complex environmental review (CEQA) documents.

Although environmental documents can usually overlap some of their processing times with PUD permits to some extent, complex EIRs can often take about 18-24 months (from Draft EIR to certifying the Final EIR) of time beyond the basic PUD process. Sometimes, as part of the EIR process, there are mitigation measures that result in the PUD plans

being modified to accommodate traffic, concerns by surrounding property owners, address design issues, and accommodate infrastructure demands of the project.

However, once a PUD permit and associated SAR review have been approved and public facilities/infrastructure has been installed, as long as the subsequent building permits comply with all City requirements, each individual permit for small groups of single-family dwellings or for a basic multiple-family structure usually take no more than about 10-20 working days to be issued by the Building Division. More complex building permit submittals may take longer if structural or other specialized plan submittals need to be reviewed by the City's plan check engineer.

The actual time required to process a project varies from one project to another, and is directly related to the size, complexity, and nature of the proposal and number of approvals needed to complete the project (such as if there are any state and federal agencies involved with permits, like Caltrans and the U.S. Army Corps of Engineers). It should be noted that each project does not necessarily have to complete each step in the process (smaller projects consistent with the General Plan and Zoning Ordinance findings do not generally require EIRs, General Plan amendments, rezoning, or variances). Also, the City tries to streamline reviews and approval procedures and to process related permits concurrently. For instance, a rezoning may be reviewed in conjunction with the required SAR application, tentative subdivision maps, any necessary variances, and an environmental determination, saving time, money, and efforts for the private sector and the City.

After a multifamily project is approved, plan checking would be performed by the City's plan check staff to expedite the review (usually within four weeks after a complete submittal by the architect, structural, and civil engineers). Throughout construction, the Building Division (with assistance from contract inspectors if needed) would perform building inspections to closely monitor the progress of the project. This process is usually very efficient and does not put any undue time constraints or costs on development. The typical timeframe from project approval, ~~such as a parcel map approval~~, assuming infrastructure is existing, to issuance of a building permit is three months.

The City's land use process is not a constraint for processing multiple-dwelling unit projects and housing affordable to low-income residents.

Design Review

The residential architectural standards described in the Community Character and Design Element of the General Plan for both single- and multifamily developments are typical of Solano County cities. Review criteria include such items as building articulation, façade elements and details that create interest, shade and shadow, a strong sense of entry, and orientation to public streets and rights-of-way. Elements such as bays, porches, eaves,

and similar features are encouraged. Criteria for acceptable design elements for a variety of building types are provided in the Community Character and Design Element. The Zoning Ordinance calls for administrative review by Community Development Department staff of individual proposed new or expanded residential structures to ensure consistency with the surrounding area and with design criteria. This is considered appropriate to ensure aesthetic continuity within the city. Since the review is accomplished according to design criteria, and thus is not arbitrary, it is not considered an onerous obstruction to streamlined review of multifamily units.

While not codified in the Zoning Code, the Community Character & Design Element calls for varying front setbacks for garages in Action CD-8. These include a main building setback of 15 feet on lots at least 71 feet wide, with the garage to be placed anywhere as long as the driveway width does not exceed 25 percent of the lot width. For lots 45 to 70 feet wide, the Action calls for a 15-foot setback of the main building and 67 percent of garages on any given block to be set back at least 30 feet, and the remainder to have a minimum of 20 feet, or 15 feet if a side, "Hollywood" or swing driveway is used. For lots less than 45 feet in width, the Element calls for a 15-foot setback of main buildings, and all garages to be in the rear half of the lot with alley access preferred. This requirement effectively reduces costs to developers by allowing for narrower roadway widths, which equates to less overall paving. The reduced roadway widths are allowed for public and private streets, as long as the garage standards are met. Overall, the standards are designed to allow higher densities through better design, while reducing infrastructure costs. Processing time is reduced by avoiding the need to use private streets to take advantage of the reduced widths.

Proposed subdivisions are reviewed for compliance with zoning standards such as circulation, orientation of buildings, location and visibility of common areas, and landscaping. Currently, City staff conducts an informal review of the proposed building architecture using the General Plan's Community Character and Design Element as a guide, but have included *Implementing Action H-12 Design Guidelines and Design Review* in Section G.

Conditional Use Permits

A CUP is not required for multifamily developments within existing multifamily zone districts, so long as the project is in compliance with development standards set forth in the Zoning Ordinance. The Zoning Ordinance allows residential development within C-1 commercial zone districts with approval of a CUP. A CUP is required to ensure any proposed residential uses would be compatible with surrounding commercial land uses and to ensure the public health, safety, and welfare. This is not considered an onerous requirement for areas intended primarily for commercial uses.

Senate Bill 330 Procedure

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

Senate Bill 35 Approvals

SB 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City has included **Program H-14** 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 Streamlining

The Permit Streamlining Act was enacted in 1977 in order to expedite the processing of permits for development projects. Government Code § 65921. The Permit Streamlining Act achieves this goal by (1) setting forth various time limits within which state and local government agencies must either approve or disapprove permits and (2) providing that these time limits may be extended once (and only once) by agreement between the parties. The Permit Streamlining Act does not apply to legislative land use decisions or to ministerial permits. The City adheres to the time limitations by providing completeness responses to applicants within 30 days of receiving a development application. When an application is received, the City establishes internal review times to be completed prior to the 30 day limit to ensure there is sufficient time to adhere to requirements of the Permit Streamlining Act. The completeness response provided to applicants includes a detailed list of missing items, if any, that were identified.

Projects that are exempt from California Environmental Quality Act (CEQA) must be processed within 60 days of deeming the application complete. However, projects that require additional environmental analysis and disclosures to the public are granted additional time to prepare an initial study and circulate the environmental findings for public comments. The City adheres to streamlining requirements under CEQA pursuant to state law.

Impact and Application Processing Fees

Impact Fees

The City requires developers to pay impact fees to cover the City's costs to provide services and utility infrastructure to new development. Impact fees are required by the City and the County. The Capital Impact Fees were adopted in 2009, and most recently revised in August 2010. These fees determine the real costs to the City of providing adequate services to new development. Impact fees are collected for municipal facilities, fire protection facilities, police facilities, park facilities, roadway facilities, etc., as shown in **Table 18**.

**TABLE 18 TYPICAL BUILDING AND CAPITAL IMPACT FEES
(NON-DEVELOPMENT AGREEMENT)**

Fees	Single-family Residential	Multifamily
Roadways	\$8,344.00	\$5,810.77
Parks and Recreation Facilities	\$4,709.59	\$2,649.01
Municipal Improvement Fee	\$4,016.48	\$2,798.37
Police Facilities	\$787.00	\$477.00
Fire Facilities	\$1,277.00	\$774.00
Water Connection	\$5,950.00	\$5,950.00
Interim Water	\$80.01	\$80.01
Sewer Facilities	\$6,610.76	\$6,610.76
Collection System	\$967.43	\$967.43
General Plan Revision Fund	\$90.27	\$25.00
Solano Co. Public Facilities	\$9,150.00	\$8,656.00
School Impact Fee ¹	\$9,580.00	\$3,382.00
Typical Building Permit	\$2,327.50 ²	\$1,201.90 ³
Typical Plan Check ⁴	\$1,512.88	\$781.24
Total Fees/Unit	\$55,402.92	\$40,613.49
Total Building Valuation per unit (2022 Estimate)	\$329,942.00	\$128,253
Total Housing Cost (not including land costs)	\$385,344.92	\$168,866.49
Typical Fees as a % of Total Housing Costs	14.4%	24.1%

Source: City of Rio Vista, 2022

1. *Based on the school impact fee of \$4.79 per square foot for residential construction established by the State Allocation Board in February 2022. Estimates costs for a 2,000 square foot single-family home and an 800 square foot multifamily unit.*
2. *Based on the estimated construction cost of \$329,942 for a 2,000-square foot, wood-framed, single-story home in Rio Vista with a two-car garage, using the Craftsman Book Company's 2022 National Building Cost Manual. Construction costs include labor, materials, and equipment.*
3. *Based on the estimated construction cost of \$128,253 per unit in a 40-unit multifamily structure with an average unit size of 800 square feet in Rio Vista, using the Craftsman Book Company's 2022 National Building Cost Manual. Construction costs include labor, materials, and equipment.*
4. *Plan check fees are 65 percent of building permit fees, as presented in Table 20.*

City staff calculated the typical permit, plan check, impact fees, and other fees for a typical single-family and multifamily housing unit and compared those fees to total housing costs based on 2022 improvement and land cost estimates. The total fees as a percentage of total new housing costs vary widely from about 14.4 percent for a typical single-family dwelling (estimated at approximately \$164 per square foot construction cost), and about 24.1 percent for a multifamily unit (estimated at approximately \$166 per square foot construction cost). Historically, multi-family dwellings have lower construction costs per foot, but due to high costs of materials currently, the cost per foot has increased significantly over the last 8 years. Further, multifamily dwellings typically higher percentage of building/impact fees to housing costs because some impact fees may tend to have a disproportionately higher fee to housing value ratio for smaller apartment and multifamily units, than single-family homes.

To address infrastructure needs for new developments, the City analyzed the development impact fees for all uses throughout the city (Annual Development Impact and Five-Year Fee Report). Solano Transportation Authority has added a regional impact fee on residential and nonresidential development throughout Solano County to provide local matching funds for major roadways, city arterials, and transit facilities. The adoption of these fees had marginally increased the housing costs.

A school impact fee is assessed by the River Delta Unified School District for all new home construction. The school impact fee is intended to defray the cost to the school district of new students generated by new development within the city. The school impact fee is levied on a per-square-foot basis and is currently \$4.79 per square foot of livable residential space. This fee has been identified as a factor by Rio Vista Developers in their decision to develop age-restricted housing in the Trilogy and Liberty projects. Therefore, the City has included under **Program H-18** that the City will meet annually with the District to identify strategies that support development of non-age restricted housing projects.

Development Processing Fees

The City of Rio Vista collects development processing fees and deposits to ensure reimbursement of the City for time spent by staff and consultants in processing requested development permits. Rio Vista also requires developer funding and/or construction of off-site extension of utilities, storm drain infrastructure, and requires the developer to construct all internal streets, curb, and gutter, and to improve segments of off-site roadways to accommodate increased traffic resulting from project development. Improvements are typically required as conditions of project approval or as a condition of the Development Agreement entered into by the City and the developer.

Development processing and permit fees and exactions can add to housing construction costs. In general, permit fees are typically high in rapidly growing communities or in areas of new development that expand the developed core, as supporting infrastructure is not in place and must be provided by new development. Development processing fees and application fees required by the City for a typical residential project, including multifamily development, are shown in **Tables 19** and **20**, respectively. Development fees for multifamily development are similar to single-family development. Permit processing and development fees assessed by the City are generally lower than comparable jurisdictions. In some cases, particularly for projects with existing development agreements that limit fees, the fees do not fully cover the cost of providing services and facilities.

TABLE 19 DEVELOPMENT PROCESSING FEES

Fee Type	Fee Amount
Final Subdivision Map	\$2,500.00 plus \$100.00 each lot or unit to be paid by applicant at the time application is made. ¹
Building Permit	Based on the valuation of the project. (For projects valued at \$100,001 to \$500,000, the fee would be \$1,004.50 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof to and including \$500,000 plus \$35 administration fee)
Seismic Mapping Fee	Residential: \$0.21 per each \$1,000 building valuation.
Grading Plan Review	Fees apply for all grading projects of 50 cubic yards or greater.
	Consultant Plan Review: Actual contractor cost plus \$36.75 administration fee; minimum charge of \$125 (1 hour).
	Consultant Field Inspections: Actual contractor cost; minimum charge of \$250 (two hours). Additional fees may be charged based on consultant estimate of hours of work to be performed; additional fees may be charged prior to final permit if staff or consultant hourly cost exceeds fees paid at issuance of permit.
Grading Permit	The fee shall be charged at the currently adopted Employee Billable Rate for Building Inspector (\$72.01/hour) plus \$36.75 administration fee; minimum charge of one-half hour.
Plan Check	65% of Building Fee
Zoning Compliance Review	Includes 1 hr. planning (minimum) or actual time required. \$100 minimum or actual time required

Source: City of Rio Vista, 2022.

¹ Deposit of additional funds may be required prior to continued processing of application or application may be denied in the event of hours worked exceeding initial fee.

TABLE 20 PROJECT APPLICATION FEES

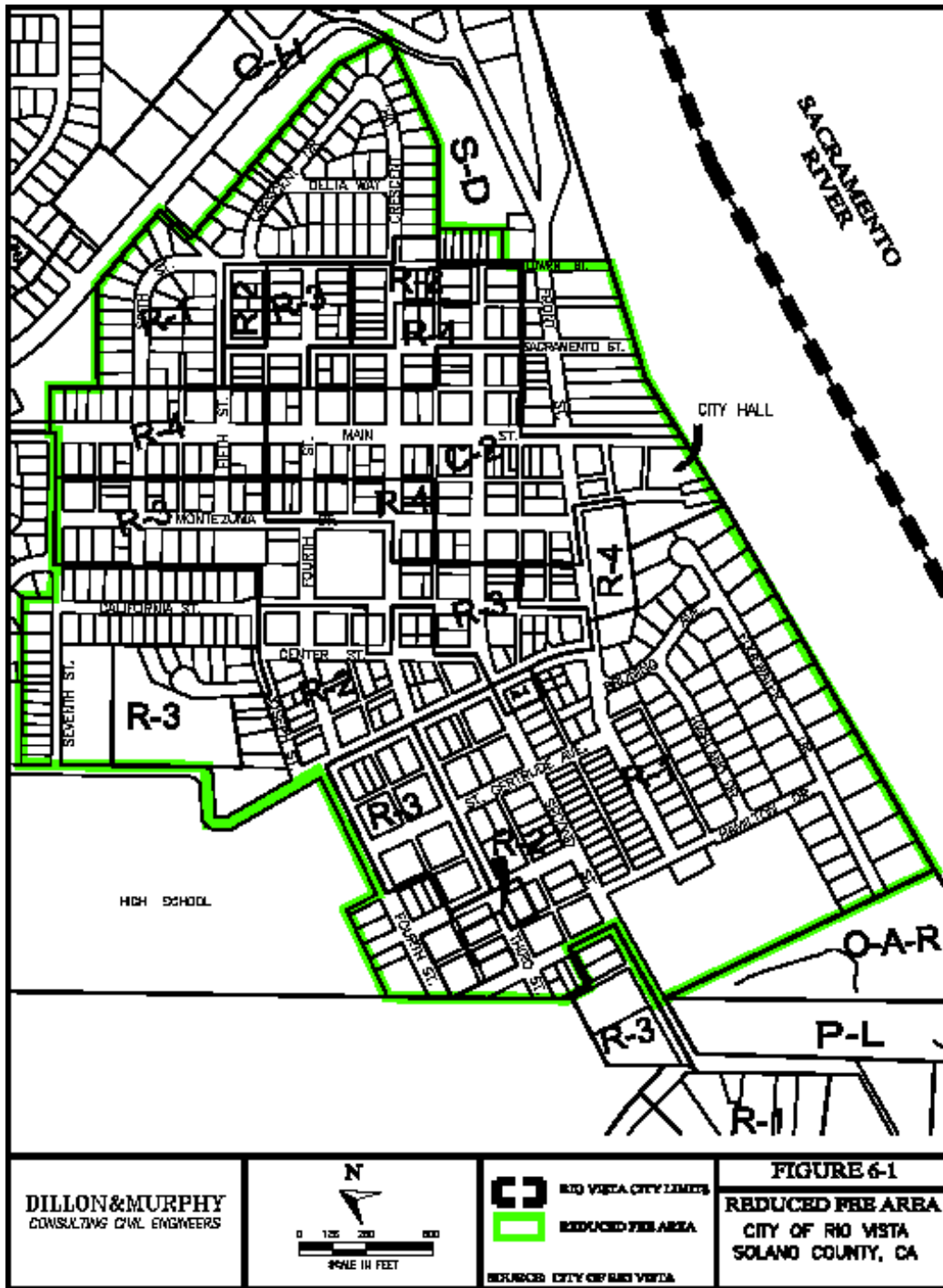
Fee Type	Amount
General Plan Amendment	\$5,000.00 deposit (to cover all staff time, plus outside consultants and legal counsel, additional funds may be required should hours worked exceed initial deposit amount.)
Rezoning/Zoning Ordinance Amendments	
Annexation/Detachment	
Planned Unit Development	
Mobile Home Park Development	
Development Agreement	
Conditional Use Permit (Minor)	\$1,972
- Reduced Fee for the above item (for properties in Figure 6-1, Reduced Fee Area) ¹	\$986
Conditional Use Permit (Major) - Reduced Fee for the above item (for properties in Figure 6-1 , Reduced Fee Area) ¹	\$3,944
	\$1,972
Tentative Subdivision Map	\$2,500.00 plus \$100.00 each lot or unit
Amendment to Tentative Subdivision Map	
Parcel Map	\$2,500.00 plus \$100.00 each lot or unit
Lot Line Adjustment ²	\$2,500.00 plus \$100.00 each lot or unit
Site and Architectural Design Review -	\$1,972
Reduced Fee for the above item (for properties in Figure 6-1 , Reduced Fee Area) ¹	\$986

Source: City of Rio Vista, 2022

¹ Reduced Fee Area is delineated on **Figure 2**. The purpose of reduced fees in this area is intended to facilitate housing rehabilitation in the historic downtown, which contains the highest concentration of blighted units.

² Lot line adjustments are processed by the Public Works Department and are subject to additional fees.

FIGURE 2 REDUCED FEE AREA



As shown in **Table 19**, many of the fees assessed are based on project characteristics, such as valuation or grading quantities and, therefore, no standard amount can be provided. An example of development costs for a 1,558-square-foot, single-family home is given in **Table 21**.

Building permits must be secured before commencement of any construction, reconstruction, conversion, alteration, or addition. Approval of permit applications is based on conformity with the Zoning Ordinance, although the City has the power to grant variances from the terms of the ordinance within the limitations provided in the ordinance.

As high as these fees may seem, the City of Rio Vista’s fees for new residential development are lower overall than fees charged in other cities in Solano County, and in most cities in growth corridors of the San Francisco Bay Area. In the neighboring City of Benicia, the equivalent fees run to over \$64,603 per single-family unit. Similarly, in neighboring City of Dixon, equivalent fees for a comparable 2,000-square-foot single-family home are \$66,307. Rio Vista’s development fees are generally comparable with, or lower than, fees charged by neighboring communities, as shown in **Table 20**.

Affordable housing is defined as a residential housing unit that is deed restricted to preserve the unit for residents with income within limits set forth by the County’s Housing Authority.

TABLE 21 FEE COMPARISON FOR CITIES IN SOLANO COUNTY

City	Impact Fees to Construct 2,000 s.f. Single-Family Home on Improved Lot ¹
Rio Vista	\$55,403
Benicia	\$64,603
Dixon	\$66,307

Source: City of Rio Vista, 2022

¹ Fees include the City’s Capital Improvement Fees (impact fees), school district impact fees and Solano County Public Facilities Fee

Subdivision Standards

General standards for off-site improvements, such as streets, sidewalks, bikeways, and street lighting, are defined in the City’s Standard Plans and Specifications, which were established under the Subdivision Ordinance and are updated periodically. The minimum width for streets in a residential development is 36 feet from curb to curb. Exceptions are made only for existing public alleys or infill residential projects, which may be as narrow as 20 feet, subject to approval by the Fire Department and City Engineer. This street width is a standard requirement in Solano County and is typical of most neighboring communities, including Fairfield and Suisun City.

With the advent of newer development approaches, such as “smart growth,” “performance regulations,” and “New Urbanism,” a number of California communities are re-thinking the conventional wisdom of these standards. Streets of the typical standard tend to accommodate higher automobile speeds, are devoid of public landscaping or street trees, do not relate to the density of the neighborhood or the amount of auto traffic anticipated, and place an additional burden on low-income residents by eliminating alternatives and increasing reliance on more expensive automobile transportation.

The performance street standards proposed by the policies of the Circulation and Mobility Element and the Community Character and Design Element of the current General Plan call for narrow streets where density and traffic considerations allow, multiple connections to destinations, and shorter blocks to foster easier walking and transit access. As part of the General Plan 2045 update, the City will review and revise these standards, as necessary, and larger projects will be encouraged to use the General Plan performance standards through the Development Agreement and PUD procedure.

As in most Bay Area communities, developers are expected to pay the cost of water and sewer connections and a share of the costs of any expansion of water or sewage treatment facilities necessitated by development. These required improvements do not exceed the standards typically found in the Bay Area and do not constitute undue development constraints.

NONGOVERNMENTAL CONSTRAINTS

Available Dry Utilities

Dry utilities, including cable, electricity, and telephone service, are available to all areas within the city. There is sufficient capacity to meet the current need and any future need. Service providers are as follows:

- Cable: Xfinity
- Electricity: Pacific Gas and Electric Company (PG&E)
- Telephone: Frontier
- Internet Service: Comcast

Financing Availability and Interest Rates

The availability of money or capital is a significant factor that can control both the cost and supply of housing. Two types of capital affect the housing market: (1) capital used by developers for site preparation and construction, and (2) capital for financing the purchase of units by homeowners and investors. Currently, the interest rate for a 30-year home loan is around 5.0 percent.

Table 22 illustrates interest rates as of May 2022. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE 22 INTEREST RATES

Loan Length	Interest	APR
Jumbo Loans		
15-year fixed	4.375%	4.536%
30-year fixed	4.500%	4.614%
Conforming and Government Loans		
15-year fixed	4.375%	4.675%
30-year fixed	5.125%	5.304%

Source: www.wellsfargo.com, May 2022.

Notes: In 2022, a conforming loan is for amounts not exceeding \$647,200, while a jumbo loan is for amounts greater than \$647,200.

Interest rates for loans taken out to purchase homes in the city, and the availability of such loans, depends largely on the creditworthiness of the borrower. Within the current lending and economic environment, it can be challenging for very-low-, low-, and in some cases even moderate-income first-time homebuyers to acquire sufficient savings and income to obtain and provide for a down payment, qualify for a loan, pay closing costs, and make monthly mortgage, tax, and insurance payments. The City has included **Program H-16** to promote the availability of local, regional, and state homebuyer assistance programs to offset the burden of rising interest rates for lower-income buyers.

Land Costs

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

available and larger tracts of land, while smaller, more expensive parcels are closer to urbanized areas.

As of June 2022, there were no vacant sites listed for sale in Rio Vista. However, in neighboring communities Isleton, Fairfield, Rockville, Hartley, and other unincorporated areas of Solano County, the average cost for an acre of vacant land was \$411,970, with prices ranging from \$23,092 to \$886,905 per acre (according to a survey of LoopNet.com listings performed in 2022). The maximum price range is significantly higher now compared to vacant land cost in 2013; however, there are a few lots available at a lower price range. While land prices declined during the economic recession, they have been increasing as shown by the current price range for available vacant land. Additionally, the shortage of available land in Rio Vista may be an indicator that land presents a barrier to development.

Construction Costs

Construction costs vary widely depending on the type of structure being built. For instance, the total construction cost of a multifamily structure will be significantly higher than a single-family home, though the cost of each unit in the multifamily structure will be less due to economies of scale.

According to the Craftsman Book Company's 2022 National Building Cost Manual, using zip code modifiers for the 94571-zip code, construction costs for a single-family home are approximately \$164 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced-air heating and cooling in Rio Vista. Estimated total construction costs for such a home are \$329,942.¹ These construction costs include labor, materials, and equipment but do not include costs of buying land.

Costs for multifamily construction are approximately \$166 per square foot. This is based on costs calculated for a four-story building in Rio Vista with 40 units and an average unit size of 800 square feet each. The calculation is for a wood or light-steel frame structure, including forced-air heating and cooling and constructed of good quality materials. The estimated total construction costs for each unit \$128,253, and total construction costs for the building are \$5,319,893. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.²

² 2022 National Building Cost Manual and 2022 94571 zip code modifiers, Craftsman Book Company.

Without subsidies, new single-family detached residences and, to some extent, new multifamily units are not considered affordable to construct for low-income households. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs and associated land costs per unit.

Construction costs represent a real constraint on the improvement and purchase of housing within the City of Rio Vista by affecting the ability for a builder to profit from selling the units constructed or for a prospective home purchaser to bear the costs. This constraint, however, lies largely outside the jurisdiction of the local government, being that it is largely dependent on global demand for materials, labor market conditions, and the overall vigor of the real estate market.

Infrastructure and Environmental Constraints

Environmental factors and a lack of necessary infrastructure or public facilities (e.g., water, sewer, roads) can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints, such as flooding, sensitive biological resources, and seismicity can also affect the physical and financial feasibility of the maintenance, improvement, and development of housing. This section discusses the most relevant of these constraints to housing production in Rio Vista. It should be noted that SB 1087 requires water and sewer providers, in this case the City of Rio Vista, to grant priority service to developments that include housing units affordable to low-income households. The City of Rio Vista, as the city's water and sewer provider, will continue to comply with this state law.

Water Supply

The projected new housing in the city will not adversely affect the service capabilities for providing water to the city's residents. At present, the city's water supply and treatment capacity are sufficient to accommodate the City's 6th cycle RHNA. While capacity to provide water service to projected new housing is available, the City has plans to undertake various water system improvements to assure reliable service for buildout of all future anticipated development. These planned projects include construction of two additional water wells, construction of a two-million-gallon potable water storage tank with booster pump station, and miscellaneous water CIP projects to replace antiquated infrastructure. Additional information regarding primary and supplemental municipal water sources is provided in Chapter 12, Public Facilities and Services Element, of the Rio Vista General Plan.

Wastewater Facilities

The Northwest Wastewater Treatment Plant is north of Airport Road adjacent to the municipal airport. During the fourth planning cycle, the plant was planned to serve the majority of the Del Rio Hills and Riverwalk/Seeno properties, portions of the industrial/employment areas east of Church Road, and all of Brann, Gibbs, and Trilogy projects. According to the Regional Water Quality Control Board (Central Valley Region), as of 2021, there has been a slowdown in population growth. As a result, the wastewater treatment plant has received approximately 0.25 million gallons per day (MGD). The facility can accommodate a peak flow of up to 3.0 MGD. With the plant receiving 0.25 MGD, the Northwest Wastewater Treatment Plant (NWTP) has the capacity to continue serving the existing community and additional housing. The older Beach WTP, located south of the former Army Reserve base, is planned to be decommissioned during the 6th cycle planning period and existing sewage flows of the Beach WTP will be transferred to the NWTP. The NWTP plant currently has enough capacity for the existing community and Homecoming, Rio Vista Business Park, Vineyard Bluffs, and parts of the Del Rio Hills property and is designed to be expanded to process sewage flows of the entire City, including anticipated new growth. The city's current wastewater capacity is sufficient to accommodate the City's 6th cycle RHNA.

Environmental Constraints

The Safety Element of the General Plan provides an expanded discussion of environmental conditions that must be taken into consideration for development within the city. Of particular concern to developing affordable housing would be flooding concerns associated with inadequate drainage infrastructure and the Sacramento River. Infrastructure improvements that could be necessary to construct housing would add to construction costs associated with providing affordable units. Areas within the identified 100-year floodplain would not be appropriate for residential development, but these areas make up only small portions of the city along the Sacramento River and Watson Hollow Creek. Please refer to Figure 11-2 of the General Plan showing the 100-year floodplain area in relation to the city.

For projects in areas subject to localized flooding, additional drainage and flood-control measures would be required to ensure flood protection. Policies related to mitigating the risks of flooding may be found in the Safety and Noise Element of the General Plan. This would represent a financial and technical constraint to development of residential uses in this portion of the city but would not preclude residential development. As one of the implementing actions, the City will comply with AB 162, which requires Rio Vista to update the flood hazard information in the General Plan Safety and Noise Element, as well as related policies and programs in the Conservation and Land Use Element with this revision of the Housing Element.

Similarly, transportation-generated noise could also be a constraint to building appropriate housing, as it could require greater setbacks from roadways or additional sound-attenuating construction materials and techniques, thereby adding to the costs of construction or reducing the profit margin for developers. Natural gas production wells present a unique constraint to residential siting and construction in Rio Vista, as they require setbacks to meet noise and safety standards and may negatively affect property values in the immediate vicinity. Although residential developments in Rio Vista have successfully worked around natural gas production wells, this is considered a constraint to producing housing, as required setbacks could reduce the achievable density around wells.

The Sensitive Local Resource Areas (SLRAs) identified in Figure 10-2 in Chapter 10 of the General Plan identify areas possessing a great variety of natural resources that exemplify Rio Vista's natural features. These include areas along the watercourse of Watson Hollow and prominent landforms within the Montezuma Hills. While these are the most easily identifiable sensitive areas in terms of landforms and natural diversity, each project would require more detailed environmental review to determine potential impacts and appropriate mitigation measures for such impacts. It can be assumed that some areas within the SLRAs would present constraints to development due to sensitive resources on-site, although specific constraints to development cannot be determined without further study.

Continuing Efforts to Address Non-Governmental Constraints

As residential developments are approved by the City and building permits or final maps have not been obtained, the City will make diligent efforts to contact applicants to learn why units have not been constructed within two years after approval. If these impediments are due to nongovernmental constraints, such as accelerating construction costs, shortages of labor or materials, or rising interest rates, to the extent appropriate and legally possible, the City will seek to identify actions that may help to remove these constraints. In addition, the City will aim to work with stakeholders to identify nongovernmental constraints or other circumstances that may impede the construction of housing in Rio Vista and work collaboratively to find strategies and actions that can eliminate or reduce identified constraints (**Program H-21**).

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Adopted - April 18, 2023

HOUSING ELEMENT APPENDICES

APPENDIX 1 – REGIONAL PUBLIC OUTREACH AND ENGAGEMENT

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INTRODUCTION

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

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

PROJECT WEBSITE

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

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

STAKEHOLDER CONSULTATIONS

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

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

- North Bay Housing Coalition, December 9, 2021

- Community Action Partnership Solano, Joint Powers Authority (JPA), December 14, 2021
- Legal Services of Northern California, December 22, 2021
- Fair Housing Advocates of Northern California, January 6, 2022
- Solano-Napa Habitat for Humanity, January 28, 2022
- Agency on Aging, January 24, 2022
- Urban Habitat, February 16, 2022
- North Bay Regional Center (NBRC) in April 2022

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

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

Based on conversations with the Community Action Partnership Solano JPA, there is a need for more permanent supportive housing programs with wrap-around services to support unhoused individuals, populations with mental illness, and the growing number of low-income families. Stakeholders suggested that the Cities and the County leverage the existing momentum in the stakeholder organizations to create a permanent supportive housing program, where the jurisdictions can pool their resources together and equally distribute projects. One stakeholder disclosed that they have funding for assisting

jurisdictions with needed affordable housing but finding adequate sites is the barrier. Stakeholders also identified that there are substantial racial disparities in housing among communities of color, recommending that jurisdictions do more through code enforcement, primarily ensuring there is water and heating in low-income housing units, or passing ordinances that protect tenants from living in substandard housing.

Based on a conversation with Fair Housing service providers, there is a need for fair housing education among landlords and tenants, specifically on the topics of enforcement of fair housing laws and rental discrimination practices. Stakeholders encouraged the jurisdictions to contract with fair housing providers to offer services such as housing resources and tenant protections to vulnerable populations such as seniors, low-income seniors, and disabled residents. Stakeholders also identified that single-family housing stock in need of rehabilitation should be acquired, repaired and rented to supplement the affordable housing shortage.

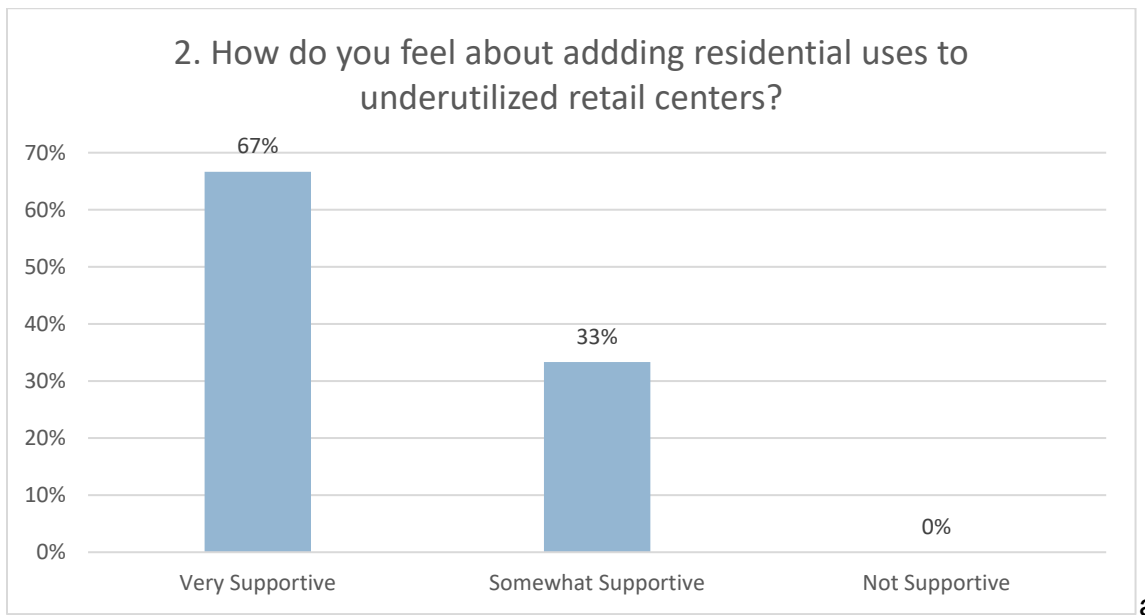
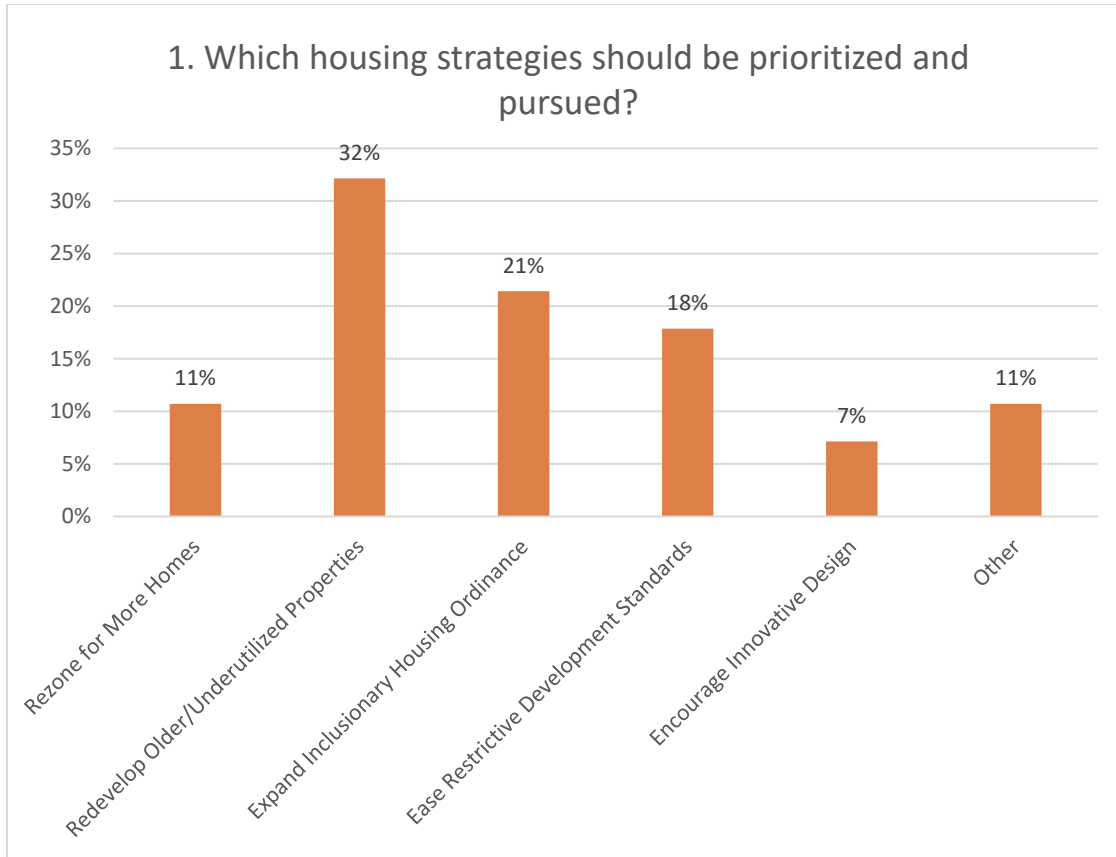
A demand that was stressed among all stakeholders was the need for more affordable housing and homeownership opportunities. Strategies for achieving this include community land trusts and mixed-use housing. Stakeholders voiced that seniors have experienced isolation as result of the COVID-19 pandemic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

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

HOUSING ELEMENT INTRODUCTION WORKSHOPS

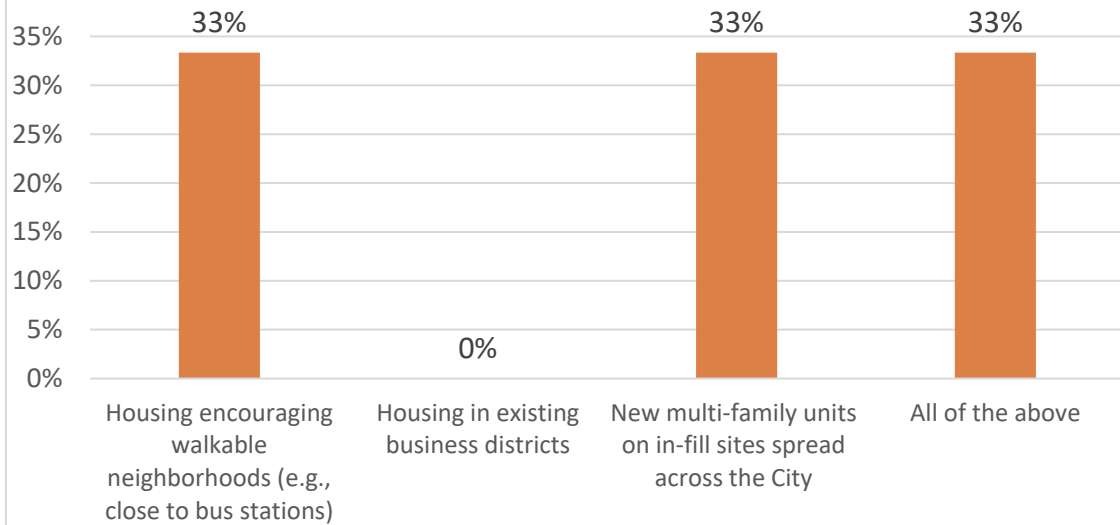
The Solano County Housing Element Collaborative made diligent efforts to encourage public and stakeholder participation in the Housing Element update process at the regional and local scale. The first two workshops introduced the Housing Element requirements and process and were held during the lunch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

Polling was conducted as part of each workshop. The combined results are summarized in the following charts.

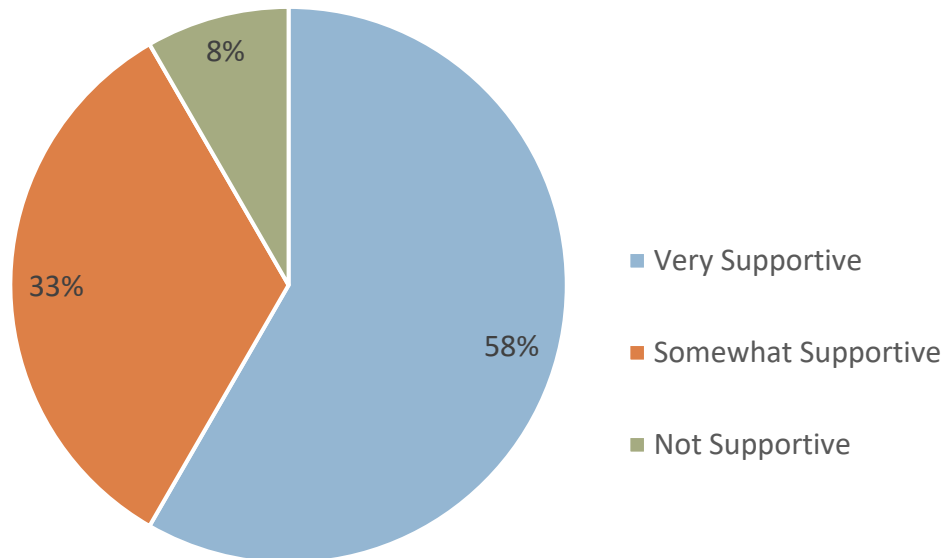


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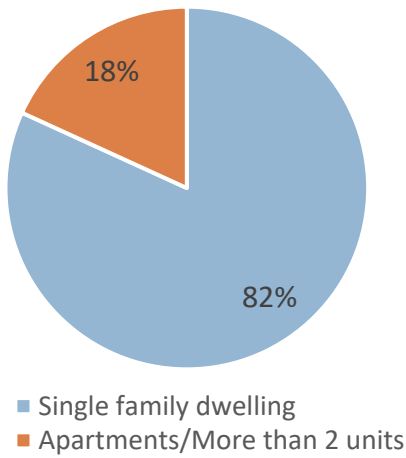
3. What is the most important consideration for location?



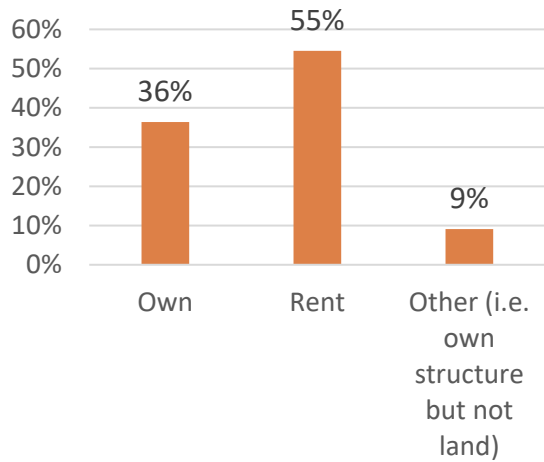
4. How do you feel about replacing underperforming/obsolete businesses (e.g., big box retail stores) with residential uses and/or community serving uses in retail or office centers?



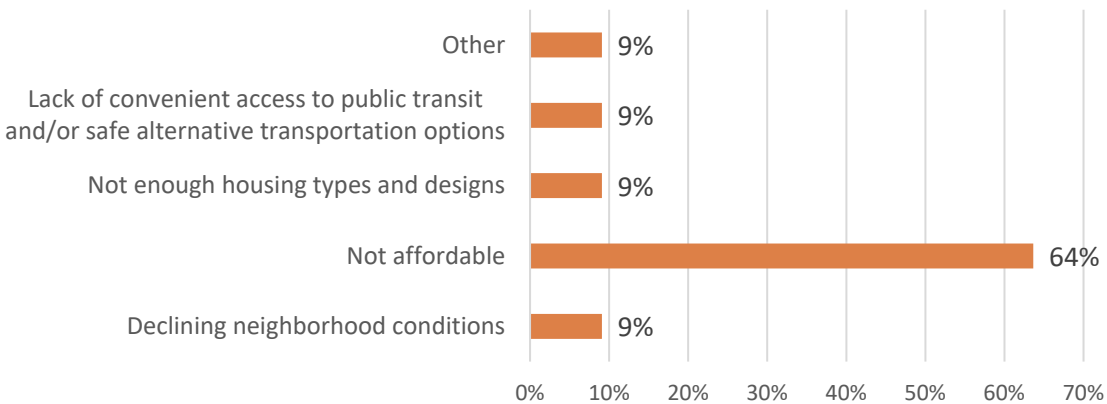
5. What type of housing do you live in?



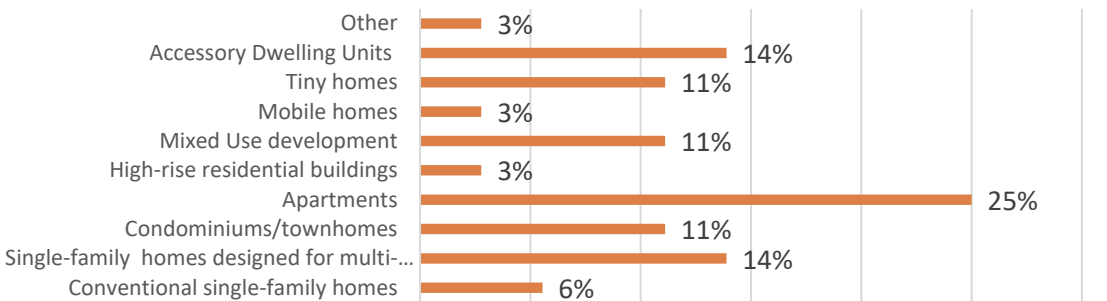
6. Do you own or rent your home?



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



8. What type of housing is needed?

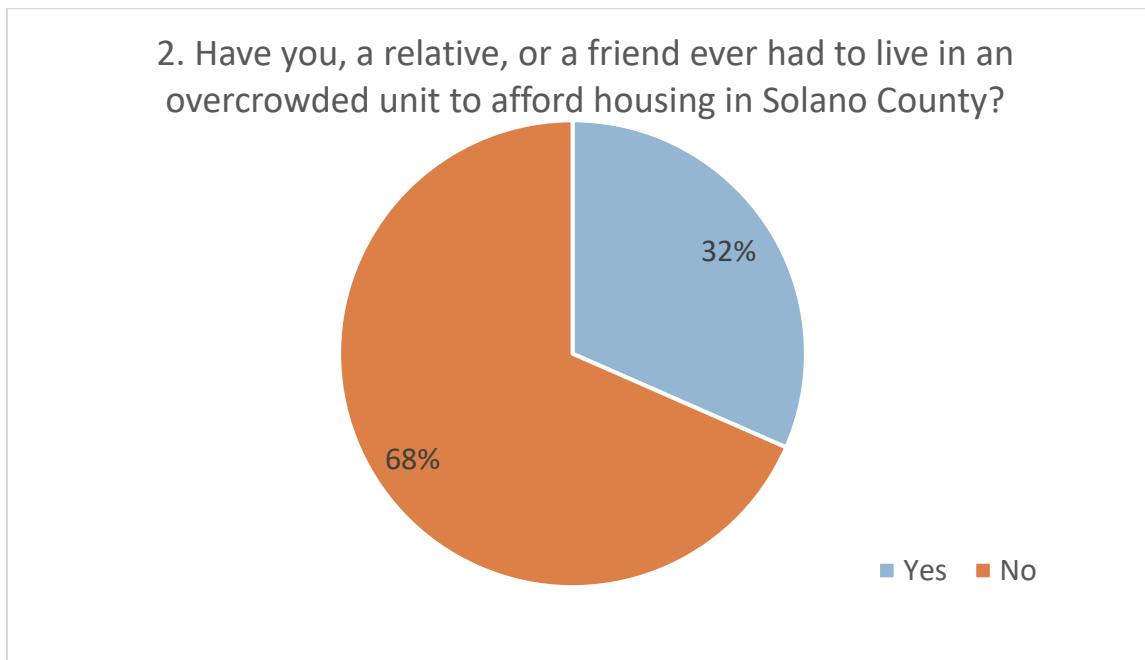
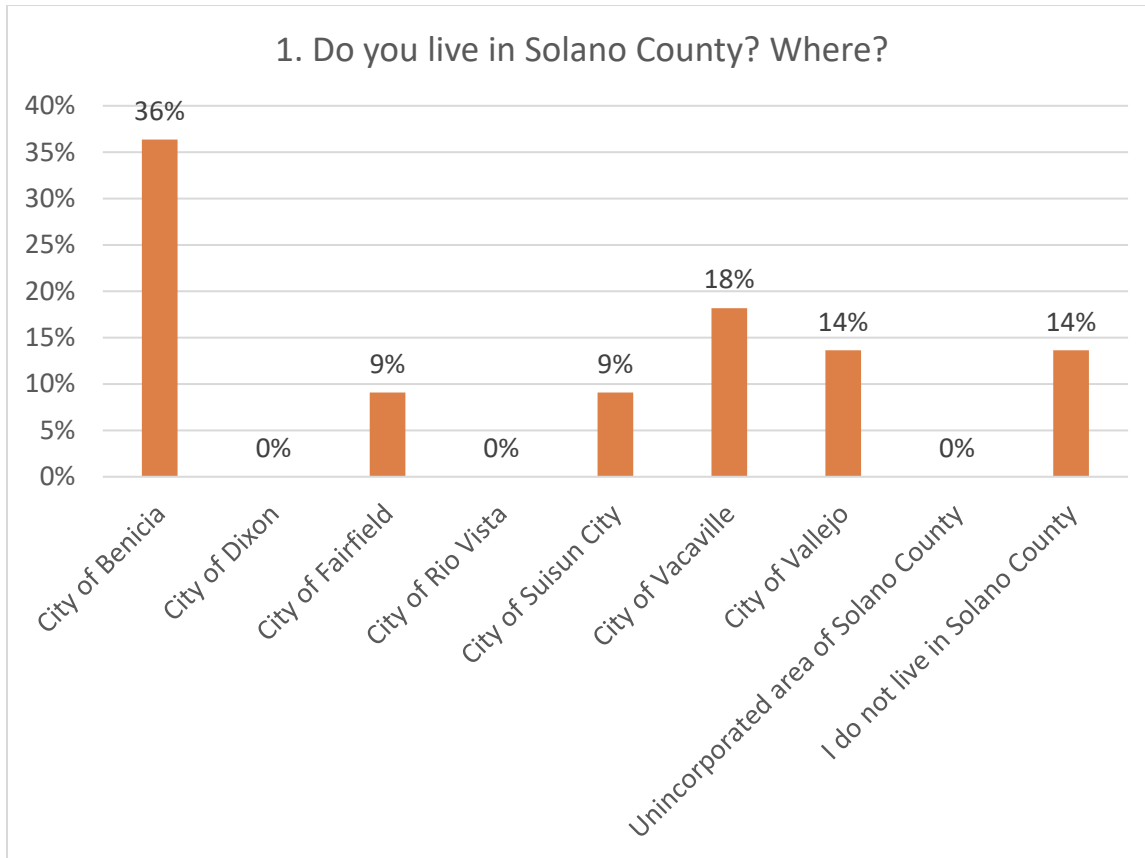


HOUSING NEEDS ASSESSMENT WORKSHOPS

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

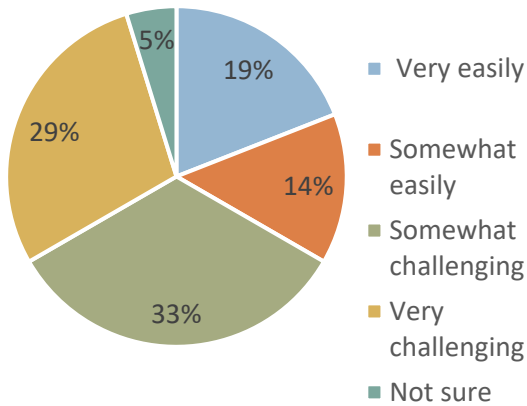
FAIR HOUSING WORKSHOPS

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

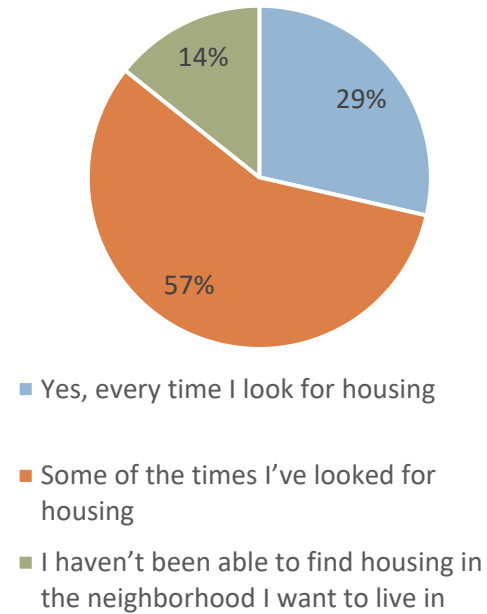


Solano County Regional Housing Element Collaborative
Appendix 1 – Regional Public Outreach and Engagement

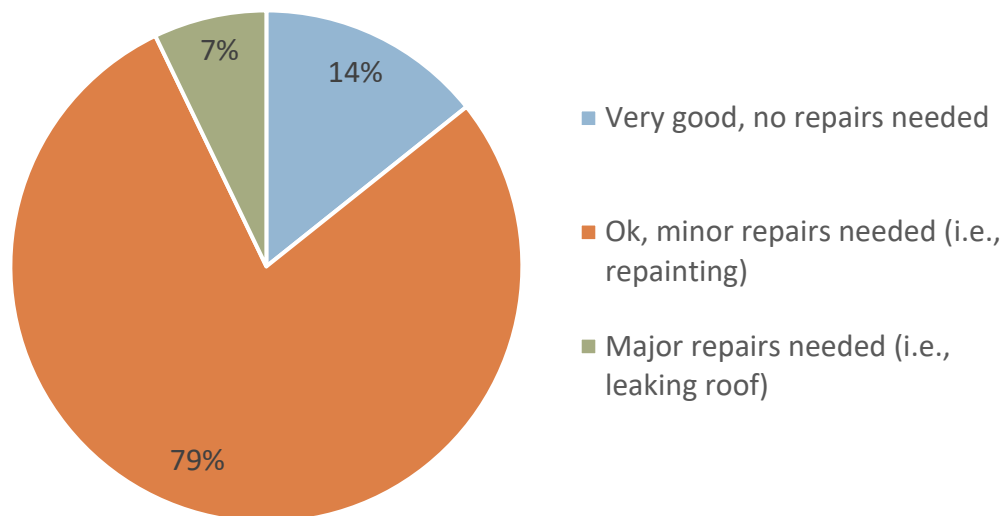
3. Can you easily change your housing situation if needed? (i.e., there are other units available that fit your need based on prize, price, etc.)

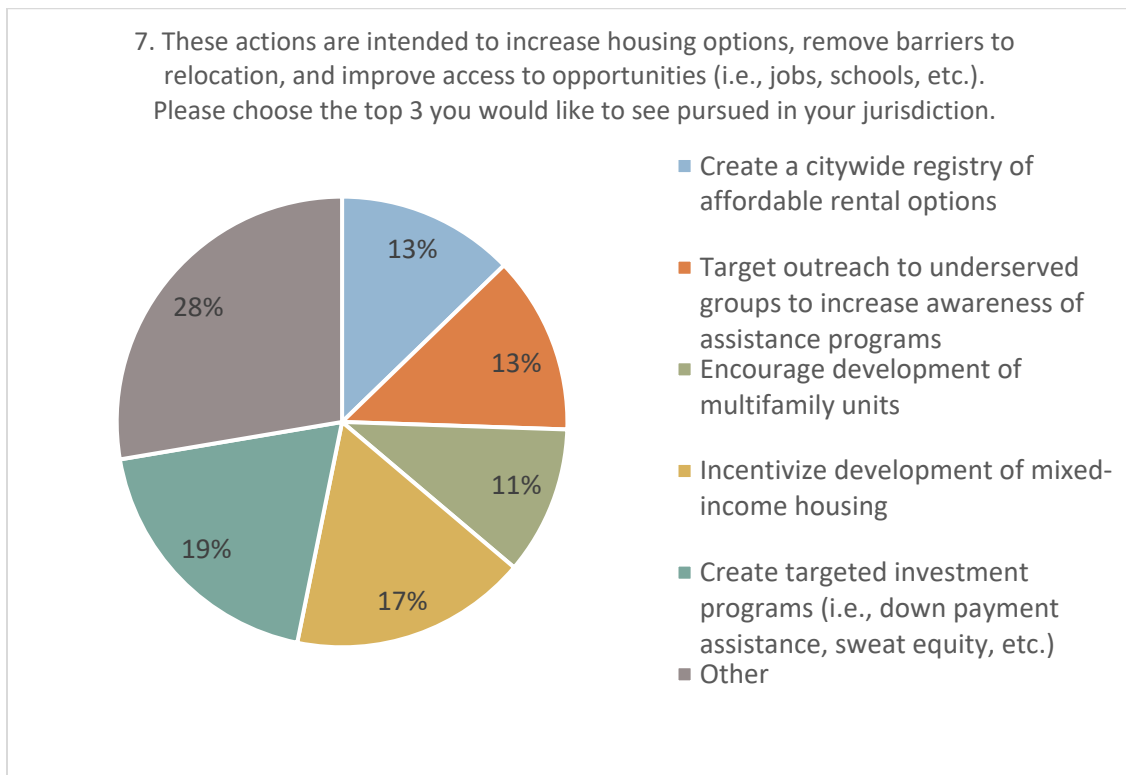
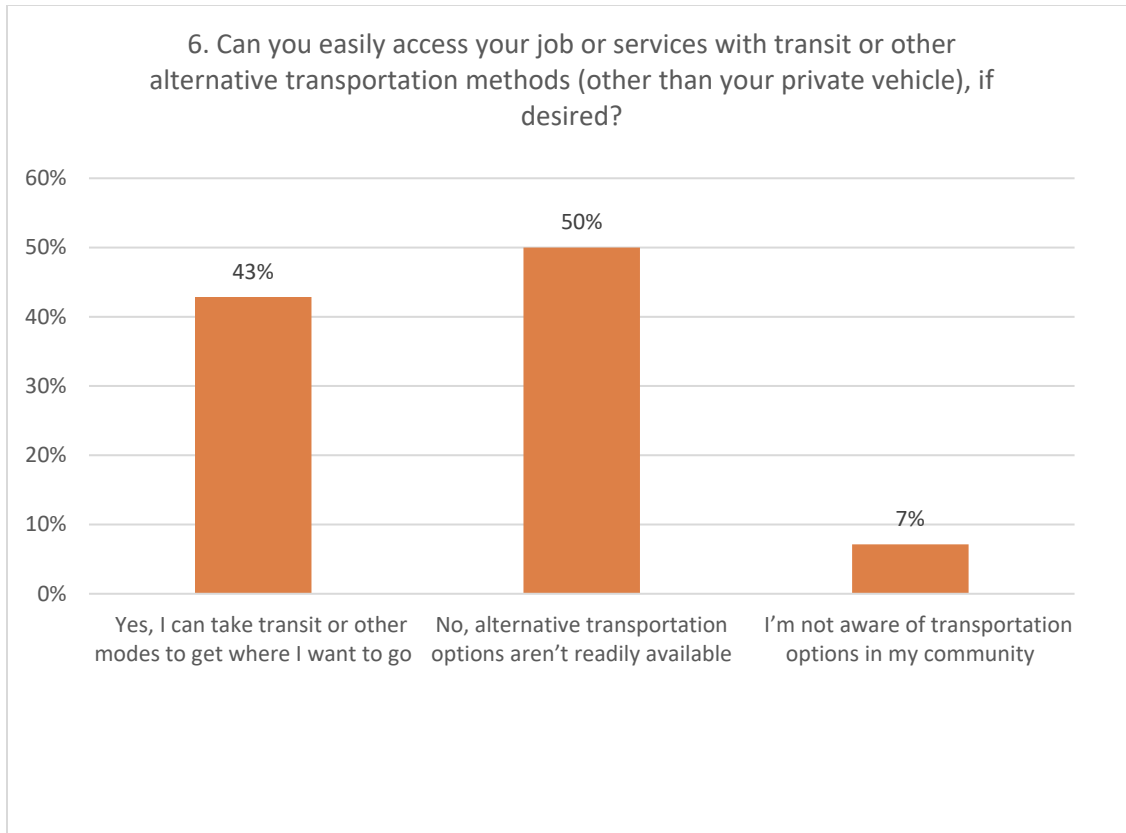


4. Have you been able to find housing in a neighborhood or community of your choice?



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





HOUSING SURVEY

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

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

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

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

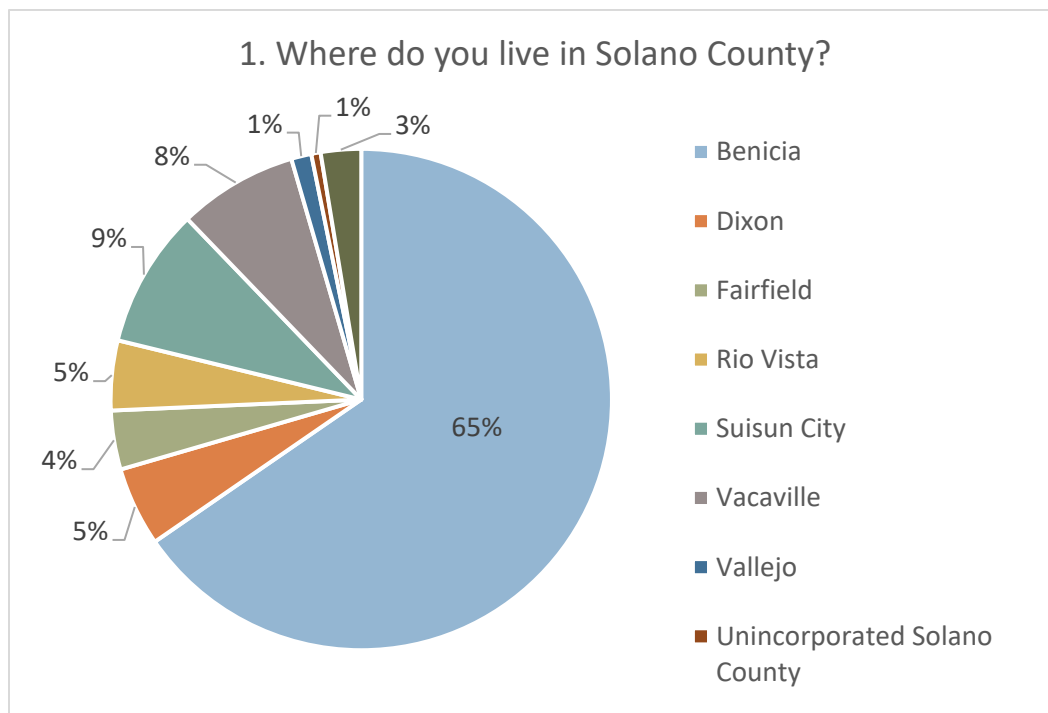
Additionally, participants were asked to prioritize population groups based on who needs more housing and support services in Solano County. The responses were ranked as follows:

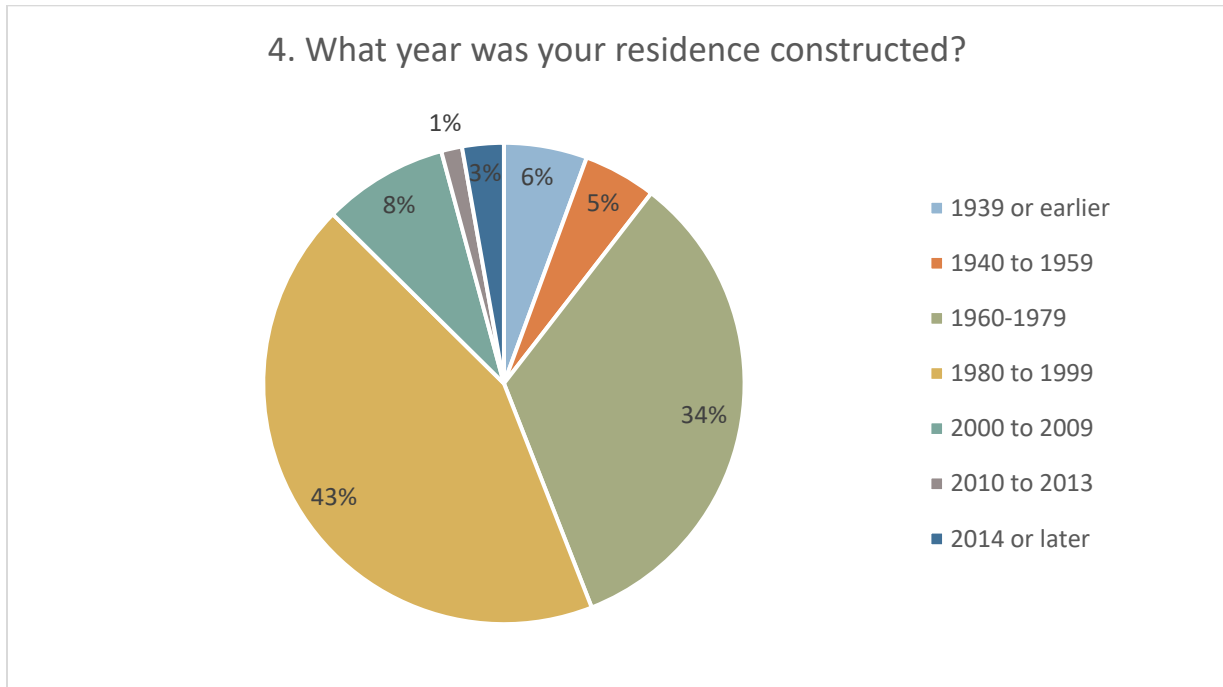
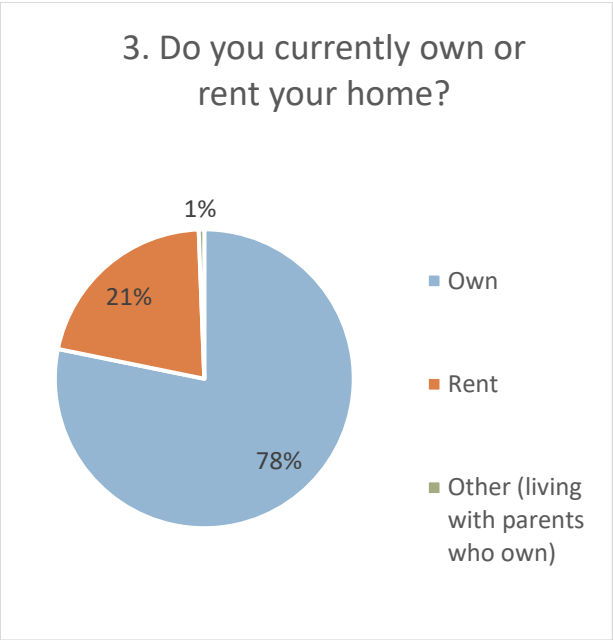
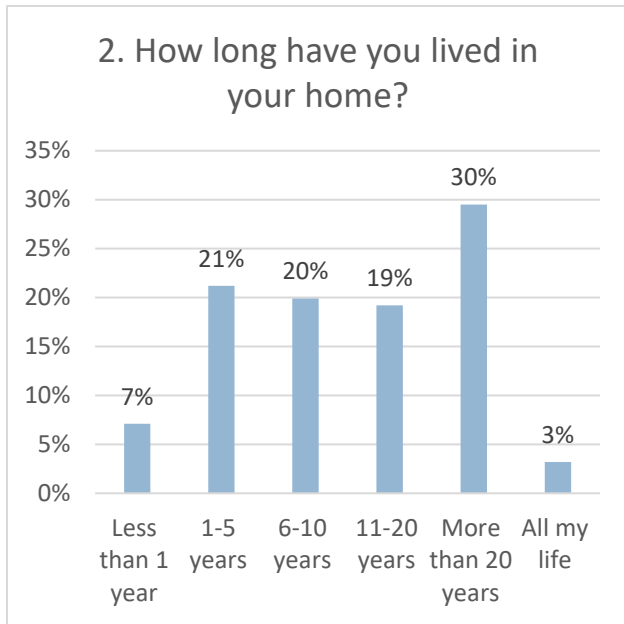
- 37 percent selected seniors
- 32 percent cited homeless individuals
- 20 percent selected persons with disabilities

These additional comments were received:

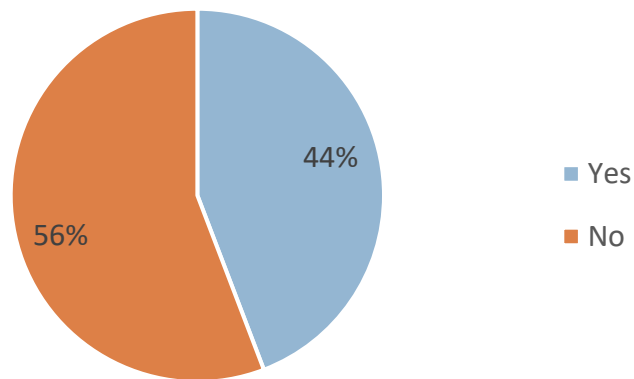
- Cities should explore community land trusts to provide more homeownership opportunities.
- More green spaces, parks and such are needed, to provide the neighborhood with much-needed mental-health benefits of nature. Equity, fair housing, complete neighborhoods, improving connectivity between housing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

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

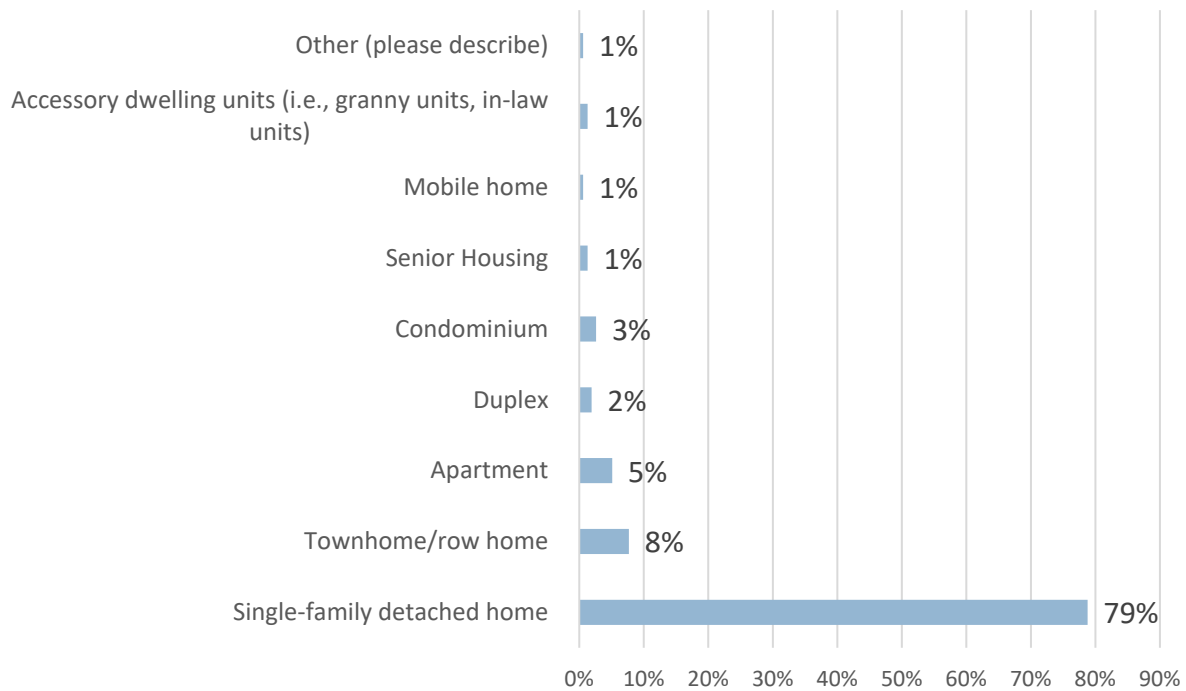




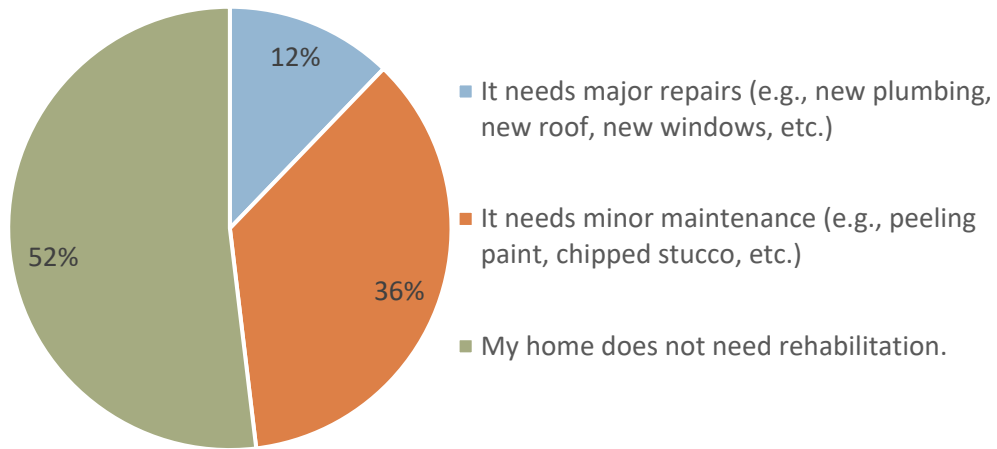
5. Do you work in Solano County?



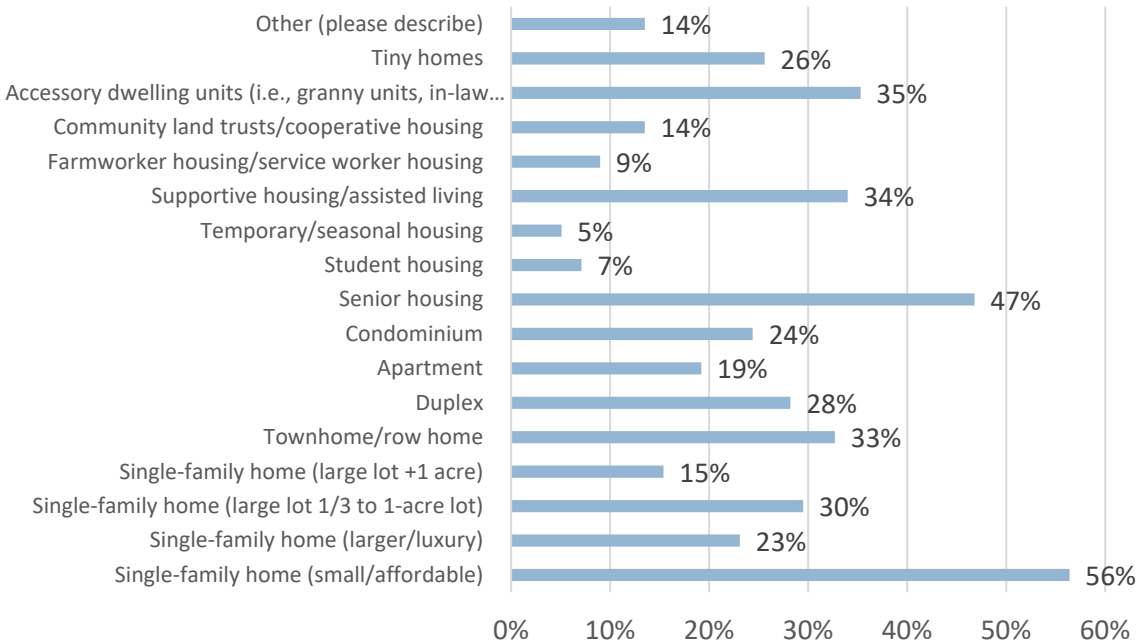
6. What type of housing do you currently live in?



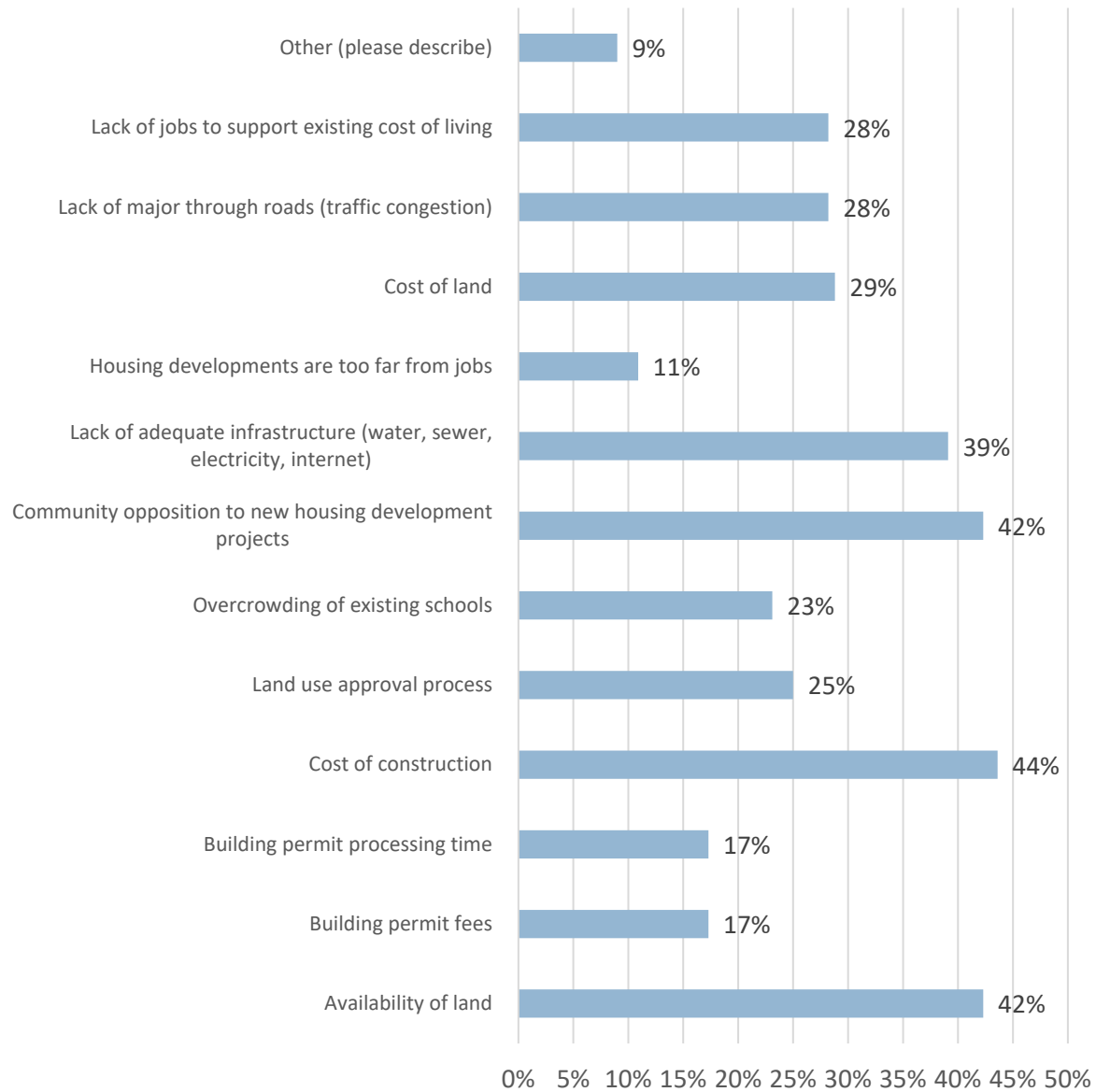
7. How would you rate the physical condition of your home?



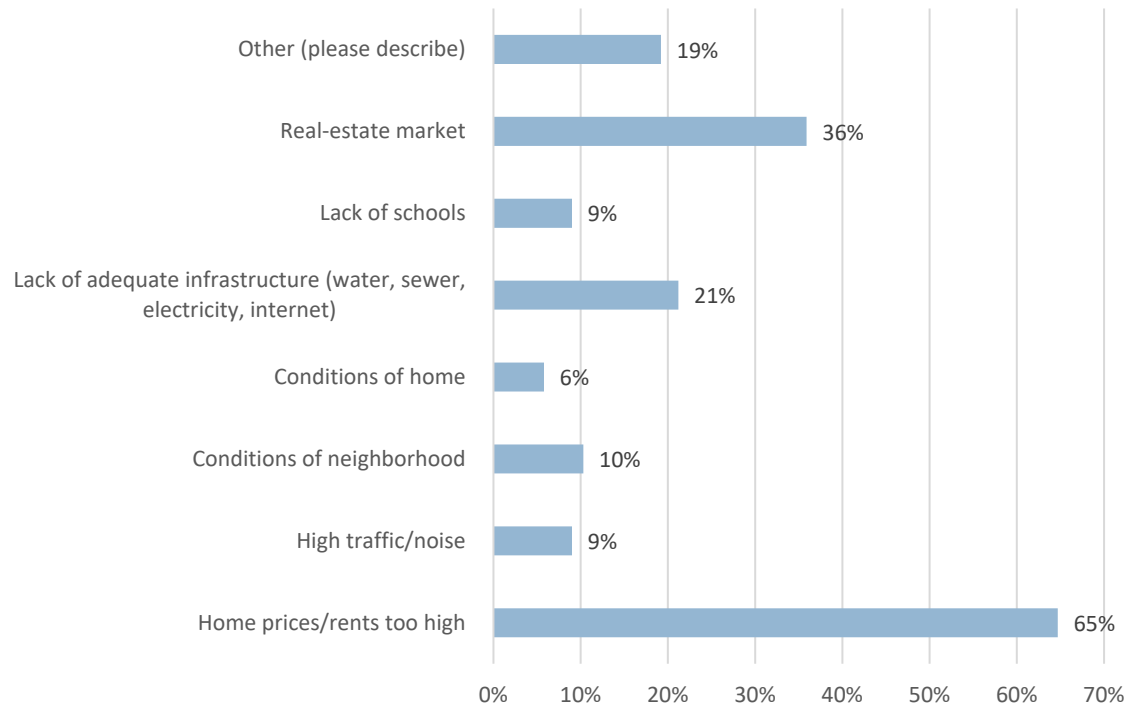
8. What type of housing would you like to see built in your community?



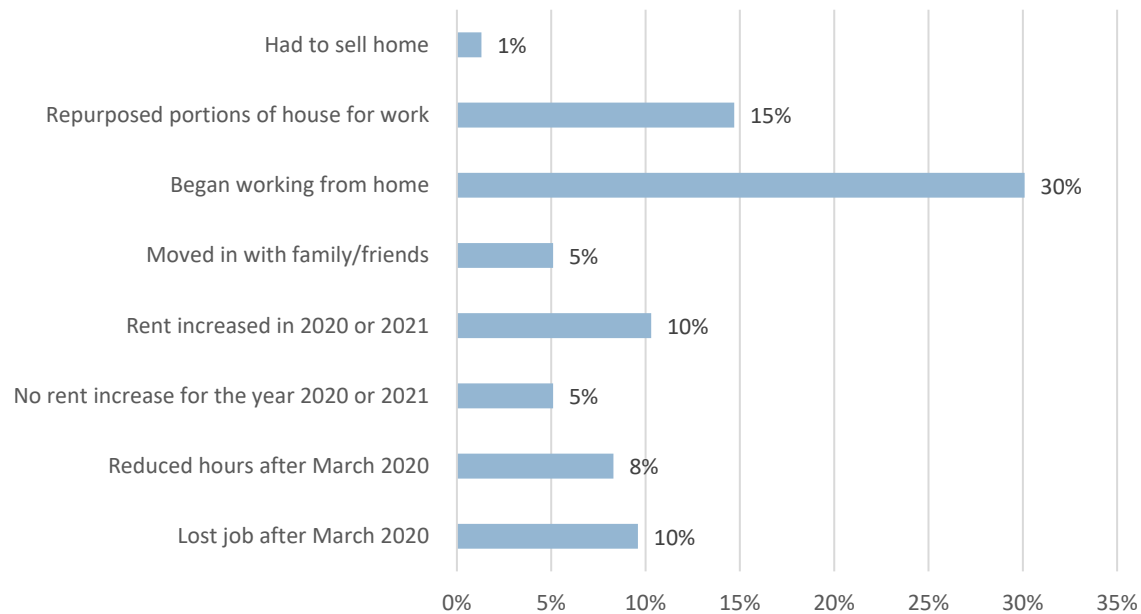
9. What do you think are the greatest barriers to building additional housing in your community?



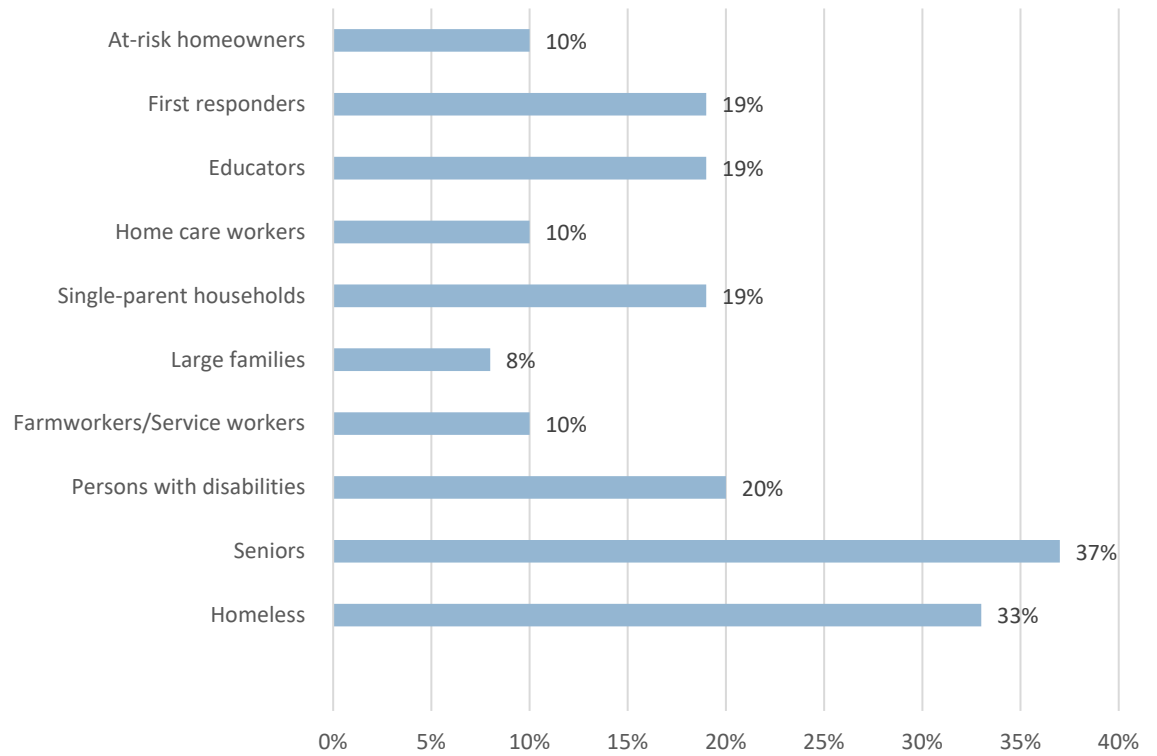
10. What are your greatest barriers to obtaining housing in your community?



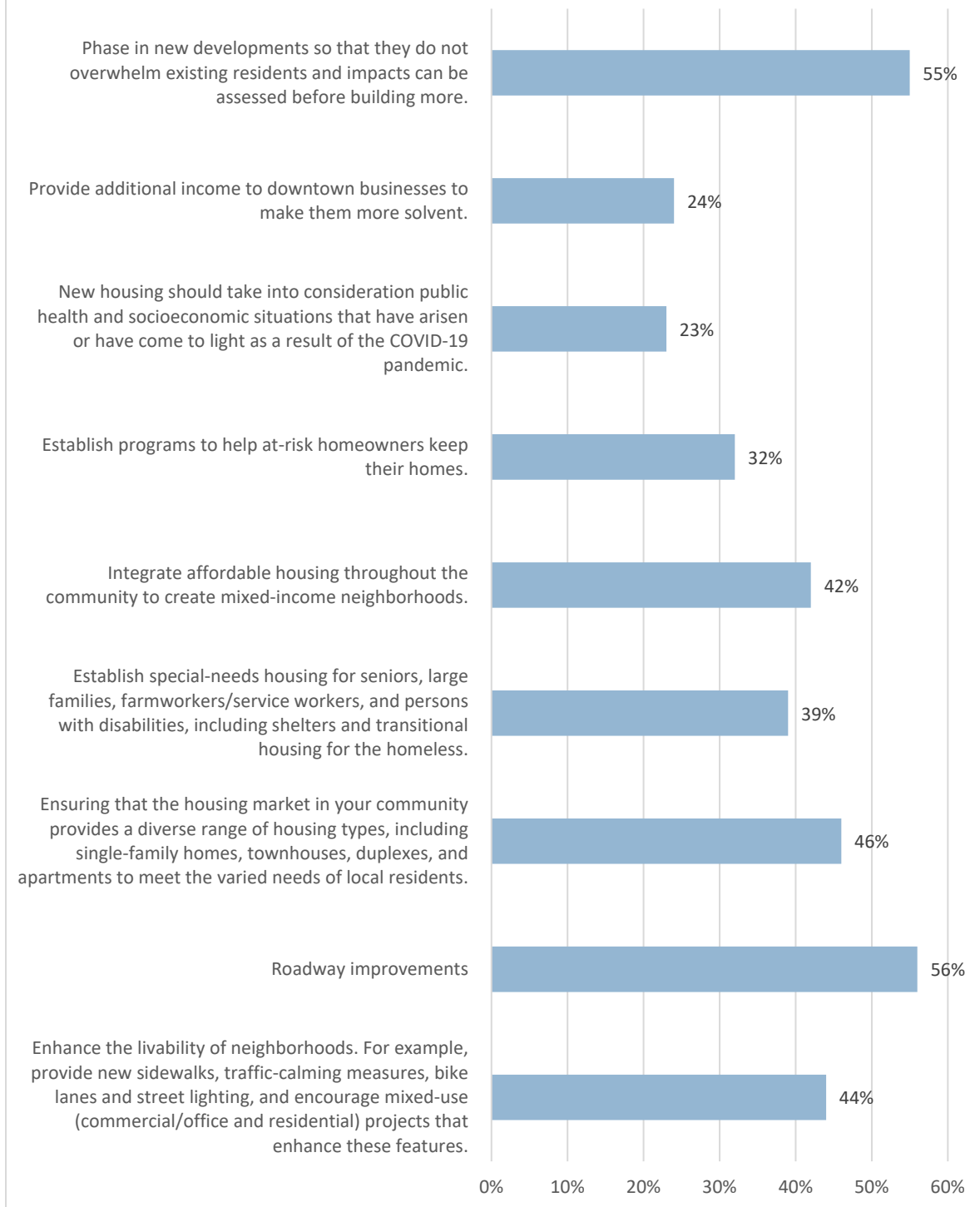
11. Have you experienced a change in your housing/economic situation due to the COVID-19 pandemic?



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



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



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APPENDIX 2 – REGIONAL HOUSING NEEDS ASSESSMENT

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INTRODUCTION

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

REGIONAL EFFORT

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

DATA SOURCES

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

POPULATION CHARACTERISTICS

POPULATION TRENDS

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

TABLE 2-1 POPULATION GROWTH TRENDS, 2000-2021

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

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

AGE CHARACTERISTICS

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

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

TABLE 2-2 POPULATION BY AGE, 2019

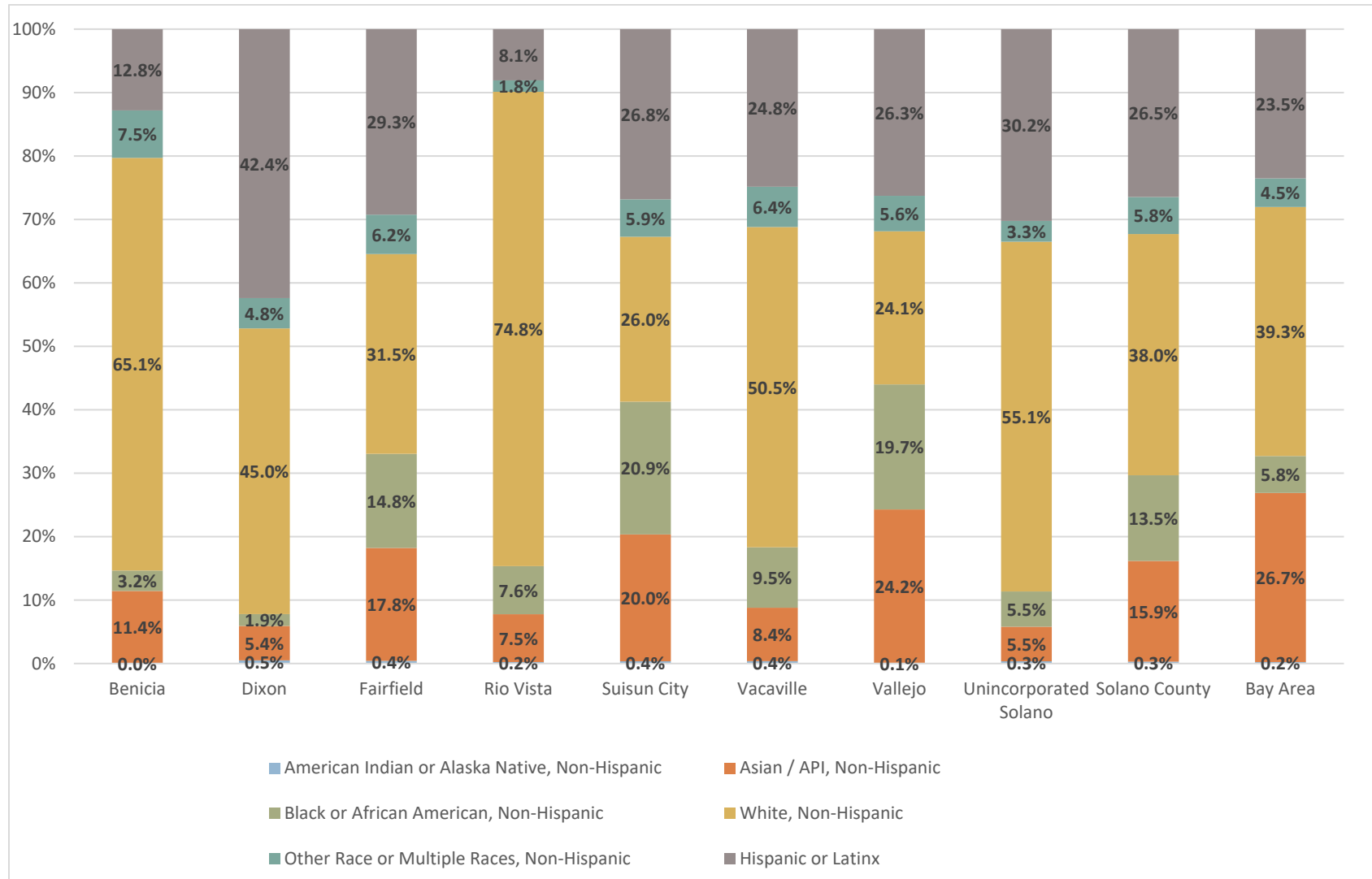
Geography	Age 0-4	Age 5-14	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+	Median Age
Benicia	4.5%	11.5%	9.8%	9.3%	13.3%	14.5%	17.4%	12.5%	5.1%	2.2%	46.1
Dixon	4.8%	17.3%	15.5%	13.9%	13.0%	12.0%	10.4%	6.7%	4.8%	1.4%	34.0
Fairfield	7.3%	13.9%	13.1%	15.9%	12.9%	12.7%	11.9%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

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

RACE AND ETHNICITY

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

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



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

HOUSEHOLD CHARACTERISTICS

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

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

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

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

HOUSEHOLD TYPES AND SIZE

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

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

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

TABLE 2-3 HOUSEHOLD TYPE, 2019

Geography	Female-Headed Family Households	Male-Headed Family Households	Married-Couple Family Households	Other Nonfamily Households	Single-person Households	Total Households
Benicia	1,155	532	6,208	555	2,843	11,293
	10.2%	4.7%	55.0%	4.9%	25.2%	100.0%
Dixon	1,017	321	3,536	291	897	6,062
	16.8%	5.3%	58.3%	4.8%	14.8%	100.0%
Fairfield	5,353	2,720	19,949	1,977	6,752	36,751
	14.6%	7.4%	54.3%	5.4%	18.4%	100.0%
Rio Vista	273	39	2,388	417	1,675	4,792
	5.7%	0.8%	49.8%	8.7%	35.0%	100.0%
Suisun City	1,497	714	4,847	412	1,840	9,310
	16.1%	7.7%	52.1%	4.4%	19.8%	100.0%
Vacaville	4,240	1,646	17,539	1,977	7,296	32,698
	13.0%	5.0%	53.6%	6.0%	22.3%	100.0%
Vallejo	7,224	3,129	18,104	3,027	10,564	42,048
	17.2%	7.4%	43.1%	7.2%	25.1%	100.0%
Unincorporated Solano County	546	385	4,115	529	1,336	6,911
	7.9%	5.6%	59.5%	7.7%	19.3%	100.0%
Solano County	21,305	9,486	76,686	9,185	33,203	149,865
	14.2%	6.3%	51.2%	6.1%	22.2%	100.0%
Bay Area	283,770	131,105	1,399,714	242,258	674,587	2,731,434
	10.4%	4.8%	51.2%	8.9%	24.7%	100.0%

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

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

TABLE 2-4 HOUSEHOLDS BY CHILDREN PRESENT, 2019

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

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

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

TABLE 2-5 HOUSEHOLDER BY RACE, 2019

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

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

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

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

TABLE 2-6 HOUSEHOLDS BY SIZE, 2019

Geography	1-Person Household	2-Person Household	3-4-Person Household	5-or more Person Household	Total Households
Benicia	2,843	4,274	3,425	751	11,293
	25.2%	37.8%	30.3%	6.7%	100.0%
Dixon	897	1,768	2,001	1,396	6,062
	14.8%	29.2%	33.0%	23.0%	100.0%
Fairfield	6,752	10,927	13,202	5,870	36,751
	18.4%	29.7%	35.9%	16.0%	100.0%
Rio Vista	1,675	2,541	530	46	4,792
	35.0%	53.0%	11.1%	1.0%	100.0%
Suisun City	1,840	2,249	3,722	1,499	9,310
	19.8%	24.2%	40.0%	16.1%	100.0%
Vacaville	7,296	10,500	10,973	3,929	32,698
	22.3%	32.1%	33.6%	12.0%	100.0%
Vallejo	10,564	13,112	12,982	5,390	42,048
	25.1%	31.2%	30.9%	12.8%	100.0%
Unincorporated Solano County	1,336	2,919	1,852	804	6,911
	19.3%	42.2%	26.8%	11.6%	100.0%
Solano County	33,203	48,290	48,687	19,685	149,865
	22.2%	32.2%	32.5%	13.1%	100.0%
Bay Area	674,587	871,002	891,588	294,257	2,731,434
	24.7%	31.9%	32.6%	10.8%	100.0%

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

OVERCROWDING

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

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

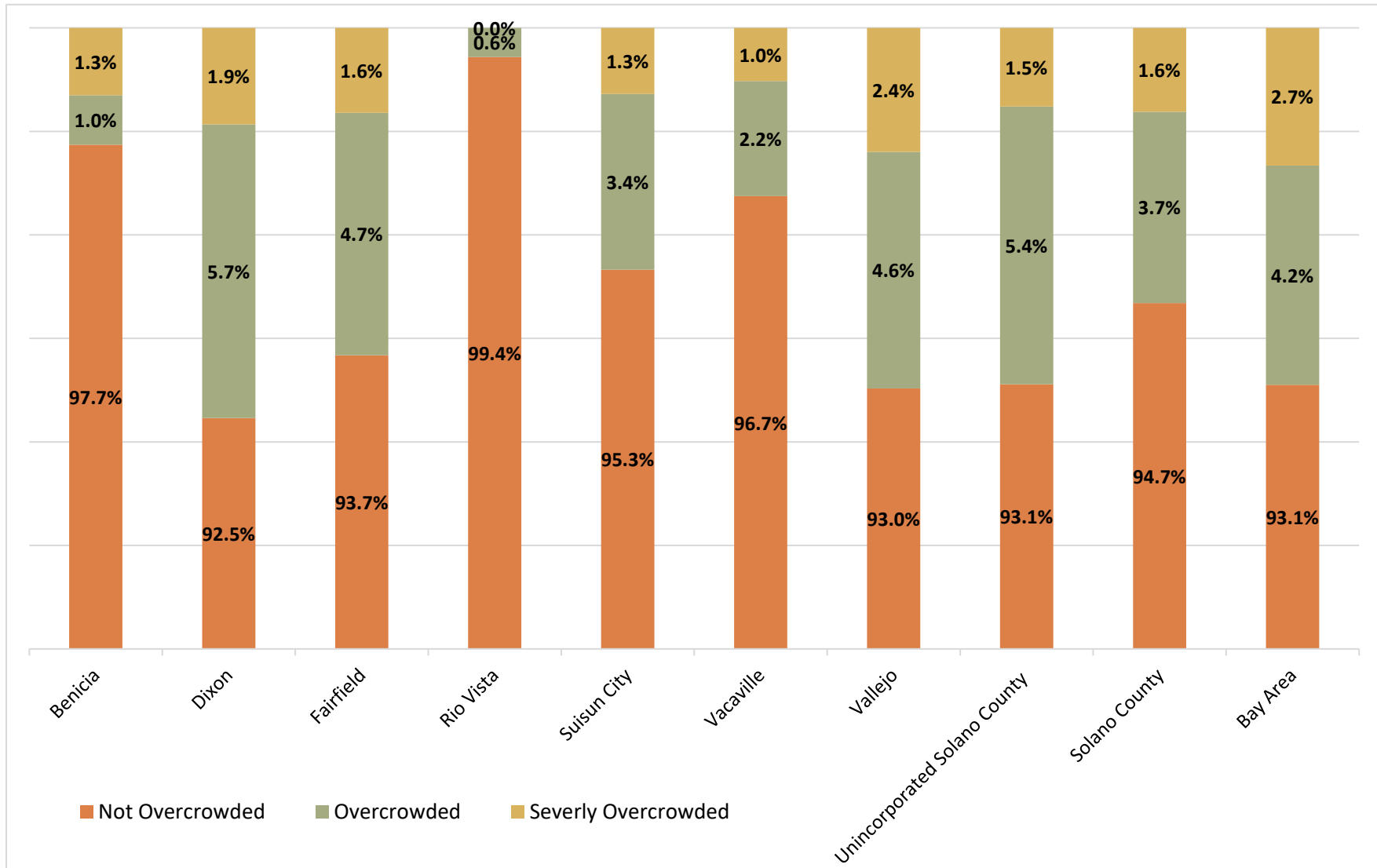
Identifying racial groups experiencing overcrowding can indicate housing needs. As shown in **Table 2-8**, of all the cities in Solano County, Dixon, Fairfield, and Vallejo are the most diverse. On average, countywide of all racial groups in Solano County, Other Race or Multiple Races groups reported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

TABLE 2-7 OVERCROWDING BY TENURE, 2015-2019

Geography	Owner Occupied Households		Renter Occupied Households		Total Households	
	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded
Benicia	20	58	88	89	108	147
	0.2%	0.7%	2.8%	2.8%	1.0%	1.3%
Dixon	90	14	254	99	344	113
	2.1%	0.3%	13.9%	5.4%	5.7%	1.9%
Fairfield	402	123	1,320	480	1722	603
	1.8%	0.6%	8.8%	3.2%	4.7%	1.6%
Rio Vista	0	0	27	0	27	0
	0.0%	0.0%	3.0%	0	0.6%	0.0%
Suisun City	116	80	200	39	316	119
	2.0%	1.4%	5.7%	1.1%	3.4%	1.3%
Vacaville	378	51	349	285	727	336
	1.9%	0.3%	2.8%	2.3%	2.2%	1.0%
Vallejo	710	214	1,213	793	1,923	1,007
	3.0%	0.9%	6.5%	4.2%	4.6%	2.4%
Unincorporated Solano County	--	--	--	--	--	--
	--	--	--	--	--	--
Solano County	1,791	624	3,747	1806	5,538	2,430
	1.9%	0.7%	6.5%	3.1%	3.7%	1.6%

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

FIGURE 2-2 OVERCROWDING SEVERITY, 2019



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

TABLE 2-8 OVERCROWDING BY RACE, 2019

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

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

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

INCOME DEFINITIONS AND INCOME LIMITS

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

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

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

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

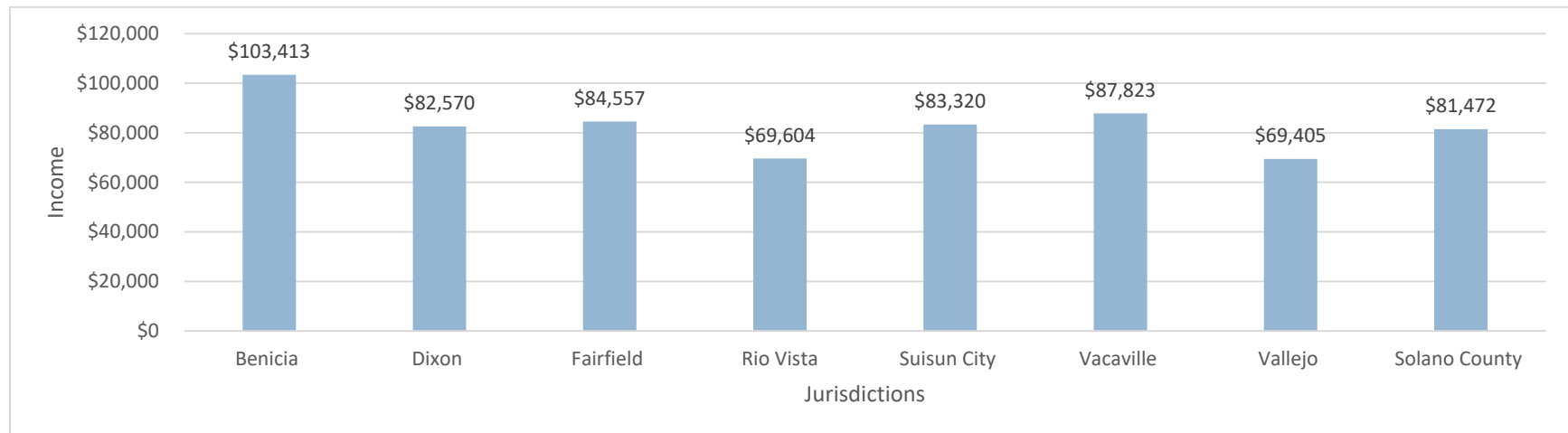
Income Category	Persons Per Household				
	1	2	3	4	5
Extremely Low	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500
Very Low	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450
Low	\$54,350	\$62,100	\$69,850	\$77,600	\$83,850
Median	\$69,500	\$79,450	\$89,350	\$99,300	\$107,250
Moderate	\$83,400	\$95,300	\$107,250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

Source: HCD State Income Limits for Solano County, 2021

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

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

FIGURE 2-3 MEDIAN HOUSEHOLD INCOMES IN SOLANO COUNTY



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

TABLE 2-10 HOUSEHOLDS BY HOUSEHOLD INCOME, 2017

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

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

Overpayment

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

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

TABLE 2-11 OVERPAYING BY TENURE, 2015-2019

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

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Geography	Overpayment Category	Owner Occupied		Renter Occupied		Totals	
		Number	Percentage	Number	Percentage	Number	Percentage
Suisun City	Not Overpaying	4,009	69.3%	1,712	48.5%	5,721	61.5%
	Overpaying	1,154	20.0%	908	25.7%	2,062	22.1%
	Severely Overpaying	600	10.4%	814	23.1%	1,414	15.2%
	Not Computed	20	0.3%	93	2.6%	113	1.2%
	Total	5,783	100.0%	3,527	100.0%	9,310	100.0%
Vacaville	Not Overpaying	14,969	73.8%	5,555	44.8%	20,524	62.8%
	Overpaying	3,411	16.8%	3,774	30.4%	7,185	22.0%
	Severely Overpaying	1,802	8.9%	2,711	21.8%	4,513	13.8%
	Not Computed	104	0.5%	372	3.0%	476	1.5%
	Total	20,286	100%	12,412	100.0%	32,698	100.0%
Vallejo	Not Overpaying	15,910	68.2%	7,568	40.5%	23,478	55.8%
	Overpaying	4,457	19.1%	4,588	24.5%	9,045	21.5%
	Severely Overpaying	2,830	12.1%	5,875	31.4%	8,705	20.7%
	Not Computed	142	0.6%	678	3.6%	820	2.0%
	Total	23,339	100.0%	18,709	100.0%	42,048	100.0%
Unincorporated Solano County	Not Overpaying	3,386	71.7%	1,201	54.9%	4,587	66.4%
	Overpaying	651	13.8%	368	16.8%	1,019	14.7%
	Severely Overpaying	633	13.4%	331	15.1%	964	13.9%
	Not Computed	53	1.1%	288	13.2%	341	4.9%
	Total	4,723	100.0%	2,188	100.0%	6,911	100.0%

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

Lower-Income Households Overpaying

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

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

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

Homeowners throughout the county are also affected by overpayment, particularly lower-income households. Homeowners constitute 60.7 percent of the county's households, of which, 26.8 percent (16.3 percent of total households) are overburdened. Approximately 27 percent of owner-occupied households (14.5 percent of total households) fall within the

lower-income categories (less than 80 percent of MFI). Almost 60 percent of the lower-income owner households, at 8.9 percent of total county households, report overpayment. Statistics indicate that 38.2 percent of lower-income owner-occupied households report severe overpayment, constituting 5.5 percent of total county households. Extremely low-income (ELI) owner households (0-30 percent of MFI) comprise 3.1 percent of the total County households, representing just 5.2 percent of owners. Of this group, approximately 75.3 percent are overburdened, embodying 2.4 percent of total households, and 64 percent of ELI owners are severely overburdened. This indicates that 3.3 percent of total homeowners are the most at risk of displacement from overpayment.

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

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

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

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

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

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

Total Household Characteristics	Benicia		Dixon		Fairfield	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Lower income households paying more than 30%	1,855	16.7%	1,415	23.5%	8,580	23.6%
Lower income renter HH overpaying	1,020	9.2%	775	12.9%	5,725	15.7%
Lower income owner HH overpaying	820	7.4%	640	10.6%	2,855	7.9%
Extremely Low Income (0-30%)	710	6.4%	445	7.4%	2,445	6.7%
ELI Renter HH overpaying	470	4.2%	340	5.7%	1,720	4.7%
ELI Owner HH overpaying	235	2.1%	105	1.7%	725	2.0%
Income between 30%-50%	385	3.5%	470	7.8%	3,040	8.4%
Income between 50% -80%	760	6.8%	500	8.3%	500	1.4%
Total Households Overpaying	3,515	31.6%	2,050	34.1%	12,805	35.2%
Total Renter Households Overpaying	1,630	14.6%	840	14.0%	7,555	20.8%
Total Owner Households Overpaying	1,885	16.9%	1,210	20.1%	5,250	14.4%

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

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

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

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Total Household Characteristics	Rio Vista		Suisun City		Vacaville	
	Number	Percentage of Total Households	Number	Percentage of Total Households	Number	Percentage of Total Households
Extremely Low Income (0-30%)	355	8.3%	615	6.6%	2,135	6.5%
ELI Renter HH overpaying	90	2.1%	465	5.0%	1,445	4.4%
ELI Owner HH overpaying	260	6.1%	155	1.7%	690	2.1%
Income between 30%-50%	140	3.3%	450	4.8%	1,945	5.9%
Income between 50% -80%	335	7.8%	1,100	11.8%	3,330	10.1%
Total Households Overpaying	1,220	28.5%	3,135	33.6%	11,370	34.5%
Total Renter Households Overpaying	245	5.7%	1,595	17.1%	6,195	18.8%
Total Owner Households Overpaying	975	22.8%	1,540	16.5%	5,175	15.7%

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

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

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

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

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

EMPLOYMENT CHARACTERISTICS

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

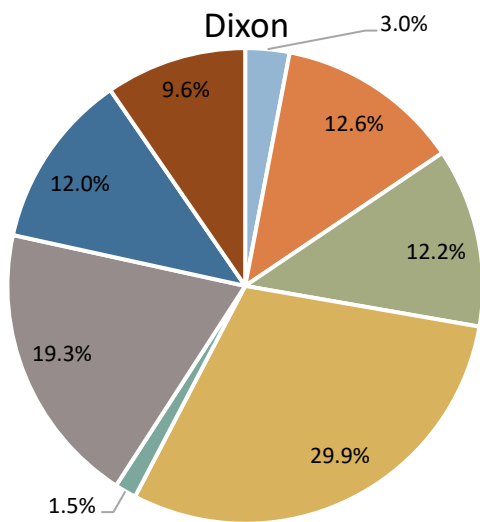
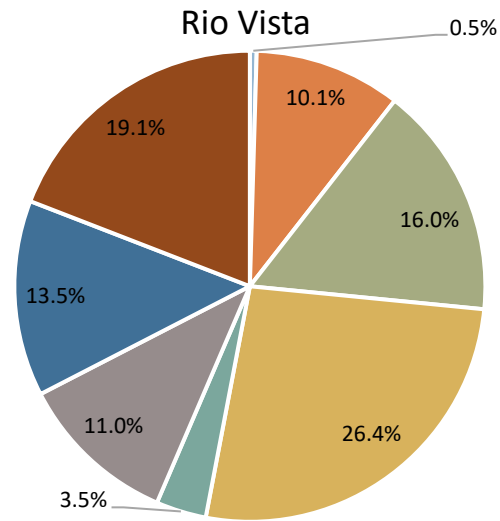
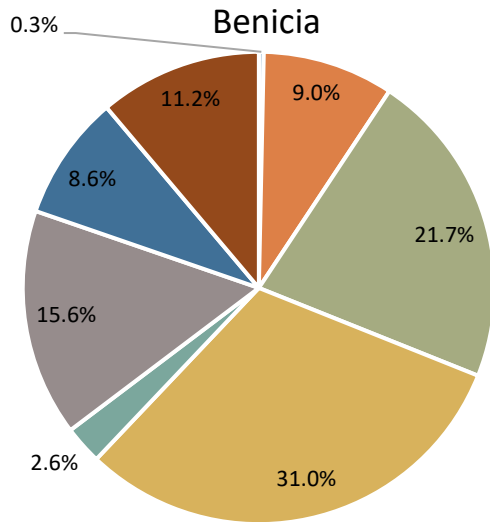
EMPLOYMENT BY INDUSTRY

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

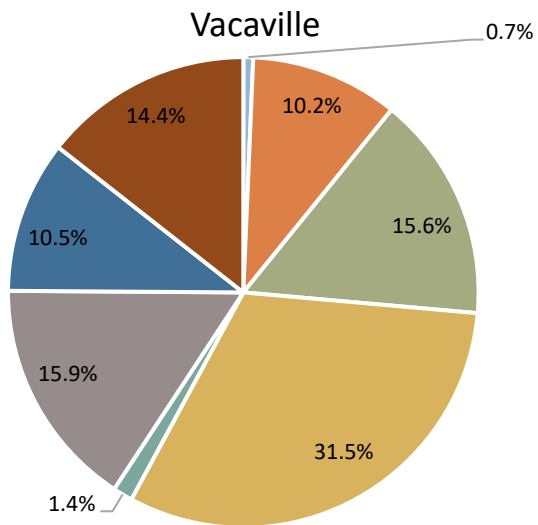
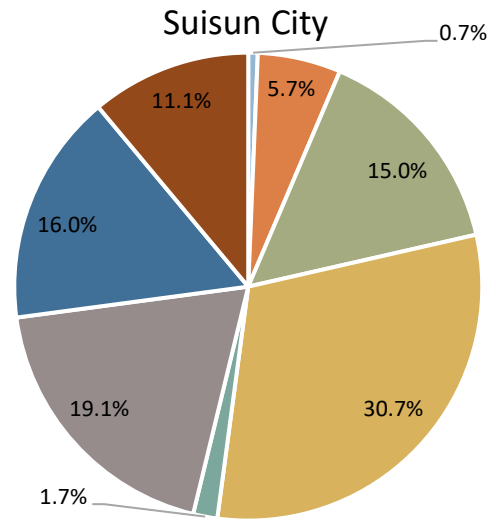
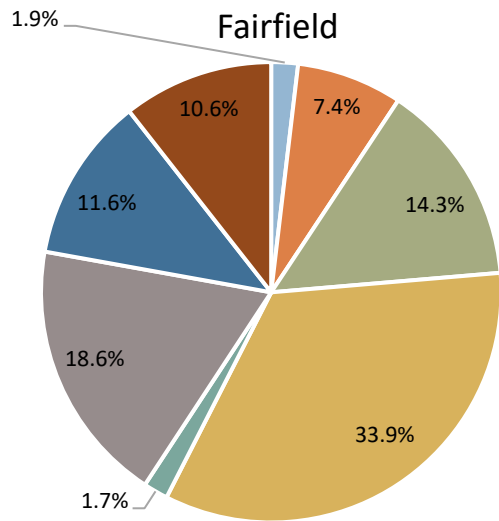
Table 2-15 and **Figure 2-4** shows employment by industry for each jurisdiction. In the following analysis, “residents” refers to those in the civilian, employed population aged 16 and older. Residents of Benicia are most commonly employed in the health and educational services, and financial and professional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

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

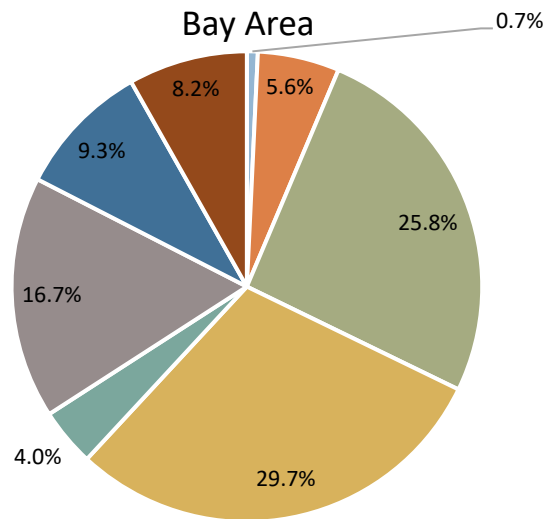
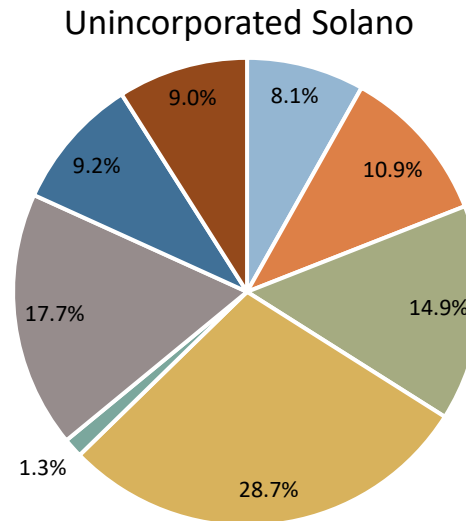
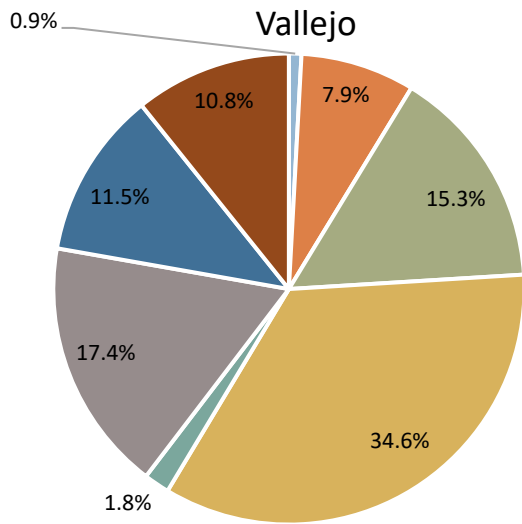
FIGURE 2-4 EMPLOYMENT BY INDUSTRY



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



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



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

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

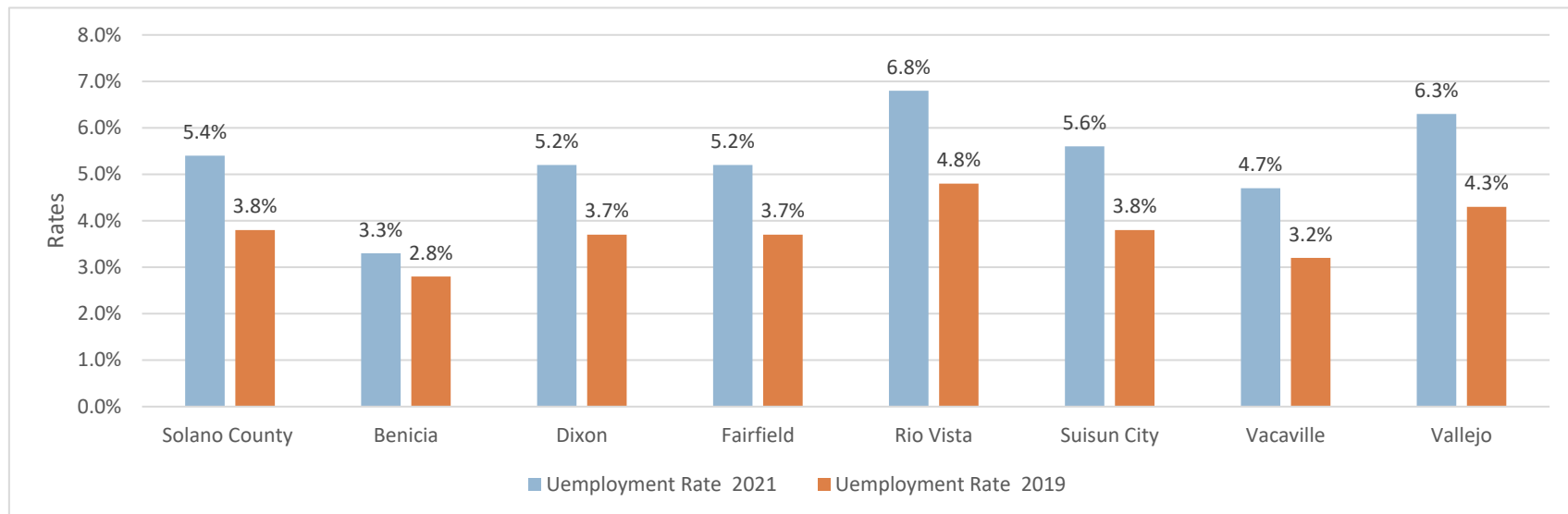
Geography	Agriculture & Natural Resources	Construction	Financial & Professional Services	Health & Educational Services	Information	Manufacturing, Wholesale & Transportation	Retail	Other	Total
Benicia	49	1,322	3,199	4,564	386	2,291	1,260	1,641	14,712
	0.3%	9.0%	21.7%	31.0%	2.6%	15.6%	8.6%	11.2%	100.0%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

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

UNEMPLOYMENT

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

FIGURE 2-5 UNEMPLOYMENT RATE (2021)



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

LABOR FORCE TRENDS

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

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

Industry Title	Estimated Employment 2018 ^{1, 2}	Projected Employment 2028	Percentage Change 2018-2028
Total Employment	153,300	168,600	10.0%
Mining and Logging	600	500	-16.7%
Construction	11,200	12,000	7.1%
Manufacturing	12,700	13,500	6.3%
Trade, Transportation, and Utilities	27,800	29,500	6.1%
Information	1,100	1,200	9.1%
Financial Activities	5,200	5,500	5.8%
Professional and Business Services	10,100	11,900	17.8%
Educational Services (Private), Healthcare, and Social Assistance	28,400	34,000	19.7%
Leisure and Hospitality	15,600	17,700	13.5%
Other Services (excludes 814-Private Household Workers)	4,500	4,700	4.4%
Government	24,900	26,100	4.8%
Federal Government	3,500	4,100	17.1%
State and Local Government	21,300	22,000	3.3%
Type of Employment			
Total Farm	1,700	1,600	-5.9%
Total Nonfarm	142,100	156,600	10.2%
Self-Employment ³	9,400	10,200	8.5%
Private Household Workers ⁴	100	200	100.0%

Source: Employment Development Department, 2018

Notes:

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

HOUSING STOCK CHARACTERISTICS

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

HOUSING TYPE

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

TABLE 2-17 HOUSING TYPE, 2021

Geography	Single-Family Homes	Multifamily: Two to Four Units	Multifamily: Five-Plus Units	Mobile Homes	Total
Benicia	8,332	1,176	1,611	238	11,357
	73.4%	10.4%	14.2%	2.1%	100.0%
Dixon	5,458	420	782	48	6,708
	81.4%	6.3%	11.7%	0.7%	100.0%
Fairfield	31,060	2,015	6,403	999	40,477
	76.7%	5.0%	15.8%	2.5%	100.0%
Rio Vista	4,764	25	141	179	5,109
	93.2%	0.5%	2.8%	3.5%	100.0%
Suisun City	8,209	382	788	184	9,563
	85.8%	4.0%	8.2%	1.9%	100.0%
Vacaville	26,911	2,259	5,747	1,136	36,053
	74.6%	6.3%	15.9%	3.2%	100.0%
Vallejo	31,470	4,863	7,141	1,358	44,832
	70.2%	10.8%	15.9%	3.0%	100.0%
Unincorporated Solano County	6,566	156	56	494	7,272
	90.3%	2.1%	0.8%	6.8%	100.0%
Solano County	122,770	11,296	22,669	4,636	161,371
	76.1%	7.0%	14.0%	2.9%	100.0%

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

HOUSING TENURE

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

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

TABLE 2-18 HOUSING TENURE, 2019

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

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

VACANCY RATE

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

TABLE 2-19 VACANCY RATE BY OCCUPANCY STATUS, 2021

Geography	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Benicia	11,035	10,832	203	4.6%
Dixon	6,708	6505	203	3.0%
Fairfield	40,477	38,829	1,648	4.1%
Rio Vista	5,109	4,773	336	6.6%
Suisun City	9,563	9,231	332	3.5%
Vacaville	36,053	34,521	1,532	4.2%
Vallejo	44,832	41,563	3,269	7.3%
Unincorporated Solano County	7,272	6,623	649	8.9%
Solano County	161,371	152,877	8,494	5.3%

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

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

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

Geography	For Rent	For Sale	For Seasonal, Recreational, or Occasional use	Other vacant ¹	Rented, Not Occupied	Sold, Not Occupied	Total Vacant Units
Benicia	167	9	96	194	17	10	493
	33.9%	1.8%	19.5%	39.4%	3.4%	2.0%	100.0%
Dixon	165	27	0	64	71	0	327
	50.5%	8.3%	0.0%	19.6%	21.7%	0.0%	100.0%
Fairfield	392	155	119	792	35	128	1,621
	24.2%	9.6%	7.3%	48.9%	2.2%	7.9%	100.0%
Rio Vista	33	45	50	28	127	55	338
	9.8%	13.3%	14.8%	8.3%	37.6%	16.3%	100.0%
Suisun City	27	51	48	142	0	72	340
	7.9%	15.0%	14.1%	41.8%	0.0%	21.2%	100.0%
Vacaville	299	103	158	732	95	91	1,478
	20.2%	7.0%	10.7%	49.5%	6.4%	6.2%	100.0%
Vallejo	924	216	144	992	73	146	2,495
	37.0%	8.7%	5.8%	39.8%	2.9%	5.9%	100.0%
Unincorporated Solano County	66	128	275	341	33	0	843
	7.8%	15.2%	32.6%	40.5%	3.9%	0.0%	100.0%
Solano County	2,073	734	890	3,285	451	502	7,935
	26.1%	9.3%	11.2%	41.4%	5.7%	6.3%	100.0%
Bay Area	41,117	10,057	37,301	61,722	10,647	11,816	172,660
	23.8%	5.8%	21.6%	35.7%	6.2%	6.8%	100.0%

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

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

HOUSING CONDITIONS

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

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. In addition, tenure may impact the condition of housing, as landlords may not maintain rental units the same as owners would maintain their homes. Table 2-21 displays the age of Solano County's housing stock starting from before 1939 up until 2014 and later, according to the 2015-2019 ACS. Of the eight jurisdictions, seven had 50 percent of the housing stock older than 30 years, with the unincorporated county (86.8 percent), Vallejo (81.7 percent), and Benicia (79.1 percent) having the highest percentages. When looking at the housing stock that was 50 year or older, Vallejo (44.1 percent), the unincorporated county (42.3 percent), and Rio Vista had the highest percentages.

Rio Vista's Code Enforcement reports that very few houses or apartment buildings are in need major maintenance or repair. Of the 188 code enforcement cases the City addressed between September 2018 and February 2023, eight cases (4 percent) were related to potential residential structure issues. Most violations were concerning trash and debris needing clean up. Applying the four percent to the housing stock that is 30 years and older, it could be assumed that 75 units, or 1.5 percent of the total housing stock is most likely in need of minor and potentially major housing rehabilitation.

While Rio Vista does not have any local data regarding housing conditions, the City has committed to completing a housing condition survey to determine the rehabilitation and replacement needs (Program H-16).

TABLE 2-21 HOUSING UNITS BY YEAR STRUCTURE WAS BUILT

Geography	Built 1939 or earlier	Built 1940 to 1949	Built 1950 to 1959	Built 1960 to 1969	Built 1970 to 1979	Built 1980 to 1989	Built 1990 to 1999	Built 2000 to 2009	Built 2010 to 2013	Built 2014 to later	Total	30 years and older (1989)	50 years and older (1969)
Benicia	785	838	250	673	3,211	3,566	1,724	723	16	0	11,786	9,323	2,546
	6.7%	7.1%	2.12%	5.7%	27.2%	30.26%	14.63%	6.13%	0.1%	0	100.0%	79.1%	21.6%
Dixon	274	154	302	305	1,457	769	1,717	1,182	106	123	6,389	3,261	1,035
	4.3%	2.4%	4.73%	4.8%	22.8%	12.04%	26.87%	18.5%	1.7%	1.9%	100.0%	51.0%	16.2%
Fairfield	768	300	2,929	6,301	5,575	8,440	6,369	5,443	1,110	2,632	38,372	24,313	10,298
	1.9%	0.8%	7.35%	15.8%	14.0%	21.17%	16.0%	13.7%	2.8%	6.6%	100.0%	61.0%	25.8%
Rio Vista	311	173	517	357	255	173	853	1,834	320	337	5,130	1,786	1,358
	6.1%	3.4%	10.08%	7.0%	5.0%	3.37%	16.63%	35.75%	6.2%	6.6%	100.0%	34.8%	26.5%
Suisun City	201	25	214	300	2,824	2,676	1,988	1,240	99	83	9,650	6,240	740
	2.1%	0.3%	2.22%	3.1%	29.3%	27.73%	20.60%	12.85%	1.0%	0.9%	100.0%	64.7%	7.7%
Vacaville	478	426	1,838	2,704	8,624	7,262	6,598	4,406	470	2,011	34,176	21,332	5,446
	1.4%	1.2%	5.28%	7.8%	24.8%	20.86%	19.0%	12.65%	1.3%	5.8%	100.0%	61.3%	15.6%
Vallejo	6,334	4,555	4,785	4,248	7,670	9,305	3,920	3,668	674	0	44,543	36,897	19,922
	14.0%	10.1%	10.60%	9.4%	17.0%	20.60%	8.7%	8.12%	1.5%	0.0%	100.0%	81.7%	44.1%
Unincorporated Solano County*	847	47	927	1,143	2,113	1,005	-42	219	-154	901	7,754	6,082	2,964
	12.1%	0.7%	13.2%	16.3%	30.2%	14.3%	-0.6%	3.1%	-2.2%	12.9%	100.0%	86.8%	42.3%
Solano County	9,998	6,518	11,762	16,031	31,729	33,196	23,127	18,715	2,641	6,087	157,800	109,234	44,309
	6.3%	4.1%	7.4%	10.0%	19.9%	20.8%	14.5%	11.7%	1.7%	3.8%	100.0%	68.4%	27.7%

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

Please note: Unincorporated data was calculated by taking the total county number and subtracting the cities from that data. Therefore, the exact numbers may not represent the exact numbers built by year.

LOCAL KNOWLEDGE ON HOUSING CONDITIONS

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

TABLE 2-22 PERCENTAGE OF HOUSING NEEDING REHABILITATION

Geography	Percentage of Housing Needing Rehabilitation
Benicia	0.13%
Dixon	Data Pending
Fairfield	Data Pending
Rio Vista	N/A – See Program H-16
Suisun City	Data Pending
Vacaville	<10%
Vallejo	Data Pending
Unincorporated Solano County	10%

Source: Solano County jurisdictions, 2022

HOUSING PRODUCTION

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

TABLE 2-23 HOUSING PERMITTING 2015-2020

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

Source: HCD 5th Cycle Annual Progress Report Permit Summary

HOUSING COST AND AFFORDABILITY

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

Sales Prices

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

Geography	Units Valued Less than 250k	Units Valued \$250k-\$500k	Units Valued \$500k-\$750k	Units Valued \$750k-\$1M	Units Valued \$1M-\$1.5M	Units Valued \$1M-\$2M	Units Valued \$2M+
Benicia	7.4%	25.5%	49.8%	13.9%	2.0%	0.9%	0.4%
Dixon	14.9%	69.6%	12.3%	2.4%	0.6%	0.3%	0.0%
Rio Vista	13.0%	81.3%	5.7%	0.0%	0.0%	0.0%	0.0%
Suisun City	8.9%	85.2%	3.8%	0.3%	0.0%	0.0%	1.8%
Vacaville	10.6%	63.7%	22.9%	2.1%	0.4%	0.1%	0.1%
Vallejo	21.2%	59.4%	17.0%	1.3%	0.5%	0.1%	0.4%
Fairfield	14.6%	57.3%	23.5%	3.2%	0.8%	0.1%	0.6%
Unincorporated Solano County	11.9%	20.5%	30.8%	18.9%	12.1%	3.3%	2.5%
Solano County	14.2%	57.9%	21.9%	3.9%	1.2%	0.3%	0.5%
Bay Area	6.1%	16.3%	22.5%	20.1%	17.9%	7.9%	9.2%

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

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

TABLE 2-25 MEDIAN SALES PRICE, 2021

Geography	Median Sales Price
Benicia	\$695,000
Dixon	\$596,500
Fairfield	\$575,000
Rio Vista	\$480,000
Suisun City	\$552,500
Vacaville	\$585,000
Vallejo	\$560,000
Solano County	\$569,000
Unincorporated Solano County	\$630,000*
Average Countywide Median Sales Price	\$606,823

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

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

Rental Prices

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

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

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

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

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

TABLE 2-27 RENTAL RATES, 2021

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

Source: Zillow and Realtor.com, 2021

*Data for Unincorporated Solano County was not available.

Housing Affordability

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

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

TABLE 2-28 HOUSING AFFORDABILITY BY INCOME LEVEL

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

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

Notes:

¹ Affordable cost 30 percent of gross household income spent on housing.

² Affordable housing sales price is based on conventional 30-year loans at 4.88-percent interest and a 5-percent down payment.

³ Average of the median rents in all cities in Solano County (data on Unincorporated Solano County unavailable) (see Table 2-27).

⁴ Average of the median sales prices in each jurisdiction in Solano County (see Table 2-25).

SPECIAL-NEEDS POPULATIONS

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

SENIORS

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

According to the 2015-2019 ACS, approximately 48.9 percent of the population (5,792 persons) in Rio Vista were seniors (65 years or older). Followed by the Unincorporated Solano County, 21.6 percent (2,617 residents), 19.8 percent (3,474 residents) in Benicia, 15.8 percent (11,063 residents) in Vallejo, 14 percent (8,052 residents) in Vacaville, 13 percent (1,248 residents) in Dixon, 12.2 percent (2,617 residents) in Fairfield, and 11.7 percent (1,678 residents) in Suisun City.

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

TABLE 2-29 SENIOR HOUSEHOLDS BY INCOME AND TENURE

Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All households
Benicia	Owner Occupied	165	210	310	350	1,915	2,950
	<i>Percentage</i>	5.6%	7.1%	10.5%	11.9%	64.9%	36.4%
	Renter Occupied	145	80	79	60	160	524
	<i>Percentage</i>	27.7%	15.3%	15.1%	11.5%	30.5%	16.4%
Dixon	Owner Occupied	54	150	180	34	675	1,093
	<i>Percentage</i>	4.9%	13.7%	16.5%	3.1%	61.8%	25.8%
	Renter Occupied	0	115	10	10	20	155
	<i>Percentage</i>	0.0%	74.2%	6.5%	6.5%	12.9%	8.5%
Fairfield	Owner Occupied	174	150	335	332	1,280	2,271
	<i>Percentage</i>	7.7%	6.6%	14.8%	14.6%	56.4%	18.4%
	Renter Occupied	61	91	61	42	101	356
	<i>Percentage</i>	17.1%	25.6%	17.1%	11.8%	28.4%	7.1%

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Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All households
Rio Vista	Owner Occupied	180	310	460	165	1,215	2,330
	<i>Percentage</i>	7.7%	13.3%	19.7%	7.1%	52.1%	59.9%
	Renter Occupied	0	65	80	0	180	325
	<i>Percentage</i>	0.0%	20.0%	24.6%	0.0%	55.4%	36.0%
Suisun City	Owner Occupied	59	200	250	170	585	1,264
	<i>Percentage</i>	4.7%	15.8%	19.8%	13.4%	46.3%	21.9%
	Renter Occupied	79	35	115	30	155	414
	<i>Percentage</i>	19.1%	8.5%	27.8%	7.2%	37.4%	11.7%
Vacaville	Owner Occupied	533	690	975	650	3,050	5,898
	<i>Percentage</i>	9.0%	11.7%	16.5%	11.0%	51.7%	29.1%
	Renter Occupied	535	360	455	244	560	2,154
	<i>Percentage</i>	24.8%	16.7%	21.1%	11.3%	26.0%	17.4%
Vallejo	Owner Occupied	835	1045	1495	835	3650	7,860
	<i>Percentage</i>	10.6%	13.3%	19.0%	10.6%	46.4%	33.7%
	Renter Occupied	945	720	725	239	574	3,203
	<i>Percentage</i>	29.5%	22.5%	22.6%	7.5%	17.9%	25.8%

Geography	Tenure	Extremely Low Income 0%-30% of AMI	Very Low Income 31%-50% of AMI	Low Income 51%-80% of AMI	Median Income 81%-100% of AMI	Above Median Income >100% of AMI	Totals All households
Unincorporated Solano County	Owner Occupied	174	150	335	322	1280	2,261
	<i>Percentage</i>	7.7%	6.6%	14.8%	14.2%	56.6%	47.9%
	Renter Occupied	61	91	61	42	101	356
	<i>Percentage</i>	17.1%	25.6%	17.1%	11.8%	28.4%	16.3%

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

Table 2-30 shows overpayment status for the senior-headed households in Solano County (38,850). The Department of Housing and Urban Development (HUD) defines overpayment (cost burdened) as a household that spends more than 30 percent of their income, on housing costs, including utilities. Severely overpaying (severely cost burdened) occurs when a household spends 50 percent or more of their income on housing costs. **Table 2-30** shows the number of households overpaying, paying 30-50 percent on housing costs, and the number of households severely overpaying, paying 50 percent or more on housing costs.

As shown in **Table 2-30**, Dixon (26.4 percent), Vallejo (23.4 percent), and Vacaville (19.6 percent) had the highest number of senior households overpaying for housing. When looking at senior households severely overpaying, Vallejo and Fairfield had the highest percentages of households at 21.1 percent and 20.7 percent, respectively. When looking at lower income senior households, in Solano County, overpayment ranged from 18 and 33 percent -- Benicia (18.6 percent), Unincorporated Solano County (18.8 percent), Rio Vista (20.3 percent), Fairfield (27.7 percent), Dixon (28.0 percent), Vacaville (29.2 percent), Vallejo (33.1 percent), and Suisun City (37.7 percent).

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

Geography	Overpayment	Extremely Low-Income Households (30%)	Very Low-Income Households (50%)	Low Income Households (80%)	Median Income Households (100%)	Greater than Median Income Households (100% +)	Total All Households
Benicia	Not Overpaying	70	110	164	255	1,740	2,339
	<i>Percentage</i>	3.0%	4.7%	7.0%	10.9%	74.4%	67.3%
	Overpaying 30-50%	30	35	135	110	275	585
	<i>Percentage</i>	5.1%	6.0%	23.1%	18.8%	47.0%	16.8%
	Severely Overpaying 50%+	210	145	90	45	60	550
	<i>Percentage</i>	38.2%	26.4%	16.4%	8.2%	10.9%	15.8%
Dixon	Not Overpaying	4	55	100	14	615	788
	<i>Percentage</i>	0.5%	7.0%	12.7%	1.8%	78.0%	63.1%
	Overpaying 30-50%	0	165	55	30	80	330
	<i>Percentage</i>	0.0%	50.0%	16.7%	9.1%	24.2%	26.4%
	Severely Overpaying 50%+	50	45	35	0	0	130
	<i>Percentage</i>	38.5%	34.6%	26.9%	0.0%	0.0%	10.4%
Fairfield	Not Overpaying	205	324	890	460	3,120	4,999
	<i>Percentage</i>	4.1%	6.5%	17.8%	9.2%	62.4%	62.0%
	Overpaying 30-50%	160	190	345	235	430	1,360
	<i>Percentage</i>	11.8%	14.0%	25.4%	17.3%	31.6%	16.9%
	Severely Overpaying 50%+	615	595	330	74	90	1,704
	<i>Percentage</i>	36.1%	34.9%	19.4%	4.3%	5.3%	21.1%

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Geography	Overpayment	Extremely Low-Income Households (30%)	Very Low-Income Households (50%)	Low Income Households (80%)	Median Income Households (100%)	Greater than Median Income Households (100% +)	Total All Households
Rio Vista	Not Overpaying	40	215	290	125	1,200	1,870
	<i>Percentage</i>	2.1%	11.5%	15.5%	6.7%	64.2%	70.4%
	Overpaying 30-50%	35	70	80	20	195	400
	<i>Percentage</i>	8.8%	17.5%	20.0%	5.0%	48.8%	15.1%
	Severely Overpaying 50%+	105	90	170	20	0	385
	<i>Percentage</i>	27.3%	23.4%	44.2%	5.2%	0.0%	14.5%
Suisun City	Not Overpaying	34	130	110	100	710	1,084
	<i>Percentage</i>	3.1%	12.0%	10.1%	9.2%	65.5%	64.6%
	Overpaying 30-50%	4	35	205	75	30	349
	<i>Percentage</i>	1.1%	10.0%	58.7%	21.5%	8.6%	20.8%
	Severely Overpaying 50%+	100	70	50	25	0	245
	<i>Percentage</i>	40.8%	28.6%	20.4%	10.2%	0.0%	14.6%
Vacaville	Not Overpaying	249	290	655	580	3,160	4,934
	<i>Percentage</i>	5.0%	5.9%	13.3%	11.8%	64.0%	61.3%
	Overpaying 30-50%	149	245	490	265	430	1,579
	<i>Percentage</i>	9.4%	15.5%	31.0%	16.8%	27.2%	19.6%
	Severely Overpaying 50%+	670	515	285	49	20	1,539
	<i>Percentage</i>	43.5%	33.5%	18.5%	3.2%	1.3%	19.1%

Solano County Regional Housing Element Collaborative
Appendix 2 –Regional Housing Needs Assessment

Geography	Overpayment	Extremely Low-Income Households (30%)	Very Low-Income Households (50%)	Low Income Households (80%)	Median Income Households (100%)	Greater than Median Income Households (100% +)	Total All Households
Vallejo	Not Overpaying	345	640	1,120	560	3,525	6,190
	<i>Percentage</i>	5.6%	10.3%	18.1%	9.0%	56.9%	56.0%
	Overpaying 30-50%	380	470	705	390	640	2,585
	<i>Percentage</i>	14.7%	18.2%	27.3%	15.1%	24.8%	23.4%
	Severely Overpaying 50%+	1055	655	395	124	59	2,288
	<i>Percentage</i>	46.1%	28.6%	17.3%	5.4%	2.6%	20.7%
Unincorporated Solano County	Not Overpaying	88	61	231	216	1,210	1,806
	<i>Percentage</i>	4.9%	3.4%	12.8%	12.0%	67.0%	69.0%
	Overpaying 30-50%	22	85	75	100	165	447
	<i>Percentage</i>	4.9%	19.0%	16.8%	22.4%	36.9%	17.1%
	Severely Overpaying 50%+	125	95	90	48	6	364
	<i>Percentage</i>	34.3%	26.1%	24.7%	13.2%	1.6%	13.9%

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

PERSONS WITH DISABILITIES

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

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

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

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

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

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

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

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

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

TABLE 2-32 DISABILITY BY TYPE, 2015-2019

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

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

PERSONS WITH DEVELOPMENTAL DISABILITIES

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

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

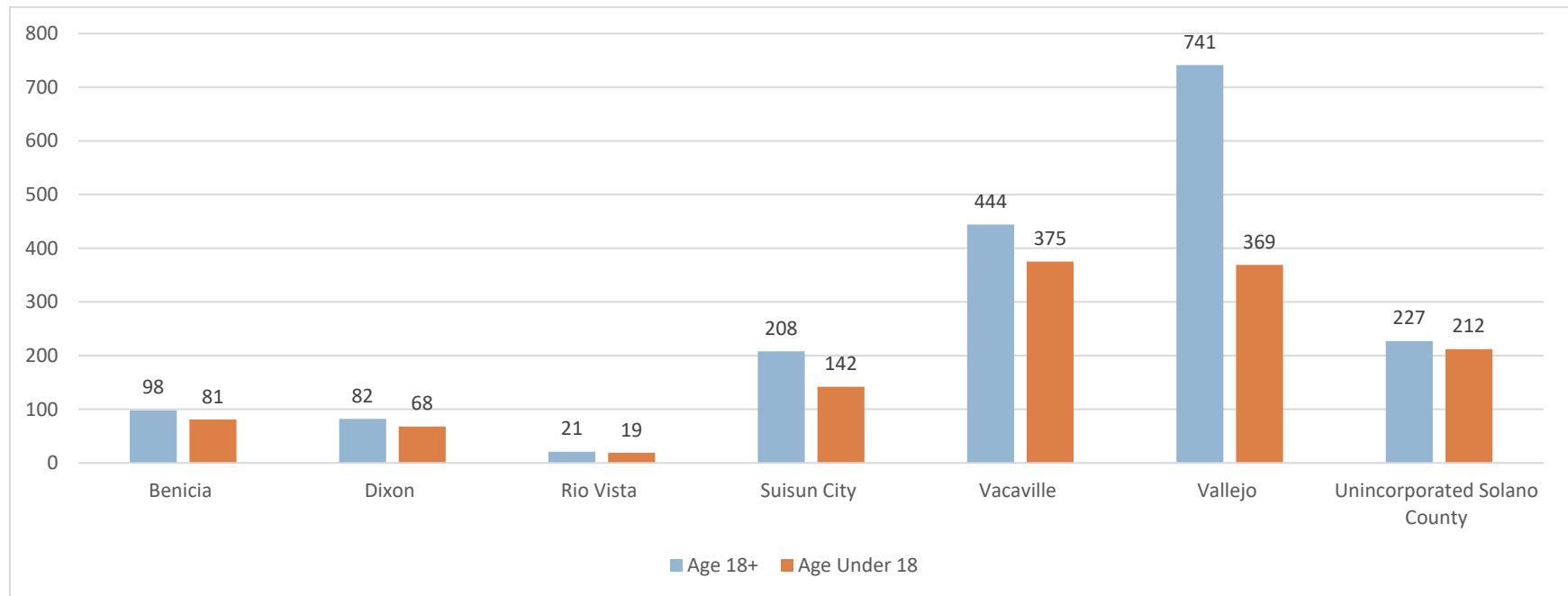
NBRC provides services to developmentally disabled persons throughout Napa, Sonoma, and Solano Counties and acts as a coordinating agency for multiple service providers in the region. They provide a resource to those needing diagnosis and evaluation, individual program planning, prevention services,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

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

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

According to **Figure 2-6** and **Table 2-33** and the most recent data by the California Department of Developmental Services from 2020, there were a total of 4,272 persons with developmental disabilities in Solano County. Within Benicia, Dixon, Rio Vista, and Suisun City, there were 81, 68, 19, and 142 persons under the age of 18, respectively, with a developmental disability. For Vacaville, Vallejo, and Unincorporated Solano County, there were 375, 369, and 212 persons under the age of 18, respectively, with a developmental disability. Based on 2020 consumer count data by the California Department of Developmental Services, 70 to 85 percent of persons with developmental disabilities were living at home with a parent, family, or guardian. Finding affordable housing with appropriate features and accessibility to supporting services within the household’s affordability range may be a challenge because many persons with disabilities live on disability incomes or fixed income

FIGURE 2-6 POPULATION WITH DEVELOPMENTAL DISABILITIES BY AGE



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

TABLE 2-33 POPULATION WITH DEVELOPMENTAL DISABILITIES BY RESIDENCE

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

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

LARGE HOUSEHOLDS

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

As shown in **Table 2-34**, CHAS data reported large households by income category. The jurisdictions in Solano County with the greatest proportion of large households (five or more members) were Dixon (18.3 percent), Fairfield (14.6 percent) and Suisun City (13.4 percent). Rio Vista had the lowest number of large households representing 2.6 percent of all households. As shown in **Table 2-35**, a relatively large proportion of each of these three city's housing stocks has three or more bedrooms (75 percent in Dixon, 71 percent in Fairfield and Suisun City 81 percent). Although the supply of units with three or more bedrooms may appear to be adequate to accommodate the needs of large families in these communities (and throughout Solano County), larger households may not actually be residing in these units, as the price for larger units may be a barrier to ownership or rental, leaving a portion of this population underserved. As well, large households may choose to reside in the larger housing units that are above their financial means, thus resulting in overpayment and the potential for displacement. This situation applies to all of the jurisdictions in Solano County.

When looking at large households by tenure, according to the 2015- 2019 ACS, of all large households in Rio Vista (1 percent), 41.3 percent were renters, and 58.7 percent were owners.

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

A majority of Solano County's rental housing stock consists of individual single-family homes for rent, and multifamily multiplex and apartment buildings. In fact, about 70 to 80 percent of the county's housing stock consists of single-family homes, with the remainder multifamily units and mobile homes. According to **Table 2-35**, in Unincorporated Solano County

and all cities except in Suisun City, homes with three or more bedrooms are overwhelmingly occupied by owners rather than renters.

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

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

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

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

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

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

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

SINGLE-PARENT HOUSEHOLDS

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

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

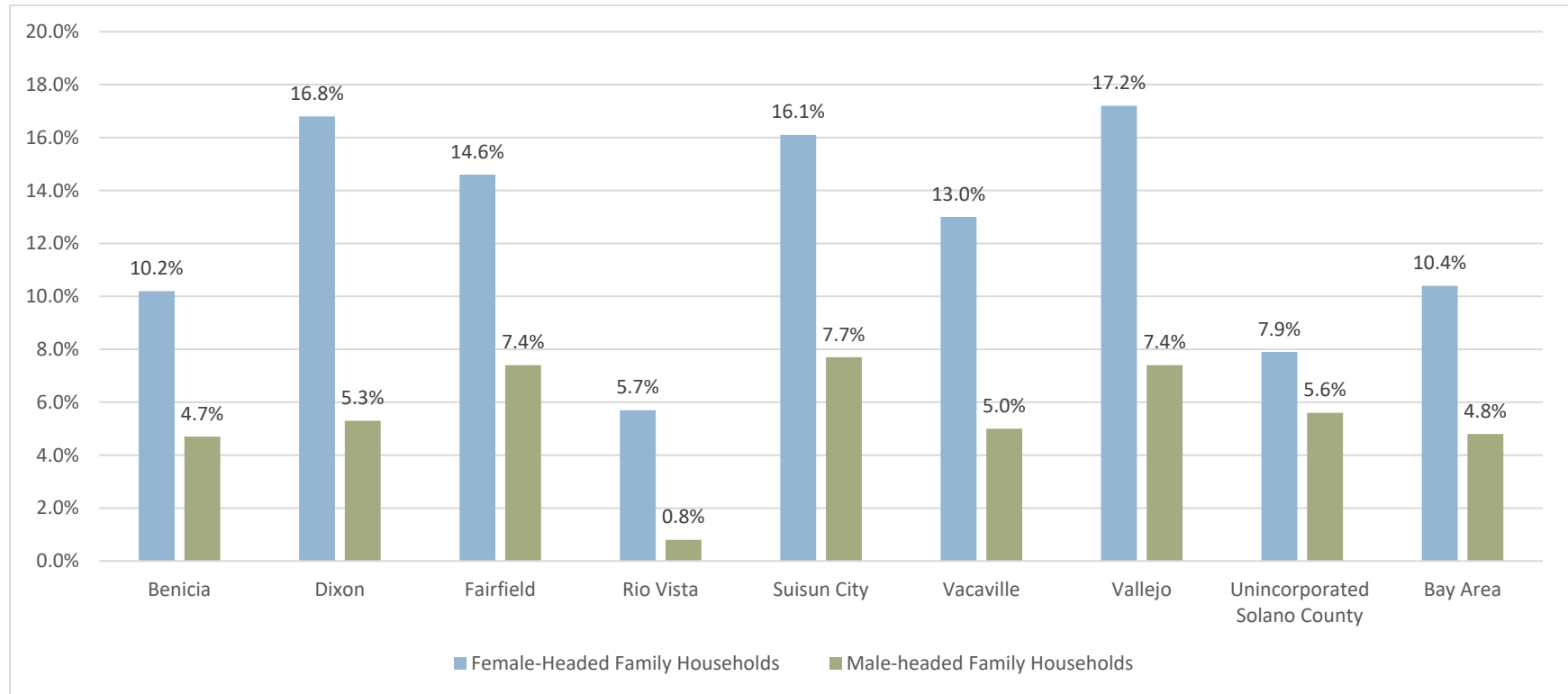
Single-parent households, particularly those headed by women, are likely to have greater demand for childcare and other social services than two-parent households. As shown in **Figure 2-8**, an average of about 75 percent of female-headed households in poverty have one or more children and conversely,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

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

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

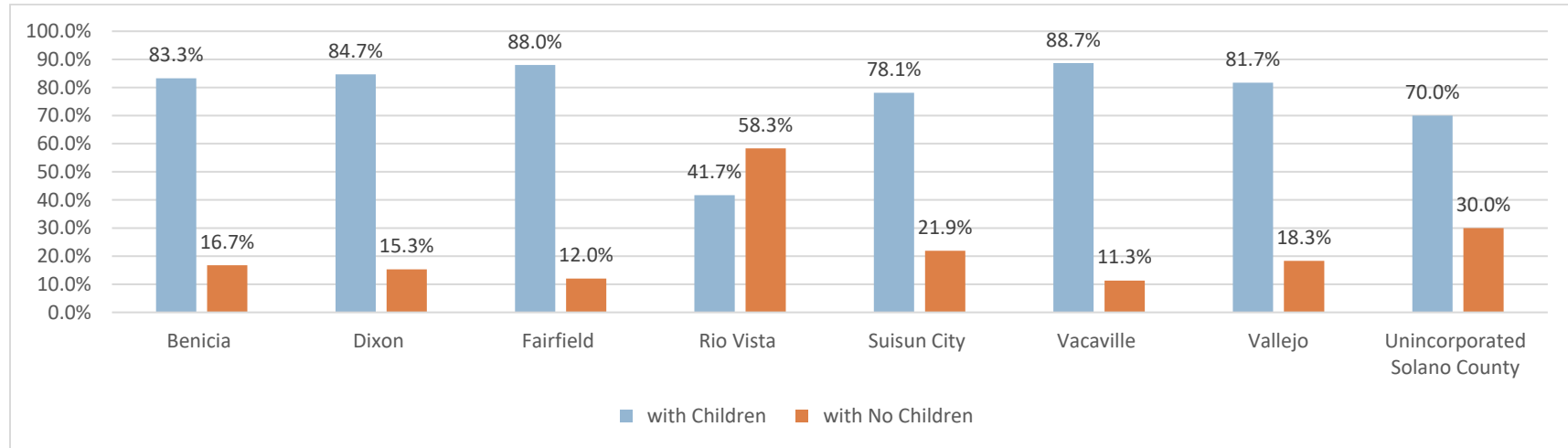
Source: ABAG Data Packet, 2021 -- U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

FIGURE 2-7 SINGLE-PARENT HOUSEHOLDS



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

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



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

FARMWORKERS

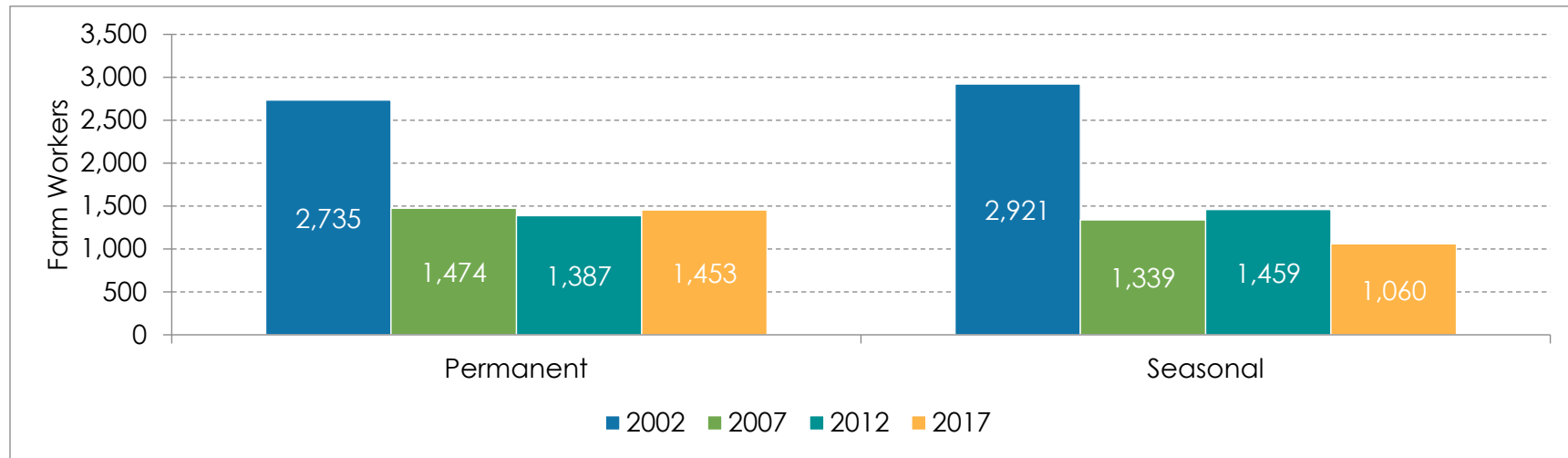
Farmworkers are generally considered to have special housing needs because of limited incomes and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next).

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Solano County has significantly decreased from 2002 to 2017, decreasing from 2,735 farmworkers to 1,452 farmworkers over that time frame. However, there was a slight increase from 2012 to 2017, showing an increase from 1,347 farmworkers to 1,453 farmworkers. The seasonal number has also decreased from 2,921 in 2002 to 1,060 in 2017 (see **Figure 2-9**). The overall number of farm workers was about the same in 2017 as in 2002. The U.S. Department of Agriculture Census of Farmworkers reports that there were 849 farms in Solano County, employing a total of 2,513 workers in 2017. Of the 2,513 farmworkers in the county, 1,453 workers (58 percent) work 150 days or more each year. The remaining 42 percent work less than 150 days per year. Larger farms provide the main source of farm employment for farmworkers. According to the Census of Agriculture, 954 farmworkers (38 percent) were employed on farms with 10 or more workers. According to the

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

When looking at Rio Vista alone, 0.5 percent, or 12 residents, were employed in Agriculture and Natural Resources, according to the 2015-2019 ACS, representing a very small portion of the workforce. Based on data from one-on-one interviews with service providers, the majority of farmworkers in Solano County (80.0 percent) come directly from Mexico, 17.0 percent from Texas, and 3.0 percent from other cities in California.

FIGURE 2-9 FARM LABOR IN SOLANO COUNTY



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Note: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors) are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Migrant Workers

Farmworkers have a variety of special housing needs in terms of affordability, location, and duration of residence. The increase in farmworkers living in Solano County on a permanent basis increases the need for local, affordable farmworker housing for household types other than single adult men and women, including family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community.

Farmworkers may face added affordable housing challenges due to immigration status. Federally funded affordable housing projects require the head of household to have documentation of legal resident status, precluding some farmworkers from subsidized farmworker housing. Even seasonal farmworkers may travel with families, with children who at least temporarily enroll in local schools. Since 2016, the migrant worker student population in Rio Vista has been zero, therefore identifying the need to be much lower than other surrounding jurisdictions. Overall, for Solano County as a whole, the migrant worker student population increased by approximately 100 students from the 2016-17 school year to the 2019-20 school year, which identifies a potential need for farmworker housing and resources. (**Table 2-37**).

TABLE 2-37 MIGRANT WORKER STUDENT POPULATION

Geography	2016-17	2017-18	2018-19	2019-20
Benicia	0	0	0	0
Dixon	218	259	242	215
Fairfield	11	47	74	109
Rio Vista	0	0	0	0
Suisun City	0	0	0	0
Vacaville	110	123	138	122
Vallejo	0	0	0	0
Unincorporated Solano County	0	0	0	0
Solano County	339	429	454	446
Bay Area	4,630	4,607	4,075	3,976

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

Notes: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the State and the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents may not be aware of their rights or may be wary to engage due to immigration status concerns. Regionwide and for Solano County overall, the proportion of residents five years and older with limited English proficiency is eight percent. In Rio Vista approximately two percent of the total population had limited English proficiency.

Income

According to the 2015-2019 ACS, the annual median income for the agriculture, forestry, fishing, and hunting category, was \$31,938 per individual. This income for a one or two person households, would fall into the very low-income category (see **Table 2-9**). To address the needs of very low-income, and special needs groups, the City has included **Programs H-4, H-5 and H-9**

In Rio Vista, farmworker housing needs can be met with single family homes, multifamily units, ADUs, and with assistance from Housing Choice Vouchers. While the City of Rio Vista and Solano County are limited on the direct resources for farmworkers beyond assistance for lower income households, neighboring Yolo and Sacramento counties as well as the State of California have resources available for farmworkers.

Resources for Farmworkers

The Dixon Migrant Center

The Dixon Migrant Center is in the City of Dixon and managed by Yolo County Housing. The Dixon Migrant Center provides affordable seasonal rental housing and support services (including onsite childcare) during peak growing and harvest season, typically from April through November. However, this can be extended based on the center's needs. There are also three duplexes and one single-family home that are open for families to stay year-round.

While the City has included **Programs H-4, H-5 and H-9** to assist with needs of very low-income households and special needs groups, additional resources available to farmworkers are included in **Table 2-38**.

TABLE 2-38 RESOURCES FOR FARMWORKERS

Provider	Area Served	Services Available
California AgrAbility	California residents employed with a disability or long-term health condition who works in agriculture	Direct services to farmers and agricultural workers through individual consultations, farm site assessments, safety evaluations, and case management. This technical assistance varies based on the injury and/or disability of each individual and family. Staff help identify and locate resources including low-cost modifications to the farm, home, equipment and work site operations.
Community Action Partnership (CAP Solano)	Solano County	Emergency rental assistance, utility arrears, housing stability case management, and a limited amount of prospective rental assistance.
Mutual Housing at Spring Lake	Solano and Yolo Counties	Permanent employee housing with a capacity of 101 units
Madison Migrant Center	Solano and Yolo Counties	Seasonal migrant center with a capacity of 88 units
Western Center for Agricultural Health and Safety	Solano and Yolo Counties	Education and outreach specialists provide free, participatory, bilingual trainings on topics such as wildfire smoke exposure, heat illness prevention, and injury and illness prevention.
Mahal Plaza	Yuba County	A 98-unit project containing two-, three-, and four-bedroom units where priority is given to resident farmworkers, as well as migrant farmworkers
Western Farmworkers Association	Yuba County	Advocacy, basic needs, legal help, non-emergency medical care, bilingual assistance
Knights Landing Community Center	Yolo County	Food bank and food distribution

EXTREMELY LOW-INCOME HOUSEHOLDS

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

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

According to 2015-2019 ACS, as shown in **Table 2-10**, Vallejo (15.0 percent), Dixon (10 .7 percent), Rio Vista (10.5 percent), and Fairfield (10.2 percent) had the highest percentage of households that fell into the extremely low-income category, followed by Suisun City (9.2 percent), Vacaville (9.2 percent), Benicia (8.6 percent), and the unincorporated County (8.4 percent).

As shown in **Table 2-39** extremely low-income households in Rio Vista represented 12.4 percent of all the households in the city. Of those, 26.4 percent were renter households, and 73.6 percent were owner occupied households. When looking at extremely low-income households overpaying, 66.0 percent of extremely low-income households were overpaying (spending more than 30 percent on housing costs) 17.0 and percent were severely overpaying (spending more than 50 percent on housing costs). Additional details are provided in **Table 2-39** and programs to assist extremely low-income households are included in **Table 2-44**.

TABLE 2-39 EXTREMELY LOW INCOME HOUSEHOLD CHARACTERISTICS

Total Household Characteristics	Rio Vista	
	Number	Percentage of Total Households
Total Occupied households	4,285	100.0%
Total Extremely low-income occupied households	530	12.4%
Extremely low-income renters	140	26.4%
Extremely low-income owners	390	73.6%
Extremely Low-Income Overpaying (>30%)	350	66.0%
Extremely Low-Income Renter HH overpaying	90	25.7%
Extremely Low-Income Owner HH overpaying	260	74.3%
Extremely Low Income Severely Overpaying (>50%)	305	17.0%
Extremely Low-Income Renter HH severely overpaying	90	29.5%
Extremely Low-Income Owner HH severely overpaying	215	70.5%

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

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

HOMELESS

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

The Point-in-Time (PIT) Count gathers both sheltered and unsheltered numbers. The sheltered PIT count is conducted on an annual basis and gathers data on the number of persons who are in emergency shelter or transitional housing. The sheltered PIT count collects demographic information such as age, gender, length of time homeless, income, and housing history. The unsheltered PIT count, conducted biannually, gathers data on the number of persons who are observed on the street. The PIT count is conducted on a single day/night during and is therefore not meant to represent the overall number of individuals who experience homelessness over the course of a year.

Solano County conducted its 2022 Sheltered PIT count on February 23, 2022. The total number of individuals experiencing homelessness for 2022 was 1,179, a slight increase (28 individuals) from 1,151 individuals experiencing homelessness according to the 2019 sheltered PIT. The count is conducted in the winter (January or February), when seasonal demand is likely at its highest. As of 2022, there were a total of 236 beds in emergency shelters in Solano County, about 163 beds in transitional housing, and 503 beds for permanent housing.

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, reduced hours at a job, high housing costs in Solano County has led to some individuals and families losing their housing. Divorce can also lead to the homelessness as a dual income household becomes a single income household. **Table 2-40** provides characteristics for the population experiencing homelessness, showing that of the individuals 22 percent had mental health issues, followed closely by alcohol and drug abuse. The data also showed that 92 percent of persons interviewed were individuals and eight percent were families. According to California Housing Partnership, asking rents in Solano County increased by 7.4 percent and renters would need to earn 2.4 times the minimum wage to afford the average asking rent in Solano County. From this data, a primary cause of homelessness is the lack of affordable housing and low

incomes. **Table 2-41** reflects the number of homeless individuals in each city according to the Chief of Police and other local knowledge.

TABLE 2-40 CHARACTERISTICS FOR THE POPULATION EXPERIENCING HOMELESSNESS

Jurisdiction	Characteristic	Percentage of Total Count
All Cities and Unincorporated Solano County	Mental Health Issues	22%
	Alcohol/Drug Abuse	21%
	Chronic Health Issues	16%
	Physical Disabilities	14%
	HIV/Aids Related Illness	1%
	Developmental	5%
	Veterans	3%
	Unaccompanied Youth	6%
	Chronically Homeless	17%
	Families	8%
	Individuals	92%

Source: Solano County Point-in-Time Count Executive Summary, 2022

TABLE 2-41 PERSONS EXPERIENCING HOMELESSNESS BY JURISDICTION

Jurisdiction	2022 PIT			Local Knowledge – Number of Persons Experiencing Homelessness
	Unsheltered	Sheltered	Total	
Benicia	17	0	17	100 ¹
Dixon	35	0	35	+/- 5 ¹
Fairfield	231	196	427	N/A
Rio Vista	22	0	22	3 ¹
Suisun City	41	0	41	N/A
Vacaville	139	33	172	115 ¹
Vallejo	435	19	454	600 ²
Unincorporated Solano County	0	11	11	N/A
Total	920	259	1,179	

Sources: Solano County Point-in-Time Count Executive Summary and Solano County jurisdictions, 2022

¹Local Police Department/Police Chief, ²Resource Connect Solano

Table 2-42 demonstrates the number of students in local schools experiencing homelessness. The cities with the highest number of students in local schools experiencing homelessness are Dixon (205) and Fairfield (206). The cities with the lowest numbers of students in local schools experiencing homeless are Suisun City, Benicia, Rio Vista, and Unincorporated Solano County. In comparison to past years (2018-19, 2017-18, and 2016-17), the number of students experiencing homelessness has decreased. This can be attributed to work by CAP Solano- JPA who have expanded their functions over the years, such as increased grant application and allocation of funding to local youth homeless service providers in Solano County.

TABLE 2-42 STUDENTS IN LOCAL PUBLIC SCHOOLS EXPERIENCING HOMELESSNESS

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

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

ANALYSIS OF AT-RISK HOUSING

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be “at risk” if it is eligible to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which, in this case with all jurisdictions in Solano County, is January 31, 2023. There are currently 351 units at risk of converting to market rate in the next 10 years (each project at risk is denoted in bold in **Table 2-43**).

Inventory of Affordable Units

All federal and state subsidized rental housing is listed in **Table 2-43**. All cities within Solano County have assisted units and Benicia, Dixon, Fairfield, and Vallejo all have units at risk of converting to market rate within the next 10 years. have projects at-risk of converting to market rate.

TABLE 2-43 ASSISTED UNITS AT RISK OF CONVERSION

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
BENICIA					
Casa de Vilarrasa II	921 E 4th St	24	24	HCD	2016
The Calms at Burgess Point	91 Riverview Terrace	56	55	LIHTC	2074
Total Units		80	79		
Total Units At-Risk of Converting			24		
DIXON					
Bristol Apartments	1550 Valley Glen Drive	102	101	LIHTC	2060
Second Street Senior Apartments	211 East D Street	81	80	LIHTC	2061
Lincoln Creek Apartments	1395 North Lincoln Street	172	141	LIHTC	2060
Moonlight Apartments	425 West Chestnut Street	56	55	LIHTC; USDA	2064
Heritage Commons	191 Heritage Lane	59	59	LIHTC; CalHFA	2067
Valley Glen Apartments	1830 Gold St.	59	58	LIHTC; USDA	2067
Heritage Commons Phase 2	193 Heritage Lane	60	59	LIHTC	2068
Heritage Commons Phase III	197 Heritage Lane	44	43	LIHTC	2074
Dixon Manor	1270 Linford Lane	32	6	CalHFA	2031
Total Units		665	602		
Total Units At-Risk of Converting			6		

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
FAIRFIELD					
Bennington Apartments (AKA Sheffield Green)	2780 North Texas Street	132	27	CalHFA	2024
Avery Parks (AKA Quail Terrace)	2000 Claybank Road	136	33	CalHFA	2025
Woodsong Village Apartments	2999 North Texas Street	112	110	LIHTC	2027
Parkway Plaza	188 E. Alaska Ave	100	99	HUD	2030
Kennedy Court	1401 Union Ave	32	32	LIHTC	2050
Sunset Manor Apartments	855 East Tabor Avenue	148	146	LIHTC	2052
Woodside Court Apartments	555 Alaska Avenue	129	127	LIHTC	2053
Fairfield Vista Apartments	201 Pennsylvania Avenue	60	59	LIHTC	2053
Dover Woods Senior Apartments	2801 Dover Avenue	200	198	LIHTC	2058
Hampton Place / Gateway Village	2000 Pennsylvania Avenue	56	55	LIHTC; HCD	2058
Union Square II	608 Kennedy Court	24	24	LIHTC; HCD	2059
Fairfield Heights Apartments	1917 Grande Circle	52	51	LIHTC	2060
Laurel Gardens Apartments	201 East Alaska Avenue	30	29	LIHTC; HCD	2062
Senior Manor	1101 Union Ave.	84	83	LIHTC	2063
Signature at Fairfield	1189 Tabor Avenue	93	92	LIHTC; CalHFA	2065
Monument Arms Apartments	261 East Alaska Avenue	92	88	LIHTC; HUD	2069
Sunset Creek Apartments	840 E. Travis Boulevard	76	75	LIHTC	2072
Fairfield Apartments (Parkside Villa Apartments & Rockwell Manor Apartments) - Site A	1650 Park Lane	128	126	LIHTC; HUD	2073
One Lake Family Apartments		190	188	LIHTC	2074

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Total Units		1,874	1,642		
Total Units At-Risk of Converting			269		
RIO VISTA					
Casitas Del Rio Apartments	250 St. Joseph Street	40	39	LIHTC; USDA	2059
Total Units		40	39		
Total Units At-Risk of Converting			0		
SUISUN CITY					
Village II	506 Civic Center Blvd	106	105	LIHTC; HUD	2065
Cottonwood Creek Apartments	202 Railroad Avenue	94	93	LIHTC; HCD	2062
Breezewood Village Apartments	1359 Worley Road	81	80	LIHTC	2062
Total Units		281	278		
Total Units At-Risk of Converting			0		
VACAVILLE					
Twin Oaks Apartments	2390 Nut Tree Road	46	46	LIHTC; HUD	2067
Vacaville Autumn Leaves	2470 Nut Tree Rd	56	56	HUD	2039
Vacaville Gables	100 Gables Ave.	65	64	LIHTC	2052
Saratoga Senior Apartments	1101 Burton Drive	108	107	LIHTC; CalHFA	2053
Vacaville Meadows	131 Gable Avenue	65	50	LIHTC	2055
Vacaville Hillside Seniors	454 Markham Ave	15	12	LIHTC	2055
Saratoga Senior Apartments Phase II	1151 Burton Drive	120	119	LIHTC	2056
Lincoln Corner Apartments	130 Scoggins Court	134	101	LIHTC; HCD	2058

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Rocky Hill Apartments & Bennett Hill Apartments (Site A)	225 Bennett Hill Court	64	63	LIHTC	2068
Callen Street Apartments	1355 Callen Street	66	65	LIHTC	2068
Rocky Hill Veterans	582 Rocky Hill Road	39	38	LIHTC; HCD	2075
Meadows Court / Holly Lane Apartments (Site A)	531 Rocky Hill Rd	82	80	LIHTC	2070
Alamo Garden Apartments	1501 Alamo Drive	182	181	LIHTC	2071
Pony Express Senior Apartments	220 Aegean Way	60	59	LIHTC	2074
Total Units		1102	1041		
Total Units At-Risk of Converting			0		
VALLEJO					
Longshore Cove Apartments	201 Maine Street	236	234	LIHTC; HUD	2073
Carolina Heights	135 Carolina Street	152	151	LIHTC; HUD	2070
Marina Tower	601 Sacramento Street	151	150	LIHTC; HUD	2060
Marina Towers Annex	575 Sacramento Street	57	56	LIHTC; HUD; CalHFA	2056
Casa De Vallejo Apartments	1825 Sonoma Blvd.	136	136	LIHTC; HUD	2060
Ascension Arms	301 Butte St	75	42	HUD	2029
Seabreeze Apartments	100 Larissa Ln	184	71	HUD	2036
Redwood Shores	400 Redwood Street	120	119	HUD	2037
Friendship Estates Apartments	2700 Tuolumne Street	76	74	LIHTC	2052
Solano Vista Senior Apartments	40 Valle Vista Avenue	96	95	LIHTC	2072

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Sereno Village Apartments	750 Sereno Drive	125	124	LIHTC	2057
Bay View Vista Apartments	445 Redwood Street	194	192	LIHTC	2055
Avian Glen	301 Avian Drive	87	85	LIHTC; HCD	2064
Temple Art Lofts	707 Main Street	29	28	LIHTC	2067
Harbor Park Apartments	969 Porter Street	182	73	LIHTC	2070
Total Units		1,900	1,630		
Total Units At-Risk of Converting			42		
UNINCORPORATED SOLANO CO.	<i>No Federal or State Assisted Developments</i>				

Sources: California Housing Partnership, Preservation Database 2021.

Preservation Resources

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

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

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

Qualified Entities

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

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

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

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

Strategies for Preserving Affordable Housing

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

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multifamily buildings throughout the county, prices ranged from \$165,000 per unit for a 10-unit building in Suisun City to \$215,000 per unit for a 5-unit multifamily unit in Vallejo. While most units listed for sale in March 2022 were in incorporated jurisdictions of Solano County, purchasing residential units in Unincorporated Solano County will likely have a similar price range depending on where in the county the units are located. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis. It is important to note that a major financing tool, Low Income Housing Tax Credits (LIHTC), currently do not prioritize acquisition and rehabilitation projects, but instead fund new construction projects. This makes the effort to preserve units much more difficult.

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

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

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

Cost of Preservation Versus Replacement

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

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

¹ 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.

Funding Sources for Preservation

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

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

Federal Programs

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

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

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

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

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

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

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

State Programs

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

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

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

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

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

Program Efforts to Preserve At-Risk Units

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

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

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

PROGRAMS TO ADDRESS IDENTIFIED NEEDS

The City has identified specific housing needs as a part of the preparation of the Housing Needs Assessment. **Table 2-44** summarizes the identified need and the program reference to address the need detailed in the Housing Element.

TABLE 2-44 PROGRAMS TO ADDRESS IDENTIFIED NEEDS

Identified Need	Housing Element Program Number
Housing Conditions	Program H-16, Program H-17
Renter Households	Program H-3, Program H-6, Program H-8
Senior Population (65+)	Program H-3, Program H-11
Persons with Disabilities	Program H-3, Program H-5, Program H-11
Large Households	Program H-3, Program H-5
Female and Single Parent Households	Program H-3, Program H-5
Farmworkers	Program H-3, Program H-5, Program H-11
Extremely Low-Income Households	Program H-3, Program H-5, Program H-8, Program H-9, Program H-11
Persons Experiencing Homelessness	Program H-9, Program H-10, Program H-11
Housing At-Risk of converting to market rate	Program H-7

Source: *City of Rio Vista, October 2022*

APPENDIX 3 – ASSESSMENT OF FAIR HOUSING

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INTRODUCTION

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

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

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the City of Dixon identified factors that contribute to fair housing issues. These contributing factors are included in **Table 3-12: Factors that Contribute to Fair Housing Issues** with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in **Section 4, Goals, Policies, and Programs**.

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

OUTREACH

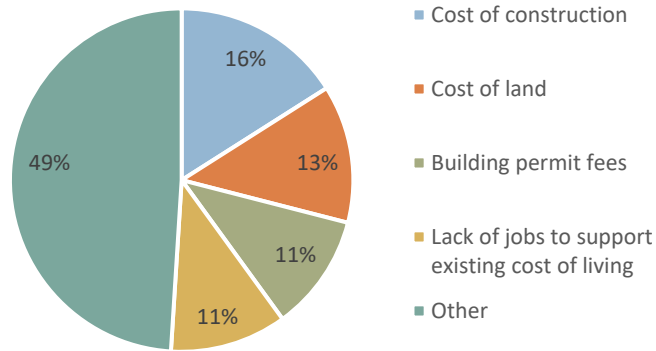
REGIONAL OUTREACH EFFORTS

Workshops

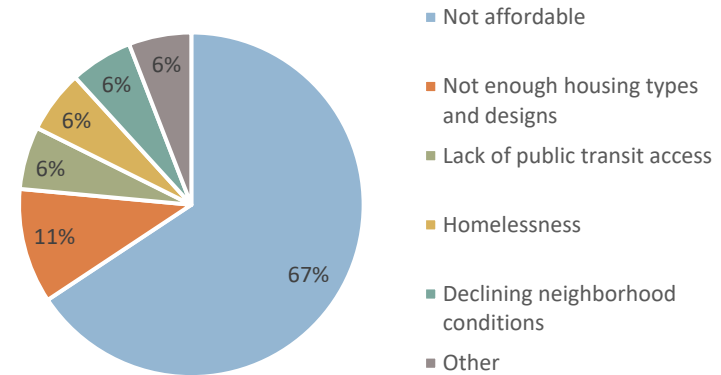
As discussed in the Public Participation section, the Solano County Collaborative took diligent efforts to encourage public and service provider participation, particularly service providers for vulnerable populations, in the Housing Element update process at both the regional and local scale. These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

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

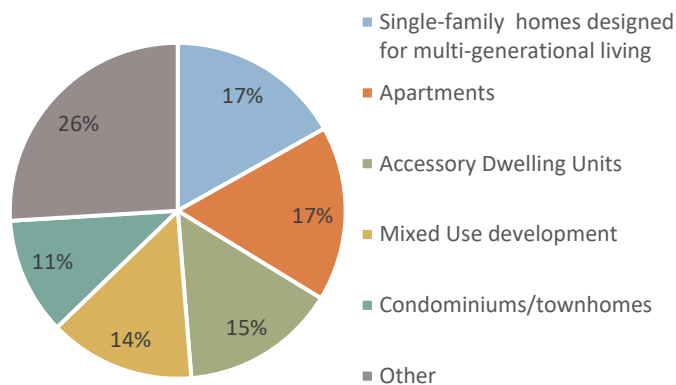
What are the greatest barriers to providing housing in your community?



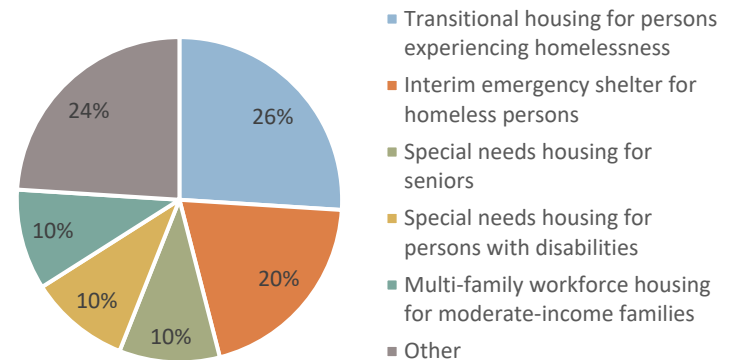
What do you consider the greatest issue related to housing?



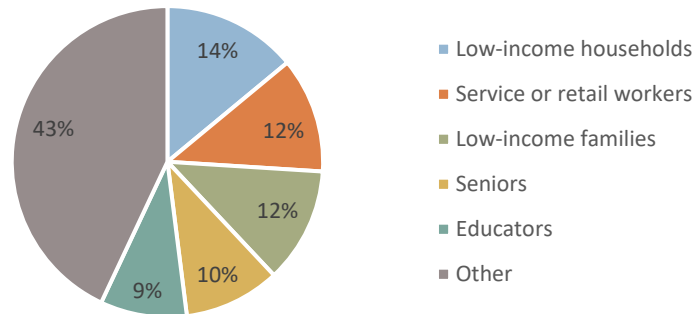
What types of housing would you like to see more of?



What populations are most in need of housing?



What populations do you believe are underserved?



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

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

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

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

Approximately 35.0 percent of respondents reported that the greatest barrier to obtaining or keeping housing that they, a friend, or relative has experienced is that affordable options are too far from jobs, schools, and other resources. In addition, 15.0 percent identified accessibility issues as a barrier to housing, 10.0 percent identified substandard conditions, and an additional 10.0 percent identified landlord refusal to rent as barriers. Nearly one-third of respondents also reported having experienced overcrowding at some point in Solano County to be able to afford housing costs. When asked what their experience has been with housing mobility, as it relates to unit size, price, and other factors, 28.6 percent reported that it has been very challenging and 33.3 percent reported that it has been somewhat challenging. This supports feedback from local service providers that there is a shortage of appropriately sized and affordable options in Solano County. Further, half

of respondents reported that there is no transit or alternative methods of transportation for them to navigate their communities, which furthers concerns about proximity of affordable housing to jobs and schools.

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

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

Survey

The flyers inviting participants to the regional Housing Element workshops included an option for respondents to take a survey similar to the poll conducted at the first two workshops in January 2022, to prioritize their perspective on housing issues facing the county and its jurisdictions. A total of 57 responses were logged, the majority of which were homeowners (71.9 percent). Of participants, approximately 86.0 percent reported living in a single-family detached or attached home and 68.4 percent had lived in Solano County for over five years. However, a smaller proportion (56.1 percent) report working within the county, which may indicate a shortage of jobs suitable for residents within their jurisdiction. The top types of housing that participants wanted to see built throughout the county were small/affordable single-family homes (57.9 percent), senior housing (47.4 percent), supportive housing/assisted living (43.9 percent), accessory dwelling units (ADUs; 35.1 percent), townhomes and condominiums/duplexes (35.1 and 31.6 percent, respectively), tiny homes (29.8 percent), large-acreage detached homes (28.1 percent), and apartments (24.6 percent). Among the respondents, the greatest barriers to building housing in their communities were (in order of ranking): cost of construction, opposition to new housing

development projects, lack of adequate infrastructure, lack of availability of land, and lack of jobs to support existing cost of living. Supporting these responses was feedback on what the barriers to obtaining housing were specifically within the respondents' jurisdictions, with 52.6 percent identifying home prices and rents being too high, followed by lack of public infrastructure, and the real-estate market, which ties back to the cost of housing barrier. A desire for yards and green space was also identified as a barrier associated with multifamily and/or higher-density residential types.

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

Consultations

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

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

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

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

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

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

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

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

- North Bay Housing Coalition, December 9, 2021
- Community Action Partnership Solano, Joint Powers Authority, December 14, 2021
- Legal Services of Northern California, December 22, 2021
- Fair Housing Advocates of Northern California, January 6, 2022

- Solano-Napa Habitat for Humanity, January 28, 2022
- Agency on Aging, January 24, 2022
- Urban Habitat, February 16, 2022

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

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

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

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

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

Feedback received during the regional consultations was shaped by individual discussions and the experiences of each service provider, fair housing advocate, or community organization. Therefore, some questions did not receive direct responses. For example, no interviewees identified strategies to reduce racially or ethnically concentrated areas of poverty;

they instead focused on feedback they deemed relevant to their target population or experiences. The summary presented here reports feedback that was received.

LOCAL OUTREACH EFFORTS

Joint Planning Commission/City Council Study Session

A Joint Planning Commission and City Council Study Session was held on January 25, 2022, to provide an overview of the 2023–2031 Housing Element update and 2023 Safety and Noise Element currently underway. The study session was open to the public and held in person. Commentary was limited and no public comment related to fair housing was received at the meeting.

Consultations

In February 2022, Rio Vista Caring Actions Reaching Everyone (CARE) provided input to the City on housing conditions and needs for Rio Vista residents. Rio Vista CARE expressed concern regarding the condition of some homes and the shortage of affordable housing, and housing in general. The organization reported that both rental and ownership units, affordable or market-rate, that become available are sold or rented very quickly, reflecting a barrier for many households to secure housing in the competitive market. Further, Rio Vista CARE identified a need for more low-income housing in general and that the current supply is insufficient. To address these concerns, the City has included **Program H-3** to facilitate and prioritize affordable development to increase the supply of affordable options.

FAIR HOUSING ISSUES

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

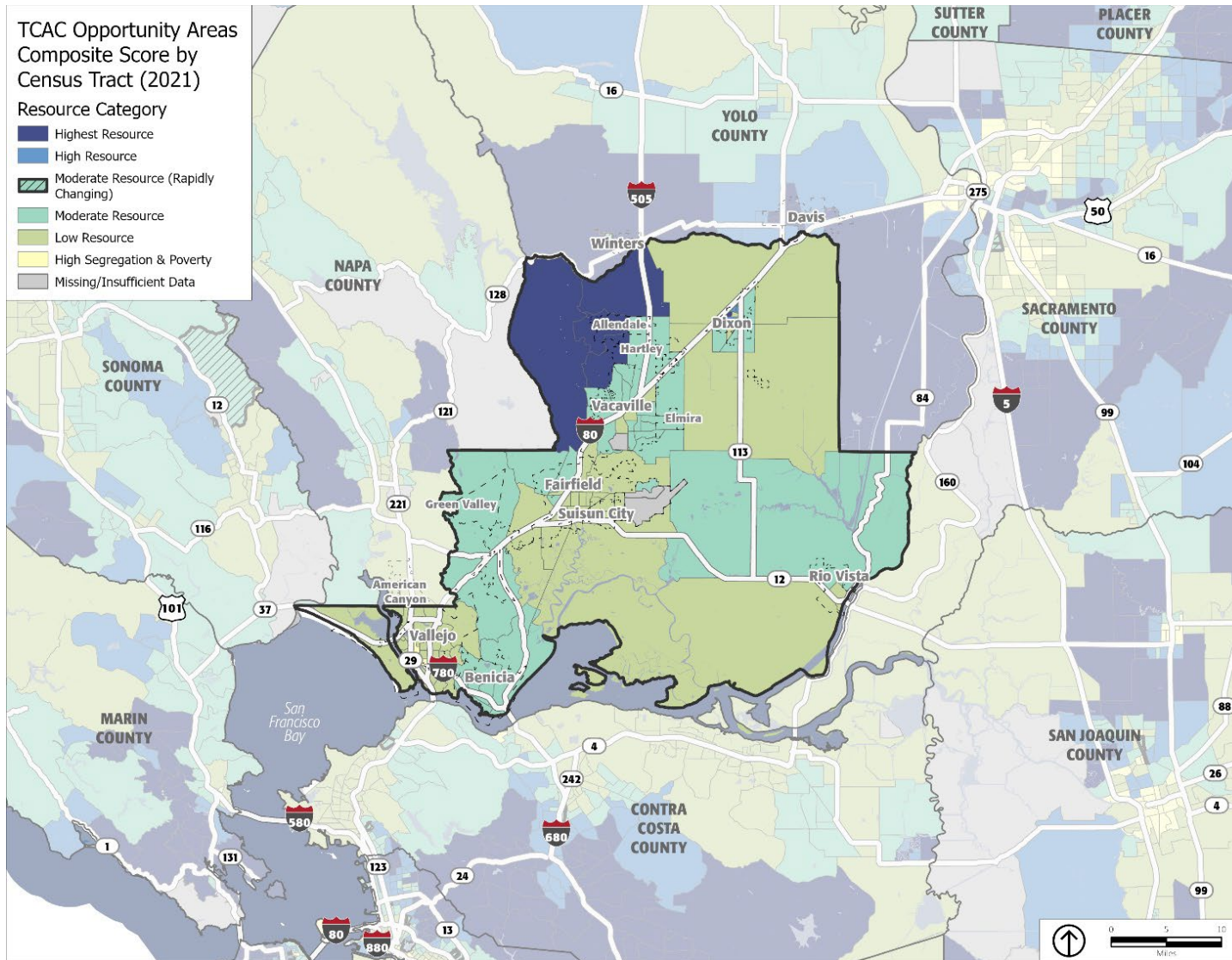
The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs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

Areas designated as “highest resource” are the top 20.0-percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$26,500 annually for a family of four in 2021).

As seen in **Figure 3-1: Regional TCAC/HCD Opportunity Area Designations**, most of Solano County, particularly in the unincorporated area, is designated as low resource or moderate resource. The City of Vallejo has been designated entirely as a low-resource area, with three pockets identified as areas of high segregation and poverty: the Wilson Park neighborhood southwest of Solano Avenue (which includes a portion of unincorporated territory), the area west of Sutter Street to the waterfront between Florida Street to the north and Curtola Parkway to the south, and the area north of Florida Street between Sonoma Boulevard and Amador Street along Broadway Street. In contrast, neighboring City of Benicia is designated entirely as a moderate-resource area. The City of Suisun City and most of Fairfield are designated as low resource, with moderate-resource areas in northeastern Fairfield and the Cordelia area of Fairfield. The City of Vacaville is

similarly designated, with low-resource areas along Interstate (I-) 80, northeast of Davis Street, with the remainder designated as moderate resource. The City of Rio Vista is also split, with moderate-resource areas northwest of Church Road and low-resource areas to the southeast. The City of Dixon has the greatest variation in resource area designations among the incorporated cities of Solano County. In Dixon, the southern and eastern areas are primarily moderate-resource areas, high- and highest-resource areas are in the center of the city with the exception of the Northwest Park neighborhood, east of Parkgreen Drive. Low-resource areas are in the Northwest Park neighborhood and south of W. A Street between Pitt School Road and S. Almond Street. In the unincorporated county, high- and highest-resource areas are generally in the northeast and northwest corners, with low-resource areas surrounding the cities of Dixon and Fairfield, and moderate-resource areas elsewhere. Given that much of Solano County is sparsely populated, with large agricultural areas, the low- and moderate-resource areas may not accurately represent the access to opportunities for residents of unincorporated communities, where there is typically a concentration of resources.

FIGURE 3-1: REGIONAL TCAC/HCD OPPORTUNITY AREAS



Source: TCAC/HCD, 2021

PATTERNS OF INTEGRATION AND SEGREGATION

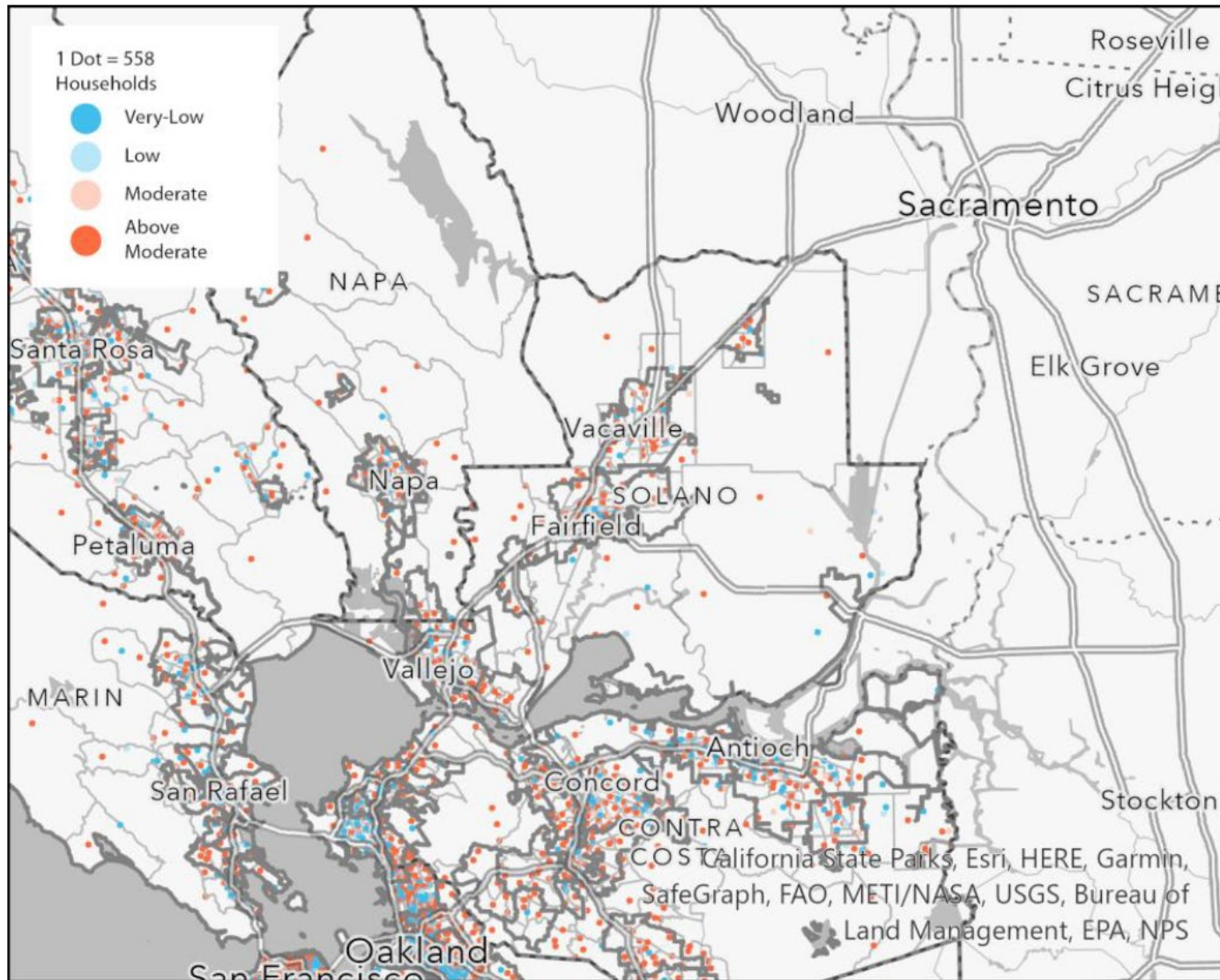
Segregation exists when there are concentrations of a population, usually a protected class, in a certain area. Segregation can result from local policies, to the availability and accessibility of housing that meets the needs of that population, or a community culture or amenity that attracts the population.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

Income Distribution

Regional Patterns

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

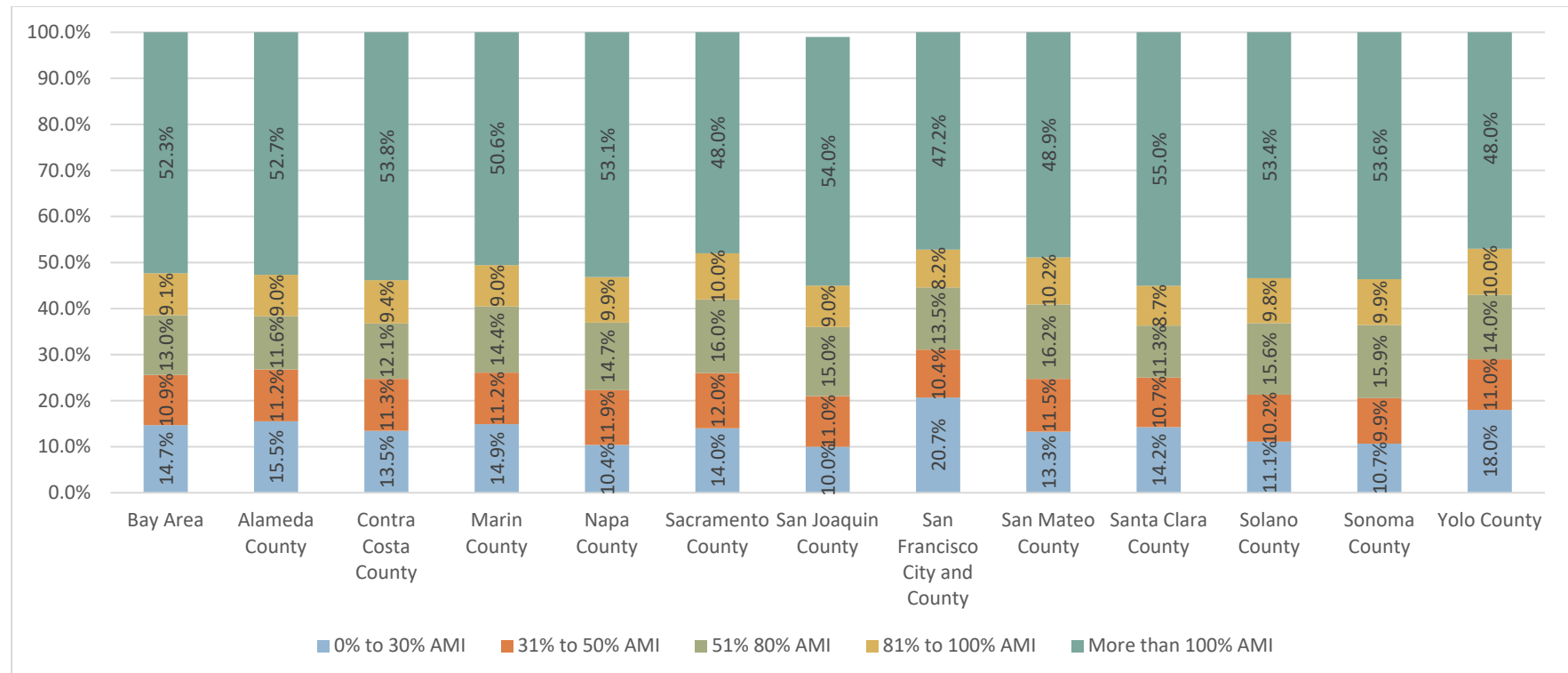
FIGURE 3-2: INCOME DOT MAP



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

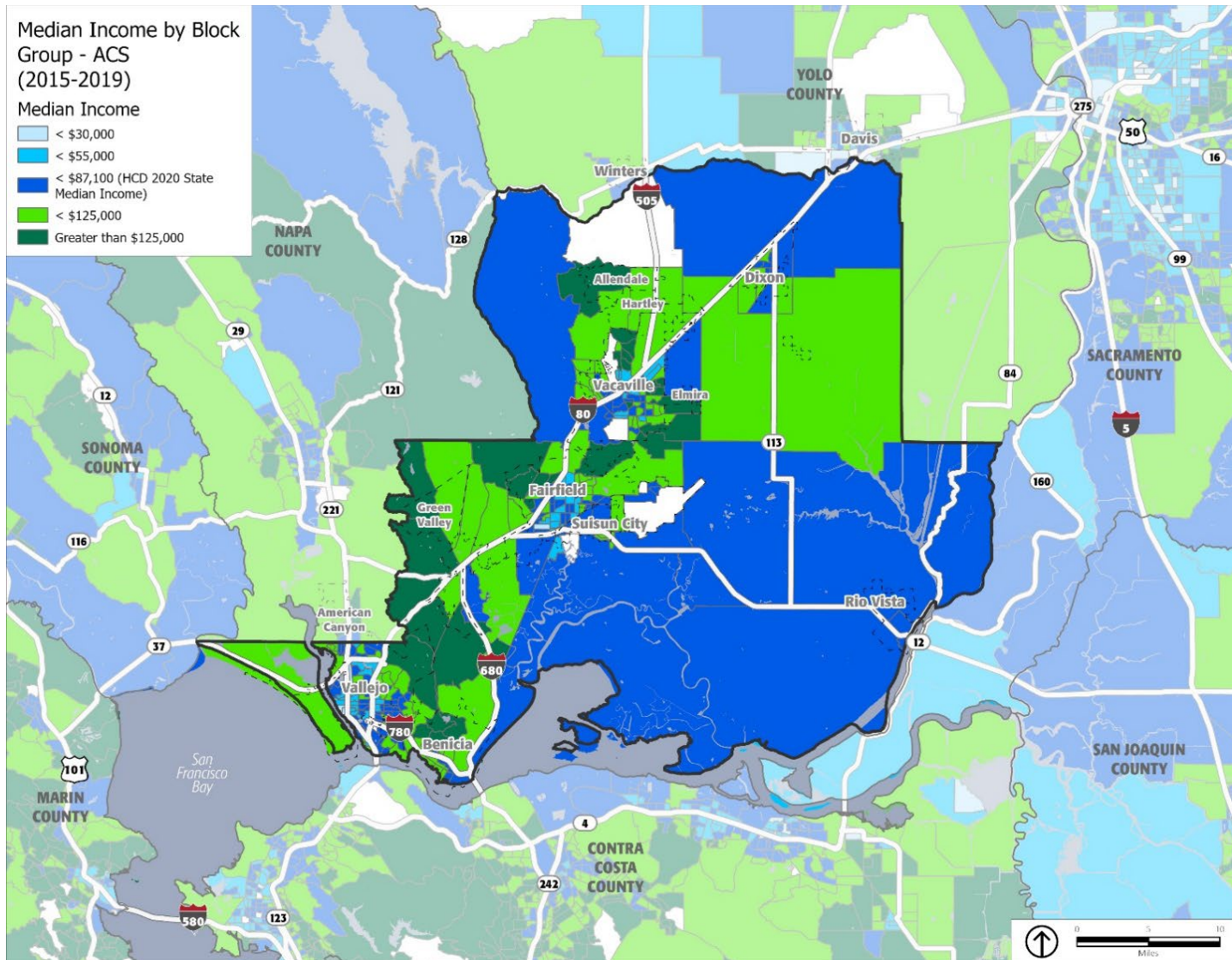
When comparing income groups between Bay Area counties and neighboring Sacramento region counties (**Figure 3-3: Income Groups in Surrounding Region**), patterns in Solano County closely mirror many of the Bay Area counties, supporting the patterns shown in **Figure 3-2: Income Dot Map**. **Figure 3-4: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

FIGURE 3-3: INCOME GROUPS IN SURROUNDING REGION



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

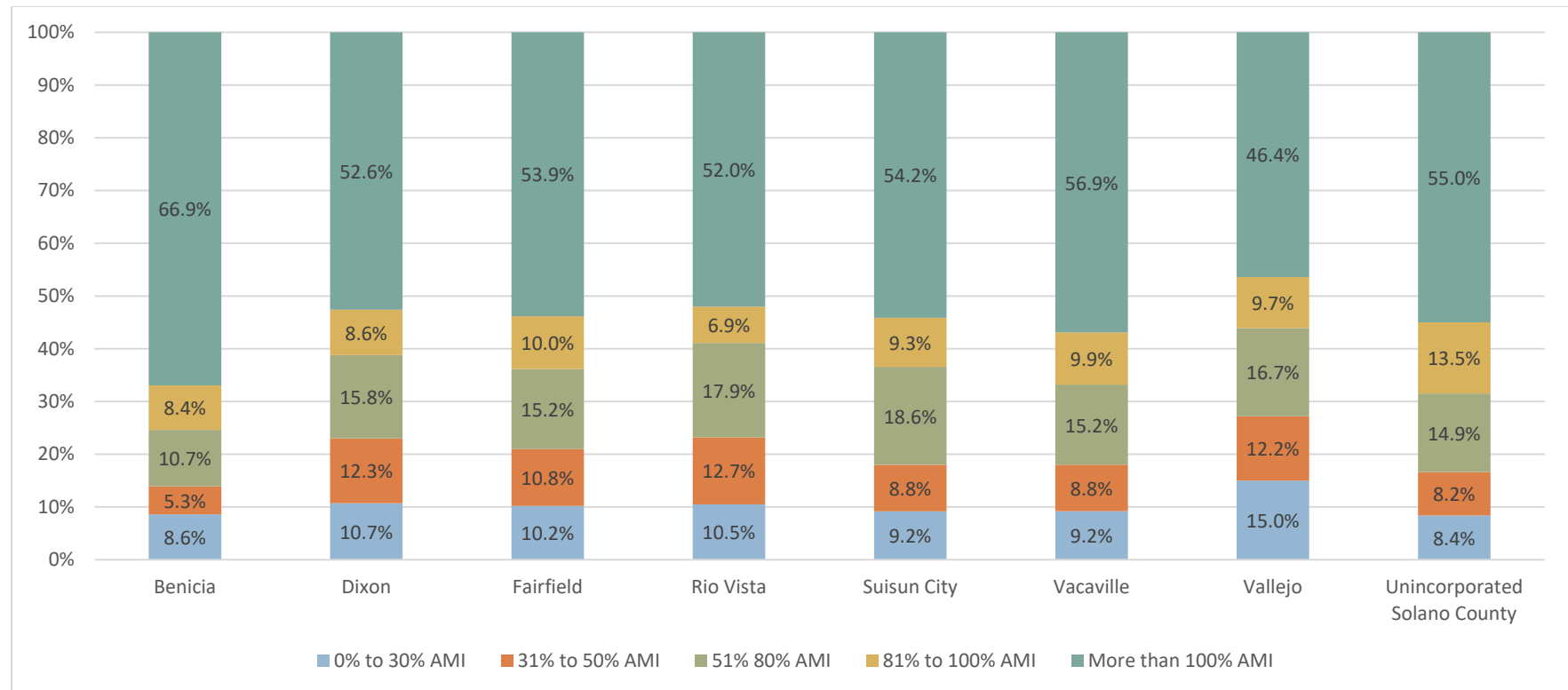
FIGURE 3-4: REGIONAL MEDIAN INCOME



Source: 2015-2019 ACS

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

FIGURE 3-5: INCOME GROUPS WITHIN SOLANO COUNTY JURISDICTIONS



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

Local Patterns

TCAC/HCD Opportunity Area maps designate the southern half of Rio Vista (southeast of Church Road and southwest of Airport Road) as low resource, and the northern half of the city as moderate resource (**Figure 3-7: Local TCAC/HCD Opportunity Areas**). The citywide median household income is \$69,604, below the statewide median of \$87,100, and the Solano County median of \$99,300.¹ Rio Vista's moderate-resource census tracts see a household median income of \$64,525, while low-resource census tracts have median incomes of \$69,059 and \$68,080 (**Figure 3-8: Local Median Income**). Residential uses in the northern section of Rio Vista are primarily found in the Trilogy development, an active retirement community. Homes in Trilogy are moderately sized, single-unit residences with backyards and/or abutting parks and golf courses. The smaller Liberty development is further north, with similar single-unit homes. There are few, if any, nonresidential uses in Trilogy and Liberty aside from recreational uses associated with the golf club and clubhouse. In the southern portion of the city, residents live either in the Golden Star development or in homes around the commercial parts of the city closer to the Sacramento River. Single-unit homes in these neighborhoods are similar in scale and character to homes in Trilogy and Liberty, with the addition of some multi-unit residences and in closer proximity to nonresidential uses. This data indicates that Rio Vista has fewer high-income households and relatively low incomes among Solano County jurisdictions, likely due to the large proportion of retirement-age residents. In Rio Vista, 10.5 percent of households make less than 30 percent AMI, which is considered extremely low income.² (**Figure 3-9: Local Poverty Rate**); however, there are not any meaningful differences in the rate of poverty between neighborhoods.

The household income in Rio Vista has increased slightly between 2014 and 2019. Citywide median household income in 2014 was \$62,616, while in 2019, citywide median household income in Rio Vista was \$69,604.³ Median household incomes are slightly higher in the block group along the waterfront south of Highway 12 (\$81,395), and lower in the block group encompassing the Trilogy and Liberty developments (\$64,525), although this block group includes a large area outside of the city boundary and so may not be reflective of conditions specifically for Rio Vista residents. In other areas of the city on the southwest side, median income was \$68,080; and between Highway 12, Airport, and Church Roads median income was \$69,059; consistent with overall citywide trends. This data indicates that Rio Vista is a moderate-income community within which income has shifted slightly upwards over time.

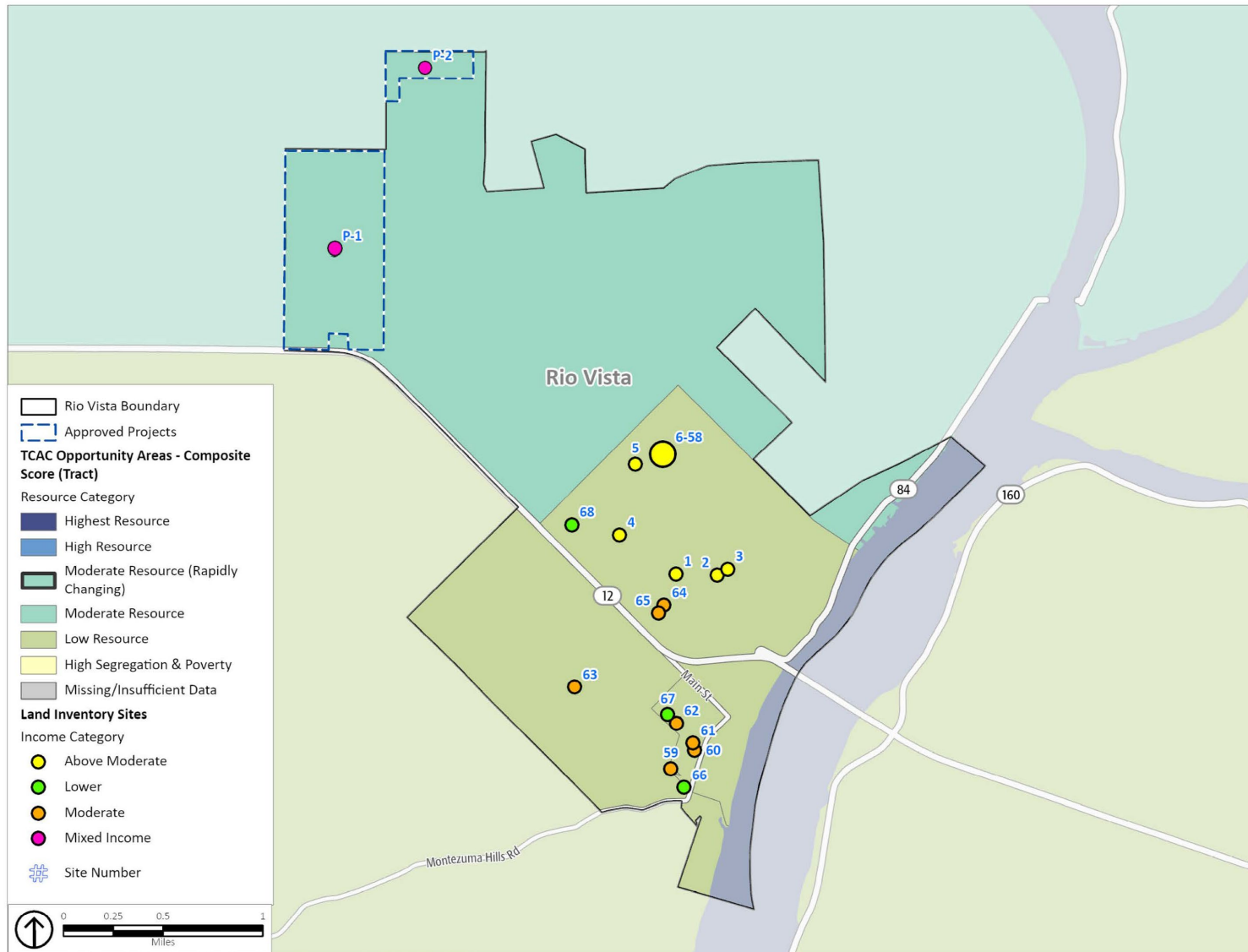
¹ 2015-2019 ACS, Table S1901 Income in the Past 12 Months (In Inflation-Adjusted Dollars); HCD 2021 State Income Limits.

² ABAG MTC Housing Needs Data Report, 2021

³ ACS 2019 5-year estimate

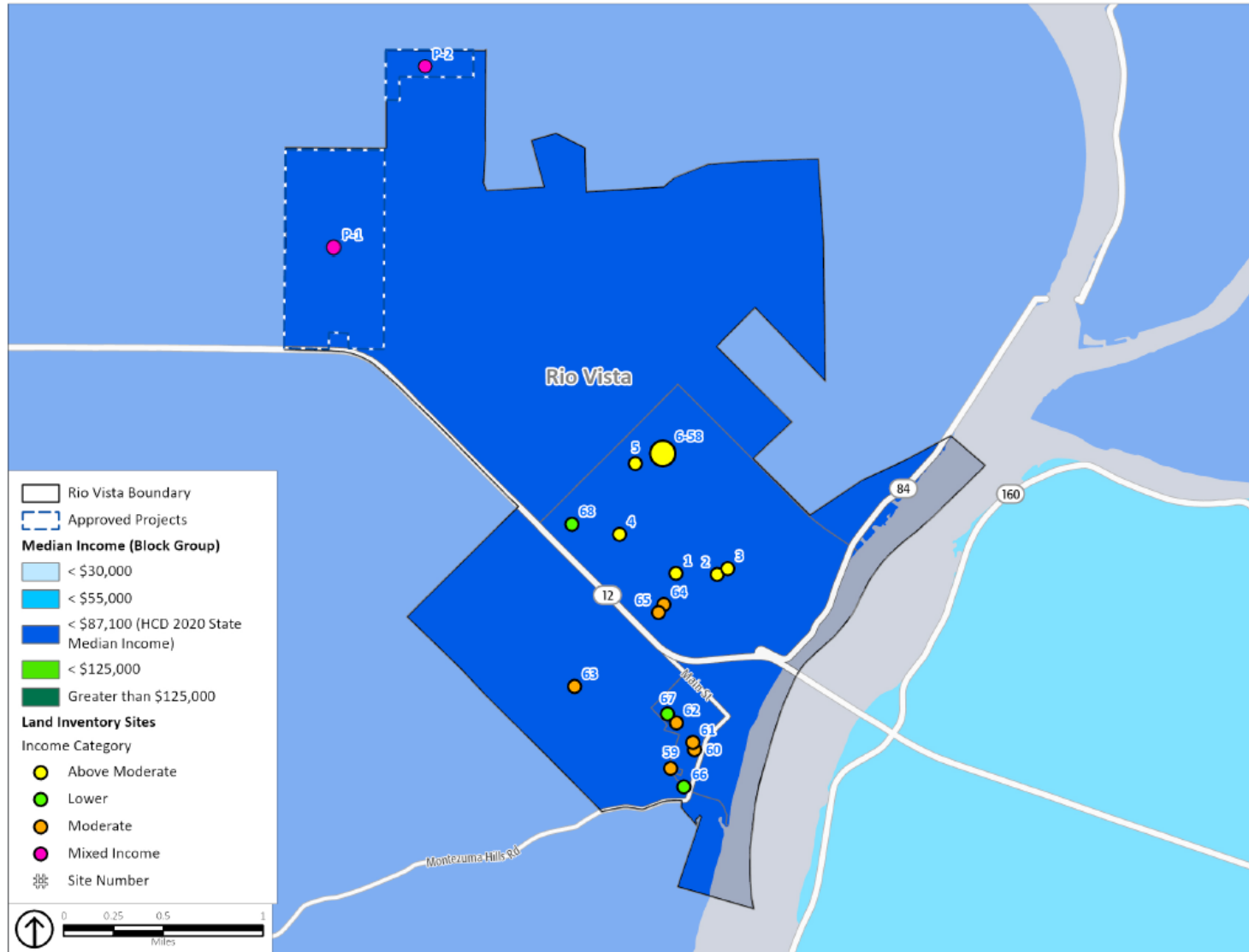
To improve access to areas of high opportunity for lower income households, the City will work with developers to identify opportunities and reduce barriers to constructing affordable housing throughout the city, though prioritizing areas with higher median income and greater access to opportunity, to facilitate economic and housing mobility for lower-income residents (**Program H-3**).

FIGURE 3-7: LOCAL TCAC/HCD OPPORTUNITY AREAS



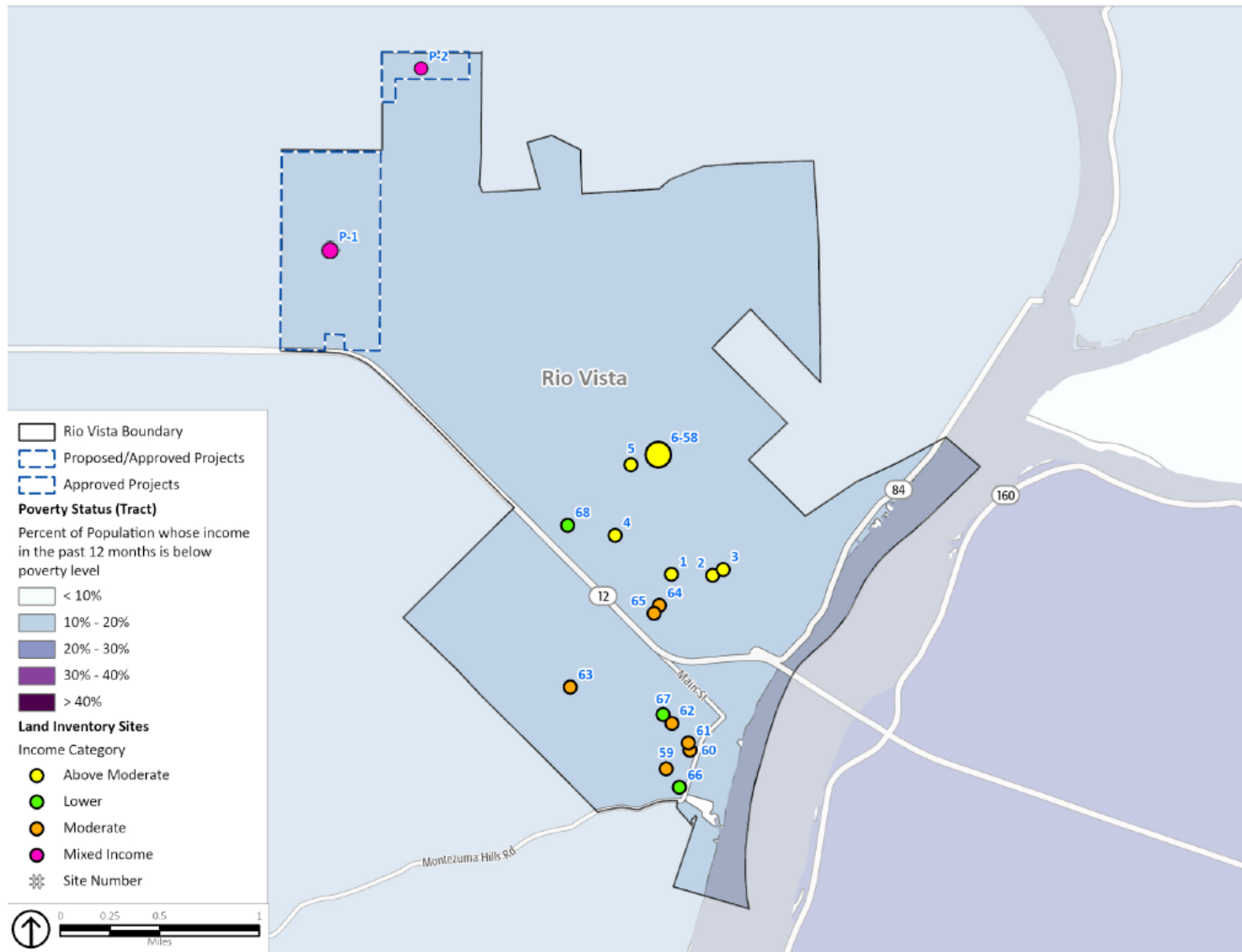
Source: TCAC/HCD, 2021; City of Rio Vista, 2022

FIGURE 3-8: LOCAL MEDIAN INCOME



Source: 2015-2019 ACS; City of Rio Vista, 2022

FIGURE 3-9: LOCAL POVERTY RATE



Source: 2015-2019 ACS; City of Rio Vista, 2022

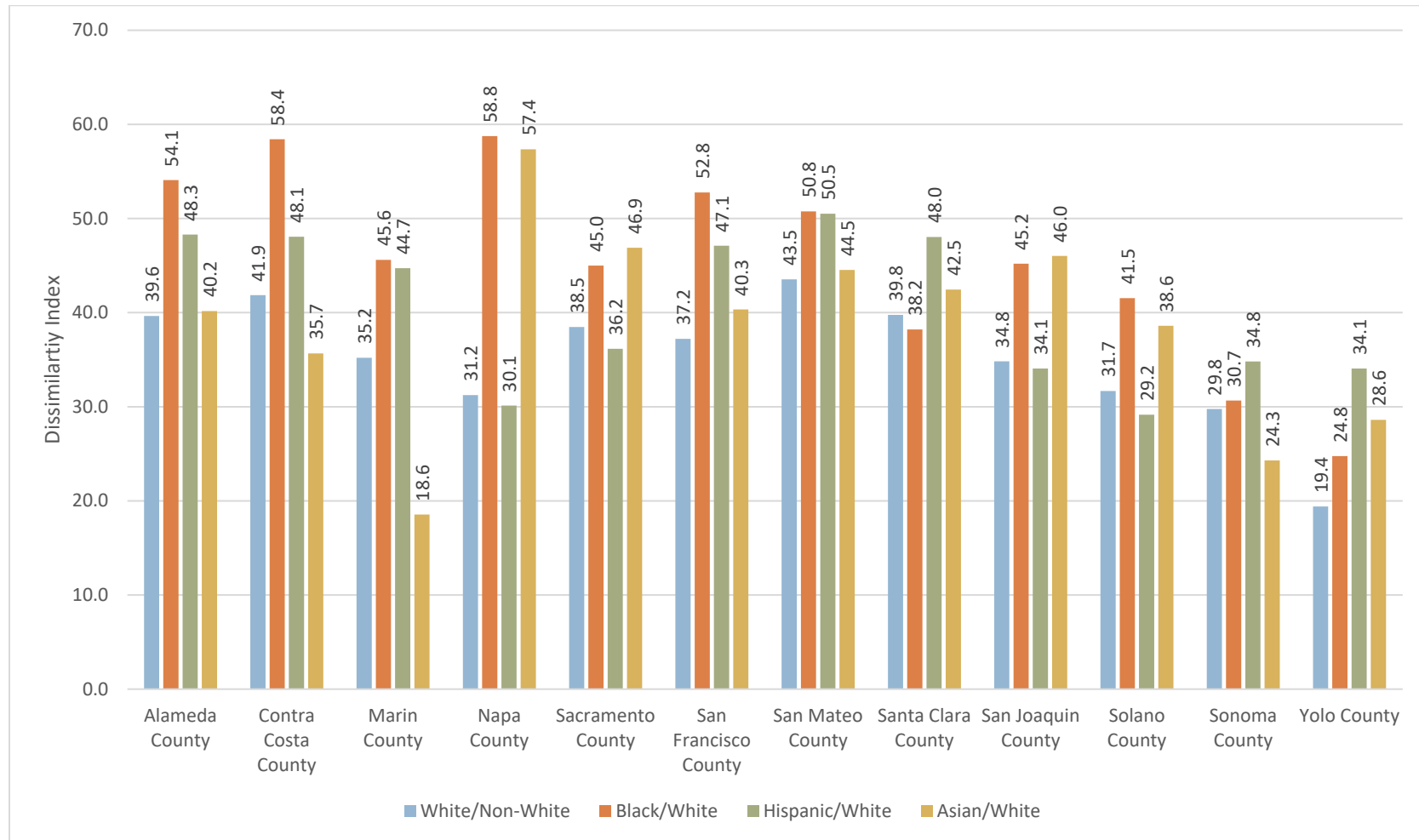
Racial and Ethnic Characteristics

Regional Patterns

The Dissimilarity Index measures the percentage of a certain racial or ethnic group's population that would have to move to a different census tract to be evenly distributed within a jurisdiction or region, and thus achieve balanced integration between all racial and ethnic groups within that jurisdiction. The higher the Dissimilarity Index score is, the higher the level of segregation is currently. For example, if a jurisdiction's Black/White Dissimilarity Index was 60, then 60.0 percent of Black residents would need to move to a different neighborhood for Black and White residents to be evenly distributed across the jurisdiction. According to the United States Department of Housing and Urban Development (HUD), Dissimilarity Indices of less than 40 are considered to indicate low segregation, indicated between 40 and 54 indicate moderate segregation, and indices greater than 55 indicate high segregation.

According to HUD's Dissimilarity Index based on the 2010 Census, Black residents throughout most of the region experience the highest levels of segregation; followed by Hispanic residents in most counties; and Asian residents in Napa, Sacramento, and Solano Counties (**Figure 3-10: Dissimilarity Indices in the Region**). Yolo and San Joaquin Counties are the only jurisdictions in which these patterns differ. In Sonoma and Yolo Counties, all racial and ethnic groups face relatively low levels of segregation. Overall, Solano County has greater integration across all racial and ethnic groups than all counties in the Association of Bay Area Governments (ABAG) and greater region, with the exception of Marin, Sonoma, and Yolo Counties.

FIGURE 3-10: DISSIMILARITY INDICES IN THE REGION

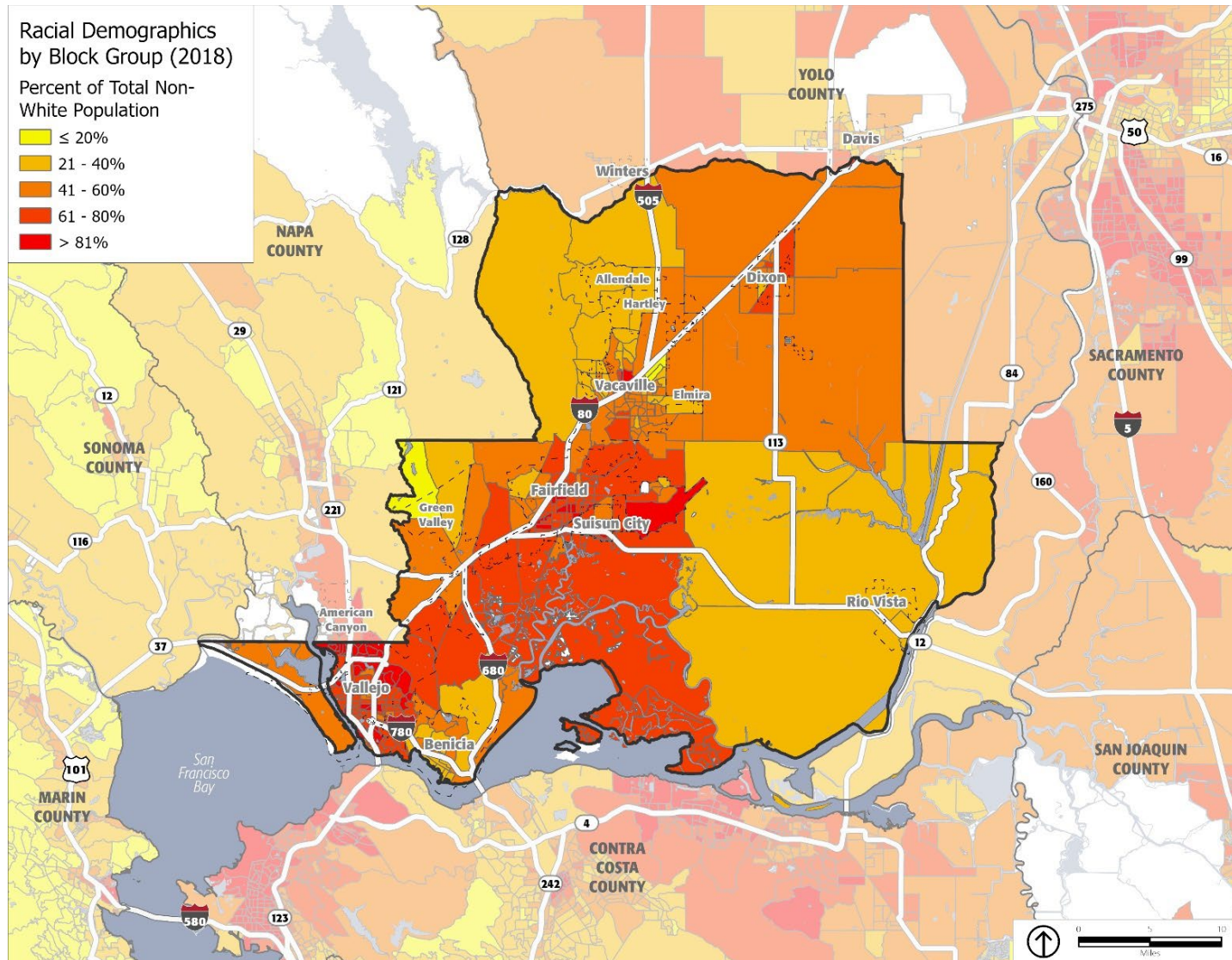


Source: HUD Affirmatively Furthering Fair Housing Mapping Tool, 2020; 2010 U.S. Census

While Solano County has relatively low dissimilarity indices compared to the region and surrounding counties, the population is predominantly White in most areas, with the exception of areas within the cities of Vallejo, Fairfield, and Dixon (**Figure 3-11: Regional Racial Demographics**). **Figure 3-11** presents the percent of the population in each block group in the County that identifies as non-White. The northern portion of the ABAG region has similar racial and ethnic patterns, with most of Marin, Sonoma, and Napa Counties being predominantly White, while there is a larger proportion of non-White populations adjacent to the San Francisco Bay in more urbanized areas. Similarly, in Yolo and San Joaquin Counties, and the southwestern portion of Sacramento County, the population predominantly identifies as Hispanic. These racial and ethnic trends in the ABAG and Sacramento regions reflect patterns of urbanization and income distribution that reflect the trends in Solano County. Where there is greater urbanization and higher rates of poverty, such as in and near the City of Vallejo, there is greater diversity, meaning a higher proportion on non-White households (**Figure 3-12: Regional Diversity Index**, and **Figure 3-11: Regional Racial Demographics**). The Diversity Index shown in **Figure 3-12** is based on a variety of variables, including race, ethnicity, age, income, gender identify, and more. **Figure 3-12** presents the degree to which there is a range of identities in each block group.

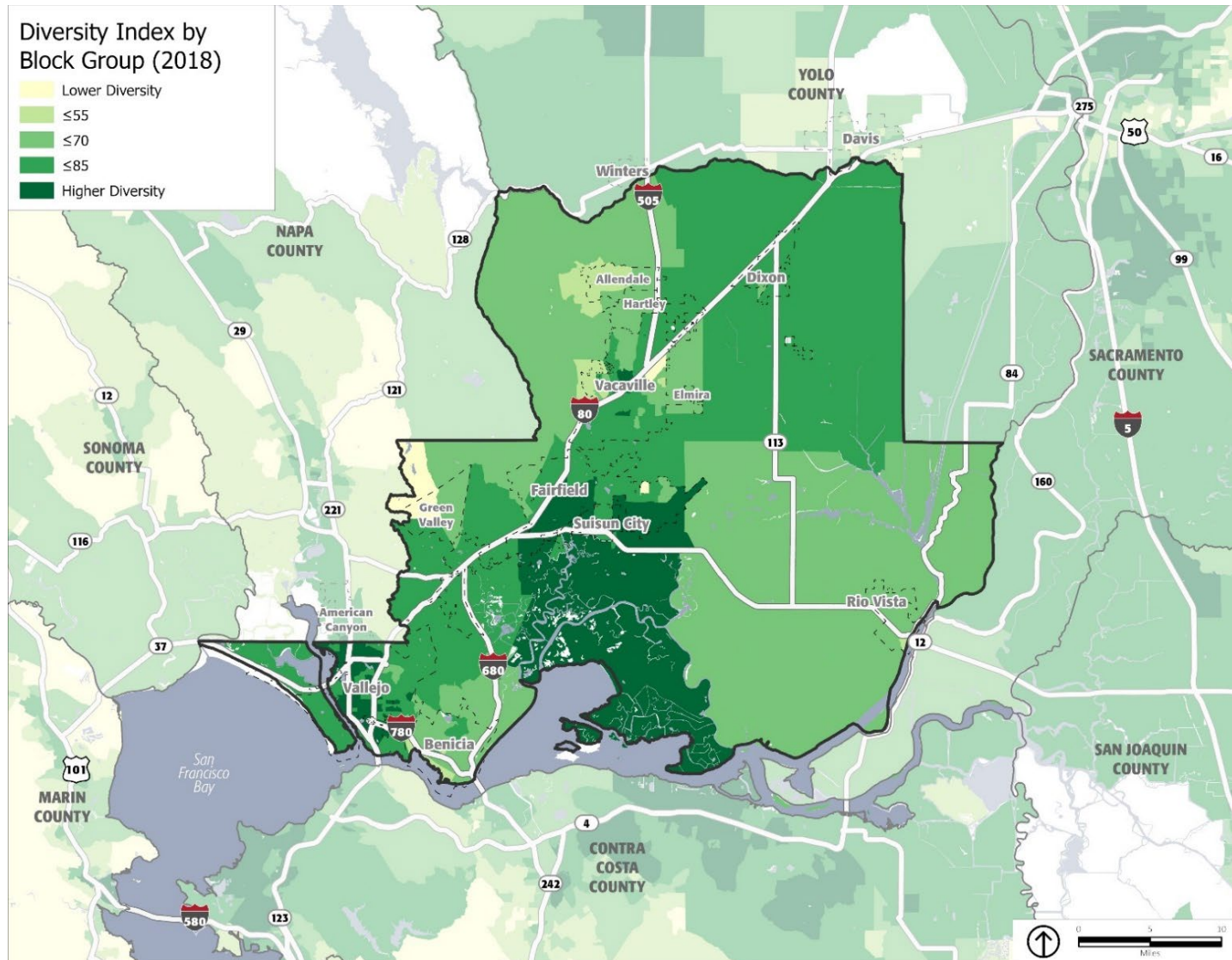
Concentrations of minority populations, or concentrations of affluence, may indicate a fair housing issue despite relative integration compared to the region. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by HUD as an area in which 50.0 percent or more of the population identifies as non-White and 40.0 percent or more of households are earning an income below the federal poverty line. While racially concentrated areas of affluence (RCAAs) have not been officially defined by HUD, for the purposes of this analysis, if the percentage of a population in a census tract that identifies as White is 1.5 times the percentage that identifies as White in ABAG as a whole, and the median income is at least 1.25 times greater than the State AMI (\$90,100), or \$112,625, the tract is considered a RCAA. There are two R/ECAPs in Solano County, one within the limits of the City of Vallejo and one within the limits of the City of Fairfield, both of which are discussed in more detail in their respective jurisdictional analysis. The only other R/ECAP in the northern ABAG region is in Marin County, adjacent to the City of Sausalito, while there are several in the urban areas of the southern ABAG region, Sacramento County, and San Joaquin County (see **Figure 3-13: Regional R/ECAPs**). In contrast, there are several possible RCAAs in Solano County (see **Figure 3-14: Regional RCAAs**), including in the cities of Benicia and Vacaville and unincorporated areas, including Green Valley. RCAAs are even more prevalent throughout the ABAG region, such as in the suburban communities of Alameda and Contra Costa Counties as well as much of Santa Clara, San Mateo, Marin, and Napa Counties.

FIGURE 3-11: REGIONAL RACIAL DEMOGRAPHICS



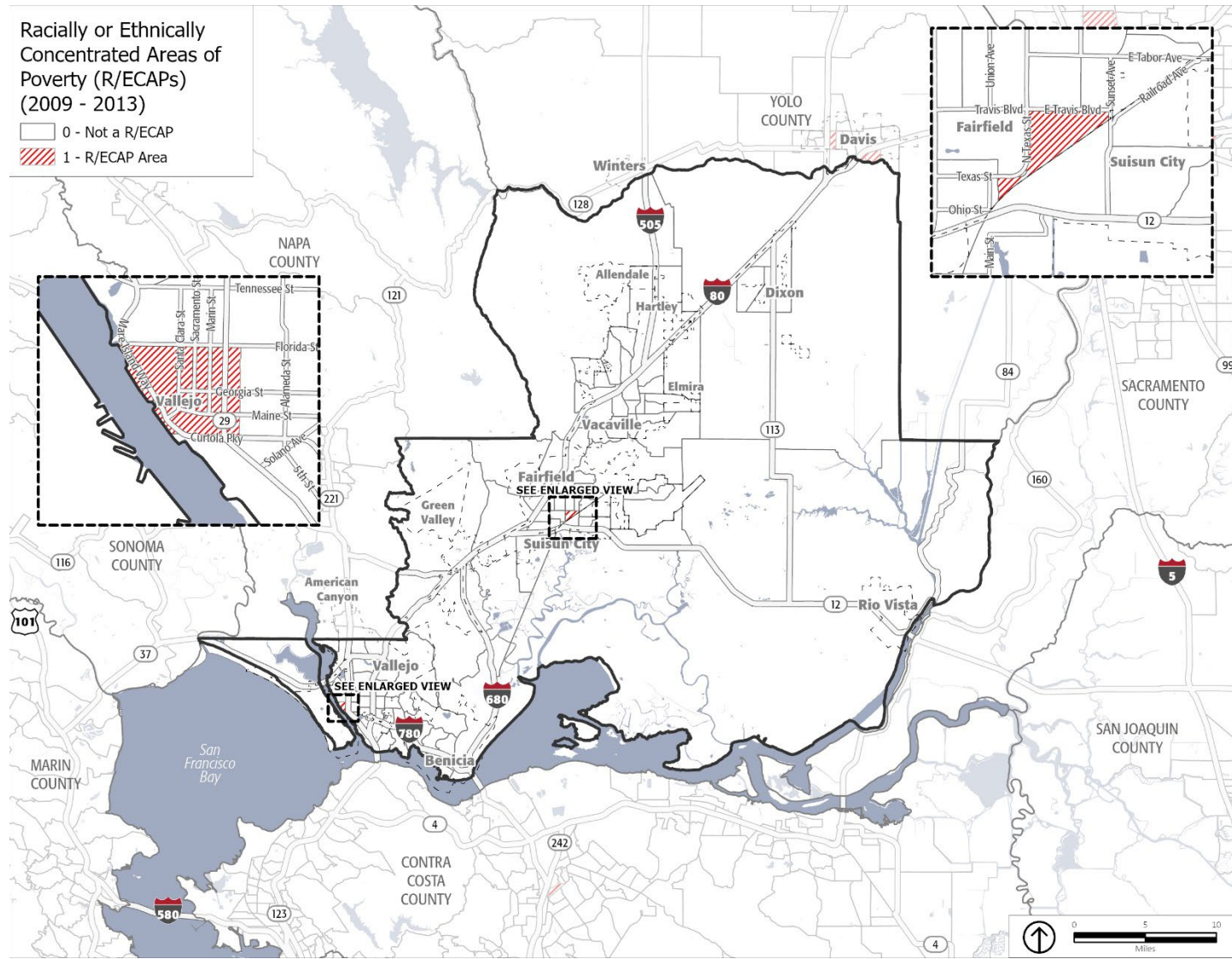
Source: Esri, 2018

FIGURE 3-12: REGIONAL DIVERSITY INDEX



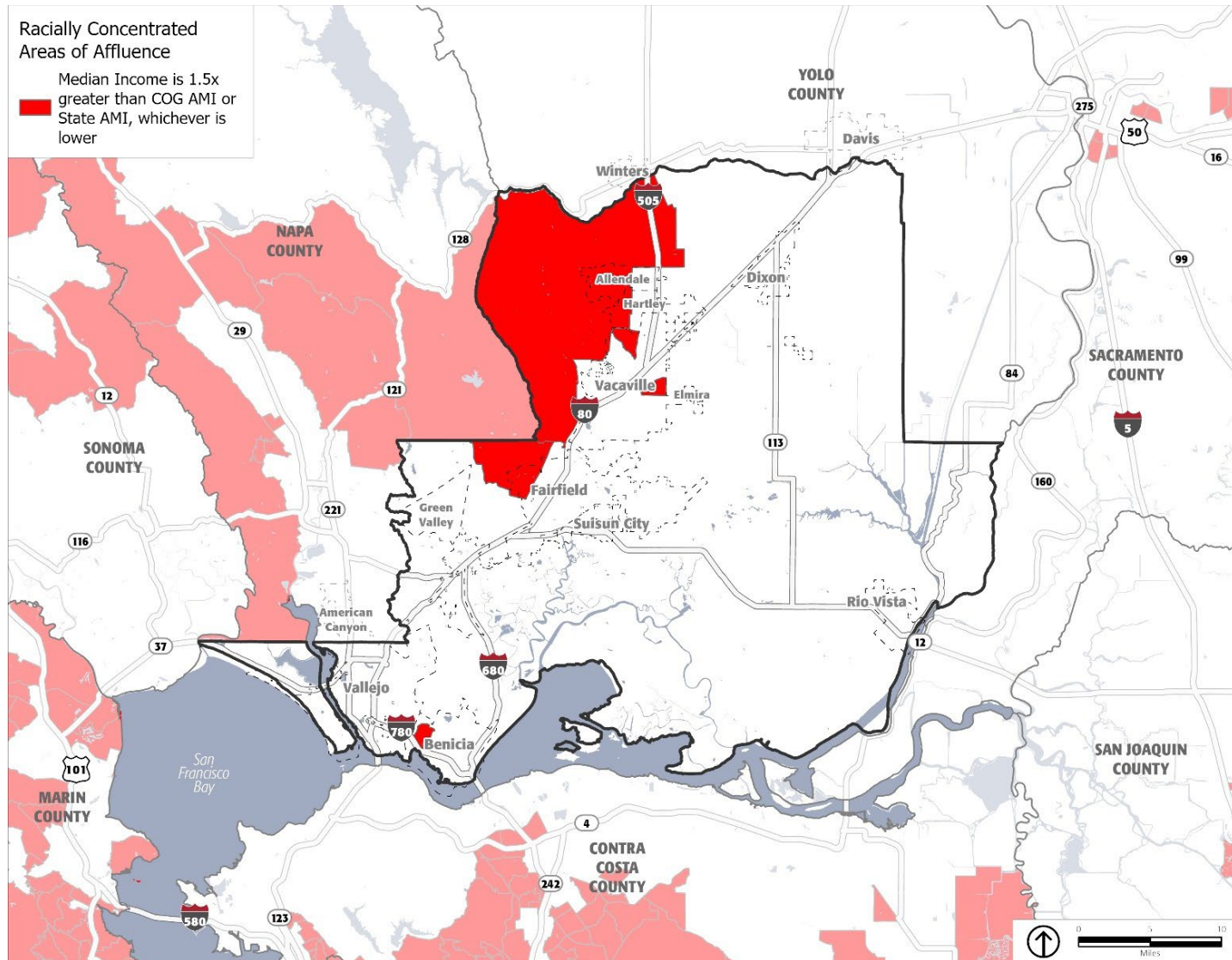
Source: Esri, 2018

FIGURE 3-13: REGIONAL R/ECAPS



Source: 2006-2010 ACS

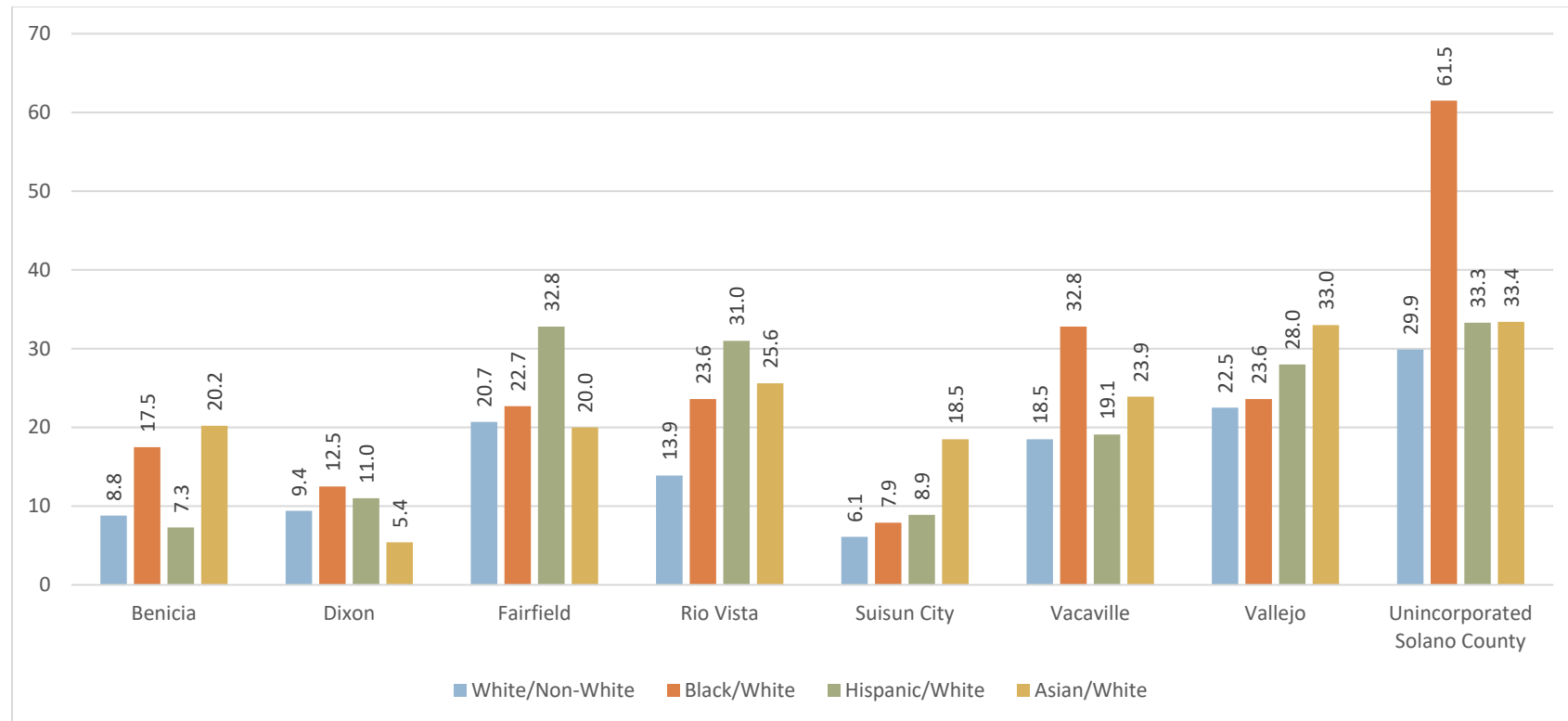
FIGURE 3-14: REGIONAL RCAAS



Source: 2015-2019 ACS

At the local level, the University of California (UC) Merced Urban Policy Lab and Association of Bay Area Government/Metropolitan Transportation Council (ABAG/MTC)'s Affirmatively Furthering Fair Housing (AFFH) Segregation Reports for each jurisdiction reports Dissimilarity Index scores based on the 2020 Census, for a current reflection of local integration. As shown in **Figure 3-15: Dissimilarity Indices within Solano County**, the unincorporated area has the greatest level of segregation among all racial groups, while Dixon has the lowest level of segregation. In some jurisdictions, the percentage of the population that identifies as non-White is so low, as shown in the Solano County Housing Needs Assessment (HNA) in Table 2-1: Population by Ethnicity, that dissimilarity indices may not accurately represent their distribution.

FIGURE 3-15: DISSIMILARITY INDICES WITHIN SOLANO COUNTY



Source: ABAG Data Packets, 2021; 2020 Decennial Census

Local Patterns

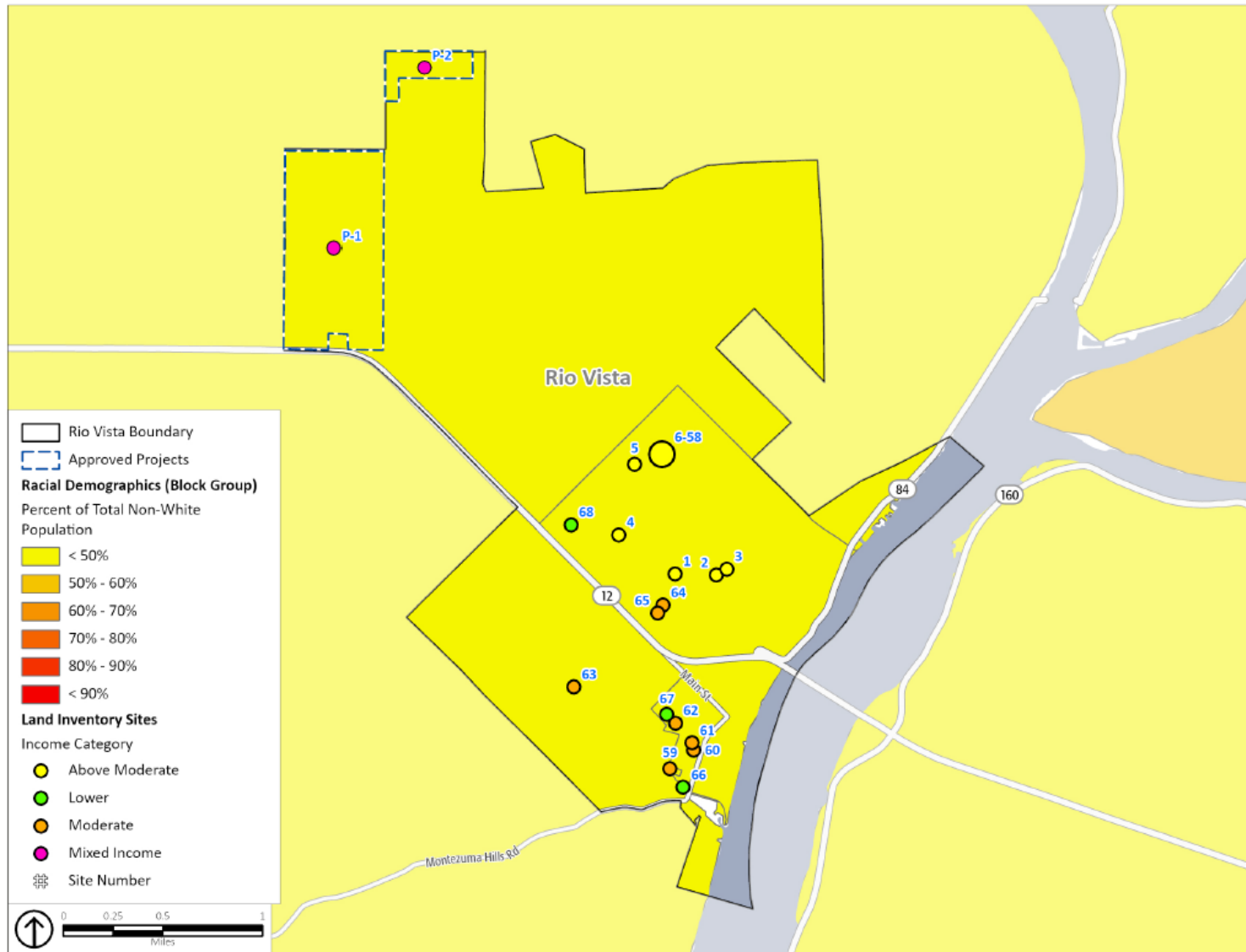
Rio Vista's largest demographic group is White non-Hispanic, comprising 74.8 percent of the city's population, placing Rio Vista among Solano County jurisdictions with the highest proportion of White non-Hispanic residents. Hispanic residents not identifying as White comprise 2.2 percent; however, all Hispanic-identifying residents, including those identifying as White Hispanic, together comprise 8.1 percent of the city's population. Black or African American (7.6 percent), Asian non-Hispanic (6.6 percent), Multiracial non-Hispanic (1.6 percent), and Native Hawaiian/Pacific Islander (0.9 percent) comprise the next-largest demographic groups. Other demographic groups, including American Indian/Alaskan Native and Other are represented by smaller populations, each comprising 0.5 percent or less of the city's population.

There does not appear to be a pattern indicating an uneven spatial distribution of demographic groups within Rio Vista (**Figure 3-16: Local Racial Demographics**). The proportion of demographic groups in Rio Vista has changed slightly between 2014 and 2019. Rio Vista has become marginally less diverse over time, with 29.2 percent non-White residents in 2014 compared with 25.2 percent in 2019. Rio Vista's housing stock is relatively new, with 53.8 percent built since 1980. This data indicates that new housing developed in Rio Vista may have attracted a higher proportion of White non-Hispanic residents.

Rio Vista does not contain any R/ECAPs, as defined by HUD, nor does it contain any RCAAs. While this area does not meet the definition of a racially or concentrated area of affluence, a concentration of residents that identify as White and a decrease in diversity over time does indicate a fair housing concern. Data indicates that the White-identifying proportion of the population is growing, and household income is also rising (see the "Income Distribution" section). Households with a relatively higher median income are found in one distinct area of the city, within a block group along the waterfront south of Highway 12 (\$81,395). If this trend continues, it may result in an RCAA in the city.

The City will combat possible segregation and affirmatively further fair housing by facilitating the construction of accessory dwelling units (ADUs) and deed-restricted affordable housing to increase the supply of affordable housing types throughout the city and promote mixed-income neighborhoods (**Programs H-2, H-3, and H-12**)

FIGURE 3-16: LOCAL RACIAL DEMOGRAPHICS



Source: Esri, 2018; City of Rio Vista, 2022

Familial Status

Regional Patterns

Patterns of familial status present a potential indicator of fair housing issues, as it relates to availability of appropriately sized or priced housing when certain family types are concentrated. As a protected characteristic, concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent female-headed households are considered to have a greater risk of experiencing poverty than single-parent male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

In 2021, HUD Office of Fair Housing and Equal Opportunity (FHEO) reported the number of housing discrimination cases filed with HUD since January 2013. Of the 41 cases in Solano County that were not dismissed or withdrawn, approximately 12.1 percent (5 cases) alleged familial status discrimination (**Table 3-1: Regional Familial Status Discrimination, 2013-2021**). While it is important to note that some cases may go unreported, five cases in eight years reflects significantly low rates of familial status discrimination in Solano County. Further, the incidence of discrimination against familial status in Solano County is relatively low compared to the region, with only Sacramento, San Francisco, and Sonoma Counties having lower rates.

TABLE 3-1: REGIONAL FAMILIAL STATUS DISCRIMINATION, 2013-2021

County	Total Cases*	Cases Alleging Familial Status Discrimination	
		Number	Percentage of Total Cases
Alameda County	125	21	16.8%
Contra Costa County	94	12	12.8%
Marin County	52	10	19.2%
Napa County	28	12	42.9%
Sacramento County	158	15	9.5%
San Francisco County	133	13	9.8%
San Joaquin County	30	4	13.3%
San Mateo County	64	29	45.3%
Santa Clara County	139	44	31.7%
Solano County	41	5	12.2%
Sonoma County	44	3	6.8%
Yolo County	25	4	16.0%

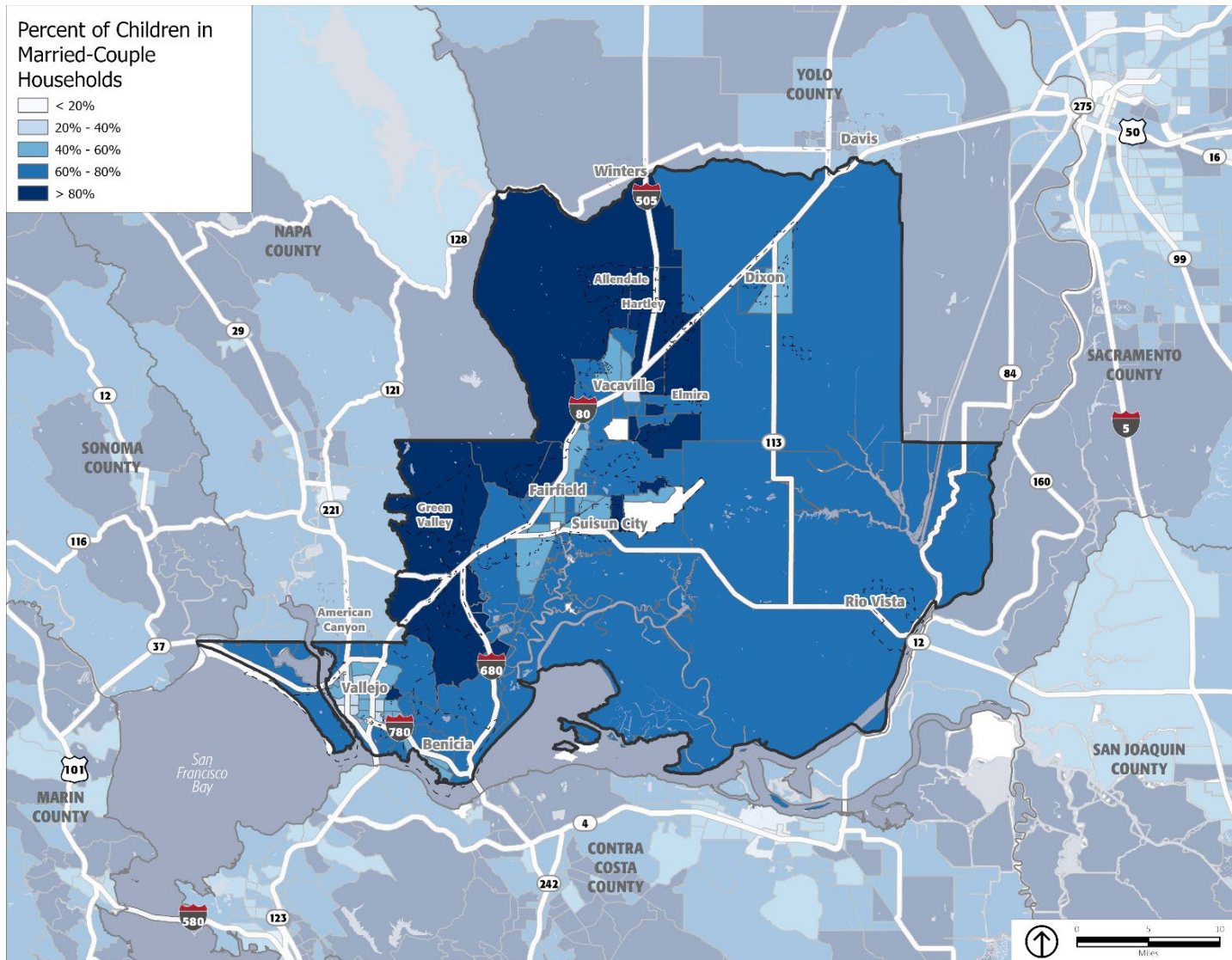
Source: HUD, 2021

*Cases that were withdrawn by the complainant without resolution, resulted in a no cause determination, or were not pursued as a result of failure of the complainant to respond to follow-up by HUD are not included in this total

While discrimination against familial status does not pose a fair housing issue in Solano County, particularly compared to the region, there are still notable patterns of distribution for varying family types. As seen in **Figure 3-17: Percentage of Children in Married Couple Households in the Region**, most of Solano County has markedly lower rates of this family type, particularly compared to ABAG jurisdictions. The lower rate of families with children found in eastern Solano County is more reflective of northern portions of Yolo and Marin Counties, where residences are typically more dispersed, and uses are more agricultural or limited by topography. The highest rates of female-headed households with children in Solano County are in, or immediately adjacent to, incorporated cities, likely where there is better access to schools, transit, and jobs, as well as a greater range in housing types to meet a variety of needs (**Figure 3-18: Percentage of Children in Female-Headed Households in the Region**). This pattern is seen throughout the ABAG and Sacramento Region, with greater concentrations of female-headed households in and near cities, and higher rates of married couples further from urban centers.

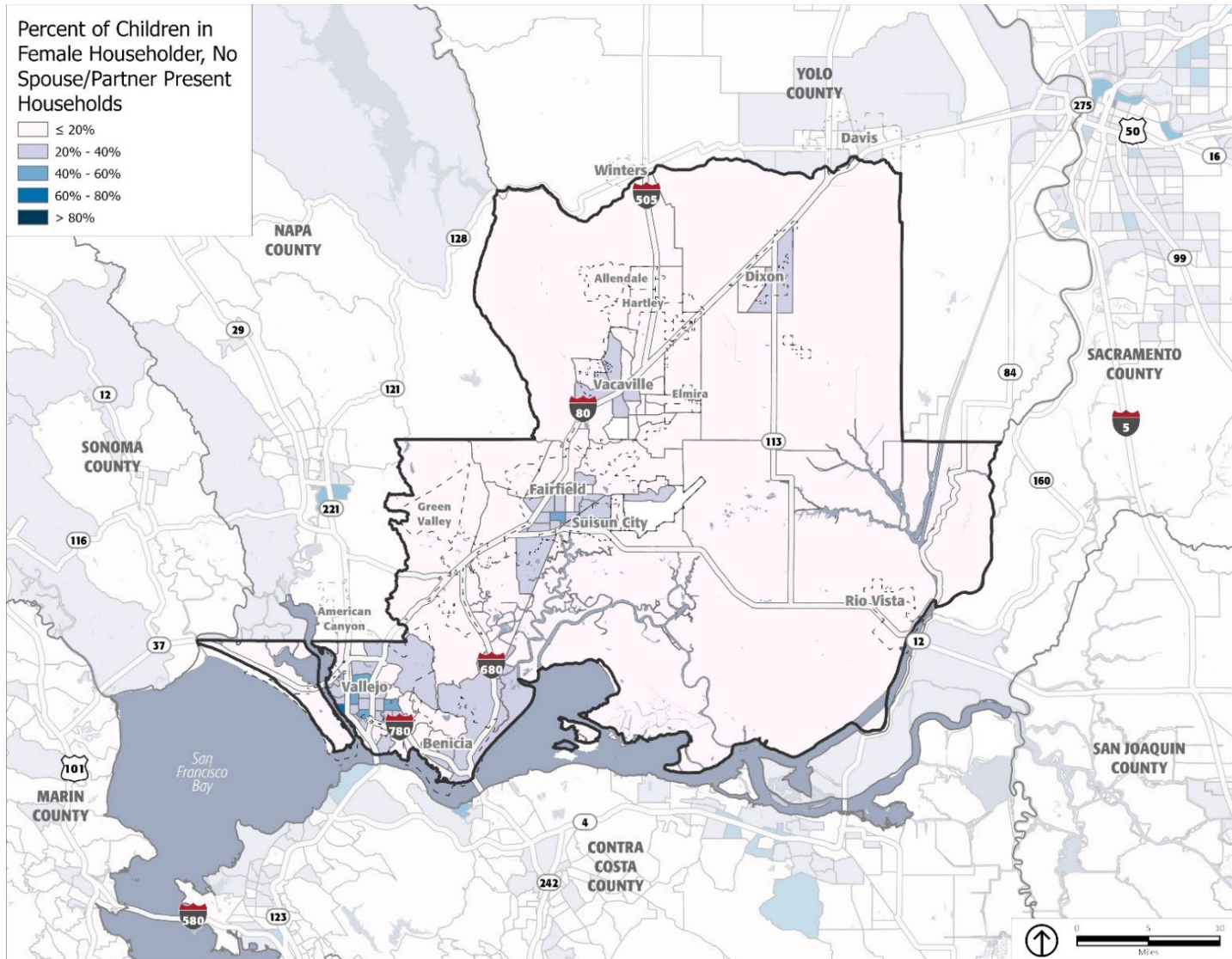
Within Solano County, the highest concentration of female-headed households is in the City of Vallejo, with one pocket in the City of Fairfield. In line with this, these cities also have the lowest concentrations of married couple households with children, which is the dominant family type in the northeastern portion of Vacaville and nearby areas of the unincorporated county. In other jurisdictions in the county, there is a more balanced representation of a variety of family types, though married couples are still the primary family type throughout Solano County and the region.

FIGURE 3-17: PERCENTAGE OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS IN THE REGION



Source: 2015-2019 ACS

FIGURE 3-18: PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS IN THE REGION



Source: 2015-2019 ACS

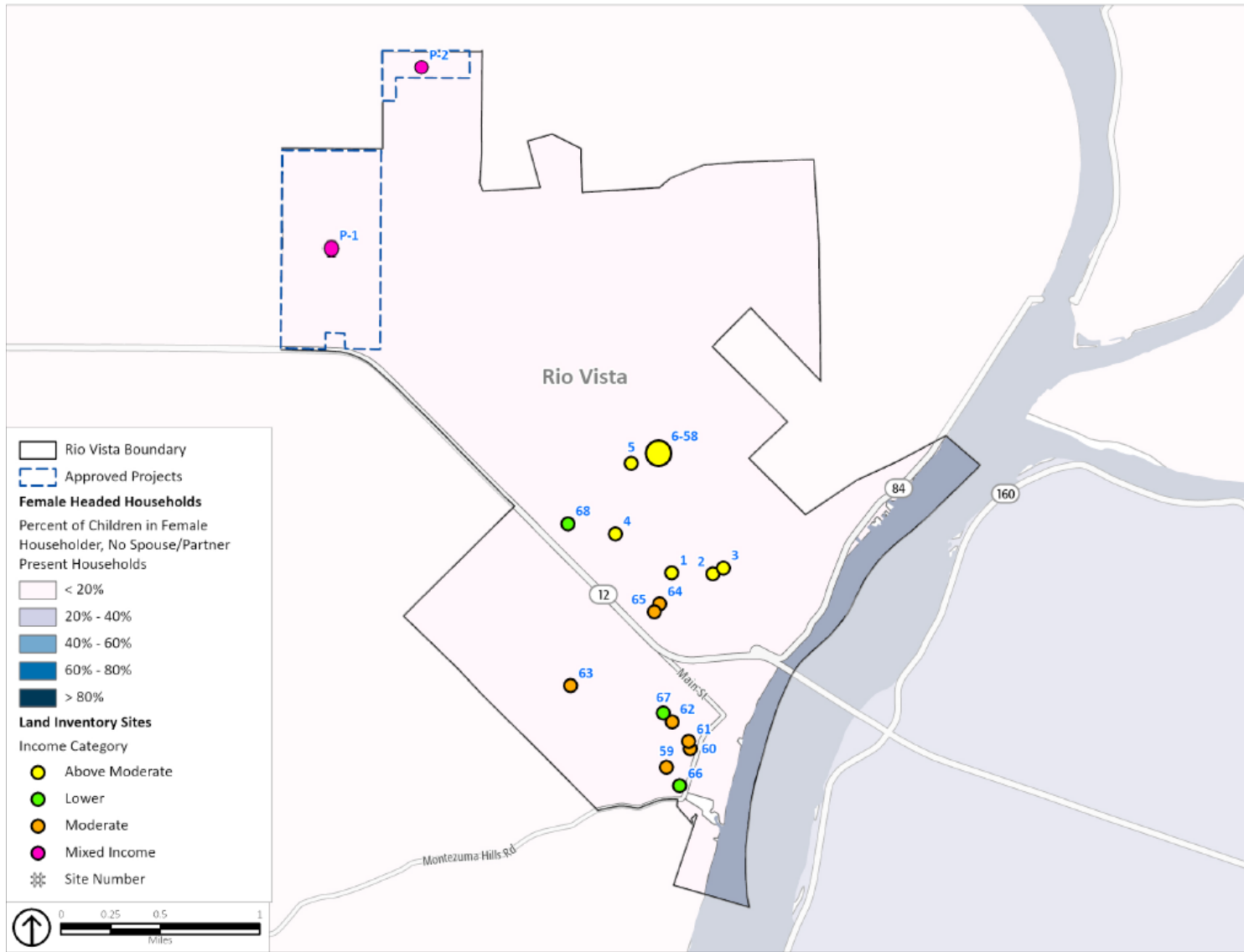
Local Patterns

Like several other jurisdictions in Solano County, Rio Vista is a community with a majority of family households. Approximately 65.0 percent of Rio Vista households are family households, defined by California law as a household of two or more persons, regardless of relationship status. However, Rio Vista also has the highest rate of single-person households among Solano County jurisdictions; approximately 35.0 percent of households are single-person households, likely a reflection of Rio Vista's substantial population of seniors. Approximately 6.5 percent of Rio Vista households are family households headed by single adults.⁴

Among Solano County jurisdictions, Rio Vista sees the lowest number and proportion of female-headed family households, at 5.7 percent (273 households). Thirty-three percent of female-headed households include children (89 households), and 9.2 percent include children and have household incomes below the poverty line (25 households). There is no evident pattern of an uneven spatial distribution of single female-headed households with children in the city, or concentrations of any other household types (**Figure 3-19: Single-Parent Female-Headed Households with Children in Rio Vista**). This indicates that single-parent, female-headed households may have less access to housing in Rio Vista, potentially due to a lack of variety of housing types and insufficient affordable housing, or other factors such as school or job access. The City will implement **Programs H-3** and **H-5** to encourage construction of affordable units in a range of sizes to improve access to housing for range for family types and needs in the city.

⁴ Housing Needs Assessment, Table 2-3

FIGURE 3-19: SINGLE-PARENT FEMALE-HEADED HOUSEHOLDS WITH CHILDREN IN RIO VISTA



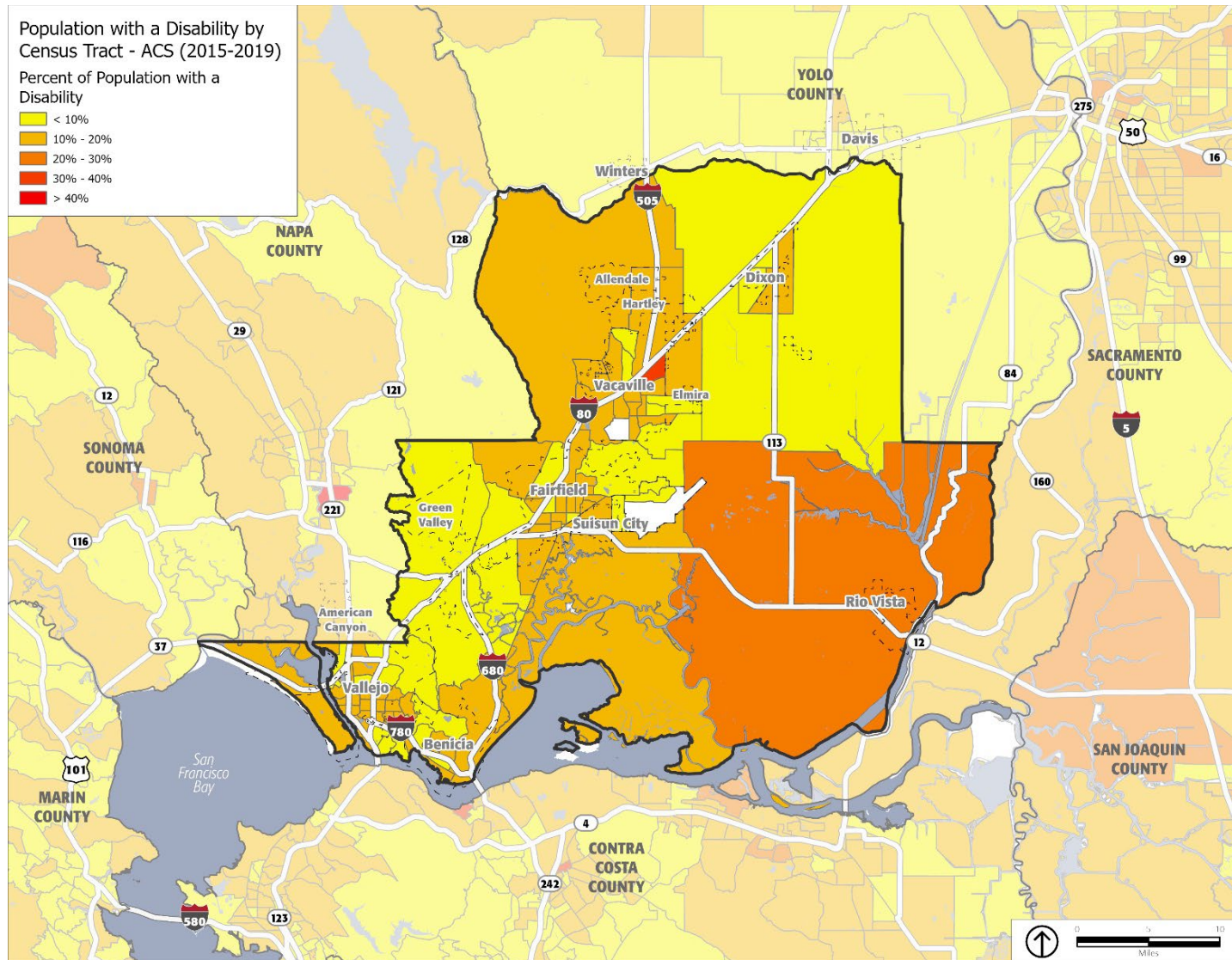
Source: 2015-2019 ACS; City of Rio Vista, 2022

Disability Rates

Regional Patterns

Figure 3-20: Population with a Disability in the Region, presents the percent of the population in each census tract that has a disability. As shown, a large area of eastern Solano County in which nearly 23.8 percent of the population has a disability, one of the largest areas with a high disability rate in the region. However, this tract includes the City of Rio Vista, where nearly half of the population is 65 years or older (see HNA Table 2-2: Population by Age, 2019). As shown in **Table 3-2: Demographic Characteristics of the Population with a Disability**, 44.3 percent of the population in Solano County with a disability falls into this age group, suggesting that the high rate of disability in the southeastern portion of the county is likely due to the concentration of seniors. The second area of concentrated disability in Solano County is in the City of Vacaville, in the tract encompassing Leisure Town, a retirement community restricted to residents aged 50 and older. With the exception of these two areas of senior populations, disability rates in Solano County largely reflect patterns seen throughout the Bay Area (see **Table 3-2: Demographic Characteristics of the Population with a Disability**), with slightly higher rates of disability in more developed areas (**Figure 3-20: Population with a Disability in the Region**). This is likely due to proximity to services and accessible housing options that are often desirable to persons with disabilities. Regional service providers indicate that residents living with disabilities prefer to live independently but limited housing options may restrict options to care facilities. Additionally, senior residents typically make up a substantial share of residents living with disabilities.

FIGURE 3-20: POPULATION WITH A DISABILITY IN THE REGION



Source: 2015-2019 ACS

TABLE 3-2: DEMOGRAPHIC CHARACTERISTICS OF THE POPULATION WITH A DISABILITY

Demographic Characteristic	Solano County	Bay Area
Population with a disability	52,642	735,533
<i>Race and Ethnicity</i>		
White, alone	57.0%	56.2%
Black or African American, alone	16.3%	9.8%
Alaska Native/Alaska Native, alone	0.8%	1.0%
Asian, alone	14.3%	20.1%
Native Hawaiian/Pacific Islander, alone	0.9%	0.6%
Some other race or multiple races	10.8%	12.4%
Hispanic or Latino	16.5%	19.4%
<i>Age</i>		
Under 18 years	7.3%	6.3%
18 to 34 years	10.2%	11.5%
35 to 64 years	38.2%	33.9%
65 years and over	44.3%	48.4%
<i>Disability Type</i>		
Hearing Difficulty	29.7%	28.5%
Vision Difficulty	15.1%	17.2%
Cognitive Difficulty	36.1%	38.1%
Ambulatory Difficulty	51.5%	50.3%
Self-Care Difficulty	20.4%	22.8%
Independent Living Difficulty	34.9%	40.7%

Source: 2015-2019 ACS

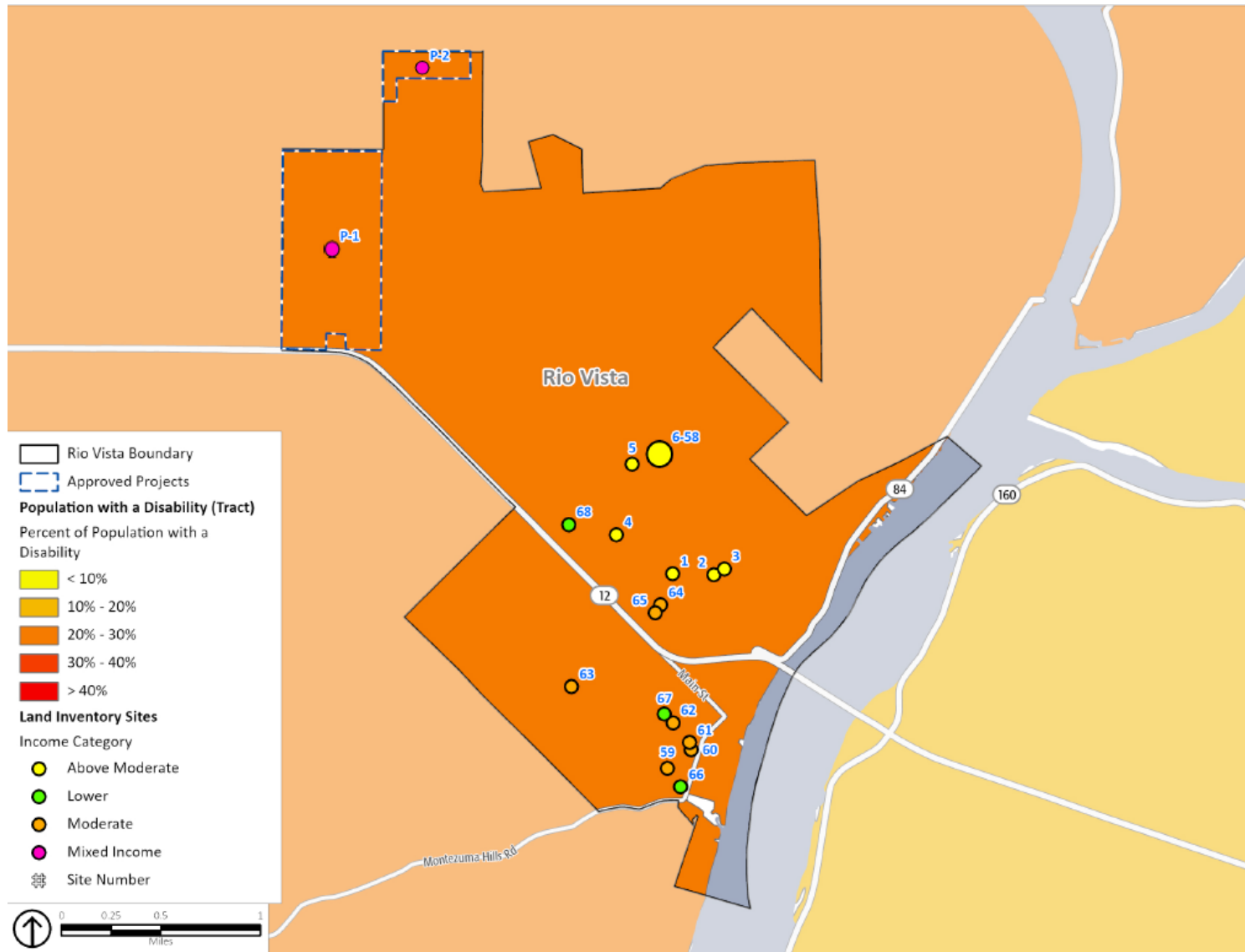
The characteristics of the population with a disability in Solano County closely reflects patterns throughout the Bay Area (**Figure 3-20: Population with a Disability in the Region**). This is also reflected in the geographic distribution of persons with disabilities, with no notable concentrations of high disability rates in Solano County compared to the ABAG and Sacramento regions, with the exception of the City of Rio Vista (see HNA Table 2-32: Population by Disability Status, 2015-2019).

Local Patterns

Approximately 26.2 percent of Rio Vista's population lives with one or more types of disabilities, more than double the Solano County average of 12.3 percent and about three times the Bay Area average of 9.6 percent. This is likely a reflection of Rio Vista's substantial population of older residents. Approximately 48.9 percent of Rio Vista residents are 65 years of age or older, the highest rate of senior residents in Solano County. Rio Vista residents living with disabilities are not meaningfully concentrated in any part of the city but are generally found at higher rates citywide as compared to the region (**Figure 3-21: Percentage of the Population with a Disability in Rio Vista**). The spatial distribution of Rio Vista residents living with disabilities has not meaningfully shifted between 2014 and 2019. Rio Vista has a very small population of residents with developmental disabilities (50), of which, approximately 47.5 percent are under 18 years of age.

To improve access to housing for senior residents and other residents with disabilities, the City has included **Program H-5** to work with service providers to improve outreach about existing assistance programs and resources.

FIGURE 3-21: PERCENTAGE OF THE POPULATION WITH A DISABILITY IN RIO VISTA



Source: 2015-2019 ACS; City of Rio Vista; 2022

ACCESS TO OPPORTUNITY

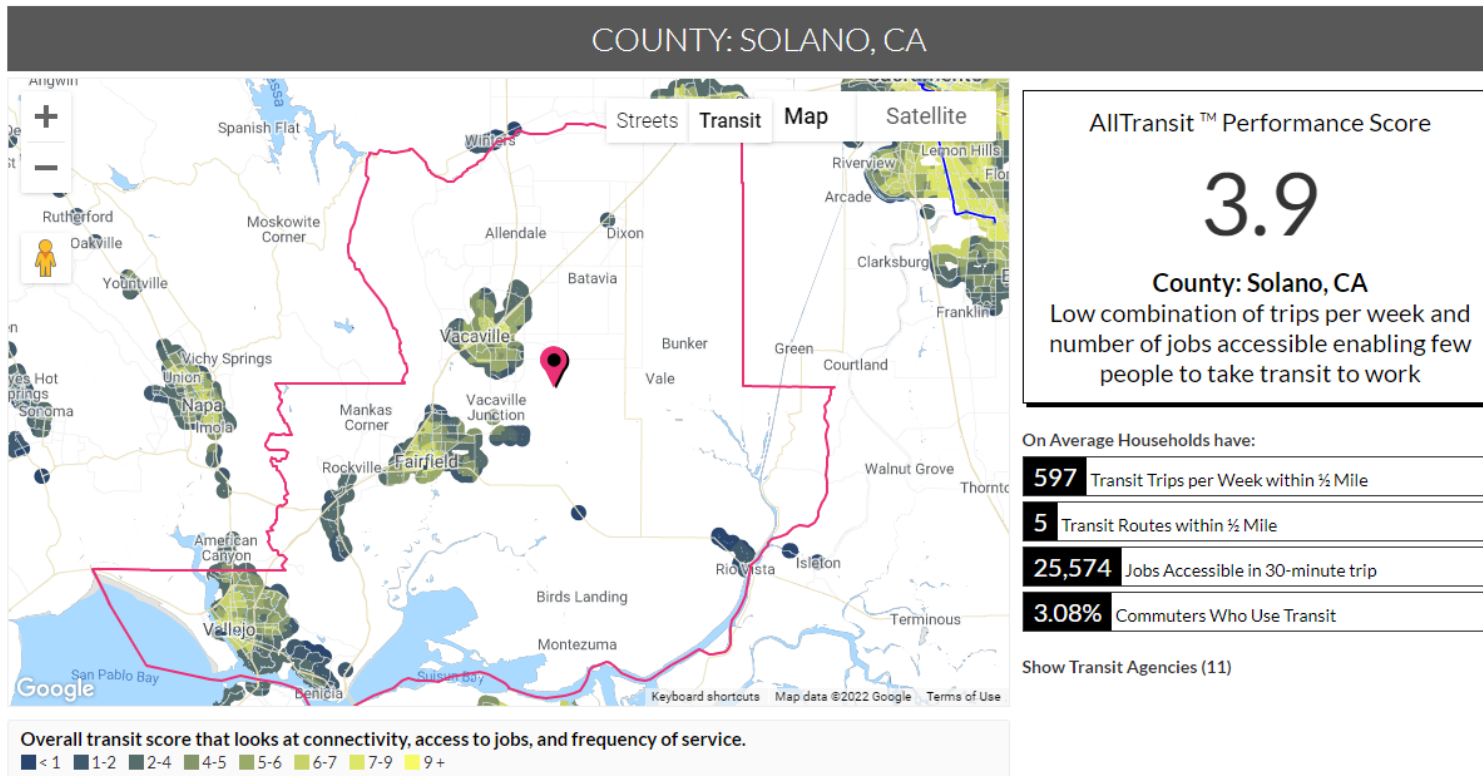
Transit Mobility

Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

Regional Patterns

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. **Figure 3-22: AllTransit Transit Access in the Region** depicts where in Solano County transit is available and areas with higher connectivity scores. As shown, public transit in Solano County is largely isolated within incorporated jurisdictions, with little to no available transit between cities or within unincorporated areas. While transit companies such as Amtrak and Greyhound offer connections from Sacramento to San Francisco that have stops along the I-80 corridor, these are not typically used as transit opportunities for daily activities. All residents of Solano County have access to the Clipper Card, a program that works for 24 transit services within the San Francisco Bay Area, including Solano County Transit (SolTrans), Fairfield and Suisun Transit (FAST), and Vacaville City Coach.

FIGURE 3-22: ALLTRANSIT TRANSIT ACCESS



Source: AllTransit.cnt.org, 2022

AllTransit scores geographic regions (i.e., cities, counties, Metropolitan Statistical Areas [MSAs], etc.) on a scale of 0 to 10. The lowest scores in Solano County are in the cities of Dixon (0.9), Rio Vista (1.8), and Benicia (2.5), and higher scores are found in the cities of Fairfield (4.1), Suisun City (4.7), Vacaville (4.9), and Vallejo (5.0). As shown in **Table 3-3: Regional AllTransit Performance Scores**, transit accessibility in Solano County reflects the scores of neighboring counties with large agricultural industries, such as Napa, San Joaquin, and Sonoma Counties, and is far more limited than more urban jurisdictions in the Bay Area and Sacramento regions.

TABLE 3-3: REGIONAL ALLTRANSIT PERFORMANCE SCORES

Jurisdiction/Region	Score
Alameda County	7.1
Contra Costa County	5.0
Marin County	4.8
Napa County	3.3
Sacramento County	4.8
San Francisco County	9.6
San Joaquin County	3.0
San Mateo County	6.1
Santa Clara County	6.5
Solano County	3.9
Sonoma County	3.4
Yolo County	4.6

Source: *AllTransit.cnt.org*, 2022

In Solano County, there are several transit options available to residents, depending on where they are within the county. SolanoExpress, managed by the Solano Transportation Authority (STA), provides express intercity bus service throughout the county, with many routes operated by local transportation agencies, such as FAST. Transportation services in Solano County include the following:

- SolTrans serving Fairfield, Vallejo, and Benicia with connections outside of the county
- FAST serving Fairfield, Travis Air Force Base, and Suisun City
- Rio Vista Delta Breeze serving Rio Vista, Fairfield, and Suisun City with connections outside of the county
- Vacaville City Coach serving Vacaville
- Solano Mobility serving older adults and persons with disabilities throughout Solano County

In addition to standard fixed routes offered by each transportation agency, there are several specialized programs available as well. SolTrans offers the Subsidized Lyft Program that pays a portion of Lyft rides throughout the City of Benicia and to the Springstown Center in Vallejo for seniors, veterans, and persons with disabilities. The GoGo Grandparent program is a partnership between SolTrans and Solano Mobility that offers help to older adults to access and use Uber and Lyft without a smartphone by scheduling rides for them. Solano Mobility independently offers four additional programs: Travel Training, Solano Older Adults Medical Trip Concierge Service, Vehicle Share Program, and Solano County Intercity Taxi Card Program. The Travel Training program offers individuals or groups training on how to board and ride public transit, navigate routes, and use bus features such as bike racks and wheelchair lifts. The medical concierge service subsidizes Uber and Lyft rides for Solano County residents aged 60 and over to travel to and from medical appointments while the Intercity Taxi Card Program issues pre-paid debit cards to certified riders with disabilities to be used for taxi rides between transit service areas. These cards are loaded with \$100 and available for riders to purchase for \$40, or \$20 for qualified low-income individuals. Faith in Action, the American Cancer Society/Road to Recovery, and Veteran’s Affairs (VA) also offer free door-to-door rides for ambulatory seniors aged 60 and older and those under age 60 with specific medical issues. These programs are available to all Solano County residents regardless of location, unless otherwise specified.

In the ABAG region, transit mobility opportunities are typically more readily available in dense urban areas such as the East Bay and San Francisco. In more suburban areas, such as the I-680 corridor in Contra Costa County, there is more limited transit mobility, with AllTransit scores matching those found throughout Solano County. While there are a variety of transit options available in Solano County, residents in many suburban, agricultural, and rural communities are more limited than elsewhere in the ABAG region, which may limit employment opportunities and present a barrier to housing mobility for those households reliant on transit. In the following analysis of transit mobility, the individual jurisdictions have identified programs to address access specific to their transit needs.

Local Patterns

The City of Rio Vista operates the Rio Vista Delta Breeze, offering deviated bus service within the city and between Isleton, Rio Vista, Fairfield, Suisun City, Antioch, and the Pittsburg/Bay Point Bay Area Rapid Transit (BART) station. Deviated bus services allows riders to be picked up and dropped off within one mile of fixed routes. The Rio Vista Delta Breeze operates two bus service routes available only on weekdays from 5:00 am to 7:30 pm (Routes 50 and 52). Route 50 provides connections from Rio Vista to Fairfield and Suisun City, while Route 52 connects Rio Vista to Antioch and the Pittsburg/Bay Point BART station. Rio Vista Delta Breeze can also pick up residents along its route or within service area by being flagged down by the rider. Rio Vista Delta Breeze local and intercity fares vary, as shown in **Table 3-4: Rio Vista Delta Breeze**

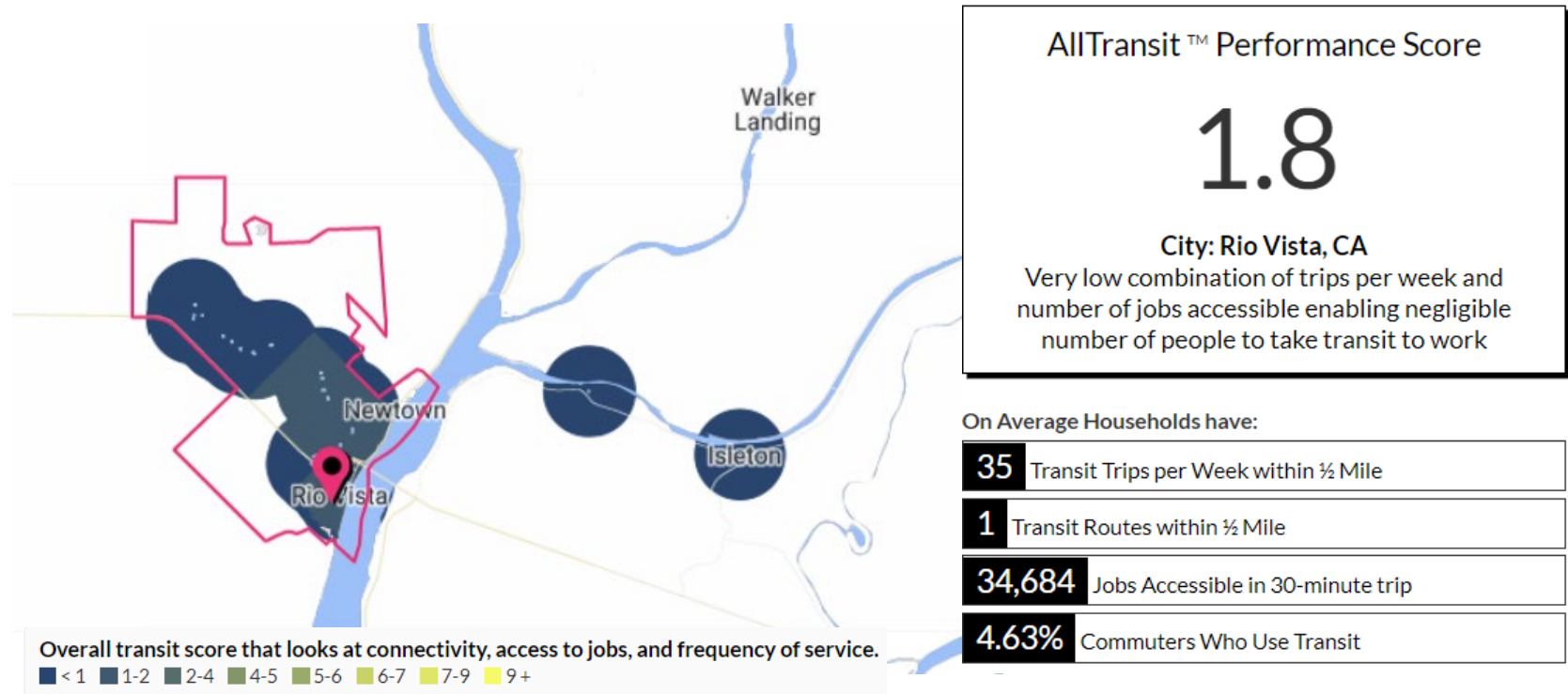
Fare and Pass Pricing, 2022, deviated routes have an additional fee. In addition to these standard routes, there is a “Dial-a-Ride” available to serve residents with disabilities. According to AllTransit, the City of Rio Vista received a low score of 1.8 for transit connectivity, likely due to its limited public transportation options and distance to services and employment opportunities outside of the city (see **Figure 3-23: Transit Score in Rio Vista**). Public transportation in Rio Vista is limited in areas south of Main Street near the Riverview Middle School and Dutra Museum of Dredging. To ensure that residents throughout the City have access to improved transit service, the City will conduct a survey of unmet needs at least once during the planning period and will identify funding for route changes or expansions, based on results of the survey (**Program H-18**).

TABLE 3-4: RIO VISTA BREEZE FARE AND PASS PRICING, 2022

Category	Local within Rio Vista (one-way)	Intercity (to-within) Fairfield, Suisun City, Antioch, Pittsburg
One-Way General Fare	\$2	\$6
One-Way Discount Fare	\$1	\$3
Monthly Pass	\$120 General Fare	\$60 Discount Fare
Deviation Fee (Additional cost per deviation) within 1-mile radius as available	Routes 50 & 52 \$1	Routes 50 & 52 \$1
Deviation Fee (Additional cost per deviation) within 1-mile radius as available	Route 51 in Isleton \$1	Route 51 in Isleton \$1
Deviation Fee (Additional cost per deviation) within 1-mile radius as available	Route 52 in Isleton \$3 General Fare \$1.50 Discount Fare	Route 52 in Isleton \$3 General Fare \$1.50 Discount Fare

Source: City of Rio Vista, 2022

FIGURE 3-23: TRANSIT SCORE IN RIO VISTA



Source: AllTransit, 2021

Housing Mobility

Regional Patterns

Housing mobility refers to an individual’s or household’s ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of HCVs, availability of rental and ownership opportunities throughout the city, and vacancy rates. A “healthy” vacancy rate is considered to be approximately 5.0 percent, indicating that there are available housing units for those seeking housing, but not an oversaturated market that results in homes left unused. In Solano County, the vacancy rate in 2021 was approximately 5.3 percent, indicating a relatively “healthy” vacancy rate and reflecting a similar rate as most counties in the surrounding region (**Table 3-5: Regional Vacancy Rates**). This suggests that residents living in Solano County, or seeking to live in Solano County, have similar mobility options overall compared to most of the region. Mobility based on vacancy varies within Solano County by jurisdiction and is discussed further below.

TABLE 3-5: REGIONAL VACANCY RATES

Geography	Total Housing Units	Occupied Housing Units	Vacancy Rate
Bay Area	3,402,378	3,213,576	5.6%
Alameda County	617,415	585,588	5.2%
Contra Costa County	420,751	398,387	5.3%
Marin County	112,690	105,395	6.5%
Napa County	54,982	48,684	11.5%
Sacramento County	583,631	552,252	5.4%
San Joaquin County	252,686	238,577	5.6%
San Mateo County	282,299	266,650	5.5%
Santa Clara County	680,298	648,665	4.6%
Solano County	161,371	152,877	5.3%
Sonoma County	206,768	189,316	8.4%
Yolo County	79,472	76,555	3.7%

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

HCVs, or Section 8 vouchers, provide assistance to lower-income households to secure housing in the private market that might otherwise be unattainable. In Solano County, vouchers are allocated by the Vacaville Housing Authority, Suisun City Housing Authority, Vallejo Housing Authority, Fairfield Housing Authority, and the Solano County Housing Authority to residents of the unincorporated areas and of the cities of Dixon and Rio Vista. Section 8 participants can use their voucher to find the housing unit of their choice that meets health and safety standards established by the local housing authority. The housing authority will then subsidize an amount up to the Fair-Market Rent (FMR) established by HUD toward the contract rent, with any remainder to be paid by the participant. The subsidy increases housing mobility opportunities for Section 8 participants and ensures that they are provided safe housing options. Solano County falls within the Vallejo-Fairfield Metropolitan Statistical Area (MSA), for which HUD establishes FMRs annually to be used as the baseline for Section 8 subsidies (**Table 3-6: Vallejo-Fairfield MSA FMRs, 2022**).

TABLE 3-6: VALLEJO-FAIRFIELD MSA FMRS, 2022

Unit Size	FMR
Studio	\$1,232
1-bedroom	\$1,408
2-bedroom	\$1,677
3-bedroom	\$2,382
4-bedroom	\$2,870

Source: HUD, 2022

Local Patterns

Approximately 18.9 percent of households in Rio Vista are renters. Therefore, home ownership is the prevailing housing tenure in the city. The rental vacancy rate in Rio Vista is 3.1 percent, while the vacancy rate is 0.6 percent for homeownership units. The comparatively high rental vacancy rate and low homeownership vacancy rate indicates that renters have access to more housing opportunities compared to limited ownership opportunities. However, a rental vacancy rate of 3.1 percent is still considered to be low, and a barrier to mobility. HCV usage among renters is approximately 5.3 percent across Rio Vista; however, the City of Rio Vista is captured by only one single census tract, which includes a large portion of the unincorporated area, which may influence the data.

Rio Vista’s contract median rent is \$1,427. However, rents for two-, three-, and four-bedrooms units ranged from \$1,795 to \$3,300 (see HNA Table 2-28: Rental Rates, 2021). The FMR for one-bedroom units in the Vallejo-Fairfield MSA, as established by HUD, is \$1,408. Therefore, up to 87.8 percent of studio and one-bedroom units in Rio Vista are considered fair market prices. However, this proportion of units does include those priced up to \$1,500, which would slightly exceed the FMR for a one-bedroom unit. As such, it is assumed that approximately 75.0 percent of units are priced within the FMR range. This indicates that many units are attainable to lower-income households.

While much of the rental market is reasonably priced for lower-income households, the low vacancy rates for both rental and homeownership units likely present a barrier to housing mobility for current and potential residents of Rio Vista. Therefore, the City has included **Program H-3** to promote the construction of affordable options to increase supply, **Program H-6** to advertise availability of homeownership assistance programs, and **Program H-8** to work with fair housing providers to ensure housing providers are aware of the requirement to accept HCVs as a source of income.

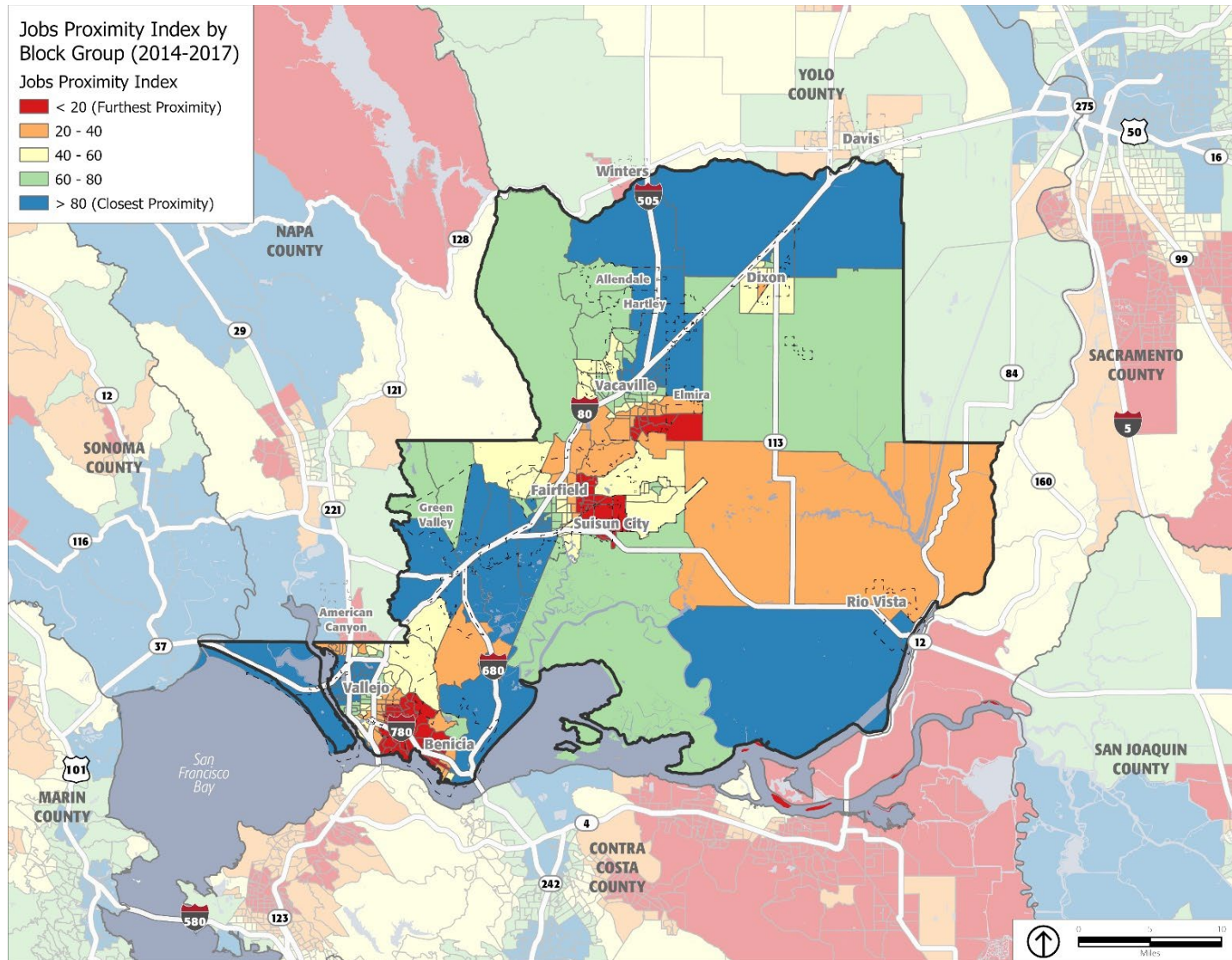
Employment Opportunities

Regional Patterns

HUD developed two indices to analyze access to employment opportunities: the jobs proximity index and the labor market engagement index. The jobs proximity index identifies census tracts based on their proximity to employment opportunities and the labor market engagement index scores labor force participation and human capital in each tract, with consideration of unemployment rates and educational attainment. For both indices, a higher score indicates stronger job proximity or labor force participation.

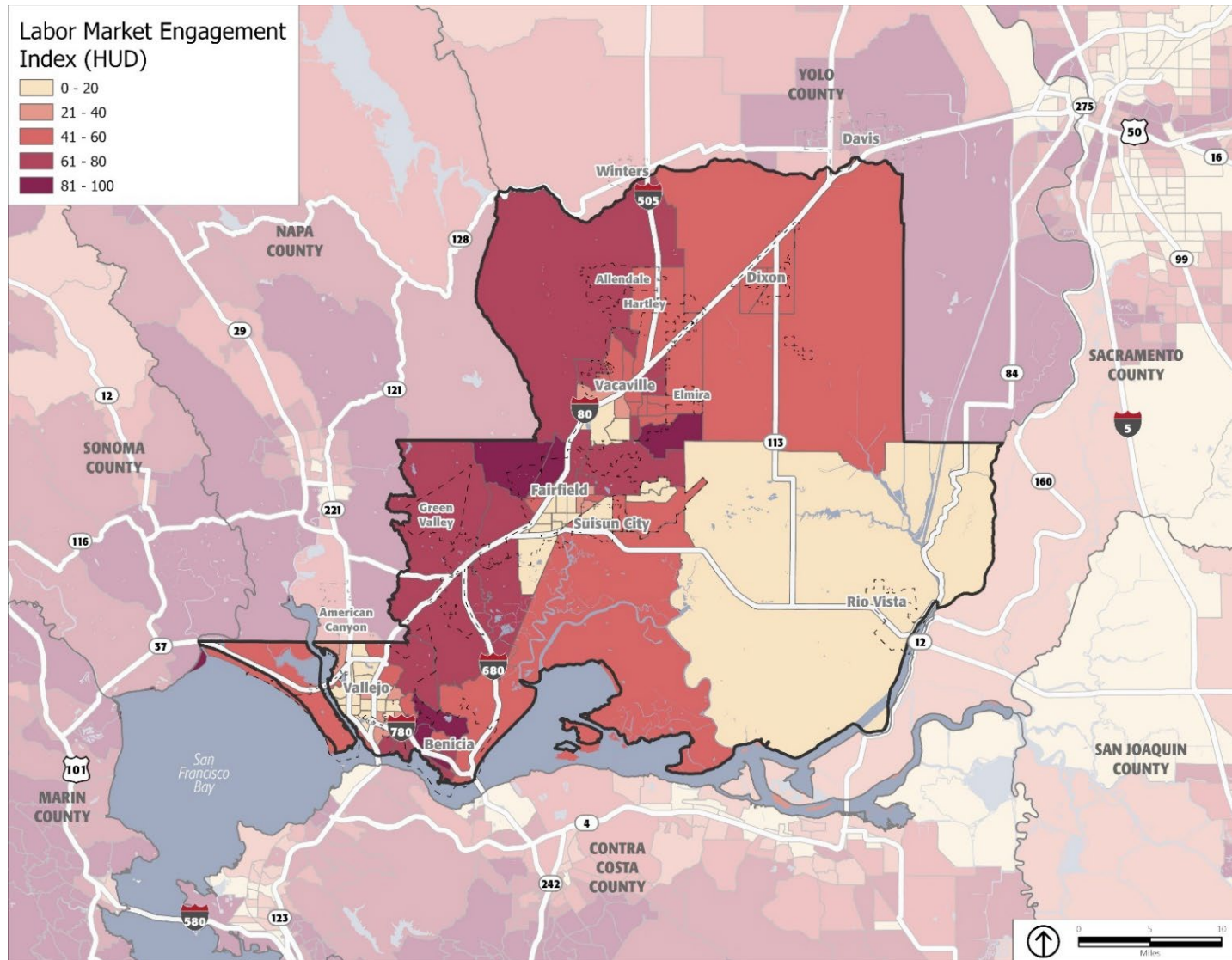
According to these indices, Solano County has more consistent proximity to jobs but lower labor force engagement than many other counties in the ABAG region (**Figure 3-24: Regional Jobs Proximity**, and **Figure 3-25: Regional Labor Market Engagement**). Labor force engagement patterns in Solano County more closely reflect the neighboring counties of Yolo and San Joaquin in the Sacramento region, where population distribution and industries are similar to most of Solano County. The area with the lowest labor force engagement in Solano County, however, is in the tract that includes the City of Rio Vista where there is a sizable senior population, which may include residents who retired early. As shown in **Table 3-7: Regional Unemployment Rates, 2010-2021**, the unemployment rate in Solano County in 2021 was one of the highest in the Bay Area and Sacramento regions, at 5.4 percent. However, Solano County saw one of the largest decreases in unemployment since 2010, surpassed only by San Joaquin and Yolo Counties.

FIGURE 3-24: REGIONAL JOBS PROXIMITY



Source: HUD, 2017

FIGURE 3-25: REGIONAL LABOR MARKET ENGAGEMENT



Source: HUD, 2017

TABLE 3-7: REGIONAL UNEMPLOYMENT RATES, 2010-2021

County	2010	2021
Alameda County	11.0%	4.2%
Contra Costa County	11.1%	4.5%
Marin County	8.0%	3.0%
Napa County	10.9%	4.2%
Sacramento County	13.1%	5.1%
San Francisco City and County	9.1%	3.3%
San Joaquin County	17.2%	6.5%
San Mateo County	8.4%	3.0%
Santa Clara County	10.3%	3.2%
Solano County	12.8%	5.4%
Sonoma County	10.9%	3.8%
Yolo County	12.6%	4.3%

Source: California Employment Development Department, 2021

The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households. According to LEHD, approximately 40.6 percent of Solano County residents live within 10 miles of their job, with the greatest concentration of these jobs in Fairfield (13.5 percent) and Vacaville (13.5 percent). Approximately 18.1 percent of Solano County residents report commuting more than 50 miles to their job, with 38.2 percent of these residents commuting southeast into San Joaquin County. Overall, approximately 50.4 percent of the individuals that work in Solano County commute in from areas outside of the county. On average, in the comparison jurisdictions that comprise the Bay Area and a portion of the Sacramento region, 42.5 percent of residents live within 10 miles of their job, 15.4 percent live more than 50 miles from their job, and 49.4 percent live outside of the county in which they work. In Solano County, the jobs-household ratio, which is an indicator of whether there is a balance between the number of jobs and the number of households, was 0.93 in 2018 according to LEHD Workplace Area Characteristics (WAC). This ratio suggests that there was a shortage of jobs in Solano County to

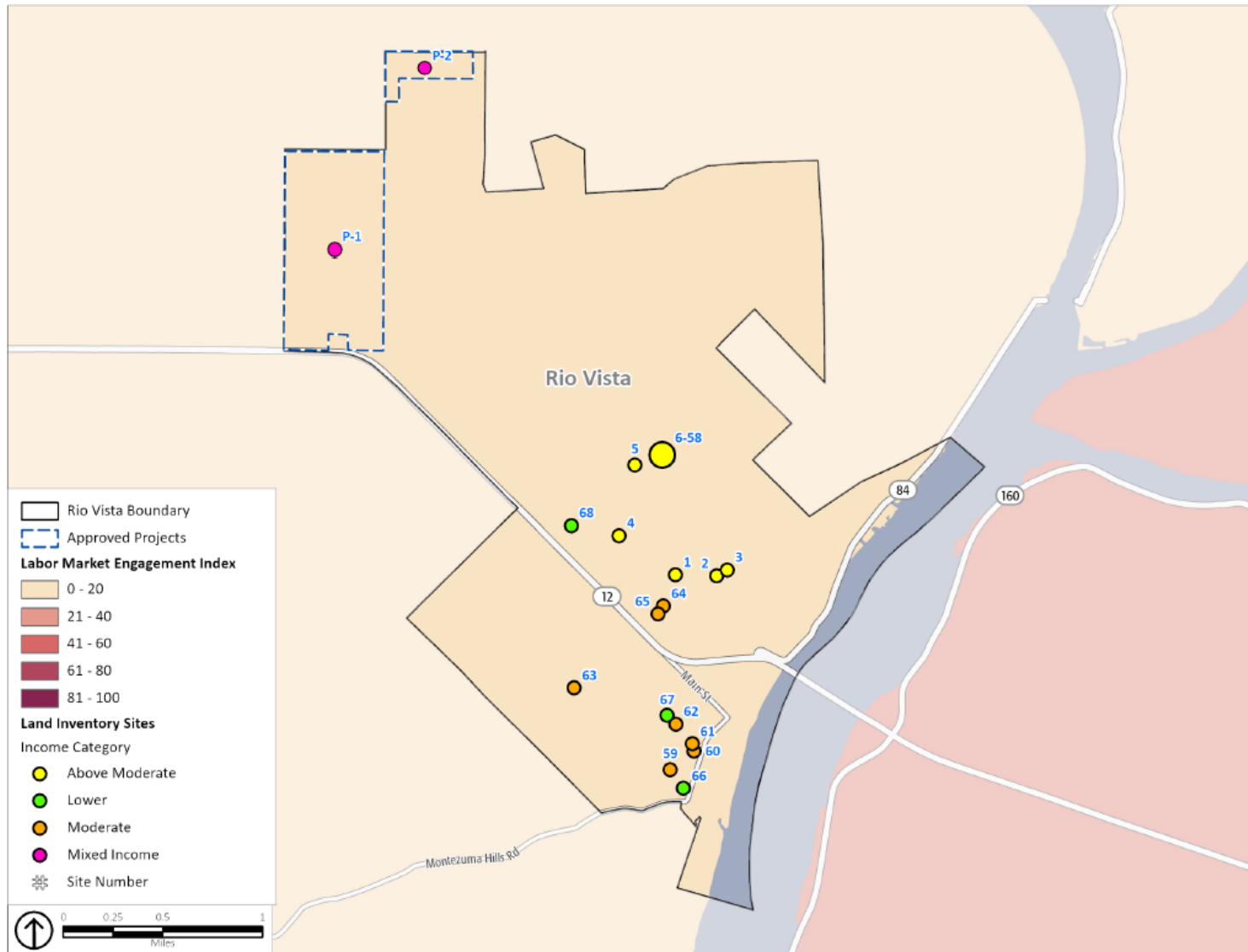
support the number of households, which may partially contribute to the number of residents that commute outside of the county for work. In comparison, in the Bay Area, the jobs-household ratio was 1.47, indicating that there is a shortage of housing to support the job base in this region. Generally, Solano County appears to have sufficient housing for those jobs in the county, but still has a slightly higher rate of persons that commute into the county than the region overall.

Local Patterns

In contrast to all other jurisdictions in Solano County, and much of the greater region, the population in Rio Vista has a median age of 64.4 years, with 70.1 percent of the population being aged 55 or older (see HNA Figure 2-2: Population by Age, 2019). The 2015-2019 American Community Survey (ACS) estimates that approximately two-thirds of the population of Rio Vista does not participate in the labor force, which is likely due to the concentration of retirement-age individuals. This supports the extremely low labor market engagement rate shown in **Figure 3-26: Local Labor Market Engagement**. Of those that do participate, the unemployment rate is approximately 6.8 percent, the highest in Solano County. The jobs-household ratio in Rio Vista was 0.4 in 2018, indicating a severe shortage of jobs for those that live in the city. While a large majority of the population likely does not work anymore, the shortage of jobs still impacts younger individuals and those still to retire. As shown in **Figure 3-27: Local Jobs Proximity**, jobs in Rio Vista are concentrated in the southwestern portion, where there are shopping centers, schools, and other similar employment opportunities. According to LODES data, approximately 83.7 percent of Rio Vista residents commute outside of the city for their jobs, though two-thirds of employed residents work within 24 miles of their residence. While the majority of the city's current population does not require employment opportunities, the shortage of jobs in Rio Vista presents a barrier to younger households entering the city, particularly for those with job skills not met by the economic market in Rio Vista or those unable or unwilling to commute out of the city for work. The City has identified economic development policies, and implementing actions, in the General Plan Economic Development Element to create more balance between jobs opportunities and households and remove this constraint for working-age households to live in Rio Vista. These policies include, but are not limited to:

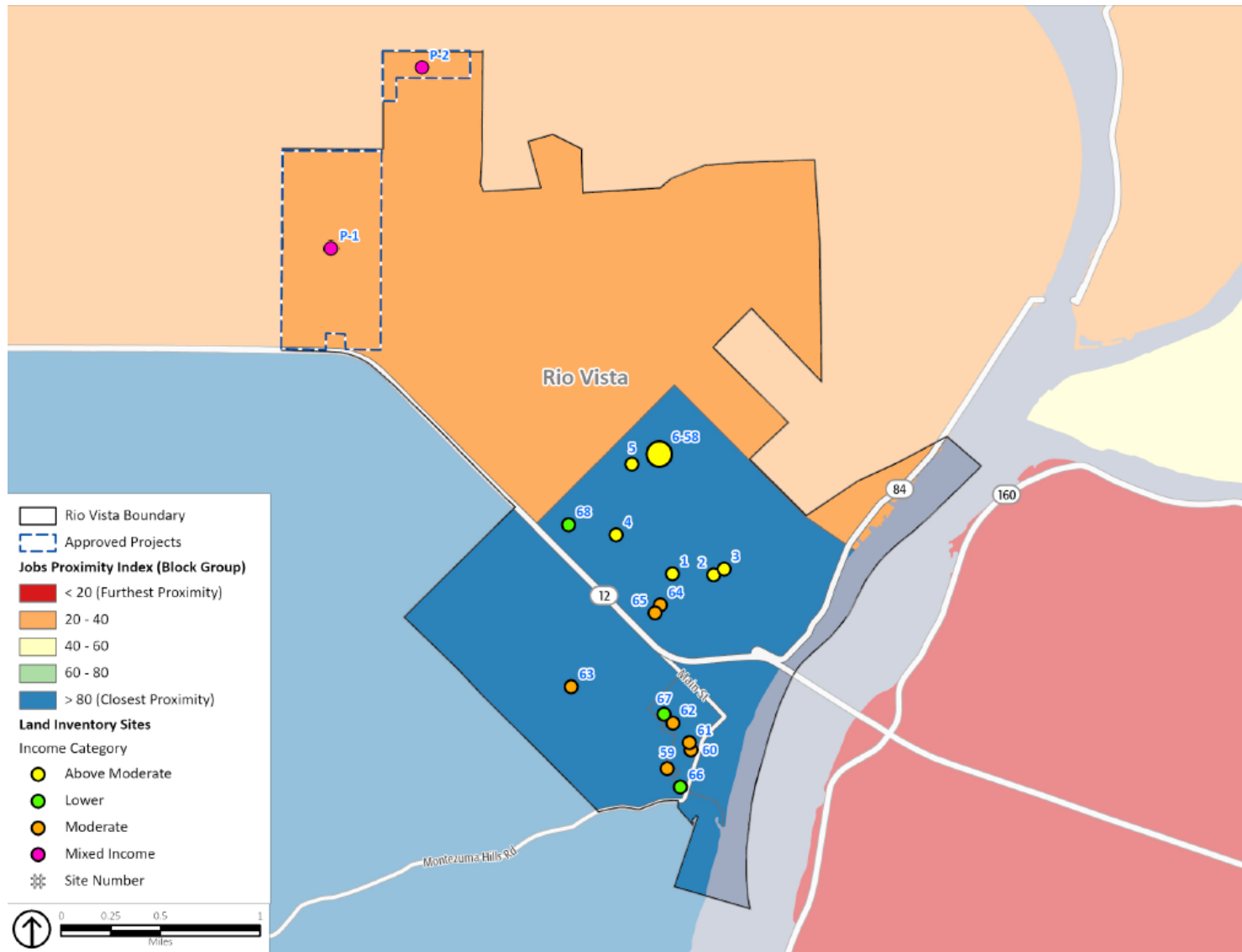
- Policy 7.1.A: The City shall make every effort to attract new job-producing businesses that will maximize economic benefits to existing residents and businesses, and attract other businesses to Rio Vista.
- Policy 7.2.A: The City shall strive to achieve a long-term jobs/housing balance of at least 1.0 and work toward a goal of one job for every employed Rio Vista resident.
- Policy 7.2.C: The City shall work with Solano County and nearby municipalities to provide for one job within a 30-minute commute distance for all employed residents.

FIGURE 3-26: LOCAL LABOR MARKET ENGAGEMENT



Source: HUD, 2017; City of Rio Vista, 2022

FIGURE 3-27: LOCAL JOBS PROXIMITY



Source: HUD, 2017; City of Rio Vista, 2022

Educational Opportunities

Regional Patterns

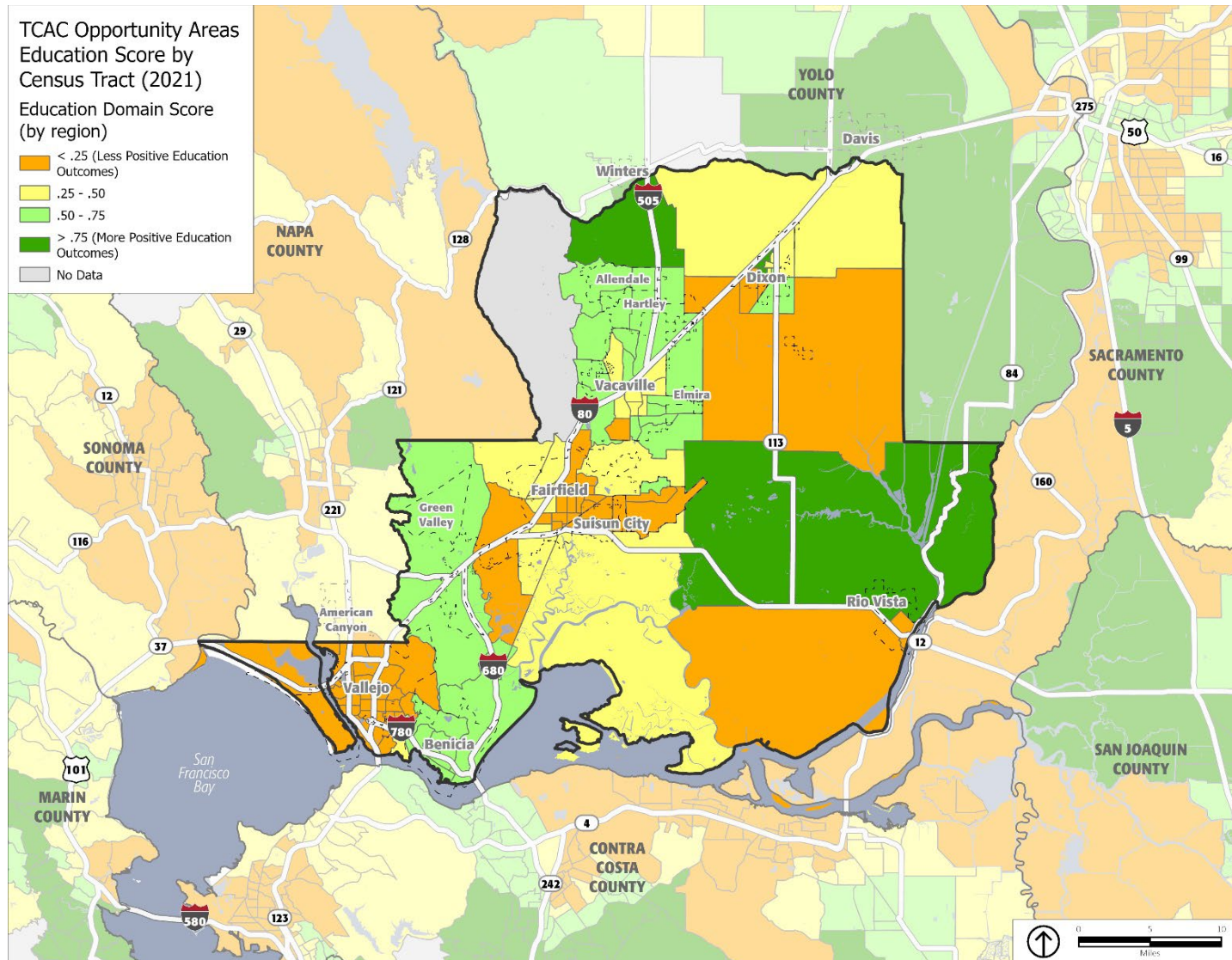
School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher-performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts (ELA) and Mathematics as they compare to the state grade-level standards and demographic characteristics of each school's student population. The characteristics reported on include rates of chronic absenteeism and suspension, percentage of students that are socioeconomically disadvantaged, percentage of students that are in foster care, percentage of students learning the English language, and the percentage of high school students that are prepared for college. Chronic absenteeism refers to the percentage of students who are absent for 10.0 percent or more of instructional days that they were enrolled at the school, with the state average being 10.1 percent of students. Students who are eligible for free or reduced-priced meals, or who have parents or guardians who did not receive a diploma, are considered socioeconomically disadvantaged. TCAC and HCD rely on this data from DOE to determine the expected educational outcome in each census tract and block group within the state. TCAC and HCD's educational domain score reflects mathematics proficiency, reading proficiency, high school graduation rates, and student poverty rates of all schools for which this data is available, culminating in a score ranging from 0 to 1, with higher values being the most positive expected educational outcome.

In 2021, TCAC/HCD reported the strongest projected educational outcomes for students in the cities of Benicia and Dixon as well as the unincorporated areas around the City of Vacaville and all eastern portions of the county (**Figure 3-28: Regional TCAC/HCD Educational Domain Scores**). TCAC and HCD's educational domain score is based on math and reading proficiencies for elementary school students, high school graduation rate, and student poverty rate. Based on these indicators, a higher score is expected to suggest higher access to resources or opportunities for students. **Figure 3-28** presents the distribution of these scores in Solano County. However, the eastern portions of the county, with the highest educational scores according to TCAC/HCD, also have the lowest population density in the county and only one school. As

such, for a regional analysis, the TCAC/HCD map may not accurately compare educational opportunity in Solano County to the ABAG region. At the local level, data based on school performance is more readily available and likely more accurate.

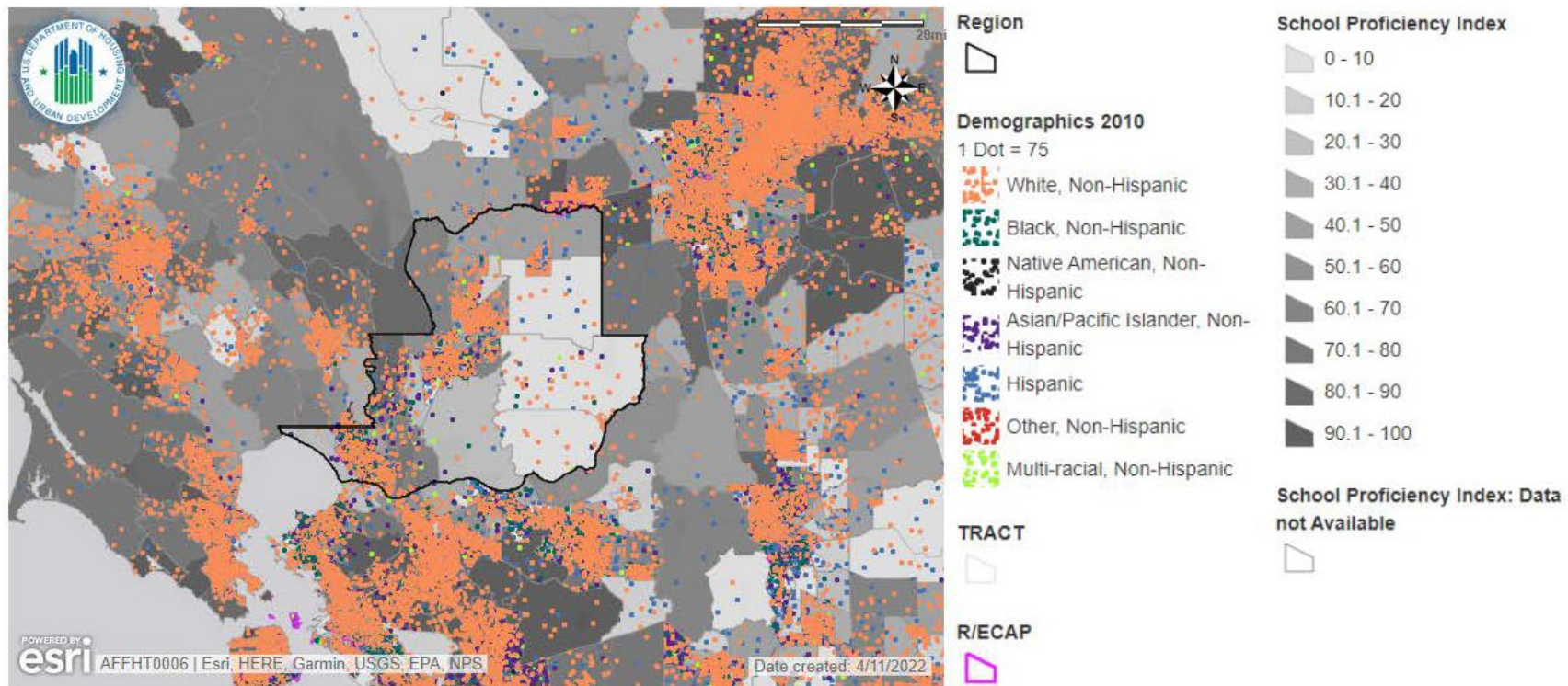
FIGURE 3-28: REGIONAL TCAC/HCD EDUCATIONAL DOMAIN SCORES



Source: TCAC/HCD, 2021

The HUD School Proficiency Index more accurately reflects school performance by residential living patterns in the region. The HUD School Proficiency Index ranges from 0 to 100, with higher values indicating better school performance. Though demographic patterns have changed throughout the region slightly since 2010, as discussed for each jurisdiction in this assessment, typically schools in Solano County and throughout the region are more proficient in areas of increased population density and affluence (see **Figure 3-29: HUD School Proficiency Index**). Residents of western Solano County have access to higher-performing schools than the eastern portion, but schools throughout Solano County generally score lower than those in much of Sacramento, Yolo, Marin, and Contra Costa Counties. To ensure all students have access to a quality education, each jurisdiction has identified appropriate programs within the individual assessments.

FIGURE 3-29: HUD SCHOOL PROFICIENCY INDEX



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, 2017

Local Patterns

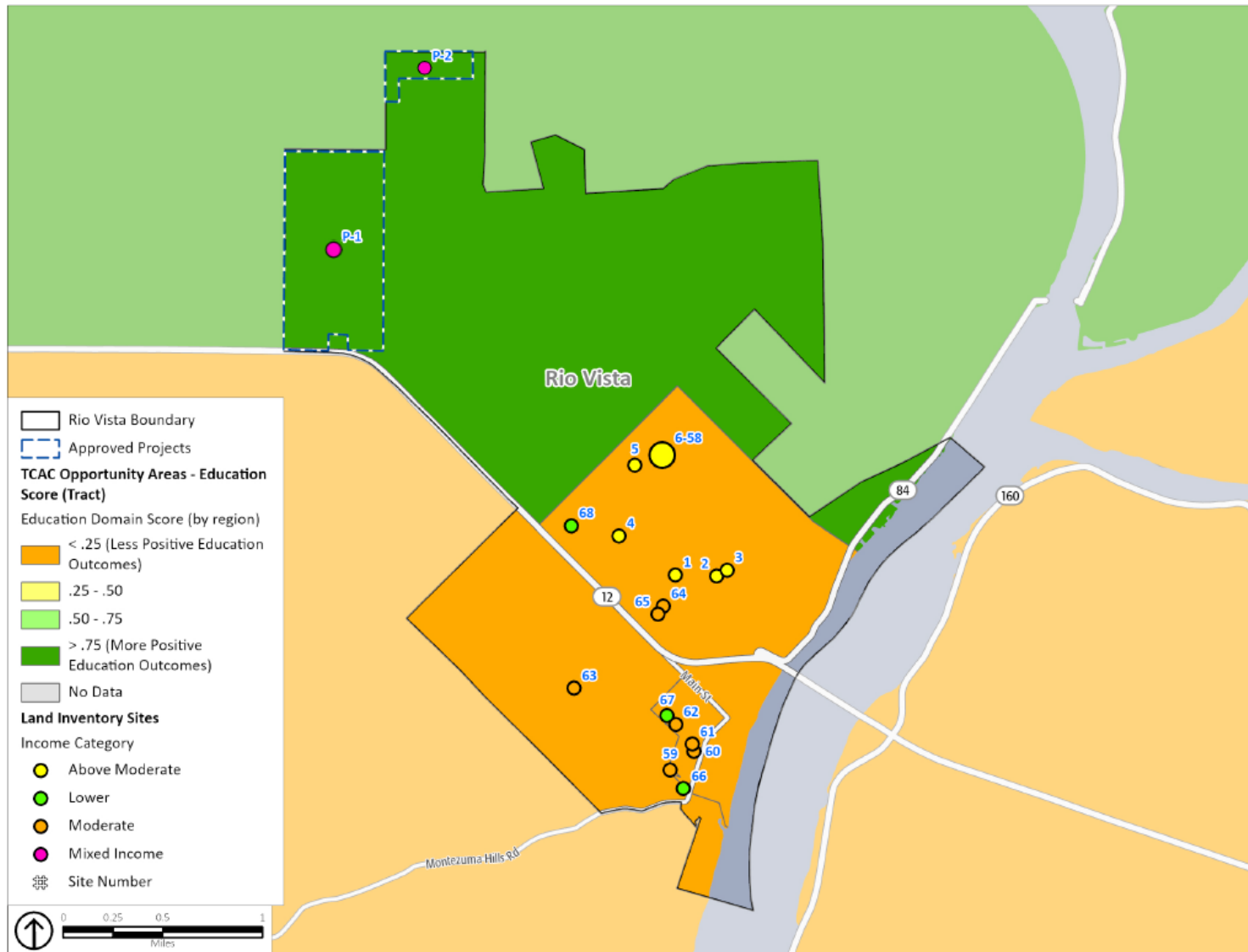
The River Delta Unified School District operates three schools in the City of Rio Vista: D.H. White Elementary School, Riverview Middle School, and Rio Vista High School (see **Table 3-8: Performance Scores for Rio Vista Schools, 2019**). In 2019, DOE reported that all three schools performed significantly below state grade-level standards for ELA and Mathematics. Approximately 52.9 to 59.2 percent of students in public schools in Rio Vista are considered socioeconomically disadvantaged, which may be an indicator that they are more likely to experience external pressures and factors that may negatively influence educational performance. The anticipated educational outcome, according to TCAC and HCD, is split between northern and southern portions of Rio Vista (**Figure 3-30: Local TCAC/HCD Educational Domain Score**). Northern Rio Vista, which includes large areas outside of city limits, has an anticipated educational outcome in the 90th percentile. However, there are no Rio Vista schools within this tract; therefore, it may not accurately represent educational opportunities for Rio Vista students. The performance score in this area is in stark contrast to the southern portion of the city, which scores in the 5th to 10th percentiles.

TABLE 3-8: PERFORMANCE SCORES FOR RIO VISTA SCHOOLS, 2019

School Name	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
White Elementary School	-27.9	-34	18.1%	0.5%	59.2%	0.3%	21.3%
Riverview Middle School	-61.9	-75.7	13.9%	12.2%	55.1%	0%	12.8%
Rio Vista High School	-24.8	-122.5	-	4.1%	52.9%	0.2%	10.9%
White Elementary School	-27.9	-34	18.1%	0.5%	59.2%	0.3%	21.3%

Source: California Department of Education, 2019

FIGURE 3-30: LOCAL TCAC/HCD EDUCATIONAL DOMAIN SCORE



Source: TCAC/HCD, 2021; City of Rio Vista, 2022

Performance scores at Rio Vista schools may also be influenced by impacted classrooms. The River Delta Unified School District has identified that existing schools are at capacity and a new school will be needed to support additional housing. In recent years, this has presented a barrier to development of housing that is not age-restricted, thus resulting in a significant increase in retirement and senior communities with limited increase in housing opportunities for families and young persons. This barrier to housing development poses a challenge for students to access educational opportunities and for new families to enter Rio Vista. To reduce the barrier for new families to enter Rio Vista due to at-capacity school districts, the City has included **Program H-5** to reduce constraints on development of housing that is not age-restricted through incentives such as streamlined review times as well as **Program H-18** to work with the school district to identify strategies to alleviate barriers to construction of non-age-restricted housing.

Environmental Health

Regional Patterns

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as “areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (OEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25.0 percent highest score census tracts) are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone concentrations, PM_{2.5} concentrations, drinking water contaminants, lead risk from housing, traffic impacts, and more. Population Characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

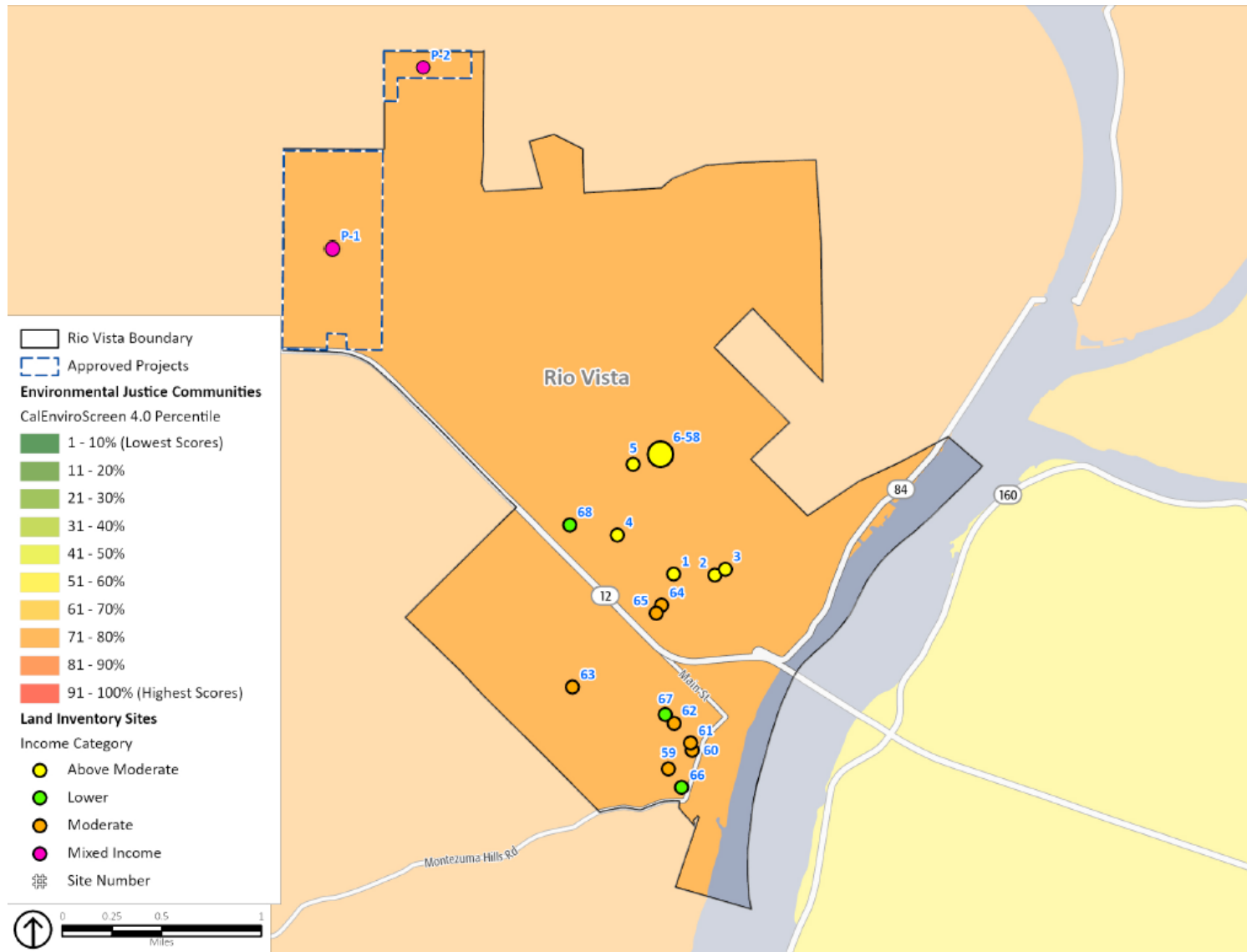
Much of Solano County, particularly the eastern area and the City of Vallejo, have high cumulative scores, as shown in **Figure 3-31: Regional CalEnviroScreen Percentiles**. CalEnviroScreen's percentiles are calculated based on an area's pollution burden and population characteristics. **Figure 3-30** identifies areas with higher cumulative scores. This is a result of high scores for indicators of both pollution burden and negative population characteristics, though the eastern area is primarily agricultural land with limited residential development so these scores may be a result of agricultural industry practices. In the ABAG region, high percentiles are mostly concentrated in highly urbanized communities along the San Francisco Bay, such as in the cities of Emeryville, Alameda, Oakland, and San Jose. It is unlikely that the factors that contribute to environmental scores in Solano County reflect the factors in urbanized ABAG jurisdictions. Rather, Solano County more closely reflects the agricultural areas of Yuba, Sacramento, and San Joaquin Counties. Within each jurisdiction of Solano County, patterns differ, as described below, as a result of increased urbanization; however, regionally, Solano County reflects areas to the east rather than western ABAG jurisdictions.

Local Patterns

Figure 3-32: Local CalEnviroScreen Percentiles, presents all of the City of Rio Vista as scoring in the 86th percentile and being considered a disadvantaged community. However, Rio Vista is part of a geographically large census tract that includes extensive agricultural lands, open space, and dispersed populations in the unincorporated area, which may influence the score of the overall tract and may not reflect access to healthy environmental conditions within city limits. According to OEHHA, this tract scores in the 99th percentile for impaired water, 98th percentile for solid waste, 96th percentile for groundwater threats, and 92nd percentile for hazardous waste. Many of these indicators are likely as a result of agricultural practices and runoff that impact local waterways, but not those used for food or drinking. TCAC/HCD also identify the expected environmental outcome in Rio Vista as in the 10th percentile throughout the city, which is significantly lower than most other areas of the county. While the available data captures the city as part of the greater census tract, residents of Rio Vista may be negatively impacted by pollutants resulting from nearby industrial uses. As such, the City has included **Program H-18** to improve quality of life related to environmental health:

- Evaluate transitional buffers or screening between residential and heavy industrial uses in new development;
- Develop active transportation infrastructure to reduce automobile traffic and the resulting emissions; and
- Work with Solano County to reduce impacts associated with solid waste and agricultural uses.

FIGURE 3-32: LOCAL CALENVIROSCREEN PERCENTILES



Source: OEHHA, 2021; City of Rio Vista, 2022

Services for Persons with Disabilities

While there are no California Department of Social Services (CDSS)-licensed adult residential care facilities in the City of Rio Vista, there are two licensed elderly assisted living assisting facilities, Golden Star Home and Rio Vista Care Homes, each with the capacity for six residents. Approximately 2,341 people, or 26.2 percent of Rio Vista's population, live with a disability. Of that population, approximately 13.3 percent have ambulatory difficulties, 10.4 percent have hearing difficulties, and 8.0 percent have difficulties living independently. Across all disability types, Rio Vista was proportionally higher than all of the other jurisdictions in incorporated and unincorporated Solano County, likely as a result of the concentration of senior households (see HNA Table 2-32: Population by Disability Status, 2015-2019). Many seniors live in the Trilogy and Liberty developments, active senior communities that provide amenities and support for residents. Given the availability of senior living options, in addition to two assisted living facilities, there is not a shortage of housing to support this population. To facilitate construction of additional options for non-seniors with disabilities, the City has included **Program H-5** to pursue funding to support special needs housing require universal design for all new units and **Program H-11** to allow residential care facilities of all sizes in all zones that permit residential uses.

Further support for persons with disabilities is provided through the Delta Breeze Transit System. As a partnership with the transit operators of Solano County, Rio Vista Delta Breeze riders can request buses to deviate from their fixed route and pick up passengers at their door and take them to their destination within the city limits of Isleton, Rio Vista, Antioch, Fairfield, Suisun City, and within 0.75 mile of the boundaries of unincorporated Sacramento, Contra Costa, and Solano Counties. Riders must complete an assessment to achieve service eligibility. In addition, Fairfield Cab, Veteran's Cab, and Yellow Cab will also accept Solano County Intercity Taxi Cards with Americans with Disability Act (ADA) certification. The City also offers a Ride with Pride program, operated by Faith in Action, to provide public transportation for non-driving ambulatory seniors in the county. The program transports riders along a predetermined route, primarily to and from medical or social service programs. Riders can reserve a seat by calling and scheduling a ride. The partnership with the City allows Faith in Action volunteers or agency staff to take Rio Vista residents to appointments in Antioch, Fairfield, and Vacaville. Riders are asked to donate \$5.00, though no one is turned away for a lack of funds.

DISPROPORTIONATE HOUSING NEED AND DISPLACEMENT RISK

Overcrowding

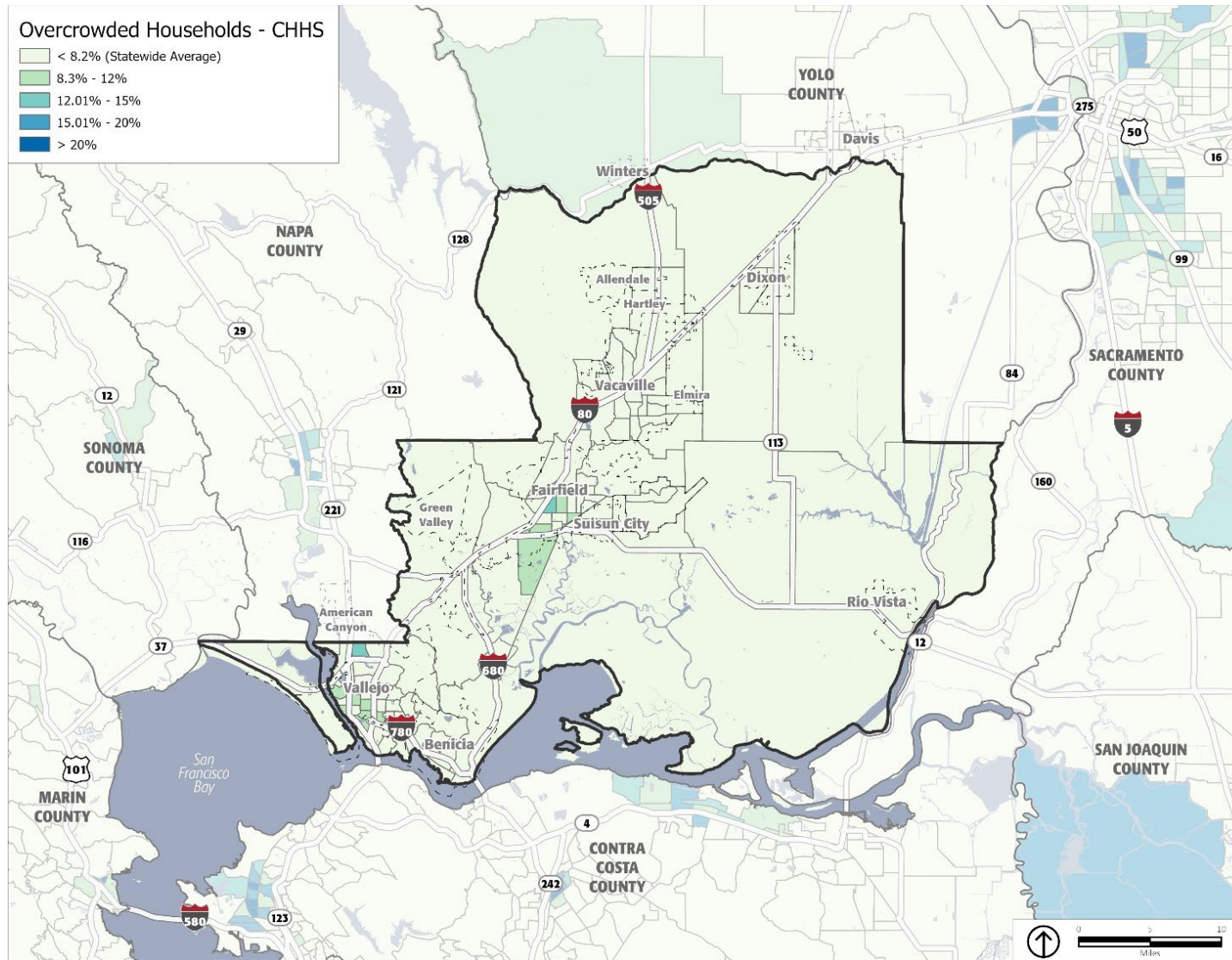
Regional Patterns

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units as overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

In Solano County, as shown in HNA Table 2-7: Overcrowding by Tenure, of the HNA, approximately 3.7 percent of households experience overcrowding and 1.6 percent experience severe overcrowding. Overcrowding is a slightly greater problem among renter-occupied households, at 2.5 percent of these households, compared to 1.2 percent of owner-occupied households, but still remains well below the statewide average of 8.2 percent. Further, the overcrowding rates in Solano County are lower than the greater Bay Area, in which 4.4 percent of households are overcrowded and 2.8 percent are severely overcrowded. **Figure 3-33: Overcrowded Households in the Region** presents the percent of households in each census tract that are overcrowded. As shown, there are very few areas of concentrated overcrowding in the county compared to jurisdictions to the south in the ABAG region. Solano County has significantly lower overcrowding rates, across tenures, than most Bay Area and Sacramento region counties (**Figure 3-34: Overcrowding Rates in the Region**). Typically, areas with higher rates of lower-income households and more dense housing types have higher rates of overcrowding, as is seen in census tracts adjacent to the San Francisco Bay and to the northeast in the City of Sacramento and southeast in the City of Stockton. The rate and pattern of overcrowding in Solano County reflects the suburban communities in the region, such as eastern portions of Contra Costa and Alameda Counties and all of Marin County. The

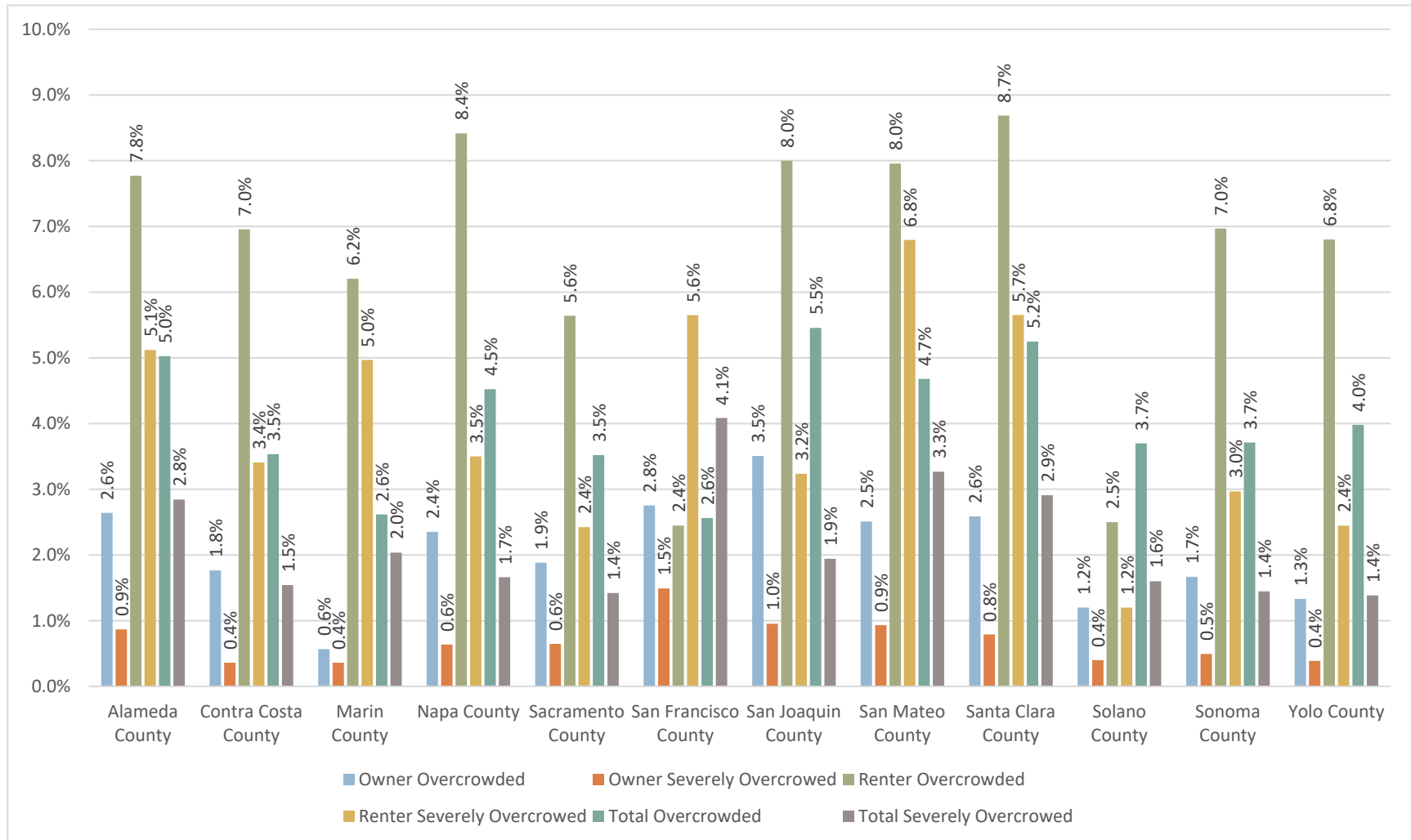
relatively low rates of overcrowding in Solano County may indicate that there are more appropriately sized housing opportunities at a range of price points to meet housing demand than is found in more urbanized areas of the region.

FIGURE 3-33: OVERCROWDED HOUSEHOLDS IN THE REGION



Source: California Health and Human Services (CHHS), 2020

FIGURE 3-34: OVERCROWDING RATES IN THE REGION



Source: 2015-2019 ACS

Local Patterns

Overall, approximately 0.6 percent of households in Rio Vista are considered overcrowded, well below the countywide rate of 5.3 percent and ABAG average of 6.9 percent. All overcrowded households in Rio Vista are renters, and no households are experiencing severe overcrowding. Further, the 0.6 percent of households that are overcrowded account for just 27 households, indicating that this is a small issue in Rio Vista. Of these households, most are extremely low-income households and the rest are above moderate-income households. Approximately 4.5 percent of extremely low-income renters are overcrowded, and 1.1 percent of above moderate-income households. It is possible that some households reported as overcrowded may have chosen to double up inhabitants in one room and therefore the condition is not necessarily based on inability to find and secure adequate housing; however, any household experiencing overcrowding may be at risk of displacement or undesirable as a result.

While there are no areas of concentrated overcrowding in Rio Vista, extremely low-income households are disproportionately burdened by this housing issue. In recent years, development in Rio Vista has been largely geared toward age-restricted communities, further placing a burden on lower-income households seeking homes. To alleviate this, the City will prioritize the construction of a diverse range of housing types at a range of affordability levels without age restrictions and will provide assistance in securing suitable housing for lower-income households, particularly extremely low-income household (**Programs H-3, H-5, and H-9**).

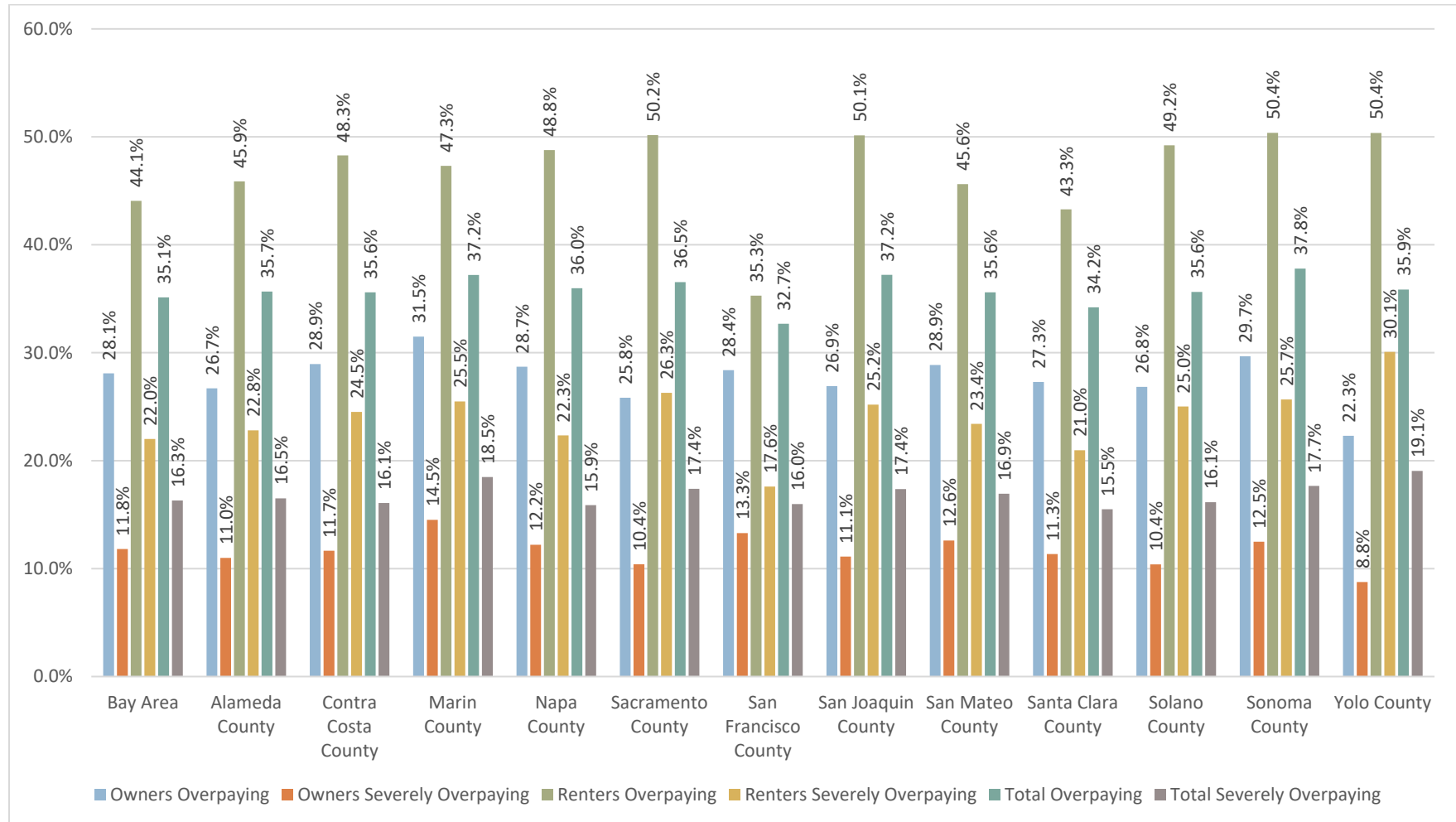
Overpayment

Regional Patterns

HUD considers housing to be affordable for a household if the household spends less than 30.0 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30.0 percent of its monthly income on housing costs, while those who spend more than 50.0 percent of their income on housing costs are considered “severely cost-burdened.” In the Bay Area, approximately 35.1 percent of all households were cost-burdened in 2019, and 16.3 percent were severely cost-burdened (**Figure 3-35: Overpayment Rates in the Region**). Of these households, a significantly larger proportion of renters experienced overpayment than owners. This trend can be seen throughout both the Bay Area and Sacramento region, on average 27.7 percent of owners and 47.1 percent of renters are cost burdened, and 11.6 percent owners and 24.1 percent of renters are severely cost burdened. In comparison, in Solano County, 26.8 percent of owners and 49.2 percent of renters are cost burdened and 10.4 of owners and 25.0 percent of renters are severely cost burdened. While owner overpayment rates in Solano County are slightly lower than the regional average, renter

overpayment rates are slightly higher. This reflects feedback from local organizations and service providers throughout the region that reported a shortage of rental opportunities resulting in disproportionately high prices for tenants.

FIGURE 3-35: OVERPAYMENT RATES IN THE REGION



Source: CHAS 2014-2018

Local Patterns

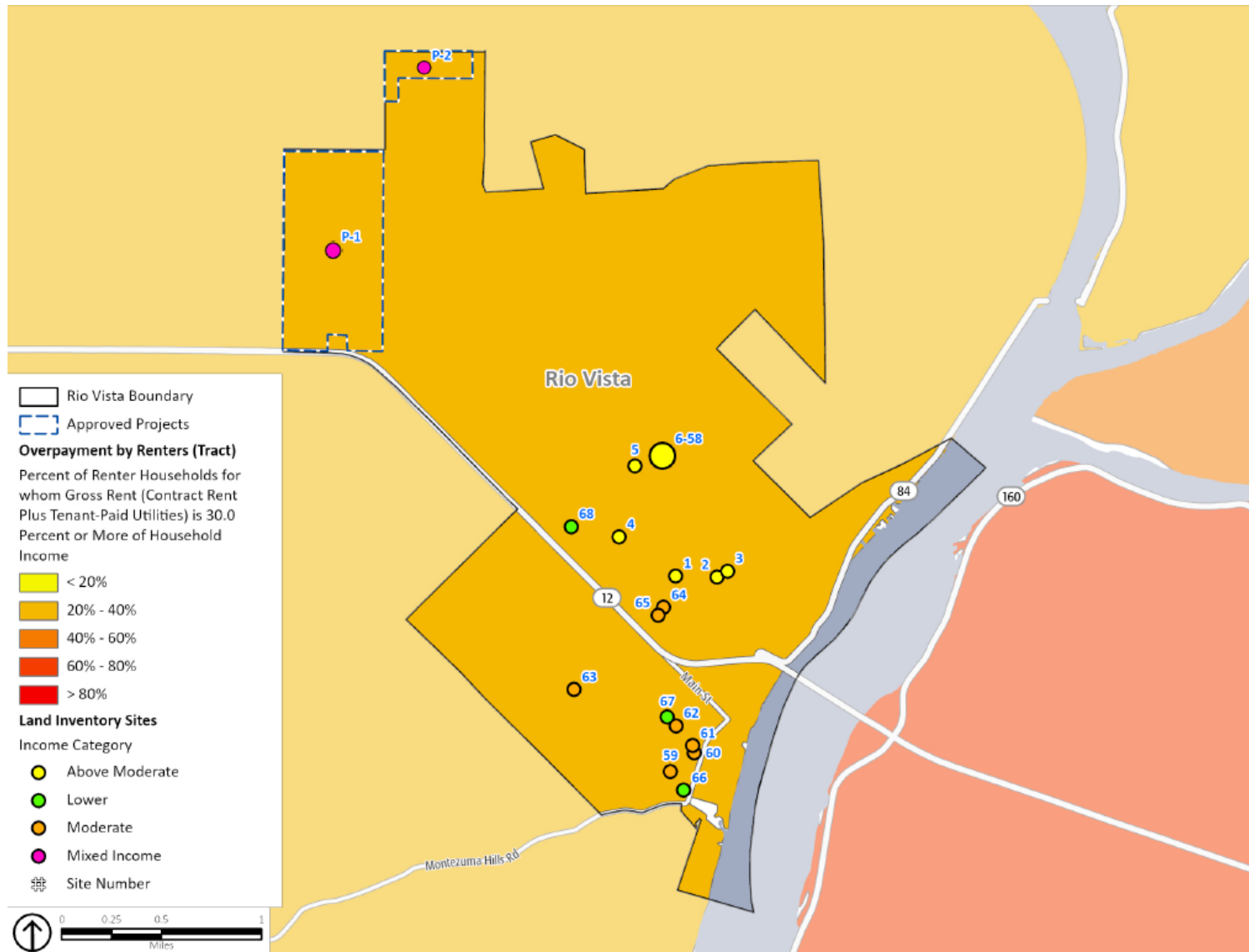
In Rio Vista, 16.1 percent of the households are cost burdened, and 13.8 percent are severely cost-burdened, for a total of 29.9 percent of the households experiencing some level of overpayment. However, the ACS did not provide an estimate of the overpayment status of 5.7 percent of the households, the majority of which were renter households, so these percentages may be slightly lower than the actual. Approximately 28.2 percent of homeowners are overpaying, compared to 37.0 percent of renters. More specifically, 16.7 percent of owners spend 30.0 to 50.0 percent of their income on housing and 11.5 percent spend more than half of their income on housing, compared to 13.6 of renters overpaying and 23.3 percent severely overpaying. Although a smaller figure numerically, the proportion of severely cost-burdened renters is significant, particularly as 19.6 percent of renter households were not included in the overpayment statistics, and renter households constitute just 18.9 percent of total households in Rio Vista.

As discussed in the Overpayment section of the HNA, in most circumstances, overpayment is closely tied to income. Lower-income households are most at risk of displacement due to overpayment as a result of often having less flexibility to respond to changes in income or rent, as presented in HNA Table 2-12: Lower-Income Households Overpaying. In Rio Vista, 41.1 percent of all households are lower income. Of these households, 22.9 percent are cost burdened and 36.6 percent are severely cost burdened. In terms of tenure, 24.1 percent of lower income cost burdened households are renters and 74.7 percent are homeowners. Of the severely cost burdened lower-income households, 36.5 percent are renters and 63.5 percent are owners. In contrast, just 12.3 percent of Rio Vista households are making more than 100 percent of the AMI, and none are severely cost burdened.

Households in poverty experience overpayment challenges and are particularly susceptible to the potential for displacement as a result. In Rio Vista, approximately 8.5 percent of households living below the federal poverty line are cost burdened and 58.5 percent are severely cost burdened. Approximately 26.4 percent of extremely low-income households in the city are renters, of which, none experience standard cost burden, but 64.3 percent experience severe cost burden. Conversely, 73.6 percent of extremely low-income households are homeowners, of which, 24.3 percent are cost burdened and 66.7 percent are severely cost burdened. According to the Comprehensive Housing Affordability Strategy (CHAS) data, 18.8 percent of cost-burdened renters are in the extremely low-income category, compared to 11.0 percent of cost-burdened owners. This indicates that, while renters experience overpayment at a slightly greater rate in Rio Vista, it is prevalent among all lower-income households regardless of tenure, particularly among extremely low-income households.

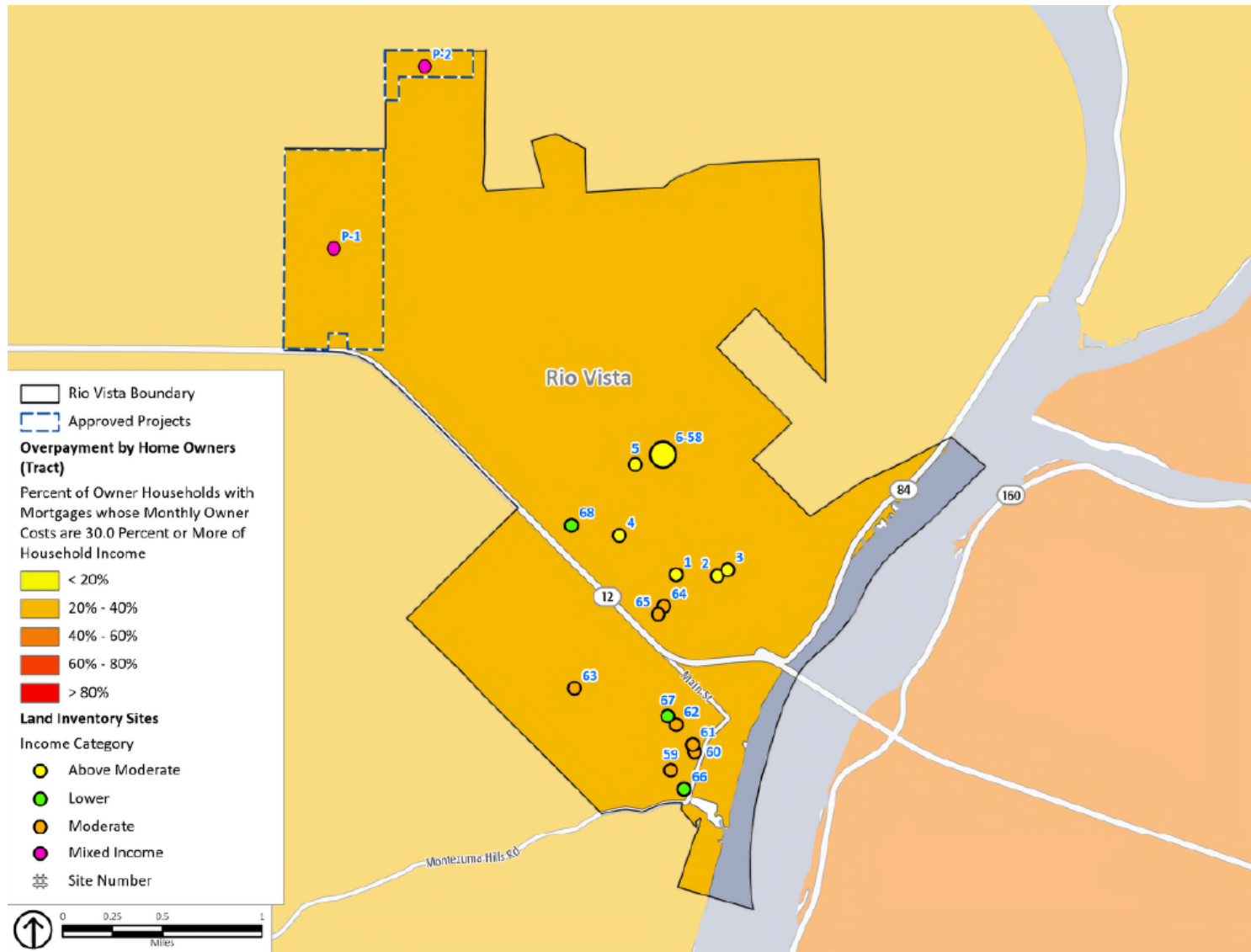
As data for rental and homeowner overpayment is available only at the tract level for Rio Vista, which encompasses the entire city, it is not possible to identify spatial patterns between diversity, median income, and overpayment. (see **Figure 3-12: Regional Diversity Index**; **Figure 3-36: Renter Overpayment in Rio Vista**; and **Figure 3-37: Homeowner Overpayment in Rio Vista**). However, CHAS data suggests that homeowner overpayment is most prevalent among lower-income households, particularly extremely low-income households, and therefore the incidence of overpayment may be higher in areas with lower median income households. Further, economic disparities between different demographic groups may also contribute toward a higher risk of housing insecurity, displacement, or homelessness. This is reflected in disproportionate rate of cost burden among many non-White households, with the exception of Asian households, in Rio Vista. Asian households have the lowest incidence of overpayment for housing, at 22.0 percent, followed by White, Non-Hispanic at 31.0 percent. In contrast, approximately 31.1 percent of Black or African American households, 40.0 percent of those that identify as “Other Races,” and 46.0 percent of Hispanic and Latinx residents experience overpayment.

FIGURE 3-36: RENTER OVERPAYMENT IN RIO VISTA



Source: 2015-2019 ACS; City of Rio Vista, 2022

FIGURE 3-37: HOMEOWNER OVERPAYMENT IN RIO VISTA



Source: 2015-2019 ACS; City of Rio Vista, 2022

Special-needs groups that may also be disproportionately affected by high housing costs include large families, single-parent households, and seniors. Large-family households often face special housing challenges due to a shortage of available, adequately sized affordable housing. The higher costs of homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden and can increase the risk of housing insecurity. In Rio Vista, 40.7 percent of large-family households pay between 30.0 and 50.0 percent of their income on housing, while 3.7 percent of large households spend more than half of their income on housing. The ACS also estimates that female-headed, single-parent households comprise 5.7 percent of households in Rio Vista, of which, 22.0 percent are below the poverty threshold, which suggests these households, although numerically a small proportion of total households, may have to spend a greater percentage of their income on housing. This segment of the population may be at risk for displacement without assistance. Seniors, comprising 48.9 percent of Rio Vista's households, the highest representation in the county due to the concentration of retirement communities in the city, are a significant community at risk of displacement. Senior households are the most likely group to rely on a fixed-income source, such as retirement savings or social security, which may increase their risk of displacement due to overpayment as housing prices increase without increases in income. Overall, 15.1 percent of seniors are cost burdened, and 14.5 percent are severely cost burdened, constituting 29.6 percent of the total senior households in Rio Vista. As shown in HNA Table 2-30: Senior Households by Income and Tenure, 2015-2019, 41.2 percent of seniors fall within the lower-income categories. Of these lower-income seniors, 16.9 percent are cost burdened, and 33.3 percent are severely cost burdened. Although only 6.7 percent of seniors are extremely low-income, 58.3 percent of seniors in this income group are severely cost burdened. In comparison, 52.5 percent of seniors earn more than the median income; of this group, 14.0 percent are cost burdened, though none are severely cost burdened.

Overall, the rate of overpayment in Rio Vista has decreased since 2014 for both homeowners and renters, likely as a result of the slight increase in median income seen throughout the city during the same period, according to ACS estimates. However, rising incomes have not kept pace with the housing market, and overpayment remains a significant issue to be addressed through rental and homeowner assistance programs, and the provision of increased housing stock options affordable to households at all levels. The sudden loss of employment, a health care emergency, or a family crisis can quickly result in a heavy cost burden, with limited affordable options available, putting populations at greater risk of displacement due to overpayment. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs, health care facilities or schools, or moving out of the region. To reduce displacement risk as a result of overpayment, the City has identified the following programs:

- Encourage the construction ADUs, particularly in areas of concentrated affluence or single-family homes (**Program H-2**);

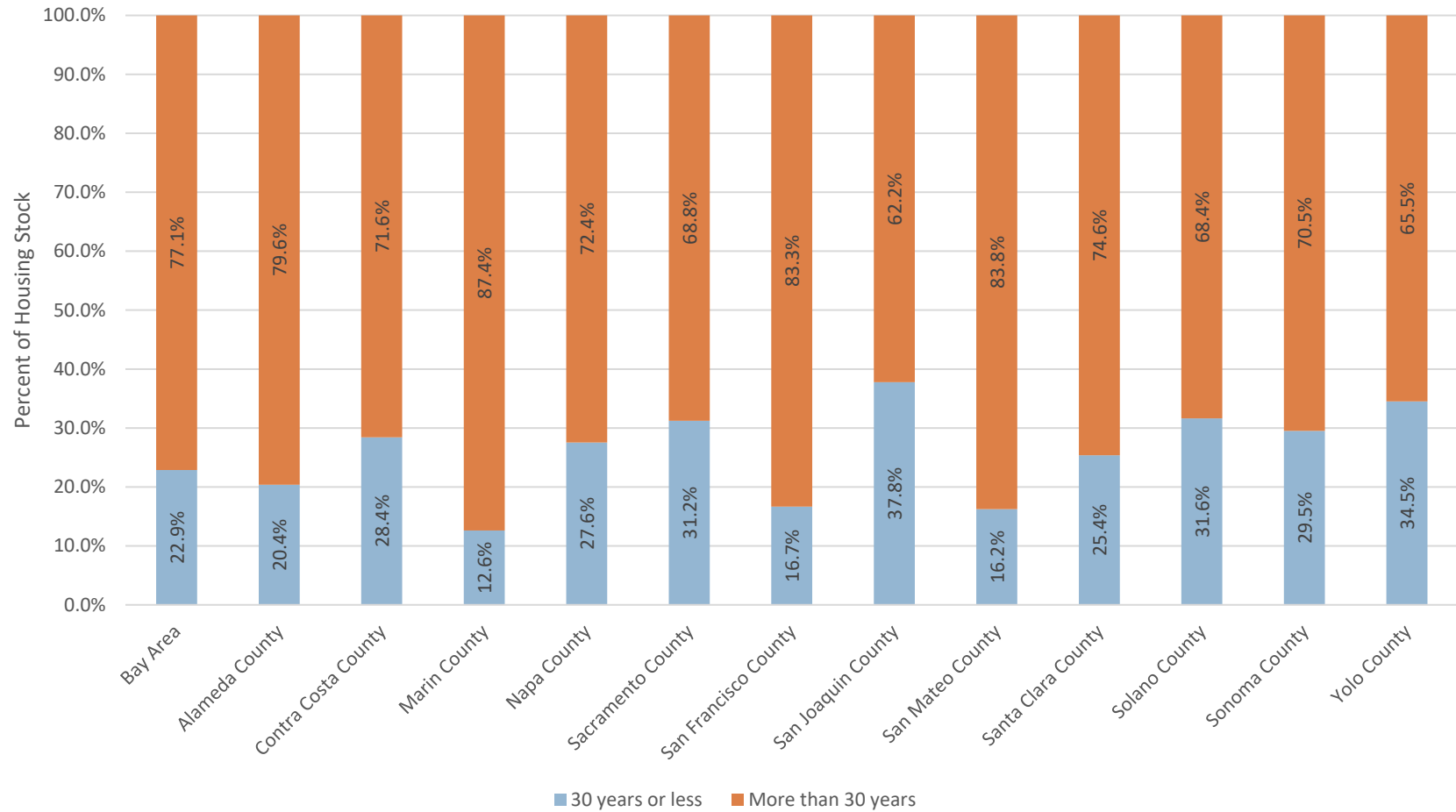
- Incentivize construction of affordable units (**Program H-3**);
- Promote a range of housing types (**Program H-5**); and
- Educate housing providers on benefits of marketing to Section 8 HCVs (**Program H-8**).

Housing Conditions

Regional Patterns

As discussed in the HNA, housing condition can be an indicator of quality of life. Substandard conditions present a barrier to fair housing as occupants are susceptible to health and safety risks associated with poor housing conditions, as well as at risk of displacement if conditions make the unit uninhabitable or if property owners must vacate the property to conduct repairs. As housing units age, they deteriorate without ongoing maintenance, which can present a fair housing issue for occupants, reduce property values, and discourage private reinvestment in neighborhoods dominated by substandard conditions. Typically, housing over 30 years is more likely to need repairs or rehabilitation than newer units. As shown in **Figure 3-38: Age of Housing Stock in the Region**, approximately 31.6 percent of housing units in Solano County are older than 30 years and may need repairs. This is notably higher than the Bay Area as a whole, where 22.9 percent of units are older than 30 years but is comparable to individual jurisdictions in the ABAG and Sacramento regions, including Sacramento, Sonoma, and Yolo Counties. However, with the exception of San Joaquin and Yolo Counties, all other counties in the region have a younger housing stock than Solano County. This may indicate a greater need for rehabilitation in Solano County compared to the greater region. Within individual Solano County jurisdictions, this need has informed the inclusion of several programs in each Housing Element, including rehabilitation assistance, relocation assistance, and more.

FIGURE 3-38: AGE OF HOUSING STOCK IN THE REGION



Source: 2015-2019 ACS

Local Patterns

Rio Vista is comprised of two distinct residential geographies; a core area developed generally between 1900 and 1980 and newer master planned communities that have been developed since the 1990s and are still developing. The two geographies differ in many respects.

The Core Residential portion of the city includes homes the date from the early years of the City and include examples of Craftsman and Victorian homes, more modest historic homes, and more recent subdivisions built in the later 1900s. These neighborhoods developed with schools and traditional parks and are generally clustered around the downtown core of Rio Vista. While the Core Residential is older, issues of code violations and building and safety citations are low, and homes are generally well maintained.

Master Planned communities include the Trilogy project that was developed as an age-restricted and gated community, and a substantial portion of the Liberty project developed in a similar format. Because these are age restricted communities, no schools are provided in the projects. Further, these projects provide private recreational facilities to serve resident's needs and therefore have very little public park area. Homes in the Master Planned communities were built to current building codes and are likely in generally better condition due to their more recent construction.

Homes in both the Core Residential and the Master Planned communities are predominantly single family residential, with somewhat greater diversity in the Core Residential (i.e., some small apartment projects and mobile home parks). From a public facilities and services perspective, these communities are relatively similar. The City provides water and wastewater services and the same facilities will provide service throughout the city. Fire and Police are both provided by the City, with the existing fire station located downtown and a second fire station planned in the vicinity of the master planned communities adjacent to the Rio Vista Airport. While the age of homes differs between these geographies, quality of life and access to resources and opportunities is generally consistent throughout the city. Housing opportunities for younger residents, as well as many lower- and moderate-income households, are more abundant in the Core Residential area, though this area also provides resources that are more desirable for this population, such as parks and schools. Master Planned communities, in turn, provide resources and amenities for residents of these neighborhoods. However, despite the differences between these areas, the size of Rio Vista results in an accessible community for all residents, regardless of the location of their home. Further, the quality of housing throughout the city, regardless of age, provides safe and healthy housing opportunities for all residents.

As presented in HNA Table 2-22: Housing Units by Year Structure was Built, a large share of the housing stock in Rio Vista is relatively new, built as part of the Master Planned communities, with 68.9 percent of its housing stock built after 1990, and with additional new construction occurring in the Liberty senior development. The period of greatest growth occurred between 2000 and 2009, when 31.8 percent of the housing stock was constructed, followed by 20.0 percent of the housing stock between 1990 and 1999. This 20-year growth boom is attributed primarily due to the Trilogy senior community, which broke ground in 1996; the Homecoming neighborhood, which developed between 1997 and 2001; and the River Country Estates neighborhood. Approximately 10.1 percent of the housing stock was constructed between 1970 and 1989, largely in the Drouin neighborhood southwest of Highway 12, and 19.3 percent of the housing stock is over 60 years old, concentrated largely in the downtown core and the Triguero and Vista Heights neighborhoods. Homes built during the 1960s comprise 6.3 percent of the stock in Rio Vista, including the Highland Estates and adjacent neighborhoods. The affordable Casitas Del Rio Apartments, were constructed in 1984, and the majority of two- to four-plexes were constructed prior to 1979, excluding casitas in the Liberty development, in the core downtown area. The three mobile home parks on the east side of the city were constructed in the 1960s. Cumulatively, approximately 35.7 percent of Rio Vista's housing stock is older than 30 years. Given the relatively new housing stock, most housing in Rio Vista is unlikely to need repairs or rehabilitation. However, for those older units, particularly older mobile homes, repair assistance may reduce displacement risk for lower-income households.

According to the 2015-2019 ACS and CHAS, 16.8 percent of households experience one or more of the following conditions: lacks complete kitchen, lacks complete plumbing, is severely overcrowded, or is severely cost burdened. While a large portion of this estimate could include households that are overcrowded or cost burdened, but do have a complete kitchen and plumbing, it can be assumed that at least a portion are living in units without these basic facilities, which are indicators of substandard housing conditions. CHAS data estimates that 1.2 percent of very low-, low-, or moderate-income ownership households were living in a unit without complete kitchen facilities, while none were without complete plumbing. There were no renters living in units lacking complete plumbing facilities or kitchens. Due to the low incidence of kitchen or plumbing problems, most of the households experiencing substandard conditions according to CHAS are attributed to either severe overcrowding, severe overpayment, or both. Therefore, while approximately one-third of the housing units are older than 30 years, it is unlikely that any specific socioeconomic group or geographical neighborhood is more at risk of displacement due to housing condition. Further, as stated in the summary of local outreach efforts earlier in this assessment, stakeholders did express a concern about housing conditions, particularly for lower-income homeowners. To assist property owners in need of repairs or rehabilitation, the City has identified **Program H-17** to market availability of rehabilitation assistance programs, with targeted outreach in areas of need.

Homelessness

In 2022, Housing First Solano, with the support of the Community Action Partnership (CAP) Solano Joint Powers Authority (JPA), conducted a Point-in-Time (PIT) survey of Solano County. This count, conducted in January in communities across the county, assesses the size and characteristics of the homeless population. Typically, the PIT survey is conducted in person every two years to estimate both the sheltered and unsheltered population. In 2022, the survey counted 22 unsheltered residents and no sheltered residents in Rio Vista, accounting for approximately 3.4 percent of the unsheltered population in Solano County and 1.9 percent of the total homeless population (unsheltered and sheltered). The homeless population in Solano County as a whole has increased from 1,151 persons in 2019 to 1,179 in 2022, though the population peaked at 1,232 in 2017.

Of the total homeless population in Solano County in 2022, approximately 78.0 percent were unsheltered, 73.0 percent had been homeless for less than a year compared to 6.0 percent that had been homeless or more than three years, and 16.5 percent were chronically homeless, meaning they had been homeless for a year or longer or had experienced at least 4 episodes of homelessness, totaling 12 months in the last 3 years.

The 2022 PIT surveyed for the following protected characteristics: veteran status, race and ethnicity, disability status, and age. However, the 2022 PIT does not report the proportion of the homeless population that identifies as each racial or ethnic group. Therefore, **Table 3-8, Demographic Composition of Homeless Population, 2019**, identifies the proportion of each of these protected characteristics from the 2019 PIT compared to the proportion of each jurisdiction's population, to identify whether any protected classes are disproportionately represented as part of the homeless population. The percentages for a protected characteristic population in **bold** are overrepresented in the homeless population compared to that jurisdiction's total population. It is worth noting that, given the small proportion of the homeless population that reported sleeping in Rio Vista, it is unlikely that all protected characteristics are represented in the homeless populations of these jurisdictions. However, without data available at the jurisdiction level, it is assumed that the percentages of each protected class apply to the local homeless population.

TABLE 3-9: DEMOGRAPHIC COMPOSITION OF HOMELESS POPULATION, 2019

Protected Characteristic	Homeless Population	Benicia	Dixon	Fairfield	Rio Vista	Suisun City	Vacaville	Vallejo	Uninc. Solano County
Veteran	13.0%	7.7%	8.0%	9.4%	19.4%	11.4%	12.4%	7.8%	10.0%
Senior	18.0%	19.8%	12.9%	12.2%	48.9%	11.7%	14.0%	15.8%	21.5%
Disabled	31.0%	11.1%	11.1%	11.6%	26.2%	12.5%	11.8%	12.5%	12.7%
White	39.0%	65.1%	45.0%	31.5%	74.8%	26.0%	50.5%	24.1%	55.1%
Black	37.0%	3.2%	1.9%	14.8%	7.6%	20.9%	9.5%	19.7%	5.5%
American Indian or Alaska Native	3.0%	0.0%	0.5%	0.4%	0.2%	0.4%	0.4%	0.1%	0.3%
Asian / Asian Pacific Islander	7.0%	11.4%	5.4%	17.8%	7.5%	20.0%	84.0%	24.2%	5.5%
Multi-racial or other	14.0%	7.5%	4.8%	6.2%	1.8%	4.9%	6.4%	5.6%	3.3%
Hispanic/Latinx	16.0%	12.8%	42.4%	29.3%	8.1%	26.8%	24.8%	26.3%	30.2%

Sources: *Housing First Solano PIT, 2019; ABAG Data Packets, 2021; 2015-2019 ACS*

As seen in **Table 3-9: Demographic Composition of Homeless Population, 2019**, all protected characteristics are overrepresented in the majority of Solano County jurisdictions, with individuals with disabilities, American Indian or Alaska Native residents, and residents that identify as multi-racial or another race being overrepresented in all Solano County jurisdictions. It is likely that these proportions have not changed significantly since 2019, though the City has included **Program H-10** to continue to monitor overrepresentation and target resources as needed.

Approximately 30.0 percent of homeless individuals that responded to the survey reported that they believe employment assistance would have prevented homelessness for them, approximately 25.0 percent reported alcohol and drug counseling as a prevention tool, 24.0 percent reported rent or mortgage assistance, and 21.0 percent reported mental health services. For those that were interested in receiving assistance, 20.0 percent did believe they were eligible, 13.0 percent reported that paperwork for assistance was too difficult, and 11.0 percent reported that not having a permanent address was a barrier to assistance.

Homelessness is often a cross-jurisdictional issue, as represented by individuals reporting sleeping in multiple jurisdictions within the year. Therefore, the City participates in, and offers, several homelessness resources and programs that are available regionally and locally, including:

- Countywide Resources and Services:
 - **Shelter, Inc:** A Bay Area nonprofit focused on assisting residents experiencing or at risk of homelessness through wrap-around services, including assistance in searching for housing, skill building, and more. Shelter, Inc focuses their programs on three primary areas:
 - ***Inspiring People - Preventing Homelessness:*** Through donations, volunteer work, and partnerships with rental property managers and owners, Shelter, Inc. to create opportunities for employment and housing.
 - ***Changing Lives – Ending the Cycle of Homelessness:*** Includes a variety of services including eviction prevention through one-time financial assistance for move-in or stay-in costs, interim housing, long-term housing, and low-income housing. Shelter, Inc. provides case management, employment assistance, and assistance through the housing search process to help individuals and families end their personal challenge with homelessness.
 - ***Ending Homelessness – Providing Affordable Housing:*** Provides ongoing resources and referrals to help reduce the risk of homelessness.
 - **Resource Connect Solano:** Provides assessment and referral services for individuals and families experiencing or at risk of homelessness and to identify the most appropriate response and services need to an individuals' needs.
 - **211 Solano:** A one-stop-shop to connect Solano County residents with services including food, housing, substance abuse recovery support, medical and emotional counseling and services, and more.
 - **Homeless Outreach Partnership and Engagement (HOPE) Team:** Coordinated by the Solano County Behavioral Health Services Department to go to homeless encampments to engage with homeless residents and offer mental health support.

- **Street Medicine Outreach Team:** A branch of the HOPE Team that has a medical team including a medical prescriber, clinician, and a specialist for psychiatric intervention and engagement to provide services in homeless encampments.
- **Beck Mental Health Facility:** Located in Fairfield but available to all Solano County residents, the County is constructing a new mental health residential treatment facility for adults either on jail diversion, homeless, or at risk of becoming homeless.
- **Fair Haven Commons:** Located in Fairfield but available to all Solano County residents, the County is constructing 72 affordable apartments that will include 44 permanently supportive units for homeless residents and those with mental health needs.
- **Sacramento Street Apartments:** Located in Vallejo but available to all Solano County residents, the County is constructing 75 affordable apartments that will include 23 permanently supportive units for homeless residents and those with mental health needs.
- **CAP Solano JPA:** Provides oversight and coordination of homeless services and secures and distributes funding to support projects to end homelessness.
- **Housing First Solano:** Coordinates multi-agency coordination to end homelessness and provides connections to housing, jobs, and medical resources for persons experiencing homelessness.
- **Food Bank of Contra Costa and Solano:** Distributes perishable and non-perishable foods to residents throughout Contra Costa and Solano Counties through partnerships with local foodbanks and service organizations. Programs include the College Pantry Program to serve junior and four-year colleges as well as adult education schools, delivery of fresh produce and shelf-stable pantry staples to local communities through the Community Produce Program and Community Produce Program Plus, drive through distribution centers for local fresh and non-perishable foods, distribution of lunch and after-school foods to low-income schools through the Farm2Kid Program, provision of healthy foods at elementary through high schools where more than half of students receive free or reduced-price lunch, and a mobile food pharmacy for patients who have a prescription for healthy shelf-stable foods from a medical provider. Physical locations are in Vallejo, Fairfield, Rio Vista, and Dixon, with mobile and distribution programs throughout the county.

- Local Resources and Services:
 - **Radiant Love:** A homeless shelter located in Rio Vista for teen mothers ages 12 through 19, offering childcare, hot meals, and GED assistance.
 - **Rio Vista Care:** Provides counseling and a family resource center located in Rio Vista and serving residents of Delta communities (i.e., Rio Vista, Isleton, Walnut Grove, Birds Landing, and Collinsville). Counseling includes crisis intervention, support groups, grief and loss groups, and counseling for mental and emotional health. The Family Resource Center provides assistance and services including assistance obtaining health insurance, assistance with applications for unemployment benefits and employment applications, and referrals to local and regional service organizations and resources.
 - **Rio Vista Food Pantry:** Operated by the Rio Vista Ministry, the Food Pantry provides free groceries on Sundays to low-income individuals and families, delivers free groceries twice per month for low-income seniors, and has fresh produce available twice per month on Wednesdays.

Homelessness is often a cross-jurisdictional issue, as represented by individuals reporting sleeping in multiple jurisdictions within the year. To address this throughout the region, **Program H-10** has been included to coordinate with all other Solano County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness service generally as well as develop targeted assistance and outreach for overrepresented populations.

Displacement Risk

A combination of factors can result in increased displacement risk, particularly for lower-income households. These factors include those listed above, as well as vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases. The Urban Displacement Project, a joint research and action initiative of the UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census tract level. Six displacement typologies exist in Solano County:

- **Low-Income/Susceptible to Displacement:** These tracts are predominantly low- or mixed-income, susceptible to changes if housing prices increase.
- **Ongoing Displacement:** These tracts were previously low income, before seeing a significant loss of low-income households between 2000 and 2018.

- **At Risk of Gentrification:** These are low- or mixed-income tracts with housing affordable to lower-income households; however, the tract has seen increases in housing costs or rent values at a greater rate than regional increases or resulting in a larger rent gap locally than regionally.
- **Stable Moderate/Mixed Income:** These tracts are predominantly occupied by moderate-, mixed-moderate, mixed-high, or high-income households.
- **At Risk of Becoming Exclusive:** These tracts are also predominantly occupied by moderate, mixed, or high-income households, with housing affordable to middle- to high-income households but ongoing increases in prices.
- **Stable/Advanced Exclusive:** These are high-income tracts with housing only affordable to high-income households, and marginal or rapid increases in housing costs.

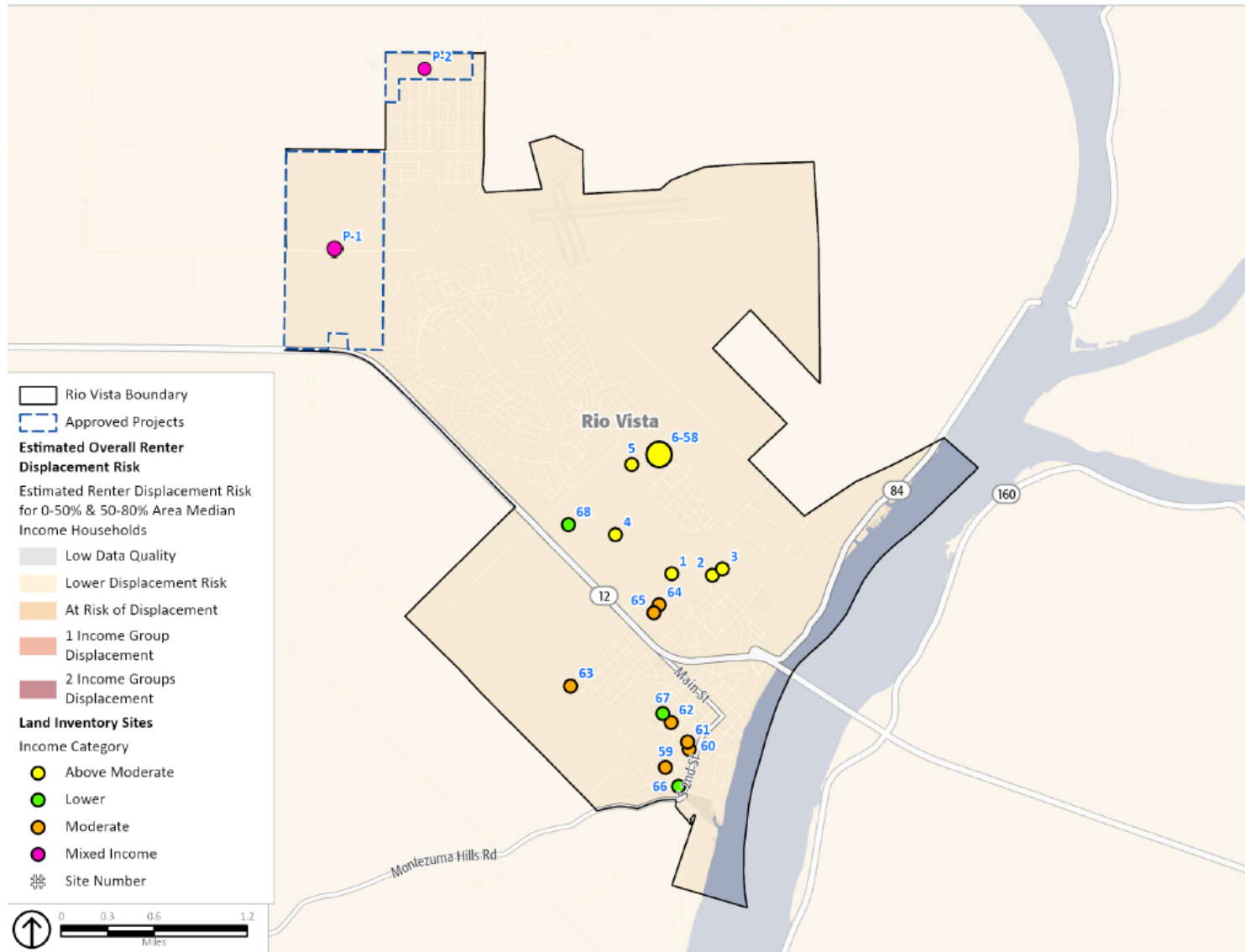
According to the Urban Displacement Project, all of Rio Vista is considered “Low Income/Susceptible to Displacement.” However, as discussed previously, the comparably lower median income in Rio Vista is likely attributable to the high concentration of senior and retiree households, which more commonly rely on retirement savings and social security. In recent years, development in the city has been primarily active senior communities, presenting a barrier to lower-income and family households. Dramatic increases in home and rental prices have impacted residents throughout Rio Vista, though renters are typically disproportionately burdened by housing market increases in annual rate increases, compared to homeowners who have fixed-rate mortgages. However, while the impact of these conditions is considered to be uniform citywide, the Urban Displacement Risk estimates that lower-income renters in Rio Vista have a relatively lower displacement risk compared to other census tracts in the state (**Figure 3-39, Low-Income Renter Displacement Risk**).

According to the Zillow Home Value Index (ZHVI), the average home value in Rio Vista has increased by 119.0 percent between December 2012 and December 2021, from \$205,000 to \$448,000, for an average increase of approximately 13.2 percent annually, the slowest housing price increase rate in Solano County. While rent prices in Rio Vista have also increased significantly and present a barrier to lower-income households, it has been at a slower rate than home values. According to the ACS, between 2015 and 2019, the average rent for a two-bedroom unit, for example, increased from \$1,172 to \$1,401 according to a survey of online rent tracking platforms, resulting in an annual average increase of 4.9 percent. The median rent in 2019 was affordable to lower-income households. While data is not available for rent values in Rio Vista after 2019, it likely remains a relatively affordable option for lower-income households compared to surrounding jurisdictions. However, the limits on stock of housing that is not age-restricted presents an alternative barrier to non-senior households regardless of income.

While housing costs have increased rapidly, wages have not kept pace. The median income in Rio Vista has increased approximately 3.2 percent annually, from \$54,568 in 2010 to \$69,604 in 2019, according to the ACS. The difference in these trends indicates growing unaffordability of housing in Rio Vista despite lower housing costs compared to the region. To address affordability challenges, the City will encourage and incentivize development of affordable housing units, particularly in higher resource areas, and will market availability of homebuyer assistance programs such as first-time homebuyer programs (**Programs H-3 and H-6**).

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. As discussed in the Patterns of Integration and Segregation and Overpayment sections, the rate of poverty in Rio Vista is relatively low. However, displacement risk due to overpayment for low-income renter households is not significantly higher in any one area of the city.

FIGURE 3-39: LOW-INCOME RENTER DISPLACEMENT RISK IN RIO VISTA



Source: Urban Displacement Project, 2022

OTHER RELEVANT FACTORS

Rio Vista was first established in 1857 by Colonel Davis as “Brazos del Rio” (Arms of the River), named for its proximity to the confluence of the Sacramento River, Steamboat Slough, and Cache Slough. With the construction of the first post office, the name was later changed to Vista del Rio. However, following a flood in 1862 that washed away Main Street, the settlement was re-established on property acquired a mile further south on higher ground. This new location enabled it to become a main port for the steamers and riverboats, serving as a transportation hub for trading of lumber and produce on the Sacramento River between San Francisco and Sacramento. The town became a thriving agricultural and ranching community and incorporated in 1893, expanding north and south of Main Street along the waterfront and inland up to Seventh Street. An influx of Chinese immigrants along the Delta communities to work the farms and build the levees resulted in the establishment of four Chinatown communities, one in downtown Rio Vista, although only a few retail establishments that reflect this time remain. In 1918, a bridge was built connecting Rio Vista to Brannan Island, which established Rio Vista as a trading center for residents of the lower Delta region. In addition, Rio Vista sits on one of the biggest natural gas fields in California; the first well was drilled in 1936 and the industry became an important cornerstone to the economy of the city. Although natural gas is now of lesser importance financially to the city, the industry has fostered numerous important businesses that still exist.

Until the construction of Trilogy at Rio Vista, an active adult community, beginning in 1996, Rio Vista experienced more limited growth in comparison to the more rapid urbanization seen in surrounding jurisdictions. This slower growth, paired with the barrier to non-age-restricted development imposed by school impact fees, resulted in dominance of senior communities in Rio Vista. When the River Delta Unified School District established that the current school system was at capacity and could not support further family development, developers shifted to construction of retirement communities. Despite the dominance of this housing type, the construction of retirement communities in the northern portion of the city has attracted commercial uses to areas outside of downtown. However, the large number of dwellings available only to households aged 55 and above is considered a fair housing mobility barrier to families and younger household types seeking homeownership in Rio Vista.

In addition to the indicators analyzed in previous sections, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, historic development patterns may have resulted in neighborhoods that are largely, or exclusively, made up of single-family homes. Given current market trends, these neighborhoods would likely be inaccessible to lower-income households. Other factors may include mortgage lending patterns, public and private

investment, and historic policies. Other factors that are considered relevant vary between jurisdictions and are described at the local level herein.

Land Use and Zoning Patterns

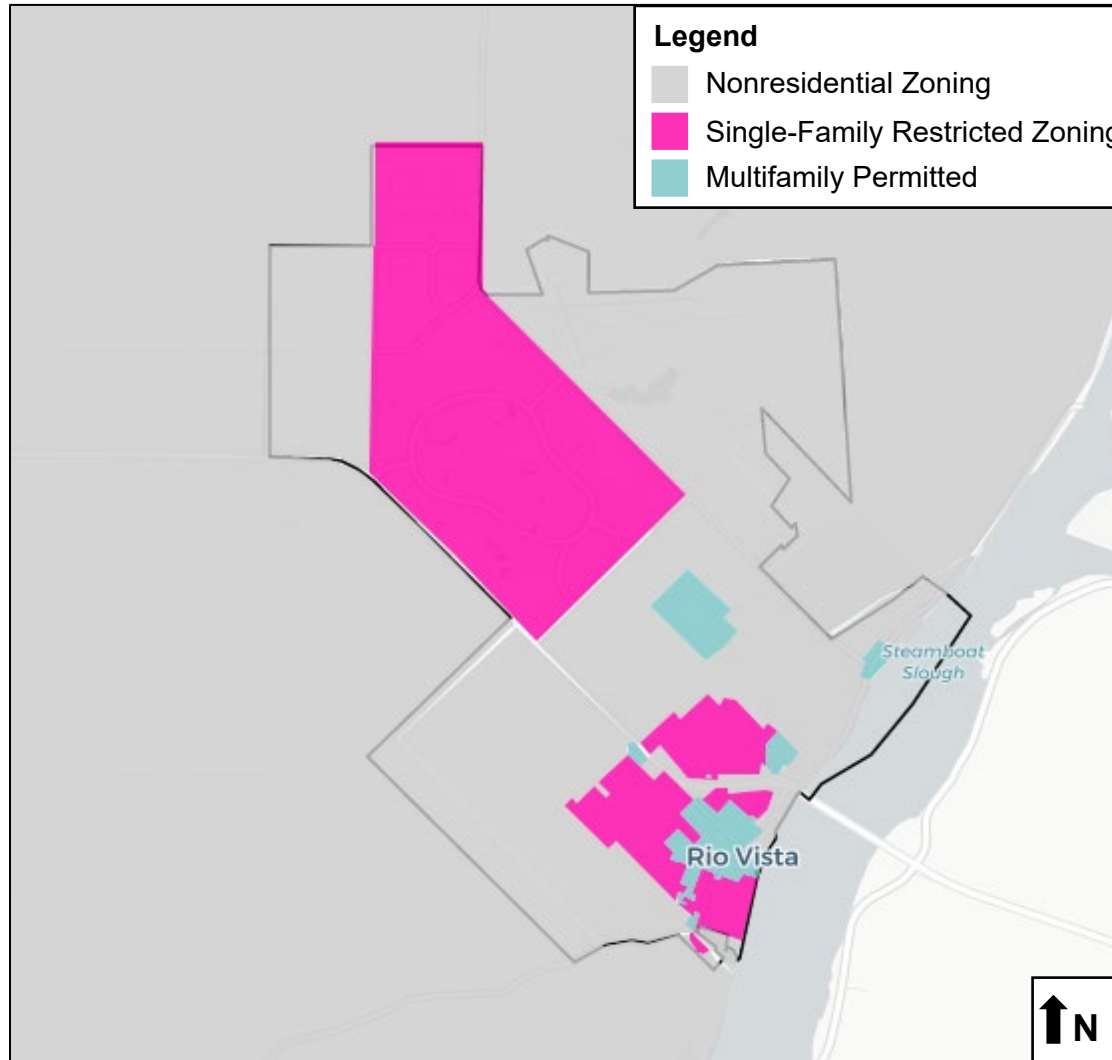
The Othering & Belonging Institute, a UC Berkeley research center, published a report in 2020 analyzing the characteristics of communities in the Bay Area in relation to the degree of single-family zoning.⁵ The research findings identified that in Solano County, and across the Bay Area regionally, jurisdictions with high levels of single-family zoning see greater access to resources resulting in positive life outcomes. This comparison is significant even when considering that the Bay Area region is generally wealthy and expensive. Predominance of single-family zoning aligned with higher median incomes, home values, proficient schools, and other factors that are similarly associated with the highest-resource designation in the TCAC/HCD opportunity maps. Single-family zoning predominates residential areas in the Bay Area, with the average proportion of residential land zoned only for single-family in Bay Area jurisdictions at approximately 85 percent. Benicia was one of only two jurisdictions, with Suisun City being the other, where did single-family zoning make up less than 40 percent of the city's land area.

Analysis identified Rio Vista as having between 80.0 and 90.0 percent of land area designated to single-family zoning, categorizing it as a “medium” level of single-family zoning relative to Bay Area jurisdictions. Single-family housing units make up approximately 93.2 percent, or 4,764, of the City's 5,109 housing units. Conversely, multifamily units (two or more units) make up approximately 3.3 percent of Rio Vista's housing units. While single-family zoning can create highly desirable places to live, higher entry costs associated with this housing type can pose a barrier to access for low- and moderate-income households, restricting access to economic, educational, and other opportunities that are available in higher-resource communities. As shown in **Figure 3-40: Residential Zoning in Rio Vista**, areas zoned for multifamily housing in Rio Vista are primarily concentrated around the historic downtown and waterfront area south of Highway 12, and the older residential north of Highway 12 and south of Church Street are all found in low-resource areas of the city. However, the Homecoming neighborhood, shown on **Figure 3-40: Residential Zoning in Rio Vista**, as multifamily, is designated for medium-density residential, which allows higher-density detached residential and lower-density attached units, and is developed with small-lot, single-family detached products rather than multifamily. As seen **Figure 3-7: Local TCAC/HCD Opportunity Areas**, this distribution is consistent with a countywide pattern finding multifamily housing primarily in low- and

⁵ Menendian, Stephen, Samir Gambhir, Karina French, and Arthur Gailles, “Single-Family Zoning in the San Francisco Bay Area,” Othering & Belonging Institute, University of California, Berkeley, October 2020. <https://belonging.berkeley.edu/single-family-zoning-san-francisco-bay-area>.

moderate-resource areas. This suggests that multifamily housing, which tends to be more affordable, is limited to the low-resource areas of the city. To support and expand access to affordable housing in high opportunity areas, the City by encouraging the development of housing in a range of sizes and types to meet a variety of needs (Program H-5) and working with the school district to reduce the barriers to construction (**Program H-18**).

FIGURE 3-40: RESIDENTIAL ZONING IN RIO VISTA



Source: *Othering & Belonging Institute, 2021*

Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure; acquisition of land; and major equipment. Historically, investment in Rio Vista has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the city. However, any infrastructure or facilities needing improvement are identified for investment in the City’s Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes. These funds are allocated to improve roadways and other transportation infrastructure, expand waste facilities, and expand service capacity, amongst other projects. Projects identified for public investment are considered based on the following factors:

- Support for neighborhoods with the highest need
- Consistency with other formal long-range plans
- Recommendations of City Councils and/or Commissions
- Input from residents and business owners
- Consistency with General Plans
- Consistency with local Consolidated Plans for federal funds like Community Development Block Grants (CDBG)
- Consistency with adopted master plans
- State, federal, or other legal mandates
- Potential impacts on operating budgets
- Benefits to communities
- Mitigation of health or safety issues

Priority is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, therefore ensuring that projects occur throughout the city. The City’s CIP uses the following priority levels to determine which projects, that are competing for limited funding dollars, will be funded:

- Priority Level 1: Mandatory – Projects in the Level 1 priority status are the highest priority projects. These projects must be completed for one of the following reasons:
 - Ongoing projects – projects under construction should be funded to maintain continuity.
 - Legal/regulatory obligations – projects in this category are required by Federal, State, County, or other municipal requirements.

- Safety obligations – projects are required to ensure the safety of the citizens.
- Development – projects are required due to City growth as a result of development.
- Priority Level 2: Necessary – these projects include:
 - Development – projects which will be entirely funded with Development Impact Fee funds are subjects to fluctuations in the balance of these funds.
 - Agency assisted – any project that relies on outside agencies for funding will be subject to prioritization by these agencies.
 - Service increase/maintenance – projects which increase the efficiency of City systems or maintain existing service levels of City services.
- Priority Level 3: Desirable – these projects include:
 - Aesthetic Improvements – any project which enhances the appearance of City facilities.
 - Any project that does not meet the above criteria.

The highest priority projects identified in the 2022/2023 CIP include the 2020/2021 Sewer CIP (Beach Sewer) and 2020/2021 Water CIP, Energy Saving Improvement Project, 18-acre LGI Phase 1 New Park, Well Replacement, and Wastewater Collection System Upgrade (Beach Sewer). These projects target place-based revitalization through new and upgraded amenities and resources to support a growing population. The prioritization process included as part of the CIP process ensures that no neighborhoods or areas are underserved and all residents have access to safe environments.

Recent target areas for investment include, but are not limited to:

- ADA Sidewalk Repair and Replacement Project
- Lead Pipe Fitting Replacement
- LGI Neighborhood Park Improvements
- LGI Community Park Improvements

- Highway 12 Roadway Resurfacing Rehabilitation through Downtown
- Citywide Roadway Safety Enhancements, Intersection and Street Improvements

These project areas, among others, improve connections between neighborhoods, availability of and accessibility to community resources and facilities, and more. Rio Vista will continue public investment throughout their jurisdictions, and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment.

Mortgage Lending Denial Rates

Data related to home loan applications are made available annually through the Consumer Financial Protection Bureau Home Mortgage Disclosure Act (HMDA). It is important to note, however, that this data does not reflect all lenders, particularly local financial institutions, and does not provide a comparison of applicants based on qualifications, such as income and credit, to determine whether there are factors other than racial or ethnic identity that may have influenced the success rate of securing a mortgage loan. Additionally, the Consumer Financial Protection Bureau provides mortgage data specific to census tracts as opposed to jurisdiction boundaries; therefore, as the City of Rio Vista is a small geographic portion of a large census tract in Solano County, this data accounts for all residents of the unincorporated portions of the tract. However, residents of this area using the same loan types likely have similar experiences securing loans.

In 2020, White applicants accounted for 25.8 percent of all mortgage loan applications for home purchase and 42.2 percent of all originated loans in Rio Vista, accounting for a smaller proportion of loans than of the total population. In contrast, Hispanic and Latinx residents, who make up 8.1 percent of Rio Vista's ethnic composition, accounted for 7.5 percent of loan applications and 12.2 percent of originated loans. Similarly, Black residents represent 7.6 percent of Rio Vista's racial composition, and approximately 7.2 percent of total loan applications and 11.8 percent of all originated loans. However, while Asian residents represent 7.5 percent of Rio Vista's racial composition, Asian applicants made up just 2.3 percent of loan applicants and 3.8 percent of originated loans. Other applicants (e.g., American Indian, Alaskan Native, Native Hawaiian or other Pacific Islander, two or more race, and other) represented less than 1.0 percent of both loan applications and originated loans. The City will continue to work to remove barriers to homeownership identified in the fair housing assessment public outreach process with support for low- and moderate-income homeowners, including mortgage assistance for down payment, closing costs, and secondary financing to low- and moderate-income first-time homebuyers; promoting and providing information about the program on the City's website, newsletter, through email distribution, local advertising, and with brochures and handouts at the City's permit center counter, libraries, and community events; working

with community-based organizations and institutions to provide homebuyer education, financial counseling, and foreclosure prevention; continuing to target persons with disabilities, non-English speakers, affordable rental housing tenants, immigrants, and low-income households for participation in homeownership programs; distribute materials at service centers or community gathering places for target populations; and pursuing funding for programs that help participants of affordable rental programs access homeownership opportunities.

In 2020, applicants from Rio Vista applied for four types of loans for home purchase: conventional, Federal Housing Administration (FHA), Veterans Administration (VA), and United States Department of Agriculture (USDA). Denial rates, shown in **Table 3-10**, indicate Black and Asian residents experienced significantly higher denial rates for conventional and VA loans compared to other racial and ethnic groups, and Asian residents also experienced higher denial rates for FHA loans.

TABLE 3-10: MORTGAGE LOAN DENIAL RATES, RIO VISTA

Loan Type	White	Latinx	Black	Asian	Native American or Pacific Islander	American Indian or Alaska Native	Two or More Minority Races	Total
Conventional								
Total Applications	82	24	21	13	0	1	0	141
Denial Rate	3.7%	0.0%	23.8%	23.1%	0.0%	0.0%	0.0%	7.8%
Federal Housing Administration (FHA)								
Total Applications	21	14	14	2	0	0	1	52
Denial Rate	4.8%	0.0%	7.1%	50.0%	0.0%	0.0%	0.0%	5.8%
Veterans Administration (VA)								
Total Applications	23	2	8	6	0	0	0	39
Denial Rate	4.3%	0.0%	25.0%	33.3%	0.0%	0.0%	0.0%	12.8%
United States Department of Agriculture (USDA)								
Total Applications	4	0	1	0	0	0	0	5
Denial Rate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Federal Financial Institutions Examination Council's (FFIEC), Home Mortgage Disclosure Act (HMDA), 2020

The low participation rate by residents of color and barriers to building capital necessary to pursue homeownership may be a result of both past policies, such as racially restrictive covenants, that prevented particular communities of color from building generational wealth, current inequities like occupational segregation, and existing barriers like language access and documentation requirements. Furthermore, the high denial rates for Asian residents may be an indicator of discriminatory lending, though without additional information regarding qualifications compared to other applicants, regardless of racial or ethnic identify, it cannot be determined conclusively.

ENFORCEMENT AND OUTREACH CAPACITY

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City of Rio Vista enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the City complies with fair housing laws.

- **Density Bonus Law (Government Code Section 65915).** The City allows up to a 50 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80 percent for projects that are completely affordable.
- **No-Net-Loss (Government Code Section 65863).** The City has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the City's surplus unit capacity is 2,089, composed of 131 lower-income units, 278 moderate-income units, and 1,633 above moderate-income units.
- **Housing Accountability Act (HAA) (Government Code Section 65589.5).** The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. The City also permits emergency shelters by right in the R-1, R-E-1, and R-2 zone districts.
- **Senate Bill 35 (Government Code Section 65913.4).** The City will comply with Senate Bill (SB) 35 (Government Code Section 65913.4) by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by September 2023 (**Program H-13**).
- **Senate Bill 330 (Government Code Section 65589.5).** The City complies with SB 330 (Government Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.

- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The City provides protections to residents through referrals to legal assistance organizations, such as Legal Services of Northern California (LSNC), and has included **Program H-18** to provide biannual training to landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination.
- **Review Processes (Government Code Section 65008).** The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment including, but not limited to, on sites subject to Assembly Bill (AB) 1397.
- **Assembly Bill 686 (Government Code Section 8899.50):** The City has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table 3-12: Factors that Contribute to Fair Housing Issues**.
- **Equal Access (Government Code Section 11135 et seq.):** The City currently offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. The City of Rio Vista ensures dissemination of fair housing information and available services through the City's website and has identified programs to improve equal access to all governmental programs and activities. The City will make fair housing information available, updating annually or as needed, on their website and through annual distribution of printed materials at government buildings and community meetings (**Program H-18**).

Rio Vista residents are served by two local fair housing organizations to help enforce fair housing laws, in addition to the California Department of Fair Employment and Housing (DFEH) and HUD Office of Fair Housing and Equal Opportunity (FHEO): Fair Housing Advocates of Northern California (FHANC) and Legal Services of Northern California (LSNC). While FHANC is contracted by the cities of Fairfield and Vallejo for direct services, Rio Vista residents can also contact the organization if they believe they are experiencing discrimination. FHANC offers fair housing counseling services, complaint investigation, and assistance in filing housing discrimination complaints to homeowners and renters, with resources

available at no charge in English, Spanish, and Vietnamese. Between July 1, 2020, and June 30, 2021, FHANC provided counseling or education to 2,930 tenants, homeowners, homebuyers, housing providers, children, social service providers, and advocates across Marin, Sonoma, and Solano Counties. Of the fair housing clients assisted by FHANC, 94.0 percent of clients were extremely low-, very low-, or low-income. In addition, 27.0 percent were Latinx, 13.0 percent of whom spoke no English, and 20.0 percent were Black or African American. LSNC provides free legal services and assistance to qualifying clients with cases involving tenants' rights, evictions and lock outs, foreclosures, quality of housing, mobile homes, mitigation of homelessness, termination of utilities, unsafe housing, and loss of shelter because of natural disasters. As part of regional outreach efforts, consultations were conducted with FHANC and LSNC for feedback both regionally and locally for each jurisdiction.

In December 2021, LSNC reported that they had received 450 discrimination cases in 2021 from residents of Solano County. The organization identified the most common issue as disability discrimination, most frequently due to failure to make reasonable accommodations, followed by gender-based discrimination, usually resulting from unfair treatment of victims of domestic violence, such as terminating the lease of the entire family for a domestic violence disturbance. LSNC identifies gender-based discrimination as the most common complaint they receive from residents of Vacaville and habitability issues as a greater issue among non-English speakers in Fairfield than White, English-speaking residents. The primary concerns related to barriers to fair housing the LSNC reported include a substantial lack of affordable housing, resulting in a myriad of other issues, including substandard units being the only affordable options remaining and absentee landlords due to low vacancy rates so little concern about having a tenant regardless of conditions. LSNC reported that the increase in real estate investors in Solano County has further depleted the limited affordable, substandard stock as properties are remodeled and sold at higher prices. As a result of these concerns and issues, LSNC expressed a need of mechanisms to promote homeownership, reduce property turnover, and support tenants of units that are cited for negative conditions, such as requiring the owner to cover relocation costs. Overall, LSNC identified a need for stronger tenant protections throughout the region, better response to discrimination complaints through contracted service providers, a need for inclusionary housing ordinances, and other mechanisms to support affordable development.

In January 2022, FHANC provided extensive feedback on fair housing issues and needs in Solano County, particularly in Vallejo and Fairfield, where the organization is contracted to provide services. Through testing and audits of housing providers, FHANC has identified a great need for more coordinated and extensive education and enforcement related to fair housing laws. For example, in 2021, FHANC tested housing providers to determine whether disability discrimination was an issue and found that approximately half of landlords did not allow exceptions for service animals. Further, FHANC reiterated what LSNC had reported, that the most common discrimination complaints are regarding denials of reasonable

accommodations requests. Through testing, FHANC found that landlords and housing providers of fewer units discriminated at a higher rate, identifying a lack of understanding of laws as the most likely cause. The number of new laws related to fair housing has resulted in an increased need for education for both tenants and housing providers on requirements as well as resources available to them. FHANC expressed a need for coordinated resource management in Solano County so residents can easily access resources and know where to go to find services. The primary actions that FHANC recommended jurisdictions take to affirmatively further fair housing include contracting a fair housing organization to provide direct services to residents and adoption of tenant protections, such as a just-cause ordinance, and protections for residents with criminal backgrounds, such as an ordinance ensuring a fair chance to access housing. FHANC emphasized the importance of having fair housing service providers that are separate from the local housing authority, as the housing authority is also a housing provider, which may present a barrier to tenants who feel discriminated against. For example, in 2021, FHANC negotiated a settlement against the Suisun City Housing Authority on behalf of a client, as a result of disability discrimination.

In addition to general feedback, FHANC also shared the results of their 2019-2020 and 2021 audits of discrimination in rental units in Marin, Sonoma, and Solano Counties, as well as information on lawsuits they jointly filed with other fair housing organizations against banks for the maintenance and marketing of foreclosed properties. For their 2019-2020 audit, FHANC investigated 63 rental properties, through 139 individual tests, for discrimination against national origin and source of income. Forty-five tests were conducted on rental properties in Marin County, 29 in Solano County, and 45 in Sonoma County, testing the extent to which Latinx and HCV holders were discriminated against. FHANC found that approximately 82.5 percent of all housing providers tested discriminated on the basis of national origin and/or source of income. In Solano County, 81.0 percent of housing providers tested discriminated against one or both protected classes: 52.4 percent discriminated based on source of income, 19.0 percent on the basis of national origin, and 9.5 percent on both national origin and source of income. The remaining 19.0 percent of housing providers did not show discrimination against either protected class. The results of these tests indicate a need for education of landlords on source of income discrimination and requirements to accept Section 8 vouchers, as well as providing information on the benefits of participating in the voucher program, such as dependable payments from the public housing authority and regular inspections to check on the condition of the units.

In the May 2021 Audit Report, FHANC reported on discrimination on the basis of disability in the tri-county region, based on testing of 111 rental properties: 32 in Marin County, 39 in Solano County, and 40 in Sonoma County. Solano County properties were in Fairfield, Vallejo, Vacaville, Benicia, and Suisun City. These tests were based on housing providers allowing emotional support animals and/or service animals at properties listed as prohibiting or limiting animals.

Approximately 30.7 percent of housing providers in Solano County showed clear evidence of discrimination, 15.4 percent showed some or potential evidence of discrimination, and 53.8 percent showed no evidence of discrimination. The rate of discrimination in Solano County was the lowest in the tri-county region, with 59.4 percent of housing providers in Marin County and 60.0 percent in Sonoma County showing total discrimination. Across all tested properties, FHANC found that discrimination rates were higher among properties with fewer than 11 units, indicating a need for increased education for these housing providers.

In addition to the audit reports, FHANC shared press releases from 2016, 2017, and 2018 that reported on lawsuits filed by FHANC and other fair housing organizations against Fannie Mae, Bank of America, Deutsche Bank, Owen Financial, and Altisource companies, alleging racial discrimination based on how banks maintain and market foreclosed properties. In each case, the fair housing organizations compiled data from multiple metropolitan areas throughout the nation, including the Vallejo-Fairfield MSA, that clearly indicated that bank-held properties in neighborhoods of color were consistently neglected and poorly maintained compared to those in White neighborhoods. In the Fannie Mae lawsuit of 2016, 68 properties in the Vallejo-Fairfield MSA were investigated: 1 in a predominantly Hispanic community, 48 in predominantly non-White communities, and 19 in predominantly White communities. Approximately 47.0 percent of foreclosed properties in White communities in the Vallejo-Fairfield MSA had fewer than 5 maintenance or marketing deficiencies, compared to 35.0 percent of properties in communities of color. Further, 12.0 percent of foreclosed properties in communities of color had 10 or more deficiencies, while no properties in White communities had this extent of deficiencies. Similar findings were reported throughout the Bay Area and across the nation in the case against Fannie Mae, as well as the banks. While the findings reported are a national issue, the impacts are seen in Solano County and the greater Bay Area region, presenting fair housing issues for local communities of color.

Throughout the region, local organizations and service providers identified a need for stronger enforcement of code violations related to substandard housing conditions and better communication of available resources for a range of programs. For example, the Agency for Aging expressed a need for better marketing of Solano Mobility program that helps connect seniors to necessary services. Urban Habitat and Habitat for Humanity both identified coordination and partnerships between jurisdiction and non-profit staff as an opportunity to reduce barriers to housing through shared resources and outreach capacity. There are a range of services and programs available throughout the county and in individual jurisdictions; however, service providers and fair housing advocates expressed that they often hear from residents who are unaware of these opportunities. Improved outreach and communication efforts will help connect residents with appropriate services and programs, which may aid them in remaining in their home or identifying new opportunities.

Discrimination Cases

In their 2020 Annual Report, DFEH reported that they received 8 housing complaints from residents of Solano County, approximately 0.9 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), DFEH also dual-files fair housing cases with HUD's Region IX FHEO, which are reported by the origin of the issue.

HUD FHEO reported that there were no cases filed by residents of the City of Rio Vista between January 2013 and April 2021. However, two inquiries were made. Both were regarding discrimination on the basis of familial status, but neither claimant responded to follow-up by HUD. While there were no cases in Rio Vista, this does not necessarily mean that there is no discrimination. The City has identified **Program H-18** to ensure residents and housing providers are aware of fair housing laws, rights, and requirements as well as resources available to residents should they experience discrimination. Further, the City will work with local and regional fair housing providers to facilitate a training for housing providers to prevent discriminatory actions and behaviors.

SITES INVENTORY ANALYSIS

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity, and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. Government Code Section 65583(c)(10)(A) added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. As discussed throughout this Assessment of Fair Housing, TCAC and HCD have designated the half of Rio Vista north of Church Road as moderate resource and the portion south of Church Road as low resource, although access to opportunity varies slightly throughout the community. The majority of lower-income unit capacity is identified in the low resource designated areas within the approved Riverwalk development, downtown, and along SR 12, as discussed in this assessment of fair housing.

To confirm if the sites identified in the Housing Element inventory will affirmatively further fair housing, the City examined the TCAC/HCD opportunity area map as well as specific geographic patterns of resources. As the identified sites are within a single census tract, yet TCAC and HCD assign the city acreage into both a low and moderate resource area designation, the City primarily relied on other indicators to determine if the site's inventory affirmatively furthers fair housing. For purposes of analyzing sites impact in greater detail, the City utilized the HUD AFFH mapping tool to review fair housing indicators at

the block group level where available. At the block group level, the city is separated into three geographical areas which are referenced throughout the Sites Analysis section: the “northern area” between Church Road and the northern city boundary in which the existing Trilogy, Liberty, and approved Brann Ranch developments are located; the “central area” to the east of SR 12 and west of Airport Road, south of Church Street containing older residential neighborhoods as well as the approved Riverwalk community; and the “core area” which includes the acreage in the city west of SR 12, inclusive of the historic downtown.

POTENTIAL EFFECT ON PATTERNS OF INTEGRATION AND SEGREGATION

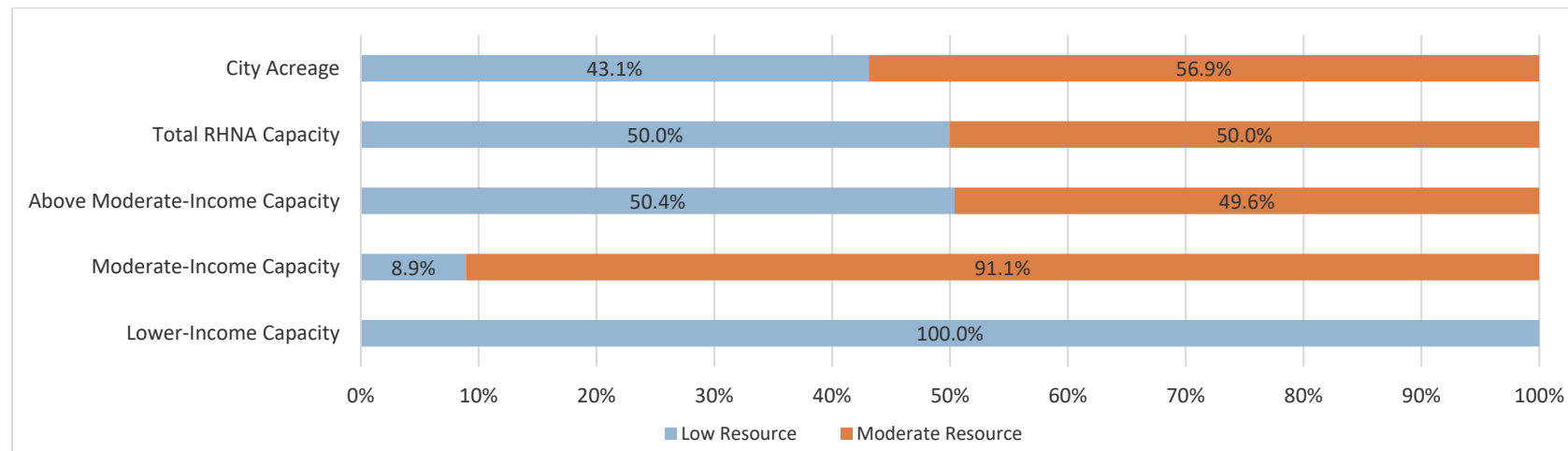
As shown in **Figure 3-7** and **Table 3-11: Inventory of Site Capacity** the sites identified to accommodate the lower-income housing need are generally located with the core and central portions of the city south of Church Road in five general areas and provide the capacity for 229 approved units and 89 projected units on vacant land, for a total of 318 units. There is capacity for 287 moderate-income units on seven vacant sites in the lower resource southern portion of the city and in the approved Liberty Phase 3 project. The remainder of the site inventory is for 197 above moderate-income units located on vacant land in the core and central areas and 1,598 units identified within approved Riverwalk and Brann Ranch projects.

As discussed in the analysis of displacement risk, the majority of vacant land sites for higher density development types are generally close to the historic old town and waterfront amenities and are located near the most walkable areas of the community to provide convenient, attractive, and affordable housing, shopping, services, and employment in the revitalizing downtown neighborhoods. Higher-density development has the most potential to result in deed-restricted affordable housing, a housing type that is needed in Rio Vista. In addition, proximity of development to SR 12 provides the opportunity for residents to have access to employment centers, big box commercial centers and services in Fairfield and connections to I-80 outside of the city.

Approved development sites constitute the largest proportion of moderate- and above moderate-income unit capacity. Originally approved in 1993, the Development Agreement for Brann Ranch proposed 860 market-rate units on the 310-acre site located north of State Route 12, west of Liberty Island Road, and south of McCormack Road. Development has not yet begun in the approved project, and units are anticipated to be constructed within the housing element period. The Liberty Phase 3 project is a senior-restricted community in northern Rio Vista within which the first phases were approved in 2016 and have since begun and/or completed construction, therefore they are not included in the sites inventory. In May 2021, Encore Liberty II purchased the remaining property from Grizzly, Inc and the City authorized the transfer of development rights to the new developer for 256 moderate-income units.

As shown in **Figure 3-41: Percent Unit Capacity and City Acreage by TCAC Resource Designation**, 43.1 percent of the city acreage falls within the lower resource designation, south of Church Street, with 53.6 percent of the RHNA unit capacity identified within this area. Generally, there is a relationship between areas with higher density zoning in closer proximity to the historic downtown, waterfront and along SR 12, while the northern portion of the city has consisted primarily of age-restricted developments and projects. Although all of the lower-income units are located in the lower resource designated portion of the city, the identification of 738 above moderate-income units within the low resource designated Riverwalk Planned Unit Development, (50.4 percent of above moderate-income capacity) promotes mixed-income housing opportunities, thus reducing income segregation and facilitating income integration and housing mobility opportunities outside of the historic downtown and central older neighborhoods in the vicinity of SR 12. Additionally, most services and resources in Rio Vista are located along the waterfront and in downtown, in proximity to those sites identified for lower-income capacity. Overall, the distribution of sites and unit capacity aim to alleviate pressure on the existing lower-income housing stock in the city that has resulted in renter overpayment and will aid in preventing displacement of residents from the community.

FIGURE 3-41: PERCENT UNIT CAPACITY AND CITY ACREAGE BY TCAC RESOURCE DESIGNATION



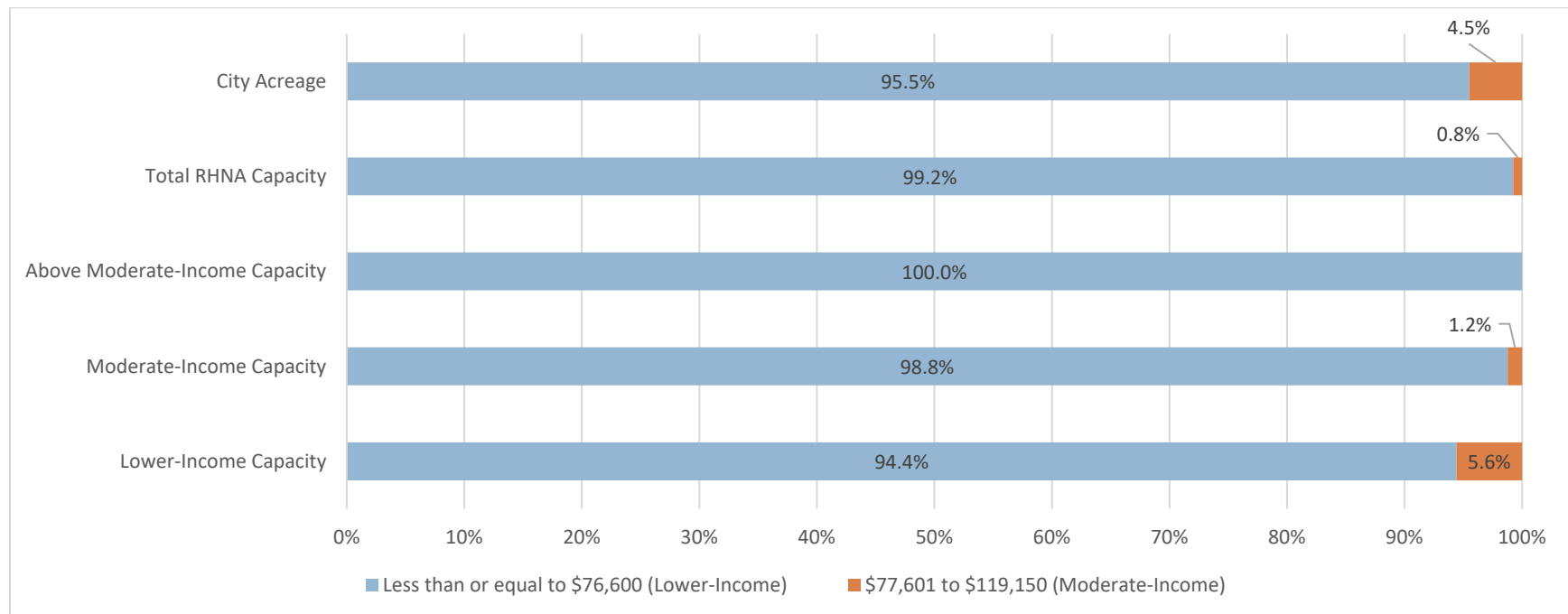
Source: 2015-2019 ACS; City of Rio Vista, 2022

Income

The citywide median household income in Rio Vista is \$69,604, well below the Solano County median of \$99,300. Income does not vary significantly throughout the area designated as moderate resource, with 95.5 percent of the RHNA capacity identified in lower-income block groups. However, as shown in **Figure 3-42: Percent Unit Capacity and City Acreage by Median Income**, the historic downtown block group, comprising 4.5 percent of the total city acreage, has a median income which falls within the moderate-income category between \$77,601 and \$119,150. In the southern portion of the city, residents live either in the Golden Star development or in homes around the commercial parts of the city closer to the Sacramento River. Multi-unit residences are located in closer proximity to nonresidential uses south of SR 12. There are no areas in the city with above moderate incomes, nor are there any very low-income block groups with a median income falling below \$55,000.

North of Church Street single family residential uses, including the Trilogy and Liberty Phase 3 age-restricted communities predominate, suggesting that the lower incomes are likely due in part to the large proportion of retirement-age residents. Almost all of the RHNA capacity (99.2 percent) is sited in the lower income block groups, including 100.0 percent of the above moderate-income unit capacity and 98.8 percent of moderate-income unit capacity.

FIGURE 3-42: PERCENT UNIT CAPACITY AND CITY ACREAGE BY MEDIAN INCOME



Source: 2015-2019 ACS; City of Rio Vista, 2022

The planned unit development of 229 lower-income units in the Riverwalk mixed lower- and above moderate-income neighborhood will increase lower-income housing mobility opportunities in the low resource designated area. The 738 above moderate-income Riverwalk units will facilitate a mixed-income neighborhood and serve as a mechanism for achieving income integration, as well as providing additional housing mobility opportunities for both lower- and above moderate-income residents. By identifying sites to meet the lower-income RHNA in a mixed-income community in a largely undeveloped portion of Rio Vista, the City aims to combat potential income segregation resulting from a greater proportion of affordable housing stock in closer to the historic downtown and central areas east of SR 12. This distribution will also increase the housing opportunities for higher-income households in newly developing neighborhoods while integrating socioeconomic groups. Additionally, it addresses the shortage of affordable housing opportunities in the city that may have resulted in renter overpayment of between 20.0 and 40.0 percent of households in the city, as well as the prevalence of

more affordable single-family homeowner and renter opportunities located in older residential neighborhoods which may be in greater need of regular maintenance. The additional 27 lower-income unit potential in the downtown area will also help to aim to reduce displacement risk for residents in these areas that may face a shortage of affordable options currently and expand the availability of housing mobility opportunities for lower-income and special needs populations, such as single female headed households, at a price point and of appropriate size to accommodate unique needs. Within the downtown area, the median income in the historic downtown is \$81,395, falling within the moderate-income category. The remainder of the city acreage west of SR 12 has a median income of \$68,080, categorized as low-income, although it also includes land outside of the city boundary. Conversely, the distribution of the 197 above moderate-income units proposed on Sites 1, 2, and 3 in the vicinity of the older central residential neighborhoods east of SR 12 will facilitate integration of incomes and socioeconomic characteristics in lower-income areas. Furthermore, the City has identified approved capacity for 64 moderate-income units for seniors, a segment of the population typically seen with higher rates of disability, in the Liberty Phase 3 age-restricted community, and 232 moderate income units in the Brann Ranch development.

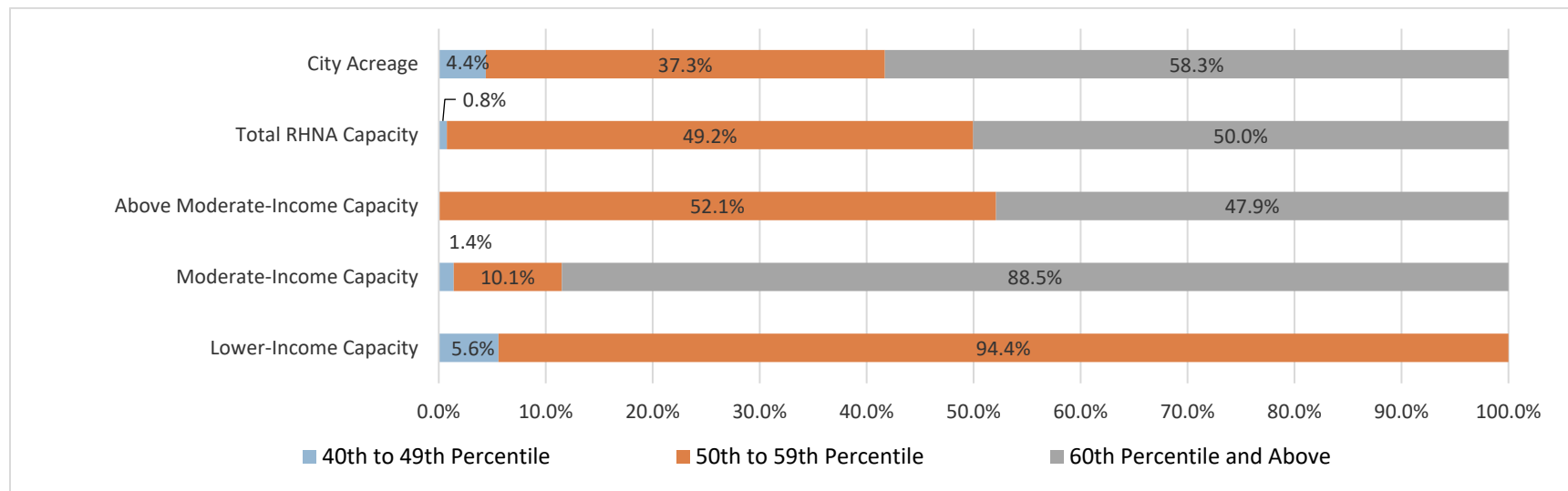
In Rio Vista, 10.5 percent of households make less than 30 percent AMI, which is considered extremely low income. However, there are differences in the rate of poverty between neighborhoods. Block group data reveals that extremely low-income households (poverty level) are more highly concentrated in the historic downtown area, within which the affordable Casitas del Rio apartments are located, and the older central neighborhoods east of SR 12, within which two mobilehome parks are located. All of the RHNA unit capacity, regardless of income, is identified in areas of the city with a poverty rate above 10.0 percent. However, all of the lower-income housing unit capacity is identified on vacant sites correlating to the higher incidence of poverty. Low rates of poverty in Rio Vista may indicate that high costs of housing are a barrier to access for lower-income households seeking housing in the city, forcing these households to seek housing in more affordable areas within the county or region.

As there are no areas of the city with above moderate-income households, site locations facilitate housing mobility opportunities for lower-income households in both mixed-income development and vacant sites. While the potential for 27 lower-income units in the downtown core and central area along SR 12 provides greater access to commercial uses, businesses and services, the unit capacity in Riverwalk provides housing mobility opportunities within a mixed-income community. Overall, this income distribution is intended to enhance equal access to housing for all income categories, promote housing opportunities in integrated neighborhoods, and improve TCAC resource designation scores.

Race and Ethnicity

As discussed previously, Rio Vista is not an extremely diverse community, with 74.8 percent of the city’s population identifying as White non-Hispanic. Overall, the core area west of SR12 is the least diverse, with the lowest proportion of persons identifying as Hispanic (the community of color with the largest proportional representation in the city), compared to the northern and central areas of the city. The small block group encompassing only the historic downtown, which also has a median income in the moderate-income category, has the lowest diversity index (in the 44th percentile), compared to diversity index scores between the 55th and 70th percentile in the other portions of the city with lower incomes. As shown in **Figure 3-43: Percent Unit Capacity and City Acreage by Diversity Index**, 4.4 percent of the total city acreage has a diversity index below 50.0 percent, 37.3 percent of the total acreage in the central area falls within the 50th to 59th percentile, and the northern area is in the 62nd percentile. There are no areas of the city with a diversity index above the 62nd percentile, and therefore no sites are identified. Half of the RHNA unit capacity is identified on sites in the central and core areas, and half is identified on Sites 13 and 15 in the northern area. As discussed, 0.8 percent of the RHNA is identified in the historic downtown.

FIGURE 3-43: PERCENT UNIT CAPACITY AND CITY ACREAGE BY DIVERSITY INDEX



Source: 2015-2019 ACS; City of Rio Vista, 2022

Although there are not significant concentrations of any particular minority demographic, the approved lower-, moderate- and above-moderate income housing sites introduce mixed-income housing opportunities throughout many of Rio Vista's more diverse neighborhoods to facilitate integration. Additionally, units at all income levels within the central area east of SR 12 will improve access to housing in the city for residents who might otherwise be priced out of the housing market or experience a cost-burden, a category that has historically included communities of color. The above moderate-income vacant sites 1, 2, and 3 identify 197 units in the older Homestead neighborhood where slightly higher concentrations of communities of color are found, facilitating income and socioeconomic integration. The distribution of sites is intended to enhance equal access to housing for communities of color populations and promote integrated neighborhoods by including units for a range of incomes.

Disability

Approximately 26.2 percent of Rio Vista's population lives with one or more disability, the highest rate in Solano County. As discussed in the assessment, this is likely a reflection of Rio Vista's substantial population of senior residents, comprising 48.9 percent of Rio Vista's residents. As the data reported by ACS is at the tract level (see **Figure 3-21**), a pattern of disability rates cannot be determined for the city. Therefore, all of the city's acreage falls between 20.0 and 30.0 percent disability rate. Although data at the tract level does not indicate any meaningful concentration of persons with disabilities, it is likely that the age-restricted Liberty Phase 3 and Trilogy communities in the northern moderate resource designation have a higher concentration of persons with a disability than other non-age restricted neighborhoods in the city. As all of the unit capacity is located on sites within the 20.0 and 30.0 percent disability rate range, this distribution is intended to improve accessibility for lower-income individuals with disabilities to new housing opportunities that are required to comply with current development standards and Americans Disabilities Act (ADA) standards and which will help to improve access for, and accommodate the needs of persons living with disabilities, who often are seniors and on a fixed income. The proposed unit capacity on vacant sites in the core and central areas, a total of 257 units, plus the 967 approved units in the Riverwalk community are located within the vicinity of the businesses, amenities and services in the historic downtown commercial area which are accessible via the Rio Vista Delta Breeze in-city transit system (which also does off-route pickups). Additionally, above moderate-income units in Brann Ranch and 254 moderate-income age-restricted units in Liberty Phase 3 provide mobility opportunities for higher-income persons with disabilities.

Familial Status

Approximately 6.5 percent of Rio Vista households are family households headed by single adults. Only 5.7 percent of households are female headed family households, of which 33.0 percent include children, and 9.2 percent have household incomes below the poverty line and children. There is no evident pattern of an uneven spatial distribution of single female-headed households with children in the city. Additionally, such households with children are likely not residing in the age-restricted communities. However, the percentage in poverty suggests that single-parent, female-headed households may have more limited access to housing in Rio Vista, potentially due to a lack of variety of housing types and insufficient affordable housing, or other factors such as school or job access.

All of the city acreage has female headed households rates of less than 15.0 percent and, therefore, all of the RHNA capacity also falls within this percentile range. The distribution of lower-income housing unit capacity increases the opportunities for female-headed households currently overpayment and/or overcrowding to acquire affordable, and adequately sized housing, the majority of it within a mixed-income neighborhood, and the remainder in the downtown core area with close access to businesses and services. Additionally, moderate- and above moderate-income units increases mobility opportunities for moderate and higher-income single female headed households, as well as all other household types, to find appropriate units within Rio Vista. The identified RHNA site capacity, which will include a range of sizes for both renters and homeowners, also decreases competition for larger homes and facilitates mixed-income areas. Overall, female-headed households of any economic status will have access to new housing opportunities, as well as other single-parent households, lower-income families and other households.

Rio Vista also has the highest rate of single-person households among Solano County jurisdictions; approximately 35.0 percent of households are single-person households, likely a reflection of Rio Vista's substantial population of seniors, who are more likely to have a fixed income, as suggested by the income data, which limits their financial resources and housing choices. Although Rio Vista does have a significant housing stock base in the Liberty Phase 3 and Trilogy age-restricted communities, these resources are offered at market rate prices. There is one affordable multifamily complex in the city, and it is likely that there is competition for the limited units available for lower-income households at this complex. As well, the mobilehome parks in the city may offer more affordable housing options, however, they are not age restricted, and similarly might be subject to competition for the limited number of units available at lower price points. Additionally, seniors may be more likely to live with one or more disabilities, which may also make access to supportive housing and resources more difficult. Approximately 42.0 percent of the total senior households in Rio Vista are cost-burdened, particularly lower-income seniors. As discussed in the disability analysis above, the sites distribution is intended to expand housing mobility

opportunities for lower-income households and alleviate cost burden for the city's higher elderly population. The identification of 254 moderate-income units in the age-restricted Liberty Phase 3 community provides housing opportunities for senior households with higher income options. Increasing affordable housing opportunities and integration of moderate-income units in a low resource area will be achieved by encouraging above moderate-income, moderate-income, and lower-income housing throughout the city.

POTENTIAL EFFECT ON ACCESS TO OPPORTUNITY

Mobility

Approximately 18.9 percent of households in Rio Vista are renters. While vacancy data suggests that renters have slightly more access to housing opportunities compared to more limited available ownership opportunities, the rental vacancy rate is still considered to be low, and a barrier to mobility. Unlike many of the other jurisdictions in Solano County, while much of the rental market is reasonably priced for lower-income households in Rio Vista, the low vacancy rates for both rental and homeownership units likely present a barrier to housing mobility for current and potential residents of Rio Vista.

The City anticipates that the RioVision downtown redevelopment will promote interest in new mixed-use and higher-density residential development, development of vacant sites, and encourage revitalization of businesses and services to provide new housing opportunities in the core Rio Vista area. This is the most walkable area of the community and encompasses the historic downtown, waterfront resources, businesses, services, and amenities. The majority of vacant sites have been identified within this area, providing for 27 lower-income and eight moderate-income units within the downtown, and 197 above moderate-income and 25 moderate-income just northeast of the downtown along and to the west of SR 12. The identification of this unit capacity will bring additional housing and economic mobility opportunities at all income levels to the older portion of the city in close proximity to the central business activity area.

The other sites identified to meet the lower-income RHNA in the city are in the approved mixed-density Riverwalk development with direct driving or bus transit access to the commercial uses in downtown. These 229 lower-income units are co-located with 738 above moderate-income units to ensure that all sites for lower-income units are placed such that they will provide integrated income communities for these households. Housing mobility opportunities (860 units) are also identified for higher income households in Brann Ranch, and 254 moderate-income age-restricted units in Liberty Phase 3, both in the moderate resource designation.

Further, as identified in this assessment, between 5.4 percent of renter occupied properties throughout the majority of the city are rented by HCV holders, however, the City of Rio Vista is captured by only one single census tract, which includes a large portion of the unincorporated area, which may influence the data. The sites identified to meet the RHNA will provide lower- and moderate-income opportunities in both the downtown core area and a central portions of the city, with access to amenities particularly in the historic downtown, which will facilitate additional housing mobility opportunities for lower-income households with or without HCV assistance.

Employment Opportunities

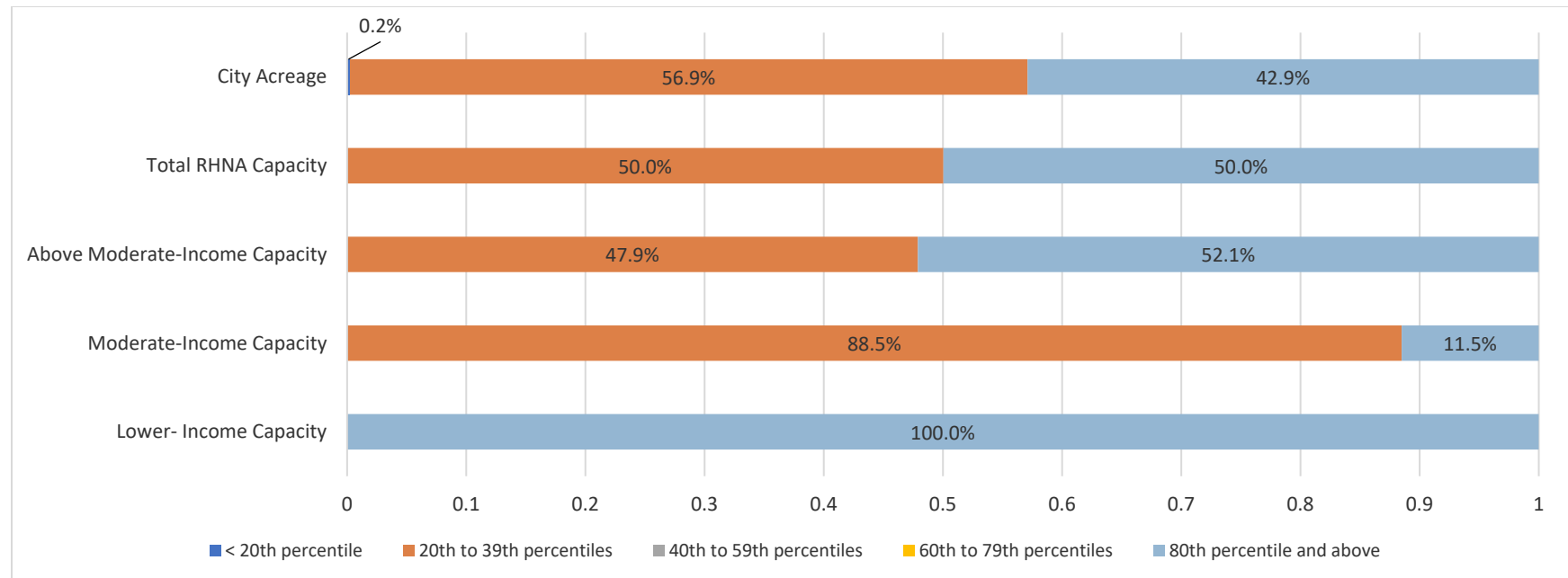
According to AllTransit, the City of Rio Vista received a low score of 1.8 for transit connectivity, likely due to its limited public transportation options and distance to services and employment opportunities outside of the city. In contrast to all other jurisdictions in Solano County, and much of the greater region, 70.1 percent of the population is aged 55 or older, which correlates to the extremely low labor market engagement rate. Prior analysis estimates that approximately two-thirds of the population of Rio Vista does not participate in the labor force, which is likely due to the concentration of retirement-age individuals. The jobs-household ratio in Rio Vista indicates a severe shortage of jobs for those that live in the city, which impacts younger individuals and those not yet retired. Jobs in Rio Vista are concentrated in the core area, where there are shopping centers, schools, and other similar employment opportunities. However, according to LODES data, most Rio Vista residents commute outside of the city for their jobs. While the majority of the city's current population does not require employment opportunities, the shortage of jobs in Rio Vista presents a barrier to younger households entering the city, particularly for those with job skills not met by the economic market in Rio Vista or those unable or unwilling to commute out of the city for work.

As shown in **Figure 3-44: Percent Unit Capacity and Site Acreage by Jobs Proximity Index Score**, 42.9 percent of the city's acreage, encompassing the core and central areas, falls within the above 80th percentile for jobs in proximity to the downtown hub. Approximately half (50.0percent) of the RHNA unit capacity is identified in this percentile. The remaining acreage, north of Church Street, falls within the 20th to 39th percentile, as access to employment opportunities within the downtown are not accessible by foot and have more limited access to the Rio Vista Delta Breeze, which offers deviated bus service within the city.

The City has identified greater capacity for lower- and above moderate-income units (100.0 and 52.1 percent, respectively) and 11.5 percent of the moderate-income unit capacity in areas with the core and central areas closest proximity to jobs and businesses in the downtown. The inclusion of the higher-income capacity provides residents and previous into-town

commuters access to housing units to support employment opportunities in the downtown businesses that were not available previously. This distribution will support all income households by providing them with housing that supports mobility and access to employment opportunities. The site for the approved 64 moderate-income units (19.5 percent of total moderate-income unit capacity) in the age-restricted Liberty Phase 3 community is at the northern edge of the city within the further jobs proximity percentile. However, it is likely that many potential residents in Liberty Phase 3 will not participate in the labor market, or, as part of an increasing trend, may work from home. The remaining above moderate-income unit capacity (38.9 percent of total above moderate-income unit capacity) in the approved Brann Ranch, is also in the lower jobs proximity percentile. However, this site has direct access to SR 12, and based on commuting analysis, may serve as a housing mobility opportunity for higher-income residents who are employed in nearby jurisdictions.

FIGURE 3-44: PERCENT UNIT CAPACITY AND SITE ACREAGE BY JOBS PROXIMITY INDEX SCORE



Source: 2015-2019 ACS; City of Rio Vista, 2022

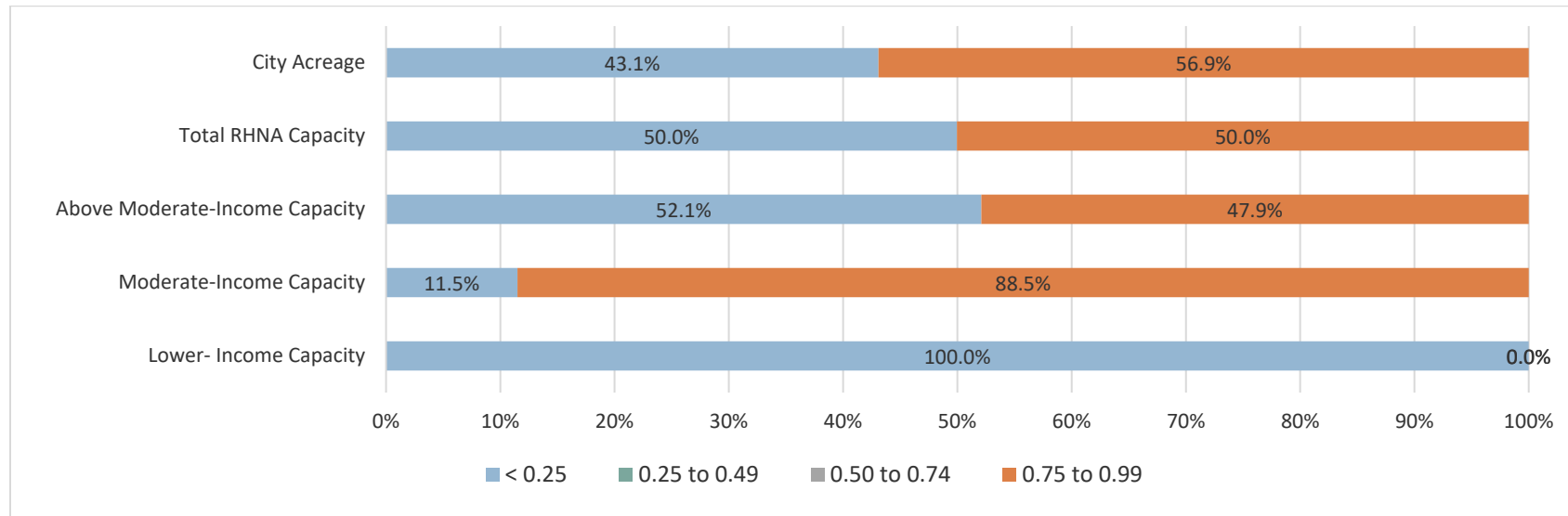
Note: There is no acreage in the city within the 40th to 59th percentile, nor the 60th to 79th percentile,

Educational Opportunities

According to the DOE, most Rio Vista schools are below the state educational standards for each grade level. Over 50.0 percent of students in Rio Vista are considered socioeconomically disadvantaged, which may be an indicator that they are more likely to experience external pressures and factors that may negatively influence educational performance. The anticipated educational outcome, according to TCAC and HCD, is split between northern and southern portions of Rio Vista. Although the northern portion of the city has a more positive education outcome score above the 75th percentile, development consists of primarily age-restricted communities, and contains acreage outside of the city boundaries, which likely influences the scoring. In contrast, the southern portion of the city scores in the 5th to 10th percentiles range. Performance scores at Rio Vista schools may also be influenced by impacted classrooms. The River Delta Unified School District has identified that existing schools are at capacity and a new school will be needed to support additional housing. In recent years, this has presented a barrier to development of housing that is not age-restricted, thus resulting in a significant increase in retirement and senior communities with limited increase in housing opportunities for families and young persons, which likely aligns more closely the actual educational attainment levels across all portions of the city. This barrier to housing development poses a challenge for students to access educational opportunities and for new families to enter Rio Vista.

As shown in **Figure 3-45: Percent Unit Capacity and City Acreage by Education Domain Score**, the existing patterns of access to opportunity related to economic and educational resources indicate that 43.1 percent of the city's acreage falls within the lowest education domain percentile, and conversely, 56.9 percent falls within a slightly higher performing percentile. There was no acreage falling into the 25th to 74th percentile range. The majority of future housing (50 percent), including 100.0 percent of the lower-income and 52.1 percent of the above moderate-income capacity is identified on sites within the lower educational opportunity area south of Church Street. The moderate-income unit capacity (88.5 percent) in the northern higher performing area is approved for 254 age restricted units, and therefore the educational domain score likely will not have an influence the neighborhood. Overall, however, as discussed previously, a number of factors contribute to the scoring determination which likely do not accurately reflect the actual conditions in the city, and all portions of the city are affected by the need for additional school facilities. Therefore, current and future residents across the city will have fairly equivalent access to educational opportunities.

FIGURE 3-45: PERCENT UNIT CAPACITY AND CITY ACREAGE BY EDUCATION DOMAIN SCORE



Source: 2015-2019 ACS; City of Rio Vista, 2022

Note: There is no acreage or unit capacity identified in the 25th to 74th percentile range

Environmental Health

All land within the City of Rio Vista scores in the 86th percentile of the CalEnviroScreen scores and is considered a disadvantaged community. However, Rio Vista is part of a geographically large census tract that includes extensive agricultural lands, open space, and dispersed populations in the unincorporated area, which may influence the score of the overall tract and may not reflect access to healthy environmental conditions within city limits. Many of the negative indicators are likely as a result of agricultural practices and runoff that impact local waterways, but not those used for food or drinking. TCAC/HCD also identify the expected environmental outcome in Rio Vista as in the 10th percentile throughout the city, which is significantly lower than most other areas of the county. While the available data captures the city as part of the greater census tract, residents of Rio Vista may be negatively impacted by pollutants resulting from nearby industrial uses.

Based on this CalEnviroScreen score, all of the acreage in the city falls within the 81st to 90th percentile, and therefore, all of the RHNA capacity and identified sites are also considered environmentally impacted. However, the majority of the vacant sites, including 89 low-income, 33 moderate-income, and 197 above moderate-income units as well as the approved Riverwalk units are located a further distance from influences in the unincorporated agricultural areas surrounding the city, and in closer proximity to the waterfront to benefit from natural resource amenities. The remaining sites in the Liberty Phase 3 and Brann Ranch community are located at the northern edge of the city adjacent to unincorporated areas.

However, although CalEnviroScreen and TCAC Environmental Domain scoring may suggest external environmental factors may potentially impact housing opportunities, site locations do not further concentrate poverty and those in the core area, downtown and central area will support a more walkable community. While CalEnviroScreen reports relatively high scores for population characteristics that negatively impact residents (i.e., medical issues), these likely do not result from poor access to recreational opportunities, due to the number and proximity of open space resources in the planned communities, parks throughout the city, downtown amenities, and waterfront access. Additionally, the California Healthy Places Index, developed by the Public Health Alliance of Southern California, scores the entire city as moderately healthy, with scores ranging from 40th to 60th percentile, likely due to required open space in the planned communities, parks and access to natural resources along the waterfront.

POTENTIAL EFFECT ON DISPLACEMENT RISK

Overcrowding

Overall, approximately 0.6 percent of households in Rio Vista are considered overcrowded. All overcrowded households are renters, and no households experience severe overcrowding. At the block group level, ACS data reveals that extremely low-income households are more highly concentrated in the downtown area and the older central neighborhoods east of SR 12 and, therefore, it is likely that overcrowding exists more proportionately in the older sections of the city, than in the residential communities north of Church Street. In addition, renter households are more heavily represented than homeowners in the downtown block group, which also suggests that overcrowding may be experienced more in the central part of the city. It is also possible that some households reported as overcrowded may have chosen to double up inhabitants in one room and therefore the condition is not necessarily based on inability to find and secure adequate housing; however, any household experiencing overcrowding may be at risk of displacement as a result. In recent years, development in Rio Vista has been largely geared toward age-restricted communities, further placing a burden on lower-income households seeking homes.

Given the low rate of overcrowding, however, the introduction of new units will not place a greater burden on existing households. In contrast, an increased supply of housing, at all affordability levels, will reduce the burden on the 0.6 percent of households experiencing overcrowding. There are no areas within Rio Vista in which more than 10.2 percent of households are experiencing overcrowding. The majority of the vacant sites, including 27 low-income, 33 moderate-income, and 197 above moderate-income units in the core and central areas, as well as the approved Riverwalk units are located in the block groups exhibiting a higher incidence of extremely low-income households and the increased potential for overcrowding.

The mix of housing opportunities at all income levels identified in the sites inventory will help to facilitate additional affordable and market rate housing opportunities at a range of sizes for those few households that are currently experiencing overcrowding.

Overpayment

In Rio Vista, a total of 29.9 percent of the households experience some level of overpayment. Renters are more heavily impacted than homeowners and, although renter households constitute just 18.9 percent of total households in Rio Vista, these cost burdened households may be at risk of displacement. Lower-income households, comprising 41.1 percent of total households, are most at risk of displacement due to overpayment, often having less flexibility to respond to changes in income or rent, particularly extremely low-income households who are more heavily represented in the older and central areas of the city. In combination with a higher proportion of renters than homeowners in the downtown block group, the higher proportion of extremely low-income households suggests that overpayment and potential risk of displacement due to overpayment is of greater concern in this neighborhood.

As the data reported by ACS is at the tract level (see **Figures 3-26** and **3-37**) for overpayment, a pattern cannot be determined for the city. All of the city acreage has a rate of overpayment of 30.0 to 39.0 percent for both homeowners and renters. The distribution of sites, particularly in the downtown core and central area, will help to alleviate existing overpayment by offering units at all income levels to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing. Additionally, the site capacity and distribution of units by income category will facilitate mobility opportunities for all households and contribute to the potential for TCAC resource designation improvement.

CONTRIBUTING FACTORS

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in **Table 3-12: Factors that Contribute to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issue is the shortage of housing for households not eligible for age-restricted housing. The dominance of single-family and age-restricted housing in the city poses a barrier to current and prospective residents. Each fair housing has been prioritized as a moderate- or high-priority issue. While all are addressed through Housing Element programs, the prioritization demonstrates the degree to which the issue must be addressed to combat fair housing issues and promote an integrated and inclusive community. Individual contributing factors are further prioritized, with those that are the most pressing issues in **bolded** in **Table 3-11**, and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in **Section 4, Goals, Policies, and Programs**.

TABLE 3-11: FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

AFH Identified Issues	Contributing Factors	Priority	Meaningful Actions
Displacement of lower-income and non-White populations	<p>Limited affordable, non-age-restricted housing types throughout the city</p> <p>Limited access to opportunities to facilitate economic mobility for lower-income residents</p> <p>Dominance of single-family development</p>	High	<p>Encourage the construction of ADUs (Program H-2)</p> <p>Support projects with affordable units (Program H-3)</p> <p>Encourage a range of housing types in new developments (Program H-3)</p> <p>Establish clear resources and materials for residents on available homeownership financial assistance programs (Program H-6)</p>
Concentration of persons with disabilities	<p>Concentration of age-restricted developments</p>	Moderate	<p>Provide home rehabilitation grants for accessibility modifications (Program H-17)</p> <p>Improve marketing of Solano Mobility programs to help connect seniors to services (Program H-18)</p>
Disproportionate housing need for non-senior population	<p>Dominance of retirement community developments</p> <p>School impact fees as a barrier to development</p> <p>Shortage of a variety of housing types</p> <p>Limited transit and proximity to a variety of jobs</p>	High	<p>Prioritize the construction of a diverse range of housing types (Program H-3)</p> <p>Develop incentives for housing that is not age-restricted (Program H-5)</p> <p>Establish clear resources and materials for residents on available homeownership financial assistance programs (Program H-6)</p> <p>Work with the school district to identify strategies to reduce the barrier to construction of non-age-restricted housing (Program H-18)</p>
Limited public transit opportunities	<p>Limited public transportation options serving services and employment opportunities outside of the city</p>	Moderate	<p>Better marketing of Solano Mobility program that help connect seniors to necessary services (Program H-18)</p>



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