Appendix

A HOUSING NEEDS ASSESSMENT

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INTRODUCTION

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

To facilitate an understanding of how the characteristics of the unincorporated parts of Solano County ("Unincorporated Area") are similar to or different from other nearby communities, this Housing Needs Assessment presents data for the Unincorporated Area alongside comparable data for all of Solano County (including the Unincorporated Area). According to the County's Department of Resource Management, the County comprises 909.4 square miles, of which 675.4 square miles are unincorporated.

This Housing Needs Assessment incorporates data from numerous sources, including the United States Census; the Association of Bay Area Governments (ABAG); the California, Department of Finance (DOF); the California Economic Development Department (EDD); and the U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) Data. The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Solano County residents.

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

The second section describes the housing and population characteristics for the eleven communities within the unincorporated areas of Solano County.

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

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

HOUSING NEEDS ASSESSMENT

Population Characteristics

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

Population

According to the State Department of Finance (DOF), as of 2009, the Unincorporated County had a population of 20,156 compared to the total county with a population of 426,729. **Table 1** compares the population counts between the Unincorporated Area and Solano County, from ABAG's 2007 population projections. The Unincorporated Area had a 6 percent population increase from 2000 to 2005, increasing from 19,322 to 20,500 persons. The County overall grew 7 percent from 2000 to 2005.

Households

A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons. As shown in **Table 1**, the number of households in the Unincorporated Area increased by 7 percent between 2000 and 2005. The County as a whole experienced a 9 percent increase in households between 2000 and 2005. According to the DOF, as of 2009, the Unincorporated County had a approximately 7,530 households compared to the total county with a approximately 152,743 households.

Table 1
Population and Household Growth Trends

	Unincorporated Area			Solano County		
	2000	2005	Percentage Change 2000–2005	2000	2005	Percentage Change 2000–2005
Total Population	19,322	20,500	6%	394,542	421,600	7%
Total Households	6,558	7,020	7%	130,403	142,040	9%

Source: ABAG, 2007 Projections

Projected Population Growth

As shown in **Table 2**, ABAG anticipates population growth in the Unincorporated Area to be slightly more than Solano County. The percentage change between 2005 and 2015 for the Unincorporated Area is expected to be an 18 percent increase, while Solano County is expected to have a 16 percent increase. Overall, ABAG anticipates that the Unincorporated Area of the County will comprise 3,600 new residents from 2005 to 2015. The

Projected Household Growth

The number of households in the Unincorporated Area is expected to grow 17 percent between 2005 and 2015. ABAG projects a slightly smaller growth rate in Solano County (15 percent annually). ABAG anticipates 1,160 new households in the Unincorporated Area between 2005 and 2015.

Table 2
Projected Population and Household Growth

	Unincorporated Area			Solano County		
	2005	2015	Percentage Change 2005–2015	2005	2015	Percentage Change 2005–2015
Total Population	20,500	24,100	18%	421,600	488,400	16%
Total Households	7,020	8,180	17%	142,040	162,620	15%

Source: ABAG, 2007 Projections

Age Distribution

The distribution of population in the Unincorporated Area among the age categories shown on **Table 3** is weighted more toward the older age groups than in the County overall. In 2000, the Unincorporated Area had larger concentrations of persons 45 and older compared to the County, representing approximately 41 percent of the Unincorporated Area's population compared to 31 percent of the County's overall population. The Unincorporated Area also had significantly smaller concentrations of persons aged 18 to 34, accounting for less than 18 percent of the Unincorporated Area's total population compared to 24 percent of Solano County's total population.

The median age of residents in the Unincorporated Area in 2000 was 40 years, as compared to 34 years for the County as a whole.

Table 3
Change in County Age Distribution, 2000

Age Distribution	Unincorporated Area		Solano County	
	Number	Percentage	Number	Percentage
0-17	5,358	27%	106,207	28%
18-24	1,510	7%	34,979	9%
25-34	1,936	10%	52,927	14%
35-44	3,404	17%	66,506	17%
45-54	3,083	16%	51,694	14%
55-64	2,157	11%	27,410	7%
65+	2,208	11%	35,163	9%
Total	**19,656**	**100%**	**374,886**	**100%**

Source: 2000 U.S. Census

Race and Ethnicity

As shown in **Table 4**, the share of minorities in the Unincorporated Area of the County is 15 percent less than the share of minorities in the County as a whole. The share of minorities in the urban areas is much higher than in the Unincorporated Area of the County, which explains the differences seen between each area in **Table 4**. The share of the population reporting to be Hispanic/Latino was higher in the Unincorporated Area than in the County as a whole. Those reporting to be of Hispanic/Latino origin and white account for 86 percent of the share of the population in the Unincorporated Area, which is 19 percent lower than the County as a whole.

Table 4
Race/Ethnicity

Race/Ethnicity	Unincorporated		Solano County	
	Number	Percentage	Number	Percentage
White	12,596	64%	193,819	49%
Black or African American	1,149	6%	56,055	14%
American Indian or Alaska Native	144	1%	2,549	1%
Asian	627	3%	49,047	12%
Native Hawaiian or Pacific Islander	59	0%	2,940	1%
Some other race	10	0%	711	0%
Two or more races	716	4%	19,815	5%
Hispanic or Latino	4,355	22%	69,606	18%
Total	**19,656**	**100%**	**394,542**	**100%**

Source: 2000 U.S. Census

Persons per Household

According to the Department of Finance and 2000 Census data, shown in **Table 5,** from 2000 to 2008 the persons per household decreased in Solano County from 2.9 to 2.82. The Unincorporated Area's average household increased in size from 2.74 to 2.78 persons per household.

Table 5
Persons per Household 2000–2008

	Unincorporated Area			Solano County		
Year	2000	2008	Percentage Change	2000	2008	Percentage Change
Persons per Household	2.74	2.78	0.2%	2.9	2.82	-0.4%

Source: Department of Finance, 2008, 2000 U.S. Census

Household Type

Households are divided into two different types depending on their composition. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups of unrelated individuals. As shown in **Table 6**, 92 percent of the population in households, in the Unincorporated Area are family households, compared to 89 percent of the population in households in all of Solano County. The relative preponderance of family households in the Unincorporated Area is likely a function of the limited supply of multi-family homes in the Unincorporated Area, which tends to have a higher proportion of non-family households. Data on housing stock composition are discussed in detail below.

Table 6
Household Population Composition 2000

Household Type	Unincorporated Area		Solano County	
	Number	Percentage	Number	Percentage
Families	17,267	92%	337,269	89%
Non-Families	1,792	9%	41,332	11%
Total	**19,059**	**100%**	**378,628**	**100%**

Source: 2000 U.S. Census

Household Income

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

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Solano County, the applicable median income for a family of four in 2009 is $79,400.

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

- Extremely low income: 30 percent and below ($0 to $23,800)
- Very low income: 31 to 50 percent of median income ($23,801 to $39,700)
- Low income: 51 to 80 percent of median income ($39,701 to $63,500)
- Moderate income: 81 to 120 percent of median income ($63,501 to $95,300)
- Above moderate income: 120 percent or more of median income ($95,301 or more)

Table 7 shows Solano County's maximum annual income level for each income group, adjusted by household size. This data is used when determining a household's eligibility for federal, state, or local housing assistance and when calculating the maximum affordable housing payment for renters and buyers.

Table 7
Solano County
Maximum Household Income Level by Household Size

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 person	$16,650	$27,800	$44,450	$55,600	$66,700
2 persons	$19,050	$31,750	$50,800	$63,500	$76,250
3 persons	$21,400	$35,700	$57,150	$71,450	$85,750
4 persons	$23,800	$39,700	$63,500	$79,400	$95,300
5 persons	$25,700	$42,900	$68,600	$85,750	$102,900
6 persons	$27,600	$446,050	$73,650	$92,100	$110,550
7 persons	$29,500	$49,250	$78,750	$98,450	$118,150
8 persons	$31,400	$52,400	$83,800	$104,800	$125,800

Source: Department of Housing and Community Development, Income Limits 2009

Table 8 shows the distribution of income according to the 2000 Census for the Unincorporated Area and for all of Solano County. According to the 2000 Census, 43 percent of households in the Unincorporated Area had incomes below $50,000. When comparing the Unincorporated Area with Solano County as a whole, the percentage of households making below $50,000 was the same (43 percent). Median household income was unavailable for the Unincorporated Area but for Solano County as a whole the median household income was $54,099 in 2000.

Table 8
Household Income

Income	Unincorporated Area		Solano County	
	Number	Percentage	Number	Percentage
Under $14,999	604	9%	12,354	9%
$15,000 to $24,999	486	8%	12,148	9%
$25,000 to $34,999	630	10%	14,168	11%
$35,000 to $49,999	1,018	16%	20,630	16%
$50,000 to $74,999	1,345	21%	29,610	23%
$75,000 to $99,999	921	14%	20,035	15%
$100,000 to $149,999	879	14%	15,647	13%
$150,000 or more	560	9%	5,848	4%
Total Households	**6,443**	**100%**	**130,440**	**100%**
Median Household Income	N/A		$54,099	
Median Family Income	N/A		$60,597	
Median Non-Family Income	N/A		$60,597	

Source: 2000 U.S. Census

Employment

Employment has an important impact on housing needs. Different jobs and associated income levels determine the type and size of housing a household can afford. Employment growth in the region typically increases housing demand.

The California Employment Development Department (EDD) produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly. **Table 9** shows employment projections from 2006 through 2016 as related to job growth for the Vallejo-Fairfield Metropolitan Statistical Area. During the next six years, the Vallejo-Fairfield Metropolitan Statistical Area expects new employment to be concentrated in a variety of occupations ranging from registered nurses to customer service representatives. When comparing these annual incomes to the median income for 2009 ($79,400), none of the occupational groups are above the median income.

Table 9
Vallejo-Fairfield Metropolitan Statistical Area Projections of Employment

Occupation Group	Estimated Employment (2006)	Estimated Employment (2016)	Numeric Change	Annual Salary*	Income Group
Registered Nurses	2,890	4,140	1,250	$75,712	Moderate
Personal and Home Care Aides	2,230	3,010	780	$21,673	Extremely Low
Telecommunications Line Installers and Repairers	380	760	380	$35,526	Very Low
Medical Assistants	840	1,160	320	$41,017	Low
Nursing Aides, Orderlies, and Attendants	1,070	1,380	310	$25,792	Very Low
Truck Drivers, Heavy and Tractor-Trailer	1,640	1,880	240	$38,417	Very Low
Home Health Aides	770	1,000	230	$17,825	Extremely Low
Customer Service Representatives	1,120	1,310	190	$32,760	Very Low
Team Assemblers	1,030	1,210	180	$21,652	Extremely Low

Source: California Employment Development Department, 2008
*Annual salary is figured by multiplying hourly wage by 2,080.

Table10 identifies some of the major employers throughout Solano County by number of employees.

Table 10
Major Employers in Solano County

Employer	Number of Jobs
Travis Air Force Base	7,260
Kaiser Permanente	3,262
North Bay Medical Center	1,480
Six Flags Discovery Kingdom	1,500
ALZA Corporation	1,000
Genentech	950
Westamerica Bank Corporation	542
Valero Refining Company	480
Anheuser-Busch Brewery	465
Albertson's Distribution Center	450
CSK Auto Incorporated	400
Jelly Belly	400
TIMEC Co	400
Walmart	349
Sutter Solano Medical Center	67

Source: Solano County, 2009

Special Needs Groups

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These "special needs" groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and agricultural workers. This section discusses the housing needs facing each group, as well as programs and services available to address the housing needs.

Large Households
Large households are defined as households having five or more persons. According to the 2000 Census, there were approximately 600 large owner-occupied households and 380 large renter-occupied households in the Unincorporated Area, representing 13 percent of total owner households and 19 percent of total renter households.

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

According to the 2000 U.S. Census, there are approximately 2,208 persons 65 years and older, or 11 percent of the total population, living within the Unincorporated Area. From 1990 to 2000, the senior population in the Unincorporated Area grew by a little more than 1 percent annually and 3 percent of the population growth occurred in the cohort of persons 75 years and older. With

this growth in the upper age groups, increasing needs for supportive housing for the elderly can be expected.

Senior-Headed Households by Tenure

The 2000 Comprehensive Housing Affordability Strategy (CHAS) provides data on the number of senior-headed households by tenure. Senior-headed households are households where the head of household is 65 years or older. As shown in **Table 11**, there are approximately 1,188 senior-headed owner households and 147 senior-headed renter households, indicating that the vast majority of senior-headed households living in the Unincorporated Area are owners. In addition, a larger proportion of owner households in the Unincorporated Area are senior-headed households compared to the County overall. Approximately 26 percent of owner households in the Unincorporated Area are senior-headed households compared to 20 percent of owners in the County overall.

Table 11
2000 Senior Household by Tenure

	Unincorporated Area		Solano County	
	Number	**Percentage**	**Number**	**Percentage**
Renter-Occupied Households	147	11%	4,990	22%
Owner-Occupied Households	1,188	89%	17,376	78%
Total Households with Senior Householder	**1,335**	**100%**	**22,366**	**100%**

Source: 2000 CHAS data

Senior-Headed Households by Income

Rising rents are of concern due to the fact that most seniors are on fixed incomes. As shown in **Table 12** and according to the 2000 Census, there are 45 senior renter households overpaying and 239 senior owner households overpaying.

Table 12
Senior Households by Housing Cost Burden

	Senior Households with Cost Burden Greater than 30%	
	Number	**Percentage**
Renter-Occupied Households	45	16%
Owner-Occupied Households	239	84%
Total Elderly Households Overpaying	**284**	**100%**

Source: 2000 U.S. Census

Persons with Disabilities

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

Table 13 displays the total disabilities reported in the 2000 Census for the Unincorporated Area of the County and for the County as a whole. The Unincorporated Area of the County had a total

of 3,419 persons identified as having a disability and there were 5,960 disabilities reported, of which 73 percent were reported by those under the age of 65.

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

The data in **Table 13** contains a count for the total disabilities of residents in the County and does not quantify instances in which persons have multiple disabilities. The 2000 Census organized the disabilities into two categories (long-lasting and more than 6 months) and defines each disability as:

Long-lasting
Sensory – blindness, deafness, or a severe vision or hearing impairment

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

Lasting 6 months or more
Mental – difficulty learning, remembering, or concentrating

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

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

Employment – difficulty working at a job or business

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

Table 13
Disabilities Tallied, 2000

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

Source: 2000 U.S Census

Single-Parent-Headed Households
According to the 2000 Census, there were 14,101 single-parent households in Solano County. Ninety-six percent of the single-parent households were located in the incorporated areas of the County. The remaining 4 percent were in the Unincorporated Area, of which 61 percent were headed by a female and 39 percent by a male. As shown in **Table 14**, the share of female-headed households was 10 percent higher than in the Unincorporated Area. Of the 11,201 households in the Unincorporated Area, 550 (5 percent) are headed by a single parent.

Table 14
Solano County Single-Parent Households, 2000

Single-parent Household Type	Unincorporated Area		Solano County	
	Number	Percentage	Number	Percentage
Female-Headed Households	338	61%	9,986	71%
Male-Headed Households	212	39%	4,115	29%
Total Single-Parent-Headed Households	**550**	**100%**	**14,101**	**100%**

Source: 2000 U.S Census

Farmworkers
Some farmworkers tend to have special housing needs due to the seasonal nature of their work, along with their need to migrate based on seasonal farmworker demand. Solano County has both a large flux of seasonal workers and a substantial base of year-round farmworkers who reside permanently in the County. The 2007 USDA Census of Agriculture reports that there are 280 farms in Solano County, employing a total of 2,813 workers. Of the 2,813 farmworkers in the County, 52 percent work more than 150 days each year. The remaining 48 percent work less than 150 days per year. Larger farms provide the main source of farm employment for farmworkers. According to the Census of Agriculture, 2,171 (77 percent) of farmworkers were employed on farms with 10 or more workers. While these estimates are at the County level and are not specifically for the Unincorporated Area, it is likely the vast majority of farmworkers work within the Unincorporated Area where most of the agricultural production in the County takes place.

Families and Individuals in Need of Emergency Shelter
Community Action Partnership of Solano (CAP Solano) is the designated Community Action Agency for the County and is a Joint Powers Authority between Solano County and the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun, Vacaville, and Vallejo. CAP Solano completed a count of homeless persons on the evening of January 27, 2009. The count identified a total of 425 persons in the County, of which 66 were from Fairfield. The count did not identify any persons as residents of the Unincorporated Area of the County.

The count did identify that 69 percent were male, 23 percent female, 2 percent children, and 6 percent unknown. In addition to the data from the observation survey, CAP Solano conducted a more in-depth point-in-time survey of 204 homeless individuals. The survey found that 148 of the individuals spent the previous night in an emergency or transitional shelter. Seventy of the respondents reported to have never been homeless before and 49 reported that this was the second time they had been homeless. The leading cause of homelessness reported was unemployment, followed by the inability to pay rent/mortgage, followed by alcohol/substance abuse. Approximately 185 individuals reported making less than $16,650, which is the 2009 State Income Limit for extremely low-income households of one person.

Solano County has a 10-year plan addressing homelessness for the 2008 to 2018 time frame. According to their most recent data (January 2007), Solano County has 179 beds year-round in emergency shelters, 118 beds year-round in transitional housing, and 99 beds year-round in

permanent housing. Even with these 396 beds, Solano County is looking at the need to house over 3,000 homeless persons at any one time in Solano County. Solano County has ten strategies addressing homelessness:

- Discharge planning and decrease the number of people of being discharged into homelessness by 25 percent;
- Create new permanent housing beds for homeless and chronically homeless persons;
- Increase percentage of homeless persons staying in permanent housing over 6 months to 71 percent;
- Increase percentage of homeless persons moving from transitional housing into permanent housing by 61 percent;
- Increase percentage of homeless persons becoming employed by 11 percent;
- Ensure that the Continuum of Care has a functional Homeless Management Information System with 90 percent of the shelters and housing projects actively participating;
- Improve access to mainstream resources by 25 percent;
- Chronically homeless individuals will be fully engaged in the continuum of services and housing available of them;
- Chronically homeless people will be forced to live on the street until permanent housing or affordable housing is available;
- Ensure sufficient outreach to homeless, at-risk families and non-chronically homeless individuals and provide for their basic needs;
- Further strengthen self-sufficiency supports for homeless people moving out of homelessness.
- Additional homeless resources can be found in Section 4, Resources.

Military Workers

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

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

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

HOUSING STOCK CHARACTERISTICS

Housing Types

Table 15 shows the composition of the housing stock in 2000 and 2008 based on data from the State Department of Finance. In the Unincorporated Area, single-family homes comprised 87 percent of the housing stock in 2000 and 2008. Multi-family units, including both apartments and condominiums, made up 6 percent of all housing in 2000 and 2008. From 2000 to 2008, housing production in the total County averaged 1.5 percent annual growth. Like the Unincorporated Area of the County, the total County comprised mainly single-family homes (76 percent).

Table 15
Housing Type, 2000–2008

Housing Unit Type	2000		2008		Annual Growth 2000–2008
	Number	Percentage	Number	Percentage	
Unincorporated Area					
Single-Family Detached	5,859	84%	6,073	81%	0.5%
Single-Family Attached	220	3%	452	6%	13%
Multi-Family (2-4 Units)	293	4%	306	4%	0.5%
Multi-Family (5+ Units)	119	2%	119	2%	0%
Mobile Homes	470	7%	541	7%	2.8%
Total	**6,961**	**100%**	**7,491**	**100%**	**1.0%**
Solano County					
Single-Family Detached	96,064	71%	108,624	71%	1.6%
Single-Family Attached	5,573	4%	7,291	5%	3.8%
Multi-Family (2-4 Units)	10,247	8%	10,668	7%	0.5%
Multi-Family (5+ Units)	19,776	15%	20,782	14%	0.6%
Mobile Homes	4,587	3%	4,676	3%	0.2%
Total	**136,247**	**100%**	**152,671**	**100%**	**1.5%**

Source: Department of Finance, 2008

Household Tenure

As summarized in **Table 16**, households in the Unincorporated Area and Solano County were all more likely to own their homes rather than to rent them in 2000. Approximately 70 percent of the households living the Unincorporated Area and 65 percent of population in households in Solano County owned their homes in 2000.

Table 16
Household by Tenure

Household Type	Unincorporated Area		Solano County	
	Number	Percentage	Number	Percentage
Owner Occupied	4,496	70%	84,997	65%
Renter Occupied	1,955	30%	45,406	35%
Occupied Housing Units	**6,451**	**100%**	**130,403**	**100%**

Source: 2000 U.S. Census

Household Tenure of Extremely Low-Income Household Population
An extremely low-income household is defined as a household earning less than 30 percent of the area median income. The 2000 Census is the most readily available database reporting the number of households by household income and tenure for the County. According to the 2000 Census, the median income for Solano County was $54,099, which means that households earning less than $16,299 (30 percent of median income) are considered extremely low income.

Table 17 shows the population in households earning less than $16,299 in both the Unincorporated Area and the County as a whole. As shown in the table below, 3.7 percent of the population in households in both the Unincorporated Area and the County as a whole were extremely low income. In the unincorporated County, the share of renter- and owner-occupied households considered to be extremely low income were equal as compared to the whole County, in which 37 percent of extremely low-income households were owner occupied and 63 percent were renter occupied.

Table 17
Extremely low-Income Household Population by Tenure

Household Type	Unincorporated Area		Solano County	
	Number	Percentage	Number	Percentage
Owner Occupied	355	49.7%	5,323	37.6%
Renter Occupied	359	50.3%	8,818	62.4%
Total Extremely low-income household population	**714**	**3.7%**	**14,141**	**3.7%**
Total Population in households	**19,059**	**100%**	**378,628**	**100%**

Source: 2000 U.S. Census
Note: The percentage share shown for tenure represents the percentage share of extremely low-income households and the percentage share for total extremely low-income households represents the share of all households.

Overcrowding
Data on housing overcrowding are available from the 2000 Census in the form of statistics regarding the number of persons per room in occupied housing units. **Table 18** compares the data for the Unincorporated Area with data for all of Solano County. Overcrowding occurs when there is more than one occupant per room in a household, and severe overcrowding occurs when there are more than one and a half persons per bedroom in a household.

In 2000, approximately 90 percent of the Unincorporated Area's housing units had 1.0 or fewer persons per room, meaning only 10 percent would have been considered overcrowded. Of all

units in the Unincorporated Area, 5 percent had between 1.01 and 1.50 persons per room and 5 percent had 1.51 or more persons per room.

When broken out according to tenure, 12 percent of renter-occupied household were overcrowded and 10 percent were severely overcrowded. Of the owner-occupied households, 3 percent were considered overcrowded and 2 percent were severely overcrowded.

Table 18
Overcrowding, 2000

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	4,281	95%	1,534	78%	5,815	90%
1.01 to 1.50	112	3%	230	12%	342	5%
1.51 or more	103	2%	191	10%	294	5%
Total	**4,496**	**100%**	**1,955**	**100%**	**6,451**	**100%**

Source: 2000 U.S. Census

Vacancy
According to the Department of Finance, the vacancy rate for the Unincorporated Area of Solano County was 5.88 percent in 2000 and 6.48 percent in 2009. A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

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

Table 19 displays the age of Solano County's occupied housing stock by year built as of 2008. Forty-five (45) percent of the County's housing stock was constructed before 1970. Between 1970 and 1989, 36 percent of the housing stock was constructed, and since 1990, 20 percent of the County's housing stock was built.

Table 19
Age of Housing – Unincorporated Solano County, 2008

Year Structure Built	Total Housing Built	Percentage of Total
Built 2001 to 2008*	496	7%
Built 1999 to 2000	125	2%
Built 1995 to 1998	249	3%
Built 1990 to 1994	576	8%
Built 1980 to 1989	1,129	15%
Built 1970 to 1979	1,574	21%
Built 1960 to 1969	913	12%
Built 1950 to 1959	800	11%
Built 1940 to 1949	673	9%
Built 1939 or earlier	934	13%
Total	**7,469**	**100%**

Source: 2000 Census,
*Department of Finance, 2008

Housing Conditions Survey

Conversations with County staff have determined that the housing conditions as of May 2009 are still consistent with the housing survey performed in 2001. There is still approximately 47 percent of the County's housing stock in need of rehabilitation.

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

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

Table 20
Summary of Housing Conditions Survey Results

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

Table 21
Substandard Units by Area

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

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

Assisted Housing Inventory and At-Risk Housing

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

- Prepayment of Department of Housing and Urban Development (HUD) mortgages: Section 221(d)(3), Section 236, Section 202, and Section 811, and Farmers Home (RHS) Section 515/516 subsidies to tenants and/or owners.
- Low-income use restrictions on Section 236(j)(1) projects are for the full 40-year mortgage term. However, owners have the option to repay the remaining mortgage at the end of the first 20 years.
- FHA-insured mortgages under the Section 221(d)(4) program have no binding use restrictions. The affordability of these projects is governed by the Section 8 contracts maintained on the projects which are now approved on a year-to-year basis.
- Opt-outs and expirations of project-based Housing Choice contracts – The Housing Choice Voucher program is a federally funded program that provides for subsidies to the owner of a prequalified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt out of the contract with HUD by prepaying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.
- Other – Expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds, and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Also, properties funded through the Redevelopment Agency generally require an affordability term of 20 years.

Inventory of At-Risk Rental Housing Units

According to the California Housing Partnership Corporation, there are no government-assisted rental properties in the Unincorporated Area of Solano County that may be at risk of opting out of programs that keep them affordable to very low- and low-income households over the five-year Housing Element Period (2009–2014).

Preservation Resources

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

- ACLC, Inc
- Affordable Housing Associates
- Affordable Housing Foundation
- BRIDGE Housing Corporation
- C. Sandidge and Associates
- Christian Church Homes of Northern California, Inc.
- Community Home Builders and Associates
- Community Housing Opportunities Corporation
- Fairfield Redevelopment Agency, Planning Department
- Housing Corporation of America
- Mid-Peninsula Housing Coalition
- Nehemiah Progressive Housing Development Corp.
- O.P.E.N. Inc.
- Pacific Community Services, Inc.
- Phoenix Programs Inc.
- Resources for Community Development
- Richmond Neighborhood Housing Service Inc.
- Sacramento Valley Organizing Community
- Senior Housing Foundation
- Solano Affordable Housing Foundation
- Vallejo Neighborhood Housing Services, Inc.

Housing Costs and Affordability

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

Affordable Housing Cost

Table 22 displays the maximum rents and sales prices, respectively that are affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HUD and HCD; and maximum affordable sales prices based on 10 percent down, 30-year fixed rate mortgage at 7 percent. The maximum affordable prices are used to determine the affordability of market-rate rental and for-sale housing. For example, a 3-person household with a monthly income of $2,979 ($35,750 annually) is considered a very low-income household. The maximum affordable monthly rent for a very low-income, 3-person household is $893 and the maximum affordable sales price is $97,114.

Table 22
Solano County Affordable Housing Cost, 2009

Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Monthly Income	$1,388	$1,604	$1,783	$1,983
Monthly Rent	$416	$481	$535	$595
Max. Sales Price	$40,460	$48,171	$54,561	$67,701
Very Low				
Monthly Income	$2,317	$2,646	$2,979	$3,308
Monthly Rent	$695	$794	$893	$992
Max. Sales Price	$73,624	$85,369	$97,114	$109,001
Low				
Monthly Income	$3,704	$4,233	$4,763	$5,333
Monthly Rent	$1,111	$1,270	$1,429	$1,600
Max. Sales Price	$123,138	$142,021	$160,941	$181,289
Moderate				
Monthly Income	$5,558	$6,354	$7,146	$7,942
Monthly Rent	$1,667	$1,906	$2,144	$2,383
Max. Sales Price	$190,393	$217,737	$246,010	$274,426
Above Moderate				
Monthly Income	>$5,558	>$6,354	>$7,146	>$7,942
Monthly Rent	>$1,667	>$1,906	>$2,144	>$2,383
Max. Sales Price	>$190,393	>$217,737	>$246,010	>$274,426

Source: 2009 Income Limits, Department of Housing and Community Development.
Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.
Monthly mortgage calculation: http://www.credit.com/vcapps/calc_affordability.jsp
Note: Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 7% annual interest rate. 30% of household gross income used to calculate affordable monthly mortgage payment.

Rental Rates and Trends

The survey results of rental listings in Solano County are displayed in **Table 23.** The survey reports the median listing prices for a variety of housing unit sizes in both single-family and multi-family housing types. A total of 30 single-family homes and 17 multi-family units were surveyed. Most units surveyed were located in the incorporated areas of the County as there were few available rental units in the Unincorporated Area.

One-bedroom multi-family units were the most affordable housing type found with a median rental rate of $805. A 2-person household occupying a one-bedroom apartment would not be considered overcrowded. Comparing the median rental rate of a one-bedroom apartment in **Table 23** with the maximum affordable rental rates for a 2-person household in **Table 22**, all income categories except the very low- and extremely low-income households can afford the market-rate rent. Comparing the maximum affordable rental costs in **Table 22** with the market-rate rents shown in **Table 23**, it is evident that the very low- and extremely low-income households will likely experience housing cost burdens and possible overcrowding.

Table 23
Solano County Rental Survey, 2009

Unit Size	Single-Family		Multi-Family	
	Median Rent	Units Surveyed	Median Rent	Units Surveyed
1 Bedroom	$1,055	2	$805	4
2 Bedroom	$1,345	9	$1,025	7
3 Bedroom	$1,400	13	$1,140	5
4 Bedroom	$1,590	6	$1,510	1
Total	**$1,373**	**30**	**$1,083**	**17**
1-2 Bedrooms	$1,200	11	$915	11
3-4 Bedrooms	$1,495	19	$1,325	6

Source: Solano County Rental Survey, April 2009

Home Sales Prices and Trends

Table 24 displays home sales data for the incorporated portions of the County as reported by Data Quick and the San Francisco Chronicle. The home sales attributes include the number of units sold in March 2009, the median sales price in March 2009, and the price per square foot in March 2009. In order to describe the significant decline in home values, each attribute shows the percentage change from March 2008. As seen in the table, the number of units sold in each jurisdiction was much higher in March 2009 than the number of units sold in March 2008. The large increase in the number of units sold is explained by the significant decrease in the median price and the price per square foot. The median sold price of homes in the County saw an overall decrease of 39 percent in the County, while the number of units sold increased by 103 percent.

The median sales price of homes ranges from $152,000 (Vallejo) to $311,000 (Benicia). Comparing this range with the maximum affordable purchase price of Solano County residents in **Table 24**, households considered low-, very low-, and extremely low-income would have difficulty purchasing a home that is affordable. The sharp decline in the median sales price from March 2008 to 2009 has made housing affordable to moderate-income households. For example, in March 2008 the median sales price in Suisun City was $253,000, which exceeded the affordable purchase price of moderate-income households. In March 2009 the median sales price in Suisun City declined to $177,250, a price affordable to moderate-income households.

Table 24
Solano County Housing Sales Activity, March 2009

Jurisdiction	Units Sold	Percentage Change [1]	Median Price	Percentage Change [1]	Price Per Square Foot	Percentage Change [1]
Benicia	26	37%	$311,000	-27%	$183	-29%
Dixon	30	233%	$258,500	-14%	$145	-26%
Fairfield	203	73%	$213,500	-40%	$121	-37%
Rio Vista	16	0%	$171,500	-39%	$124	-23%
Suisun City	69	146%	$177,250	-43%	$114	-39%
Vacaville	120	28%	$250,000	-37%	$152	-28%
Vallejo	254	204%	$152,000	-52%	$108	-48%
Solano County Total	**718**	**103%**	**$213,500**	**-39%**	**$124**	**-29%**

Source: http://www.dqnews.com/Charts/Monthly-Charts/SF-Chronicle-Charts/ZIPSFC.aspx
1 Percentage Change refers to the change in activity from March 2008 to March 2009.

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

A household paying more than 30 percent of gross monthly income is considered to be burdened by housing cost and overpaying. According to the 2000 Census and shown in **Table 25,** 1,446 (30 percent) overpaid for housing. Of the households that overpaid for housing, 508 (32 percent) households were renter occupied and 938 (29 percent) were owner occupied. A large share of households overpaying for housing were lower-income households (households earning <80 percent median income). Of the households overpaying for housing, 1,275 (88 percent) were lower-income households.

Table 25
Unincorporated Area Households Overpaying for Housing, 2000

	Renters		Owners	
	Number	Percentage	Number	Percentage
Estimated Lower Income Households Overpaying (< 80% Median Income)	487	96% [1]	788	84% [1]
All Households Overpaying	508	32%	938	29%
Total Households	**1,607**	**100%**	**3,186**	**100%**
2000 Median Income = $54,099				

Source: 2000 Census
[1] Percentage share of "All Households Overpaying"

COMMUNITY PROFILES

Several unincorporated areas of the County contain smaller residential communities that have unique housing and population characteristics. The purpose of this section is to describe these housing and population characteristics for the eleven communities within the unincorporated areas of Solano County. The eleven communities included in this section are Homeacres, Starr Subdivision, Sandy Beach, Cordelia, Rockville, Green Valley, Tolenas, North Vacaville, East Vacaville, Olive School, and Elmira. While there are other housing units outside of the eleven communities, these eleven communities represent the majority and the largest concentrations of housing units within the Unincorporated Area. Approximately 62 percent of the Unincorporated Area population lives within one of these eleven communities.

Homeacres

Homeacres is surrounded by the City of Vallejo and contains approximately 300 acres of unincorporated land, located north and south of Highway 780 between Homeacres Avenue and Rollingwood Drive Homeacres is designated in the Solano County General Plan as Low Density Residential with two to seven units per acre. It is presently zoned under a mixture of residential and commercial districts. In the area to the north and south of Benicia Road, approximately 102 acres are zoned as Residential Estate (R-E ½), 90 acres Residential Estate (R-E ¼), 21 acres One-Family Residence (R-S 6), 28 acres Duplex (R-D), and 7 acres Multifamily (R-M).

Approximately 1,690 people live in Homeacres, which contains 612 housing units. Nearly 30 percent of the persons are under 18 years of age and approximately 10 percent are 65 years and older. Homeacres has larger proportions of female-headed households than the Unincorporated Area population in general, representing 12 percent of the total households in Homeacres compared to 5 percent in the greater Unincorporated Area. Homeacres households are also more likely to be single-person households than Unincorporated Area households overall, and simultaneously, are more likely to be large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Homeacres households tend to be larger than Unincorporated Area households and County households, averaging 3.0 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, Homeacres households are less likely to own their homes than Unincorporated Area households and County households overall. Approximately 55 percent of Homeacres households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Homeacres also has a higher proportion of vacant housing units compared to the Unincorporated Area with 9 percent of its housing stock vacant.

Starr Subdivision

The Starr Subdivision community contains approximately 97 acres of unincorporated land located west of Interstate 80 between Benicia Road and Carlson Street, surrounded by the City of Vallejo. Starr Subdivision is primarily zoned for Duplex Residential (R-D) with areas along Benicia Road zoned Neighborhood Commercial (C-N). Approximately 78 acres of land are zoned duplex residential (R-D). Sixteen acres of Neighborhood Commercial (C-N) are zoned along Benicia Road. Starr Subdivision is relatively densely populated compared to other urbanized areas in the County, containing an average population density of 14.4 persons per acre. In comparison, the City of Vallejo's average population density is six persons per acre.

Approximately 1,400 people live in Starr Subdivision, which contains 455 housing units. About 35 percent of the persons are under 18 years of age, which is the highest percentage of persons under 18 of all the unincorporated communities. Starr Subdivision contains the highest proportion of female-headed households of any unincorporated communities discussed in this report, representing 18 percent of the total households in Starr Subdivision compared to 5 percent in the Unincorporated Area overall. In addition, Starr Subdivision contains the highest percentage of large family households of all the unincorporated communities, representing 26 percent of Starr Subdivision households. Further illustrating the tendency toward large households within Starr Subdivision is its average household size; Starr Subdivision averages 3.4 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

Starr Subdivision households are less likely to own their homes than Unincorporated Area households and County households overall. Approximately 33 percent of Starr Subdivision households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Starr Subdivision also has a higher proportion of vacant housing units compared to the Unincorporated Area with 9 percent of its housing stock vacant. The housing conditions survey indicated that approximately 3 percent of the housing stock is dilapidated and another two percent is substandard. Based on the housing conditions survey results, approximately 23 units are in need of major rehabilitation or replacement.

Sandy Beach

Sandy Beach is a small unincorporated area adjacent to the bay along Sandy Beach Road. The entire area is zoned single-family residential and is surrounded by the City of Vallejo. There are approximately 65 people living in 39 housing units within Sandy Beach. Sandy Beach households tend to be older households without children. Only two persons in Sandy Beach are under 18 years, while 23 percent of Sandy Beach's population are 65 years and older. Overall, Sandy Beach households tend to be smaller than Unincorporated Area households and County households, averaging 1.9 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, the majority of Sandy Beach households own their homes; approximately 69 percent compared to 70 percent for the Unincorporated Area households overall.

Old Cordelia

Old Cordelia is located south of Interstate 80 and to the east of Interstate 680 The townsite of Old Cordelia was established in the late 1800s. The townsite consists of approximately 80 acres located within the City of Fairfield urban growth line under the County General Plan. The area is identified as a historic townsite and is zoned for Highway Commercial Development. The community is presently zoned under several residential districts including 27 acres in Residential Estate (R-E ½) and 40 acres in Rural Residential (R-R 2½). One acre is presently zoned for Highway Commercial (C-H).

According to the 2000 U.S. Census, Old Cordelia has 64 housing units containing 220 residents. About 28 percent of Old Cordelia residents are under 18 years of age and 11 percent are 65 years and older. Old Cordelia has larger proportions of female-headed households than the Unincorporated Area population in general, representing 12 percent of the total households in Old Cordelia compared to 5 percent in the greater Unincorporated Area. Old Cordelia households are also more likely to be single-person households than households in the Unincorporated Area overall. Nearly one quarter of the households are single-person households (24 percent) compared to 17 percent of Unincorporated Area households overall.

Old Cordelia is less likely to contain large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Old Cordelia households tend to be slightly smaller than Unincorporated Area households and County households, averaging 2.7 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

Old Cordelia households are more likely to own their homes but at a lower percentage than Unincorporated Area households and County households overall. Approximately 56 percent of Old Cordelia households own their home compared to 70 percent of Unincorporated Area

households and 63 percent of County households. Old Cordelia also has a higher proportion of vacant housing units compared to the Unincorporated Area, with 8 percent of its housing stock vacant.

The housing conditions survey discussed earlier in this report included portions of Old Cordelia. According to survey results, approximately 40 percent of the housing stock or 26 units are substandard and in need of rehabilitation or replacement. While the housing conditions survey shows lower rates of substandard units in Old Cordelia compared to other communities surveyed, Old Cordelia has a higher proportion of dilapidated units, with 9 percent of the units surveyed in dilapidated condition.

Green Valley

The Green Valley Community is located to the northwest of Fairfield along Green Valley and Rockville roads. Green Valley contains approximately 850 acres designated for residential development. The General Plan designated 355 acres for rural residential development and 470 acres for suburban residential development. The area is zoned with a mixture of residential districts. About 150 acres are zoned Residential Estate (R-E ⅓), 35 acres Residential Estate (R-E ½), and 104 acres Residential Estate (R-E 1). In addition, there are 263 acres zoned Rural Residential (R-R 2½) and 46 acres zoned Rural Residential (R-R 5). The remainder is zoned under the Parks, Agricultural, and Watershed classifications.

Approximately 1,859 people live in Green Valley, which contains 759 housing units. About 21 percent of the persons are under 18 years of age and approximately 20 percent are 65 years and older. Green Valley has slightly larger proportions of female-headed households compared to the Unincorporated Area overall, representing 7 percent of the total households in Green Valley compared to 5 percent in the greater Unincorporated Area. Green Valley households are also less likely to be single-person households than households in the Unincorporated Area. Single-person households represent only 12 percent of total Green Valley households compared to 17 percent of Unincorporated Area households and 20 percent of County households overall. Simultaneously, while Green Valley does not have a significant concentration of single-person households, Green Valley also does not have a large concentration of large households. According to the 2000 U.S. Census, only 6 percent of total households are large family households (family households with five or more persons) compared to 15 percent for both Unincorporated Area households and County households. On average, Green Valley households tend to be slightly smaller than Unincorporated Area households and County households, averaging 2.5 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, Green Valley households are more likely to own their homes than Unincorporated Area households and County households overall. Approximately 85 percent of Green Valley households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Green Valley contains the highest proportion owner-occupied housing units of all the unincorporated communities in Solano County. Green Valley also has a lower proportion of vacant housing units compared to the Unincorporated Area, with 3 percent of its housing stock vacant.

Rockville

Rockville is a community located north of Interstate 80 along Suisun Valley and Rockville Road. Rockville is directly southeast of Green Valley and north of the Fairfield city limits). Approximately 275 acres are zoned for rural residential development. Rockville is primarily low-density

residential units that are within the Fairfield urban growth line. Approximately 100 acres of Rockville is zoned Rural Residential (R-R 2½) and Rural Residential (R-R 5). Rockville consists of approximately 130 acres of Residential Estate (R-E 1) and 11 acres of Neighborhood Commercial (C-N).

Rockville has approximately 110 housing units and 243 people. Rockville contains the highest proportion of persons 65 years and older of the unincorporated communities, representing 25 percent of Rockville's total population. Comparatively, 12 percent of the Unincorporated Area's population and 9 percent of the County's population are 65 years and older. As might be expected by the high proportion of seniors in Rockville, the area has higher proportions of single-person households and lower proportions of large family households. The U.S. Census counted seven large households in Rockville or approximately 7 percent of total households. Furthermore, Rockville households tend to be smaller than Unincorporated Area households and County households, averaging 2.30 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.90 persons per household for the County overall. Rockville also has slightly smaller proportion of female-headed households than the Unincorporated Area in general, representing 4 percent of the total households in Rockville compared to 5 percent in the greater Unincorporated Area and 8 percent of County households.

Rockville households are more likely to own their homes than Unincorporated Area households and County households overall. Approximately 74 percent of Rockville households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households.

Tolenas

Tolenas is located between the City of Fairfield and Suisun City. It is bounded at the north by Tabor Avenue, on the east by Travis Air Force Base, and on the south and west by the Suisun city limits. Tolenas comprises approximately 850 acres zoned Rural Residential.

Approximately 488 people live in Tolenas, which contains 163 housing units. About 22 percent of the persons are under 18 years of age and 16 percent are 65 years and older. Tolenas has a slightly smaller proportion of female-headed households than the Unincorporated Area population in general, representing 3 percent of the total households in Tolenas compared to 5 percent in the greater Unincorporated Area. Tolenas households are also less likely to be single-person households than households in the Unincorporated Area overall, and simultaneously are more likely to be large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Tolenas households tend to be larger than Unincorporated Area households and County households, averaging 3.10 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.90 persons per household for the County overall.

According to the 2000 U.S. Census, Tolenas households are more likely to own their homes compared to Unincorporated Area households and County households overall. Approximately 80 percent of Tolenas households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Tolenas also has a slightly lower proportion of vacant housing units compared to the Unincorporated Area with 2 percent of its housing stock vacant.

North Vacaville

North Vacaville is a large rural residential community located directly north of the City of Vacaville. A large portion of North Vacaville is zoned Exclusive Agriculture (A) at 20 acres minimum per parcel, but includes Rural Residential zones that are 2.5 acres minimum per parcel and 5 acres minimum per parcel. Only a small area within North Vacaville is zoned commercial, just northwest of the Vacaville city limits.

According to the 2000 U.S. Census, 4,366 people live in North Vacaville, which contains 1,523 housing units. The population is by far the largest of the unincorporated communities in Solano County discussed in this report. About 26 percent of the persons are under 18 years of age and approximately 10 percent are 65 years and older. These percentages are similar to proportions for the Unincorporated Area. North Vacaville has a slightly lower proportion of female-headed households compared to the Unincorporated Area, representing 3 percent of the total households in North Vacaville compared to 5 percent in the greater Unincorporated Area. North Vacaville households are less likely to be single-person households than households in the Unincorporated Area overall. North Vacaville households tend to be similar in size to Unincorporated Area households and County households, averaging 3.0 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, North Vacaville households are more likely to own their homes than Unincorporated Area households and County households overall. Around 84 percent of North Vacaville households own their home, which is one of the higher ownership rates of the unincorporated communities. This is in comparison to 70 percent with Unincorporated Area households and 63 percent of County households. There are 52 vacant housing units in North Vacaville, which comprise 3 percent of the total housing units.

East Vacaville

East Vacaville is located east of Leisure Town Road and Highway 505, and intersected by Interstate 80. The area is primarily zoned for exclusive agricultural use with rural residential uses allowed in parcels directly adjacent to the City of Vacaville and north of Interstate 80. A small swath of land directly north of Interstate 80 is zoned for industrial use with areas further north and south of the Interstate 80 zoned for exclusive agriculture.

Approximately 1,189 people live in East Vacaville, containing 442 housing units. About 23 percent of the persons in East Vacaville are under 18 years of age and approximately 10 percent are 65 years and older. These percentages are similar to proportions for the Unincorporated Area. East Vacaville has a slightly lower proportion of female-headed households compared with the unincorporated population in general, representing 4 percent of the total households in East Vacaville. East Vacaville households are slightly more likely to be single-person households as households in the Unincorporated Area overall. East Vacaville's average household size of 2.90 persons per household is similar to the Unincorporated Area households and County households, 2.88 persons per household and 2.90 persons per household, respectively.

According to the 2000 U.S. Census, East Vacaville households are more likely to be homeowners than Unincorporated Area households and County households overall. Around 76 percent of East Vacaville households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. There are 25 vacant housing units in East Vacaville, which comprise 6 percent of the total housing units.

Olive School

Olive School is the northernmost community discussed in this section. Olive School is west of Highway 505 and south of Putah Creek. Olive School is primarily zoned Rural Residential with a minimum parcel size of 2.5 acres. Olive School also includes rural residential areas with a minimum parcel size of 5 acres and exclusive agricultural areas with a minimum parcel size of 20 acres.

There are 291 persons residing in Olive School and 122 total housing units. Olive School has a slightly smaller proportion of female-headed households than the unincorporated population in general, representing 4 percent of the total households in Olive School compared to 5 percent in the greater Unincorporated Area. Olive School households are also less likely to be single-person households than households in the Unincorporated Area overall, and simultaneously are less likely to be large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Olive School households tend to be smaller than Unincorporated Area households and County households, averaging 2.50 persons per households compared to 2.88 persons per household for the Unincorporated Area and 2.90 persons per household for the County overall. Olive School residents are more likely to be seniors than the County overall with 15 percent of Olive School residents 65 years and older compared to 9 percent for the County overall.

According to the 2000 U.S. Census, Olive School households are significantly more likely to own their homes than Unincorporated Area households and County households overall. Approximately 81 percent of Olive School households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Olive School also has a slightly lower proportion of vacant housing units compared to the Unincorporated Area, with 3 percent of its housing stock vacant.

Elmira

Elmira is located east of Vacaville between Fry Road, Lewis Road, and Interstate 80, adjacent to the Southern Pacific rail line. The Elmira community contains approximately 500 acres. The Elmira townsite is designated Suburban Residential and Neighborhood Commercial and the surrounding area is designated intensive agriculture. The townsite is primarily zoned Residential Estate with a minimum parcel size of half an acre and single-family residential with a minimum lot size of 5,000 square feet. Elmira also contains approximately 3 acres of neighborhood commercial zoned land and 12 acres of general manufacturing zoned land for a wood treating facility.

Approximately 205 people live in Elmira's 92 housing units. About 25 percent of the residents are under 18 years of age and approximately 8 percent are 65 years and older. Elmira has roughly the same proportion of female-headed households as the Unincorporated Area population in general, representing 6 percent of the total households with 5 percent in the Unincorporated Area. Elmira households are more likely to be single-person households than households in the Unincorporated Area overall. There is a smaller proportion of large family households (family households with five or more persons) than both Unincorporated Area households and County households. On average, Elmira households tend to be smaller than Unincorporated Area households and County households, averaging 2.4 persons per household compared to 2.88 persons per household for the Unincorporated Area and 2.9 persons per household for the County overall.

According to the 2000 U.S. Census, Elmira households are less likely to own their homes than Unincorporated Area households and County households overall. Approximately 51 percent of Elmira households own their home compared to 70 percent of Unincorporated Area households and 63 percent of County households. Elmira also has roughly the same proportion of vacant housing units compared to the Unincorporated Area, with 7 percent of its housing stock vacant.

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Non-Governmental Constraints

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

Land Costs

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

In the Elmira community (east of Vacaville) of the County, Loopnet lists a 2.51-acre property suitable for multi-family development. The parcel is listed for $450,000 or $4.12 per square foot. Assuming that the property was developed with 20 multi-family units (8 units/acre), the land would add $22,500 toward the cost of each unit. According to local developers and real estate agents, the cost of land located closer to Benicia and Vallejo tends to be much higher. Loopnet provides a listing for a vacant 0.21-acre single-family parcel in Benicia for $110,000, which is $12.03 per square foot and significantly higher than land in the Vacaville and Dixon area. The Benicia parcel is suitable for one single-family home, which means that the cost of land adds $110,000 to the final cost of the home.

Construction Costs

The cost to construct a single-family home in the County was estimated using the 2008 National Building Cost Manual. According to the manual, a 1,500 square foot attached single-family home constructed with average quality building materials would cost $225,079 to build. The estimate includes material ($85,351), labor ($103,395), equipment ($2,943), indirect cost ($9,941), and a contractor markup ($23,449). The estimate does not include expected development fees related to the permitting process.

Estimating the cost to develop multi-family housing in the County is more difficult to determine, due to the lack of multi-family development activity in the Unincorporated Area of the County. However, in the incorporated portions of the County there are a number of multi-family developments that can assist in providing an estimate of the cost to develop multi-family housing in the County. In 2007 the Avian Glen (87 units) affordable housing project was completed in Vallejo. According to the developers of Avian Glen, the cost to construct the project was roughly $16,050,433, or $184,487 per unit.

Financing

At the time of this update (2009) interest rates for home mortgages are at their lowest point in quite a few years. Purchasers are currently securing fixed rate mortgages with interest rates between 4.8 and 6.5 percent. Similarly, lenders are offering multi-family developers 15-year financing arrangements with rates between 6.5 and 8.5 percent. The current interest rates are not a constraint to developing affordable housing and may in fact provide an opportunity to secure affordable financing.

In addition to determining the cost of financing, **Table 26** provides an account of lending activity in the Vallejo-Fairfield MSA between 2005 and 2007. As shown in the table, there were 53,356 total loan applications between 2005 and 2007. Of the total loan applications, 35,703 (67 percent) were approved, 11,278 (21 percent) were denied, and 6,375 (12 percent) were withdrawn. The share of approved loans is 1 percent higher than the share of approved loans in California for the same time period, indicating that financing is readily available in the MSA. In 2005, 25,822 loan applications were received by lenders in the MSA, which represented 48 percent of loan applications received in the three-year period. By 2007 the total number of loan applications received was 9,481, a significant decrease from 2005 and representative of the slowdown of the economy.

Table 26
Solano County Loan Activity, 2005–2007

Year	Approved [1]		Denied		Withdrawn/ Incomplete		Total	
	Vallejo-Fairfield MSA		Vallejo-Fairfield MSA		Vallejo-Fairfield MSA		Vallejo-Fairfield MSA	
	Number	Percent-age	Number	Percent-age	Number	Percent-age	Number	Percent-age
2005	17,840	69%	4,774	18%	3,208	12%	**25,822**	**48%**
2006	11,993	66%	3,949	22%	2,111	12%	**18,053**	**34%**
2007	5,870	62%	2,555	27%	1,056	11%	**9,481**	**18%**
Total	**35,703**	**67%**	**11,278**	**21%**	**6,375**	**12%**	**53,356**	**100%**

Source: Federal Financial Institutions Examinations Council, Home Mortgage Disclosure Act 2005-2007
Note: Loan activity includes the following loan types: "FHA, FSA/RHS & VA," "Conventional," and "Loans on Dwellings for 5 or more families."
[1] Approved includes "loans originated" and "loans approved, not accepted."

Overall Housing Production Costs

Based on the factors discussed above, and including land costs, impact fees, hard costs, soft costs, and developer profit, it is estimated that the cost to produce a single-family detached home of approximately 1,500 square feet on a relatively small lot (eight to ten dwelling units per acre) is at least $350,000. For multi-family units developed at eight dwelling units per acre, the estimated production cost is $200,000 to $210,000 per unit.

Governmental Constraints

Local government has few direct influences on housing production cost factors. The one direct cost affected by local agencies is fees. Lot improvement costs are indirectly influenced by local standards for streets and other site improvements. Planning densities also indirectly affect housing costs. The potential for using these governmental influences on housing costs to lower costs will be discussed in more detail in the Housing Program section of the forthcoming complete Housing Element Update. These examples represent constraints to housing production that local government can influence, to some extent, by policies and regulations. Among these

are land use and development controls, building codes and their enforcement, site improvements, fees, and local processing and permit procedures.

Land Use Controls

The County's land use controls offer limited options for new construction of low- and moderate-income housing. The County's land use policies are firmly based upon the goal of urban development occurring in urban areas, principally within the seven cities in the County.

Suburban Residential Districts
R-E (Residential Estate) Districts. The R-E districts are intended for areas that have previously been subdivided for single-family residential development and provide the community services appurtenant thereto. There are four R-E districts (R-E ¼, R-E ⅓, R-E ½, and R-E 1).

Urban Residential Districts
R-S (One-Family Residential) District. The R-S zoning district is intended for areas with urban single-family homes and the community services appurtenant thereto. There are three R-S zoning districts (R-S 5, R-S 6, and R-S 7.5).

R-D (Duplex Residence) District. The R-D zoning district is intended for certain medium-density residential areas that are appropriate for duplexes or second single-family dwellings and that can be served by community services.

R-M (Multiple-Residence) District. The R-M zoning district is intended for high-density residential areas that are appropriate for multi-family residential units and that can be served by community services.

Rural Residential Districts
R-R (Rural Residential) Districts. The R-R zoning district is applied to areas for rural, low-density, single-family homes, where agriculture is not the sole land use and commercial agricultural productions capacity is low, where self-sufficiency and privacy are desirable and only minimal essential public services and facilities are available. Home sites are to be self-sufficient with individual wells and septic tanks. There are three R-R zoning districts (R-R ½, R-R 5, and R-R 10).

Exclusive Agricultural Districts
A (Agriculture) District. Comment: The A zoning district is intended for 20, 40, 80, and 160 acre minimums. A-40 and A-80 zoning has been applied to agriculture areas with high quality soils that has been brought into intensive agriculture production through irrigation. These properties are generally retained in parcel sizes of 40 to 80 acres and are identified as prime farmland by the State Department of Land Conservation based on soil type. Agricultural land with lower-quality soils is used for dry land farming range land and are generally retained in parcel sizes of 20 and 160 acres.

Zoning Regulations
Most of the land in the Unincorporated Area is designated for agriculture. Where land is designated for residential use in the Unincorporated Area, the County's Zoning Ordinance contains several provisions that remove land use constraints. While residential units are allowed in other zoning districts, the principal zoning districts that allow for residential development are agricultural, rural residential, residential estate, one family residence, duplex residence, and multiple residences.

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

Table 27 below provides a summary of the County's residential development standards as set forth in the Zoning Code. The residential development standards are created to ensure that the overall health, safety, and welfare of the community are protected while ensuring that the vision, goals, and policies of the General Plan are achieved.

Table 27
Residential Development Standards

	One Family Residence			Duplex Residence	Multiple Residence	Residential Estate				Rural Residential			Agriculture
	R-S 5	**R-S 6**	**R-S 7.5**	**R-D**	**R-M 1**	**R-E 1/4**	**R-E 1/3**	**R-E 1/2**	**R-E 1**	**R-R 2½**	**R-R 5**	**R-R 10**	**20-160**
Minimum Lot Area	5,000 s.f.	6,000 s.f.	7,500 s.f.	5,000 s.f.	5,000 s.f.	10,000 s.f.	15,000 s.f.	20,000 s.f.	1 acre	2½ acres	5 acres	10 acres	20 – 160 acres
Primary Dwelling Size	1,000 square feet minimum												
Front Setback	0	20 feet	25 feet	20 feet	30 feet	20 feet				30 feet			30 feet
Side Setback	5 feet			5 feet	10 feet	10 feet				10 feet			20 feet
Rear Setback	10 feet	15 feet	15 feet	10 feet	20 feet	25 feet				25 feet			25 feet
Maximum Height	35 feet			35 feet	50 feet	35 feet				10 feet			35 feet
Maximum Density	8.7 du/ acre	7.2 du/ acre	5.8 du/ acre	8.7 du/ acre	8.7 du/ acre	4.3 du/ acre	2.9 du/ acre	2.1 du/ acre	1 du/ acre	.4 du/ acre	.2 du/ acre	.1 du/ acre	.05 - .0062 du/acre
Parking													

Source: Solano County Zoning Code, 2009

Provisions for a Variety of Housing

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family and multi-family dwellings, secondary dwelling units, agricultural employee housing, rooming and boarding houses, and mobile and manufactured homes. **Table 28** below shows the housing types that are permitted by zoning district.

Transitional and Supportive Housing

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

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

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the Zoning Code. Currently, transitional and supportive housing types fall under the community care facility definition and are therefore permitted by right in all residential zones with 6 or fewer people. To comply with SB2, **Program D.3** states that the County will add definitions of both transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14 and amend the Zoning Code to allow both transitional and supportive housing types as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.

Emergency Shelters

Senate Bill 2 (Cedillo, 2007) requires the County to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the County demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility;

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

The County's Zoning Regulations identify emergency shelters as a residential care facility use type as part of the definition of a community care facility. The County allows the development of community care facilities in all residential zones with a use permit. However, the zoning regulations recognize residential care facilities with 6 or fewer persons as residential uses of property and therefore allow the development of a residential care facility with 6 or fewer persons as a permitted use subject to the same development standards as all other residential use types. Program D3 states the County's Zoning Regulations identify emergency shelters as a residential care facility use type as part of the definition of a community care facility.

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

On May 1, 2007 the County contributed $1,000,000 (from the County's FY 2007/08 General Fund) towards the construction of Bridge to Life. In April 2009, the County Board of Supervisors approved a $750,000 (from the County's General Fund) loan to Mission Solano towards the completion of the project. The City of Fairfield has also supported the development of Bridge to Life by allocating $900,000 in forgivable loans and grants. The estimated cost to complete Bridge to Life is $11,500,000 of which the County and Fairfield have contributed $1,900,000 or approximately 17 percent of the total project cost. The approval of the $750,000 loan from the County assists Mission Solano with securing a variety of grant funding that would otherwise be difficult to guarantee.

The Solano County Continuum of Care (CoC) identified a total of 396 beds in Solano County in its 10-year plan (2008 to 2018) to end homelessness. CAP Solano completed a count of homeless persons on the evening of January 27, 2009. The count identified a total of 425 persons in the County, of which 66 were from Fairfield. The count did not identify any persons as residents of the Unincorporated Area of the County.

Once completed, the Bridge to Life Center will add an additional 154 beds to the total shelter beds in Solano County. The shelter will be located in the City of Fairfield directly across the street from the Solano County Health and Social Services department. The proximity of the shelter to the Health and Social Services building will benefit County residents seeking housing assistance from the County as well as its siting in Fairfield will assist Fairfield residents seeking housing services. As stated earlier, there were 66 homeless persons identified in Fairfield during the

County's homeless count. The additional beds (154) that will be provided once Bridge to Life is completed will accommodate the need in Fairfield as well as the Unincorporated Area need.

As previously mentioned, the County and the City of Fairfield have allocated funding towards the development of Bridge to Life. Each jurisdiction has entered into agreements with Mission Solano in regards to each jurisdiction's contributions towards the development of the project. The City of Fairfield and Solano County have not entered into a multi-jurisdictional agreement, however each jurisdiction has contributed towards meeting the needs of homeless persons in the County.

The County's contribution towards assisting with the development of the Bridge to Life Center as well as current zoning regulations which permit emergency shelters as residential care facilities mitigate potential constraints towards the development of emergency shelters. As stated in program D.4 the County will continue to cooperate and work with other governmental and non-governmental organizations to encourage, promote, and facilitate the provision of emergency shelters, transitional housing, and housing to meet other special housing needs.

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

Bridge to Life Center

Once complete, the Bridge to Life Center will be on a site with access to public transportation and is near the Solano County Office of Health and Human Services, for the convenience of their clients to obtain County social services such as enrollment in welfare and food stamps programs and access to County health care programs. This type of housing project will be the largest of its kind in Solano County and is estimated to cost $11,500,000 when complete. It involves construction of multiple buildings that include a 154-bed shelter, the women's and children's center, a main dining hall, a day care center and an education center with classrooms, and a men's housing unit. This project is a partnership between Mission Solano, Homeaid of Northern California (the charitable arm of the Home Builders Association), the City of Fairfield, and Solano County.

Community Care Facilities

The County allows by right a residential care facility, including an intermediate care facility/developmentally disabled, a congregate living health facility, a transitional housing facility, or an emergency shelter facility but excluding a facility for wards of the juvenile court, which serves six or fewer persons, exclusive of the licensee, members of the licensee's family, and persons employed as facility staff, shall be considered a residential use of property rather than a community care facility and therefore are permitted by right in all residential zones. Group homes of six persons or less have the same parking requirements as conventional single-

family units. The Zoning Code permits community care facilities for seven or more people in residential zoning districts (R-R, R-E, R-S, R-D, and R-M), subject to a conditional use permit. Conditional use permits require a public hearing with public notice. As part of this process, the Planning Commission establishes parking requirements after determining actual parking need; thus, projects that would generate minimal parking demand would not be held to "standard" parking requirements that might represent an unnecessary constraint.

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

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

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

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

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

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

Use permit applications are evaluated against a standard to ensure that there is not an over concentration of such facilities in any one area of the County. A community care facility proposed on a parcel may not be less than 400 feet from another parcel containing a

community care facility. The average parcel within the Rural Residential (RR) zoning districts is between 163 feet (RR-2.5) and 223 feet (RR-5) in width where 80 percent of the available sites are located. Given the average parcel widths, this requirement does not unduly restrict the siting of these facilities. In the Residential Estate (RE) zoning districts the average site width varies from 80 to 120 feet where another 14 percent of the available sites are located. The Inventory Site analysis found a total of 141 sites within the County's residential zoning districts that could accommodate community care facilities.

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

Persons with Disabilities

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

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

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

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

Housing for Extremely Low-Income Households

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Extremely low-income households typically comprise persons with special housing needs including, but not limited to, persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and persons with mental illness or developmental disabilities. The Institute for Local Government's (ICG) Housing Resource Center defines a single-room occupancy unit (SRO) as "a type of residential hotel offering one-room units for long-term occupancy by one or two people and may have a kitchen or bath facilities (but not both) in the room." The County does not explicitly define SROs in the Zoning Code, but has defined "rooming or boarding house" in the

Zoning Code as "A dwelling, other than a hotel, where lodging or meals, or both, for four or more persons are provided for compensation." The County's Zoning Code currently permits rooming or boarding houses in the R-M and R-E zones. **Program D.1** states that the County will amend the Zoning Code to add the definition of a single-room occupancy unit (SRO), to the current rooming or boarding house definition and to support the development of SROs or other types of housing affordable to extremely low-income households, the County will prioritize and leverage federal and state funding for the development of these units.

Farmworker Housing

Farmworker housing is defined in Sections 17021.5 and 17021.6 of the Health and Safety Code as any employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located. Currently the County allows HCD agricultural employee housing by right in the Agricultural (A) zone. **Program D.2** states that the County will continue to allow farmworker housing as a permitted use in the Agricultural zone.

Manufactured Housing

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

Table 28
Housing Types Permitted by Zoning District

Land Use/Zoning District	A	R-E	R-S	R-D	R-M	R-R
Single-family dwelling (manufactured home)	A	A	A	A	A	A
Multiple family dwelling					A	
Duplex				A	A	
Dwelling group					A	
Secondary dwelling	A	A	A			A
Rooming and boarding house					A	A
Storage, mobile home	A	A				A
Nursing home		UP	UP	UP	UP	UP
Rest home		UP	UP	UP	UP	
Community care facility[1]		UP	UP	UP	UP	UP
Agricultural employee housing	UP					
HCD agricultural employee housing	A					

Source: Solano County Zoning Code, 2009
A- Allowed use
UP- Use permit required
--- Use not allowed
Notes:

[1] Transitional housing, supportive housing and emergency shelters fall under the community care facility definition. These uses are considered residential and therefore permitted, if there are 6 or fewer persons.

Parking

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

Solano County Orderly Growth Initiative

Measure A was a voter initiative that was passed by the voters in 1984 and was reintroduced by a citizens committee in 1994 as the Orderly Growth Initiative. In 1994, the Orderly Growth Initiative was adopted by the Board of Supervisors and codified into the General Plan. The 2008 General Plan extended the Orderly Growth Initiative to 2028 through the passage of Measure T, approved by voters in November 2008. The General Plan restricts the conversion of land[1] designated agriculture or open space in the County's land use plan to higher-density residential uses. The General Plan allows up to 50 acres of agriculturally zoned land to be converted for residentially zoned uses if the following criteria are met:

a. The land is immediately adjacent to comparably developed areas that have available services with sufficient capacity to provide services to the proposed converted site.

b. The annexation of the site is not appropriate or possible.

c. All residential units constructed at the site will be affordable to very low-income and low-income households per the Housing Element.

d. There is no existing residentially designated land available for low- and very low-income housing.

e. The redesignations of land and the construction of very low- and low-income housing are required to comply with state law requirements for provisions of such housing.

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

a. The higher density will not constitute or encourage piecemeal development.

b. The land is not defined as prime agricultural land.

c. The land is not suitable for agricultural due to poor soil, drainage, or terrain.

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

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

While the General Plan does allow for the conversion of agricultural land, the conversion must meet a number of criteria that make any conversion of agriculturally zoned land to higher-density residential difficult. In summary, while the Orderly Growth Initiative intends to limit sprawl and prevent the conversion of open space and agricultural land, the initiative also inhibits the ability to build housing at urban densities in the Unincorporated Area.

Building Regulations

Solano County currently uses the 2007 California Uniform Building Code, which includes accessibility requirements for commercial and public buildings. The County has had very few, if any, requests to retrofit existing commercial buildings in the Unincorporated Area, but such retrofits would need to be in ADA compliance. In general, the County does not receive many, if any, requests for permits to retrofit homes for disabled access or to create group homes for the disabled. This is likely due to the fact that many services that would be desirable for disabled people do not exist in the more rural unincorporated areas (e.g., public transit, commercial centers, community centers) and these services are more conveniently available within the incorporated areas of the County.

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

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

Building Codes

Solano County has adopted two amendments to the Uniform Building Code that address residential structures. The first requires that all materials applied as roof covering shall have a fire rating of class "B" in order to address health and safety by reducing the potential for the loss of the structure as a result of grass and wildland fires. This change in the code does not result in a significant increase in the cost of residential structures and will result in a greater protection of structure during grass and wildland fires. The second amendment allows the use of a "standard plan" which allows an approved plan to be used on separate parcels which reduces the cost of the Plan Review Fee for each identical structure.

The Cordelia Fire Protection District, Dixon Fire Protection District, and Vacaville Fire Protection District have each amended their fire codes to require residential sprinkler systems within their districts. Because of limited water supplies and longer response times to locations within the

Unincorporated Area, these districts have imposed this requirement to address health and safety concerns. While residential sprinkler systems increase the cost of residential units, these fire districts have determined that the increased safety and fire protection provided by the sprinkler systems outweigh the increased cost of the residence.

Code Enforcement

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

Site Improvements

The zoning district regulations set forth the basic site improvement requirements, which are summarized in **Table 29**. These regulations are standard requirements.

Table 29 summarizes the County Road Improvement Standards. No road improvements are required for subdivision of properties under the A-20, A-40, A-80, and A-160 zoning districts. Properties zoned R-R 10 and R-R 5 are required to meet private road standards if parcels do not front on a county public road, but no public road improvements are required for subdivision. Subdivisions of properties zoned R-R 2½ or greater density are subject to the public road improvement standards, and properties zoned R-E 1/2 or greater density require concrete curbs, gutters, and sidewalks.

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

Table 29
Summary Of Road Improvement Standards

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

Source: Solano County, 2009

Notes:

1. All figures are minimums. Roadway widths shall be increased to accommodate on-street parking and/or designated bicycle routes, where warranted. Roads in areas planned or zoned for commercial or industrial uses shall have a width of traveled way and right-of-way 4 feet greater than the minimums shown in the table above. The Director of Transportation may, where warranted, impose additional or more stringent standards beyond those shown here.

2. For surface type, AC indicates asphalt concrete pavement, CS indicates double chip seal, and AB indicates compacted Class 2 aggregate base.
3. Residential streets in areas zoned for R-E 1/2 or greater density shall have concrete curbs, gutters, and sidewalks. Concrete curbs, gutters and sidewalks shall also be installed where a significant number of other properties in the neighborhood have existing curbs, gutters, and/or sidewalks, in commercial and industrial areas where warranted, and in other areas where required by the Director of Transportation. Roadway widths in areas with curbs, gutters, and sidewalks shall be increased to accommodate on-street parking, where warranted.

Fees

Solano County does not charge development fees, as development/capital improvement fees are generally linked to building permit approvals. **Tables 30** and **31** show the County's public facilities fees for both the incorporated and unincorporated areas of Solano County.

Table 30
Unincorporated Areas

Land Use	Public Protection	Public and Social Services	Library	General Government	Sheriff's Patrol and Investigation	Courts	Subtotal	PFF Compliance	Total
Residential									
Single-Family Unit	$3,360	$1,400	$1,764	$2,110	$376	$835	$9,845	$246	**$10,091**
Multi-Family	$3,178	$1,324	$1,669	$1,996	$356	$790	$9,313	$233	**$9,546**
Second Dwelling Unit	$1,703	$710	$894	$1,070	$191	$423	$4,991	$125	**$5,116**
Nonresidential									
Retail	$540	N/A	N/A	$270	$60	$134	$1,004	$25	**$1,029**
Office	$899	N/A	N/A	$450	$100	$223	$1,672	$42	**$1,714**
Industrial	$378	N/A	N/A	$189	$42	$94	$703	$18	**$721**
Warehouse	$113	N/A	N/A	$57	$13	$28	$211	$5	**$216**

Table 31
Incorporated Areas

Land Use	Public Protection	Public and Social Services	Library	General Government	Sheriff's Patrol and Investigation	Courts	Subtotal	PFF Compliance	Total
Residential									
Single-Family Unit	$3,360	$1,400	$1,764	$1,341	N/A	$835	$8,700	$217	**$8,917**
Multi-Family	$3,178	$1,324	$1,669	$1,268	N/A	$790	$8,229	$206	**$8,435**
Second Dwelling Unit	$1,703	$710	$894	$680	N/A	$423	$4,410	$110	**$4,520**
Nonresidential									
Retail	$540	N/A	N/A	$146	N/A	$134	$820	$21	**$841**
Office	$899	N/A	N/A	$243	N/A	$223	$1,365	$34	**$1,399**
Industrial	$378	N/A	N/A	$102	N/A	$94	$574	$14	**$588**
Warehouse	$113	N/A	N/A	$31	N/A	$28	$172	$4	**$176**

On average, the per-unit fee cost is approximately $18,860 for a single-family home and $28,406 for a multi-family duplex project (See **Table 32**). After looking at the estimated cost of the development the fees are estimated to make up 10 percent of the cost.

Table 32
Cost for a Typical Residential Development In the Unincorporated County

Development Cost for a Typical Unit	Single-Family[1]	Multi-Family[2]
Total estimated fees per unit	$18,860	$28,406
Typical estimated cost of development per unit	$179,496	$179,496
Estimated proportion of fee cost to overall development cost per unit	10%	10%

Source: Solano County, 2009
[1Si] Single- family based on: 2,000 sq. ft. dwelling, 400 sq. ft. garage
[2] Multi-family (duplex) based on two, 1,000 sq. ft. units, 400 sq. ft. garage

Permit Processing

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

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

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

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

After the applicant completes the subdivision process, the applicant can submit a building permit application to the Department of Resource Management's Building and Safety Division. The applicant must submit four sets of plans; review from the Building and Safety Division normally takes up to two weeks or 10 business days. The plans also must be submitted to the fire district, Environmental Health Services Division, and Planning Services Division for approval.

Overall, the Building and Safety Division estimates a complete building permit application takes approximately one month to process before a building permit is issued, unless more information or corrections are required from the applicant.

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

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

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

Table 33 shows typical time frames for permit processing.

Table 33
Timelines for Permit Procedures

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

Source: Solano County, March 2009

Infrastructure Availability

A scarcity of community water and sewer facilities in the Unincorporated Area is a constraint on the production of any significant quantities of new housing, especially housing constructed at densities that could be affordable to lower- and moderate-income households. While rural residential development on larger parcels can rely on septic systems for sewage disposal, single-family and multi-family development at urban densities must be connected to public sewer systems. In Solano County, these public systems only exist in Homeacres, Starr Subdivision, Cordelia, Rockville Corners, and Elmira. While rural residential parcels can often be supplied with potable water using on-site wells, community water is normally a necessity for producing housing at urban densities in general and for affordable housing in particular. Such utilities are not available except in Homeacres, Starr Subdivision, and Green Valley area supplied by the City of Vallejo; the rural north Vacaville area supplied by the Rural North Vacaville Water District; and certain areas within the Solano Irrigation District (SID) including Elmira, Gibson Canyon, Qual

Canyon, Blue Ridge Oaks, Pleasant Hills Ranch, and Vaca Valley area. Many of the areas served by SID are provided water with an on-site treatment system. New requirements currently limit SID's ability to provide additional water service connections with on-site treatment systems until new water quality standards are met. City and Local Agency Formation Commission (LAFCO) servicing policies today limit the extension of sewer and water service beyond current city boundaries. This limits the County's ability to provide addition water and sewer service to the Unincorporated Area. Although water is an issue in the County, it has not been a constraint in meeting the County's 2007-2014 regional housing need of 99 units. Since 2007, the County has already constructed 101 units exceeding its total regional housing need requirement.

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

Analysis of Potential Constraints Upon the Development, Maintenance, and Improvement of Housing for Persons with Disabilities. The State of California recently amended Housing Element law (Government Code Section 65008) to require local jurisdictions to analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disability as part of their housing element updates. This includes reviewing permitting processes, zoning, and building codes and jurisdictions' ability to respond to housing needs for persons with disabilities. In compliance with these new requirements, Solano County reviewed its permitting process, existing zoning regulations, and building codes for their ability to accommodate housing for persons with disabilities.

RESOURCES

Regional Housing Needs Allocations (RHNA)

Pursuant to state law (California Government Code Section 65584) at five-year intervals the State Department of Housing and Community Development and regional councils of government (ABAG for Solano County) must determine each locality's share of regional housing need. In conjunction with the State-mandated Housing Element update cycle that requires Bay Area jurisdictions to update their Housing Elements by June 30, 2009, ABAG has allocated housing unit production needs for each jurisdiction within the Bay Area. These allocations set housing production goals for the planning period that runs from January 1, 2007 through June 30, 2014.

Assembly Bill (AB) 2634 passed in 2006 requires jurisdictions to quantify the projected housing needs of extremely low-income households. Extremely low-income households are defined as those households earning less than 30 percent of the area median income. In order to project the housing needs of extremely low-income households, HCD recommends that jurisdictions plan that 50 percent of the very low-income household RHNA represents the projected number of extremely low-income households. The 2007-2014 very low-income housing allocation for the Unincorporated Area of Solano County is 26, thus the projected number of extremely-low income households is 13.

The following is a summary of ABAG's housing need allocation for the Unincorporated Area.

Income Level	Units	Percentage
Extremely Low	13	13%
Very Low	13	13%
Low	16	16%
Moderate	18	18%
Above Moderate	39	39%
Total	**99**	**100%**

The Unincorporated Area's housing share represents approximately 0.8 percent of the total housing units allocated to Solano County for the period. For comparison, Vacaville's housing allocation represents approximately 22 percent of the County's total allocation and Vallejo's housing allocation represents 24 percent of the County's total allocation.

Sites Inventory Analysis

ABAG has projected that the Unincorporated County will add 99 housing units between 2007 and 2014 and has allocated such units as the County's fair share allocation of housing units. This analysis will provide a summary of the County's progress towards meeting ABAG's fair share allocation as well as identify vacant parcels suitable for accommodating the remainder of the County's fair share allocation.

Progress towards Achieving RHNA

The sites inventory and analysis is intended to inform the County of available land suited for residential development through the remainder of the planning period (2014). According to ABAG, the number of housing units in the Unincorporated Area is expected to grow by 99 units between 2007 and 2014. Since the start of the planning period (2007) the Unincorporated Area has grown by 101 housing units, exceeding the housing need by 19 units. As shown in the analyses of the County's RHNA, the housing unit allocation is distributed amongst various income ranges. In order to determine the remaining housing unit need and surplus in each income category an analysis is provided below.

Constructed Units to Date

Since the start of the current planning period (January 1, 2007) there have been 101 housing units added to the County's housing stock. Of the 101 additional housing units constructed: 49 single-family homes; 38 manufactured homes; and 14 second units.

Single-family homes

As previously discussed and presented in **Table 22** in the section discussing housing cost and affordability, single family home prices are affordable to moderate- and above moderate-income households in the County. In the current planning period (2007-2014) ABAG allocated 18 housing units for moderate-income households and 39 for above moderate-income households to the County. Since 2007, there have been 49 single-family housing units constructed, which meets the projected moderate income housing need as well as a share of the above moderate-income housing need. In **Table 36**, the 49 single family homes are allocated towards meeting the moderate and above moderate housing need.

Manufactured homes

Since 2007 there have been 38 additional manufactured homes added to the County's housing stock. **Table 34** provides findings from a survey of manufactured home listing and sales prices in Solano County. There were only two and three bedroom manufactured homes found for sale. According to the survey, the median square foot price for a two bedroom manufactured home is $40.64 and $50.42 for a three bedroom unit. The median square feet of two bedroom units listed was 904 and 1,535 for three bedroom units. Multiplying the median square foot sales price by the median square feet yields a cost of $36,739 for two bedroom manufactured units and $71,256 for three bedroom manufactured units.

Table 34
Manufactured Housing Cost, Solano County 2009

Unit Size	Median Square Feet	Median Price per Square Foot	Cost of housing [1]	Number of Units Surveyed
2-bedroom	904	$40.64	$36,739	9
3-bedroom	1,535	$46.42	$71,256	14

Source: Solano County Manufactured Home Sales Survey, 2009
[1] Cost of housing was calculated by multiplying the median square feet by the median square foot cost.

As shown in **Table 22** in the section presenting housing cost and affordability, very low- and low-income households can afford to purchase housing between $73,624 and $181,289. As shown in **Table 34**, very low- and low-income households can afford manufactured housing in the County ($36,739 to $71,256). As mentioned, the County has added 38 manufactured homes to its housing stock since the start of the planning period (2007). In **Table 34**, these manufactured homes have been counted towards the County's very low- and low-income housing need.

Second Units

There have been 14 second units constructed in the County since the start of the planning period (2007). Second units are typically developed in the County to house families related to the occupants of the primary residence and it is therefore difficult to survey rental rates of second units. Due to the relatively low cost of construction (zero land cost and generally smaller in scale), County staff indicate that second units primarily serve as housing units for lower income households. Staff also noted that it is typical that second units are developed to house family members and agricultural workers.

According to Data Quick's March 2009 Bay Area Home Sale Activity report the median square foot price for resale homes in Solano County is declining. In March 2008 the median square foot price of resold homes was $160 per square foot. By March 2009 the median price per square foot had fallen roughly 29 percent to $124 per square foot. Data Quick does not differentiate home sale prices for the incorporated and unincorporated areas, however Data Quick does provide median square foot prices for a variety of zip codes in the incorporated areas. Zip codes that fall within the border of incorporated and unincorporated areas report a lower average median square foot sales price and are a more accurate estimate of the per square foot cost of housing in the unincorporated portion of the County. According to Data Quick, the median square foot price of homes in these areas is $0.78.

Table 35 provides a rough estimate of the cost of second units in the Unincorporated Area of the County based on four different second unit sizes and the median per square foot price reported by Data Quick. Comparing the range of estimated second unit cost in **Table 22** with the range of maximum affordable housing cost for extremely low-income households shown in **Table 22**, second units are an affordable housing option. Since 2007 there have been 14 second units added to the County's housing stock. In **Table 36**, these units have been counted as the

County's progress towards meeting the projected housing need of extremely low-income households.

Table 35
Estimated Cost of Second Units, 2009

Second Unit Size			
500 sq ft	600 sq ft	700 sq ft	800 sq ft
$39,000	$46,800	$54,600	$62,400

Source: www.dqnews.com

Table 36
Progress Towards Achieving RHNA

Income Group	ABAG Allocation	Constructed Units	Remaining Need
Extremely Low	13	14 [1]	0
Very Low	13	38 [2]	0
Low	16		
Moderate	18	18[3]	0
Above Moderate	39	31[3]	8[4]
Total	**99**	**101**	**8**

[1] 14 second units affordable to extremely low-income households.
[2] 38 manufactured homes; affordable to low- and very low-income households.
[3] 49 total single family homes: 18 single family homes have been allocated towards the moderate income housing need and 31 towards the above moderate income need.
[4] There is approximately 19 acres available for the development housing affordable to of above moderate-income households (see discussion below).

As shown in **Table 36** above, of the 101 additional housing units that have been added to the Unincorporated Area of the County satisfy the County's fair share allocation for all income categories except the above moderate income need. ABAG allocated 39 above moderate-income housing units to the County, of which 31 single family units have been constructed leaving an unmet need through the remainder of the planning period (2014) of 8 units.

Vacant Land Analysis
As discussed, the County has a remaining allocation of 8 units available to above moderate-income households that must be accommodated by the County's vacant residential land through the remainder of the planning period. There are three land use categories in the County that are zoned for residential development: Suburban Residential Districts (RE-Residential Estate), Urban Residential Districts (R-S, R-M, R-D) and Rural Residential Districts (R-R). Each of the three districts allows the construction of single family homes, which are likely to be the residential use type available for above moderate-income households.

Amongst the three districts suitable for single family development, the R-S (One Family Residence) district is the most suited to accommodate single family housing units. In the RS-5 district there are 8.24 vacant acres and in the RS-6 district there are 10.26 acres. The zoning code allows a maximum density of 8.7 du/ac in the RS-5 district and 7.2 du/ac in the RS-6 district, which is more than adequate to accommodate an additional 8 single family housing units. In addition, the R-S districts are closer to urban areas which are closer to infrastructure and services.

Financial Resources

Due to the high costs of developing, maintaining, and rehabilitating housing, multiple funding sources are often required. **Table 37** lists the potential financial resources available to the County for housing development, rehabilitation, and financing.

Table 37
Financial Resources

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of HUD to cities through an annual competitive process.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Infrastructure Improvements - Homeless Assistance - Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	- Acquisition - Rehabilitation - Homebuyer Assistance - New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	- Rental Assistance
Section 202	Grants to nonprofit developers of multi-family rental housing for the elderly.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
Section 811	Grants to nonprofit developers of supportive rental housing for persons with mental, physical, and other disabilities, including group homes, independent living facilities, and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinancing of Existing Indebtedness
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies make certificates available.	- Homebuyer Assistance
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in rental housing for lower-income households. Proceeds from the sale of the credits are typically used to create housing.	- New Construction - Acquisition - Rehabilitation - Historic Preservation

Program Name	Description	Eligible Activities
Shelter Plus Care Program	Rental assistance that is either tenant-based, project-based, or sponsor-based to maximize independence for disabled homeless persons. Funds to support the provision of permanent housing and supportive services for the homeless.	- Rental Assistance - New Construction - Support Services
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	- Transitional Housing - Housing for the Disabled - Supportive Housing - Support Services
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	- Purchase - Development/Construction - Improvement - Rehabilitation
Neighborhood Stabilization Program(NSP)	Grants program with the goal of stabilizing areas suffering from high foreclosure and abandonment rates. Funding is provided through the US Department of Housing and Urban Development (HUD) as a part of the Housing and Economic Recovery Act passed by Congress	- Promote neighborhood stabilization - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties - Purchase and rehabilitate foreclosed/abandoned homes - Establish land banks for homes that have been foreclosed upon - Demolish blighted structures - Redevelop demolished or vacant properties
State Programs		
Proposition 1A	Compensates homebuyers and renters for some of the costs of developer fees. These funds assist homebuyers in areas of high unemployment, purchasers of homes costing less than $110,000, low-income first-time homebuyers, and developers of rental housing for low-income tenants.	- Homebuyer and Renter Assistance - Compensation for Developers of Rental Housing

Program Name	Description	Eligible Activities
Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	- New Construction - Rehabilitation - Acquisition - Preservation
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market-rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgages. Funds may also be used to acquire properties with 20-150 units.	- New Construction - Rehabilitation - Acquisition
California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	Sells tax-exempt bonds to make below market loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA.	- Homebuyer Assistance
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	- New construction - Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	- New Construction - Rehabilitation
Predevelopment Loan Program	Administered by HCD, a state program that provides 3% simple annual loan for up to three years for construction and rehabilitation of affordable housing.	- New Construction - Rehabilitation
Supportive Housing/Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled and persons needing support services to live independently.	- Supportive Housing - Foster Care
California Farmworker Housing Grant Program	Provides matching grants to assist development of various types of housing (renter- and owner-occupied) projects for agricultural worker households.	- Land Acquisition - Site Development - Construction - Rehabilitation
Downtown Rebound	Funding to facilitate infill development and conversion of commercial buildings for "live-work" spaces.	- Rehabilitation - Conversion
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	- New Construction - Rehabilitation - Acquisition
Local Programs		

Program Name	Description	Eligible Activities
Redevelopment Housing Set-Aside Funds	State law requires that 20 percent of Redevelopment Agency funds be set aside for a wide range of affordable housing activities including transitional housing.	- Acquisition - Rehabilitation - New Construction
Single-Family Mortgage Revenue Bond	Issues mortgage revenue bonds to support the development and improvement of affordable single-family homes to qualified households.	- New Construction - Rehabilitation - Acquisition
Employment and Human Services Department	Assists very low-income households to obtain/maintain housing.	- Relocation - Emergency Grants - Housing Scholarships
East Bay Delta Housing Finance Agency Lease-Purchase Homeownership Program	The agency purchases homes on behalf of lease-purchasers and manages the lease agreements during the 38-month lease purchase period. Eligible households receive down payment assistance and assume the loan at the end of the lease-purchase term.	- Homebuyer Assistance
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	- New Construction
Freddie Mac	Home Works - Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Homebuyer Assistance combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	- Acquisition - New Construction - Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	- Acquisition - Rehabilitation - New Construction
Low-Income Housing Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	- Acquisition - Rehabilitation - New Construction

Homeless Resources

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

Mission Solano Rescue Mission

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

Community Resources Services (Rosewood House)

Community Resource Services (CRS) offers case management for homeless clients, assisting them with basic needs, jobs search, school reentry, and housing information. Services are also provided for incarcerated clients in the county jails. The services provided prepare jail clients for a successful return to the community, where they can rejoin families, find work, and participate meaningfully in the community.

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

Fairfield-Suisun Community Action Council

Fairfield-Suisun Community Action Council (CAC) provides basic needs such as food, clothing, and shelter and also provides supportive services such as rental assistance, homeless assistance and prevention, and case management. In addition, CAC provides information about and referrals to other community-based organizations, churches, and/or government agencies that can help clients with additional needs. CAC serves almost 1,000 clients every year; their clients consist of the working poor, low-income, senior citizen, disabled, and homeless population living in the Fairfield area.

Heather House

Heather House provides temporary shelter, food, and case management to the homeless. The shelter has 24 beds and 4 transitional apartments for families and single women. Clients receive assistance in job searches and in locating permanent housing, as well as life skills training which

includes budgeting, parenting, and nutrition. CAC has partnered with Healthy Start, Child Haven, the Community Action Agency, The Salvation Army, Solano County Mental Health, Youth and Family Services, the Solano County Homeless Shelter Collaborative, and Child Protective Services to ensure that families are given the necessary tools to strengthen their families, clean up their credit/eviction issues, find gainful employment, and move into permanent housing.

In 2007 Heather House served 228 (unduplicated) homeless individuals. Of the 228 served at Heather House, 25 percent were children less than 5 years of age, 16 percent were children ages 5–14, 7 percent were youth ages 15–19, 11 percent were young adults ages 20–25, and 41 percent were adults ages 26–64. These statistics demonstrate that homelessness affects all ages. Of those individuals, 97 clients moved into permanent housing and 13 clients moved into a transitional housing program. There were 118 family units served: 56 single females (47 percent), 45 single mothers with children (38 percent), 3 couples without children (3 percent), 9 couples with children (8 percent), and 5 single fathers with children (4 percent).

Caminar Solano

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

Opportunities for Energy Conservation

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

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

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

- Encourage resource conservation;

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

The California Building Standards Commission recently adopted Green Building Standards as of July 17, 2008, as amended for publication in the 2007 California Green Building Standards Code, CCR, Title 24, Part 11. These standards will be published in July of 2009 and adopted as part of the Building Codes for mandatory implementation in 2010. Solano County will be introducing a mandatory Green Building Program in mid or late 2009.