Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

For the City of Vacaville, Community Development Block Grant (CDBG) funds have successfully provided resources to address unique community development needs. Since 1988, the City has received noncompetitive entitlement funding from the U.S. Department of Housing and Urban Development (HUD) through this program. The statutory goals of the CDBG Program are to provide decent housing, a suitable living environment, and expand economic opportunities. These goals are to be directed towards extremely low, very low, low, and moderate-income persons. In Vacaville, the funds have supported non-profit social services programs, made street and sidewalk improvements in CDBG target areas, provided critical funding to sub-recipient organizations, and developed and improved public facilities to serve the low- and moderate income community.

In 1995, HUD introduced a new consolidated application process for the CDBG Program. This process replaced all applications and planning requirements for CDBG with a single submission that satisfies the statutory requirements of the CDBG Program. This single submission is known as the Consolidated Plan. The Consolidated Plan (Con Plan) is intended to further CDBG goals through a collaborative process involving citizens and representatives of public, private non-profit, and for-profit entities involved in community development. The Con Plan process offers the community a chance to shape its various community development programs into effective, coordinated neighborhood and community development strategies.

Along with completion of the Con Plan, the City must also complete the Annual Action Plan for the first program year in the Con Plan period. The Annual Action Plan is a document that provides a concise summary of the actions, activities, and programs that will take place during the program year to address the priority needs and goals that the City of Vacaville has identified in the consolidated planning process. This is the City of Vacaville's seventh Con Plan covering the five-year period beginning July 1, 2025 and ending June 30, 2030.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Vacaville goals for the 2025-2030 period focus on a number of identified priority needs and targets available resources toward goals that are designed to address those needs. Objectives or goals in the Specific Plan of the Con Plan include: supporting youth public services, neighborhood facilities, park (recreation) facilities and improving public facilities and infrastructure. Purposed outcomes from these set objectives include: supporting the Vacaville Neighborhood Boys and Girls Club and The Leaven with public service dollars to provide youth programming and operation of the Neighborhood Centers, support of affordable housing through the Section 8 Housing Choice Voucher Program, and the development and improvement of public facilities and infrastructure that includes development of property on Brown Street for a multipurpose facility.

These goals primarily focus on helping residents maintain and improve their quality of life in the City of Vacaville. To this end, the City of Vacaville will continue to support successful projects and programs that meet the needs of extremely low, very low, low, and moderate-income persons. Projects selected for funding in the five year period will be managed as efficiently as possible in order to prioritize funding sources where they are most effective, while attempting to address a wide range of needs that exist in the City of Vacaville.

3. Evaluation of past performance

In past Program Years, the City of Vacaville has focused on specific activities to support its main goals, such as:

- Supporting Youth Public Services

- Supporting Affordable Housing

- Improving neighborhood facilities and infrastructures

- Planning and Administration of affordable housing activities

During the previous Con Plan period, CDBG funding was used to:

- Provide funding for the Vacaville Neighborhood Boys and Girls Club (VNBGC) and The Leaven. These programs provided youth development and leadership, neighborhood empowerment, social services, recreational, educational, crime prevention, and after school programs in the late afternoons and evenings and during the summer that primarily benefitted low- and moderate-income residents in the CDBG Target Areas.

- Provided a reduced rental CDBG-funded facility to Child Start, enabling the organization to serve children with preschool education and school readiness programs.

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- Provide oversight of the CDBG Program, including staffing and supplies, in accordance with regulatory requirements. Activities included preparing HUD-mandated reports, program development and management, environmental reviews, subrecipient monitoring, technical assistance, and overall program administration related to CDBG and CDBG-CARES funded efforts.

- Sidewalk ADA improvements in CDBG target areas that created ADA access ramps in areas with poor access and pedestrian connectivity.

- Completed improvements to the Mariposa Center and developed a neighborhood park and dog park for surrounding residents and programs that serve children and youth in a low-income CDBG Target Area.

- Continue preliminary activities for the De Colores Park and Malaquias Montoya Community Center project including architectural services.

The City continued to provide services to prevent, prepare for, and respond to coronavirus by:

- Planning and Administration includes staffing and supplies necessary to oversee CDBG-CARES funded activities, including but not limited to preparing environmental analyses and HUD-mandated reports, sub-recipient monitoring, technical assistance, and overall program administration.

- Providing funds for the Police Department to address or prevent homelessness among individuals with mental health and/or substance abuse issues will support a partnership between the Vacaville Police Department's Community Response Unit (CRU) and the Vacaville Solano Services Corporation (VSSC) to provide services.

- Providing Emergency grants to assist low- and moderate-income households to pay: rent, mortgage, utilities, food, etc.

-Executing a contract with Food is Free Solano to continue to provide mobile, full-service food distribution at low-income sites throughout the City of Vacaville.

4. Summary of citizen participation process and consultation process

In an effort to expand community involvement in the Con Plan process, the City of Vacaville solicited consultation with public service agencies, groups, and organizations through contact and collection of data related to parts of the Con Plan, a community needs assessment survey, and open forum discussions aimed at community members in CDBG target areas.

The City held a series of two public meetings in accordance with the Citizen Participation Plan prior to the development of the draft 2025-2030 Consolidated Plan. The meetings were noticed in the Vacaville Reporter newspaper, in both English and Spanish, in accordance with 24 CFR 91.105(e)(1) prior to the meetings. The meetings were during the month of November and December 2024. Meetings were to discuss and receive comments and questions on community development and fair housing needs and issues that were used to develop this draft Con Plan and the Section 108 Loan. An in-person meeting was held at the Vacaville Town Square Center Library, and an evening virtual meeting took place via Zoom. Additional outreach efforts included attending a Teen PAL (Police Activities League) Roundtable, participating in 'Coffee Time with Seniors' at the McBride Senior Center, and sharing information at an OSO (One-Stop Operators) meeting with partner agencies.

In addition to the public meetings, the City released an online Needs Assessment and Fair Housing Survey in order to capture general public comments and solicit to organizations that have an interest in serving low income populations in the city. The surveys were released in December 2024 via the City's Facebook page and website, and responses were collected through the end of February 2025. On April 27, 2025 a second public notice was published in the Vacaville Reporter noticing the start of the 30-day period to comment on the draft 2020-2025 Con Plan. The comment period begins April 27, 2025 and ends May 27, 2025. The public notice included notification of the second public hearing/meeting to be held at the City of Vacaville Council Chambers on May 27, 2025. The draft plan will be available on the City website during the public comment period with information on how to obtain a copy of the draft plan and how to submit comments.

5. Summary of public comments

During the presentation of the Annual Action Plan, the City Council engaged in a robust discussion with staff, posing some clarifying questions regarding whom can receive the funds and the implementation. Vice Mayor inquired about the allocation of funds and the amount of funding being received and if it differed from the previous year.

Vice Mayor specifically inquired about how the City determines which projects or programs receive funding. Staff responded that, a formal Notice of Funding Availability (NOFA) process would be implemented and open competition among nonprofits. In doing so, Staff also expressed that, while a NOFA process can be established, the relatively small allocation amounts the City administers each year could create challenges for nonprofits that may not have the administrative capacity, or preparation may not be worth it to the nonprofit. Staff also response to there being a slight increase in funding which was allocated through Boys and Girls Club and Leaven Kids.

No public comments were received during this item.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted and responses given at public meeting or responded in writing. See attached Summary of Citizen Comments.

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Matilda Horace	Housing & Community Services Department

Table 1 – Responsible Agencies

Narrative

It is the intent of the City of Vacaville, as lead agency, to encourage and facilitate the participation of the residents of Vacaville in the formulation of priorities, strategies, and funding allocations in the Con Plan and the Annual Action Plan, substantial amendments, and performance review when funding has been allocated by the U.S. Department of Housing and Urban Development (HUD) [24 CFR Part 91]):

- Community Development Block Grant (CDBG)

A Housing and Community Services Administrator will be assigned to oversee the CDBG funded programs. All contract related matters for the CDBG programs and activities, including: contract execution, performance reporting, monitoring, reimbursement of eligible expenses, and technical assistance will be carried out and/or supervised by the Administrator. All contract-related matters will be approved by the Housing and Community Services Department (HCSD) Director. Technical assistance is available to program sub-recipients and other service providers upon request. The response time to a request for technical assistance will take into account the availability of HCSD staff and the level of expertise in the area of concern. HCSD staff will defer to CPD's Basically CDBG for California manual and other CPD resource materials for guidance and may need to confer with the CDBG HUD representative prior to providing the assistance.

Consolidated Plan Public Contact Information

CDBG Housing and Community Services Administrator

Attn: Matilda Horace

40 Eldridge Ave, Suite #2

OMB Control No: 2506-0117 (exp. 09/30/2021)

Vacaville, CA 95688

Phone: (707) 449-5038

Mailda.Horace@cityofvacaville.com

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

During the development of the Con Plan, the City of Vacaville's Housing and Community Services Department (HCSD) conducted public outreach through a community survey, in-person and virtual presentations, a presentation at a teen roundtable, a senior event, and partnerships with One-Stop Operators (OSO).

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City continues to collaborate with the Community Action Partnership Solano, JPA (CAP Solano JPA) as a board member and CAP Solano JPA Fiscal Agent. The purpose of CAP Solano JPA is to move people out of poverty and homelessness. The City participates with Solano County's Housing First Solano Continuum of Care as a board member. This group is made up of representatives from local government agencies and other organizations who are interested in sharing information and expanding and coordinating the services available to homeless and near homeless persons.

As a participant of the Vacaville Homeless Roundtable, the City works closely with local agencies that serve homeless populations, and other faith-based social service organizations that develop policies and procedures to coordinate resources and services that address homelessness. In regard to economic development, members of the business community also attend meetings to provide feedback on the effects of homelessness.

The Vacaville Housing Authority (VHA), First Place for Youth, and Solano County Health and Social Services Child Welfare Services Department (CWS) work together to identify potential applicants for the VHA's Family Unification Program (FUP) Section 8 Rental Assistance Vouchers. FUP vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of children from their families or in the prevention of reunifying the children with their families.

The HCSD has established cooperative relationships with numerous agencies, including the Workforce Investment Board; a Memorandum of Understanding (MOU) with the local CalWORKS office; an agreement with the Solano County Department of Child Support Services to streamline client resources for the VHA; joint activities with various social service, health care, and legal service providers, including Legal Services of Northern California; and an MOU with Solano County Child Welfare Services for the administration of HUD's Family Unification Program.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

CAP Solano JPA is the designated Collaborative Applicant and HMIS Lead Agency for the local Continuum of Care (CoC) known as Housing First Solano. CAP Solano JPA is the Community Action Agency for Solano County and receives direct entitlement funding through the Community Service Block Grant program (CSBG) from California Department of Community Services and Development (CSD). The JPA also receives and administers other federal, state and local grants. The City of Vacaville is one of the seven cities, along with the County of Solano, that comprise the CAP Solano JPA. CAP Solano JPA was established to provide oversight and coordination of homeless and safety net services to the residents of Solano County; to serve as the conduit for safety net funding support; to administer such funds and make grants available to non-profit entities for services to the homeless; to set policy and be the central agency for the oversight and technical assistance for the operation of homeless shelters, transitional housing, homeless assistance centers, community action councils and other safety net services; and to undertake such other programs as the Board of Directors may authorize. The City of Vacaville is a board member and acts as Fiscal Agent and Program Administrator of the CAP Solano JPA grants and programs and is a Board member of Housing First Solano.

The CAP Solano JPA Regional 5-Year Strategic Plan, titled *"Neighbors Helping Neighbors: Forward Together,"* outlines a unified, regional approach to addressing homelessness and poverty in Solano County. The plan emphasizes collaboration among cities, the county, service providers, and community stakeholders, guided by biennial community needs assessments to ensure actions are data-driven and community-informed. Key elements include implementing a strategic action plan to improve access to services, engaging in a Tripartite Advisory Board (TAB) composed of public, private, and low-income sector representatives, and investing in capacity building through Community Services Block Grant (CSBG) funding. The plan aligns with the JPA's mission to coordinate services and promote self-sufficiency among vulnerable populations, all while pursuing a vision of providing a pathway to housing for everyone in the county.

Other member agencies of the COC have established private/non-profit partnerships to address the needs of homeless people within the jurisdiction. The Rocky Hill Veteran apartments has teamed with non-profit service providers, Community Development Partners Inc., a private for-profit affordable housing developer has partnered with Veterans Affairs, Caminar and Community Action North Bay, to provide on-site supportive services for residents in the VASH program.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The CAP Solano JPA releases a Request for Proposals and ensures Housing First Solano membership is aware that CAP Solano JPA is seeking co-applicants for annual ESG funding. Proposals are evaluated

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and ranked by subcommittee and recommendations are presented to the Housing First Solano General Membership for comment and Housing First Solano Board for approval. The Cap Solano JPA Board then receives the Housing First Solano Board's recommendations before final approval and submission of the application for ESG funding.

Housing First Solano monitors the JPA's progress and performance across the Continuum on HUD indicators and additionally locally defined indicators. Performance results are reported to HUD in the CoC's Consolidated Application for funding. Cap Solano JPA has established a subcommittee to provide recommendations on the performance and evaluation metrics that are included in the Housing First Solano's CoC Policies and Procedures Manual.

To consult with the Continuum of Care (CoC) in developing funding strategies, policies, and procedures for the administration of HMIS, CAP Solano JPA—serving as the HMIS Lead Agency—collaborated with Housing First Solano's HMIS Subcommittee to establish a policy addressing HMIS budgeting, billing, and license subsidies. This policy was approved by both the Housing First Solano and CAP Solano JPA Boards in August 2019 and was subsequently incorporated into the Housing First Solano CoC Policies and Procedures Manual.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Vacaville Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing Other government - County Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data and/or input for relevant Consolidated Plan sections.
2	**Agency/Group/Organization**	City of Vacaville Community Development Department
	Agency/Group/Organization Type	Housing Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data and/or input for relevant Consolidated Plan sections.

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3	**Agency/Group/Organization**	Opportunity House
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed data for the completion of relevant Consolidated Plan sections. Opportunity House provides an annual status report to the City on activity and service at the shelter.
4	**Agency/Group/Organization**	Community Action Partnership of Solano, JPA
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment Other government - County Other government - Local Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Reviewed reports for the completion of relevant Consolidated Plan sections. City is an active board member on the JPA a collaborative applicant for Continuum of Care funding.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Vacaville considers all agencies providing social services within the jurisdiction for consultation on the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care - Solano County	- Improve access to mainstream resources for homeless. 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
5-year Agency Plan	City of Vacaville Housing Authority	- Improve quality of assisted housing- Provide an improved living environment- Ensure equal opportunity and affirmatively further fair housing
CAP Solano, JPA 24-25 Community Action Plan	Community Action Partnership of Solano, JPA	- Obtain and maintain adequate housing and suitable living environment
Housing Element 2023-2031	City of Vacaville	- Affordable housing services/development
ABAG 2021 Projections	Association of Bay Area Governments	- Regional Housing Need Allocation (RHNA) affordable housing requirements
2023 General Plan	City of Vacaville	- Expand affordable housing, reduce homelessness and improve underserved areas

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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In implementing the Con Plan, the City coordinates with the Office of Grants and Local Services to administer funding through the State Parks Grant for the De Colores Park and the Malaquias Montoya Center. The City will continue to maintain strong coordination and cooperation with the Office to ensure effective administration of the grant.

Vacaville will continue to pursue new and preserve existing cooperative partnerships with public agencies to serve the best interest of mutual clients, as well as streamline processes to make interactions as effective as possible.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City held a series of two public meetings in accordance with the Citizen Participation Plan prior to the development of the draft 2025-2030 Consolidated Plan. The meetings were noticed in the Vacaville Reporter newspaper, in both English and Spanish, in accordance with 24 CFR 91.105(e)(1) prior to the meetings. The meetings were during the months of November and December 2024. Meetings were to discuss and receive comments and questions on community development and fair housing needs and issues that were used to develop this draft Con Plan and the Section 108 Loan. An in-person meeting was held at the Vacaville Town Square Center Library, and an evening virtual meeting took place via Zoom. Additional outreach efforts included attending a Teen PAL (Police Activities League) Roundtable, participating in 'Coffee Time with Seniors' at the McBride Senior Center, and sharing information at an OSO (One-Stop Operators) meeting with partner agencies.

In addition to the public meetings, the City released an online Needs Assessment and Fair Housing Survey in order to capture public comments and solicit to organizations that have an interest in serving low income populations in the city. The surveys were released in December 2024, using the City Facebook social media page and the City website and were collected through the end of February 2025. On April 27, 2025 a second public notice was published in the Vacaville Reporter noticing the start of the 30-day period to comment on the draft 2020-2025 Con Plan. The comment period begins April 27, 2025 and ends May 12, 2025. The public notice included notification of the second public hearing/meeting to be held at the City of Vacaville Council Chambers on May 27, 2025. The draft plan will be available on the City website during the public comment period with information on how to obtain a copy of the draft plan and how to submit comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Held public meeting at Vacaville Town Square Library, 1 Town Square Place, November 18, 2024 at 12PM. 6 attendees	Comments highlighted the need for additional shelters, assistance with housing deposits, and on-site before- and after-school care at schools.	All Comments accepted	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Evening Zoom	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Virtual meeting held December 11, 2024 5:30 PM via Zoom. 7 attendees.	Commentary expressed the need to better reach individuals at risk of homelessness who may be unaware of available services. Additional support is needed for renters with pets, as well as counseling on successful rental management, including financial responsibility and tenant behavior.	All Comments accepted	
3	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Online Survey was released in December through February 2025. Survey was posted on City Website and City Facebook page. 190 responses.	Received survey comments incorporated in Needs Assessment.	All Accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Evening Zoom	Non-English Speaking - Specify other language: Spanish Seniors	Provided flyers with QR code to survey at the McBride Senior Center, 910 Town Square Place, January 21, 2024 9AM. 12 attendees.	No commentary received.	All Accepted.	
5	Evening Zoom	Non-English Speaking - Specify other language: Spanish Youth	Gave presentation and provided flyers with QR code to survey at Teen PAL Roundtable, February 12, 2025 4PM. 21 Attendees.	No commentary received.	All accepted.	
6	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	One Stop Operators (OSO) held a meeting January 7, 2025 9AM with several partner agencies and advised about our survey and followed up with an e-mail providing the link.	No commentary.	All accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Vacaville is experiencing steady population growth and rising incomes, but many residents still struggle with the high cost of housing. Low-income families, seniors, and people with disabilities face the greatest challenges, often spending more than 30%—or even 50%—of their income on rent. Overcrowding is also a concern, especially for renters with lower incomes. Some households lack basic necessities like plumbing or kitchen facilities, and racial disparities in housing problems are evident, with Black, Hispanic, and American Indian/Alaska Native households disproportionately affected. The local housing authority provides rental assistance through Section 8 vouchers, but there aren't enough affordable units, leading to long waitlists. Homelessness has increased, with over 1,700 people in Solano County lacking stable housing. Shelters and transitional housing programs exist, but demand far exceeds supply. Many individuals—especially veterans, unaccompanied youth, and those with disabilities—need permanent supportive housing and mental health services to stay off the streets. Beyond housing, there's a strong need for more community resources, including youth centers, homeless services, parks, and better infrastructure. Plans are underway for a multi-purpose facility to provide social services and recreational space. Street improvements, accessibility upgrades, and childcare services are also top priorities. Expanding affordable housing, increasing shelter capacity, and improving public services are critical to ensuring that all residents, especially the most vulnerable, have access to stable living conditions and a higher quality of life.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

From 2009 to 2020, the population in the City of Vacaville increased by 5% and total households in Vacaville increased by 6%. Of the 33,025 households in the City of Vacaville, small family households comprise the greatest percentage (42%) of all households, followed by Household containing at least one person 62-74 years of age (22%). Large family households, households containing at least one person age 75 years or older, and households with one or more children 6 years old or younger make up the remaining 36%.

According to 2016-2020 American Community Survey data, renters between 0-30% AMI have the greatest percentage of having at least 1 or more of the four housing problems (lacks kitchen or complete plumbing, severe overcrowding and severe cost burden) at 45% and had the smallest percentage (10%) of households with none of the listed housing problems. Owners between 50-80% AMI have the largest percentage (37%) of households having at least 1 or more of the four housing problems.

"Small Related" renter households, followed by "Other" renter households have a cost burden greater than 50-80% of their income. Within owner-occupied households, "Elderly" households, followed by "Small Related" households have a cost burden greater than 50-80% of their income. The cost of housing among renters and homeowners seems to be one of the major issues in the City of Vacaville.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	94,795	99,960	5%
Households	31,800	33,025	4%
Median Income	$74,001.00	$93,291.00	26%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,790	2,950	5,440	3,515	18,325
Small Family Households	690	1,150	2,040	1,440	9,820
Large Family Households	240	245	725	445	1,960
Household contains at least one person 62-74 years of age	755	695	1,215	890	4,425

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	555	620	805	430	1,450
Households with one or more children 6 years old or younger	430	510	1,155	1,005	2,055

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	70	20	50	35	175	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	25	60	10	145	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	40	260	10	335	25	40	205	45	315
Housing cost burden greater than 50% of income (and none of the above problems)	1,240	680	475	4	2,399	550	650	600	65	1,865

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	120	405	1,345	600	2,470	140	250	530	925	1,845
Zero/negative Income (and none of the above problems)	30	0	0	0	30	125	0	0	0	125

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,390	765	845	55	3,055	570	690	820	110	2,190
Having none of four housing problems	445	685	2,040	1,100	4,270	385	805	1,740	2,250	5,180
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	395	520	890	1,805	165	260	445	870
Large Related	210	39	215	464	35	130	175	340
Elderly	445	270	305	1,020	460	460	450	1,370
Other	430	325	615	1,370	60	70	135	265
Total need by income	1,480	1,154	2,025	4,659	720	920	1,205	2,845

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	285	285	90	210	0	300
Large Related	0	0	35	35	25	75	75	175
Elderly	355	195	55	605	400	315	220	935
Other	0	400	190	590	60	0	0	60
Total need by income	355	595	565	1,515	575	600	295	1,470

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	70	65	275	20	430	0	40	174	45	259

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	15	0	15	0	30	25	0	50	0	75
Other, non-family households	0	10	30	0	40	0	0	0	0	0
Total need by income	85	75	320	20	500	25	40	224	45	334

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single-person households in need of housing assistance.

Comprehensive Housing Affordability Strategy data does not include single-person households. According to the 2019–2023 American Community Survey 5-Year Estimates, the City of Vacaville has approximately 9,676 single-person households, accounting for about 29% of all households in the city. Out of the 35,647 total households in Vacaville, 10,459 are single-person households. Among these, approximately 6,275 (60%) are owner-occupied, while 4,183 (40%) are renter-occupied.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The 2019-2023 American Community Survey 5-Year Estimates indicate that there are 12,465 or 13.2% of Vacaville's population is identified as civilian non institutionalized disabled persons. Based on 2023 American Community Survey data, it can be estimated that 10,713 (13%) of disabled persons in Vacaville are at or below the poverty line and would be in need of housing assistance.

According to the Solano County Family Justice Center's 2023 Annual Report, approximately 1,245 families were served during the year, with approximately 16% (around 199 families) requiring housing assistance.

What are the most common housing problems?

The most common housing problems for both renters and owners are housing cost burden greater than 30% of income for households making 0-30% of area median income (Table 9) and Crowding for household renters at 0-30% AMI (Table 11).

Are any populations/household types more affected than others by these problems?

Small related households are affected the most by cost burdens greater than 30% of income and single-family households with incomes at 0-30% AMI are significantly more affected by crowding.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children at risk of homelessness face many challenges, including high rent costs, low wages, and a shortage of affordable housing, as highlighted in the 2024–2025 Community Action Plan and Needs Assessment for Solano County. They often deal with barriers like discrimination, past evictions, and limited access to childcare, transportation, and mental health services. Unmet mental health needs and systemic inequities make it even harder to stay housed.

According to the Resource Connect Solano 2021-2022 Annual Report, families and individuals nearing the end of their rapid re-housing assistance face significant challenges as they transition from homelessness. Their primary needs include access to permanent supportive housing and continued support for housing stability through services such as case management and financial assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

No known data on estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The U.S. Department of Housing and Urban Developments 2024 Annual Homelessness Assessment Report highlights how the national affordable housing crisis, rising inflation, and stagnant wages for middle- and lower-income households have pushed homelessness services to their limits. Public health crises, natural disasters displacing people, increasing immigration, and the expiration of pandemic-era

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homelessness prevention programs, such as the expanded child tax credit, have further strained the system.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate **greater than 10%** of the income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by AMI. Housing Problems include:

- Housing units lacking complete kitchen facilities
- Housing units lacking complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e. cost burden)

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,220	570	0
White	995	210	0
Black / African American	260	55	0
Asian	265	60	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	30	0
Hispanic	590	135	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,110	845	0
White	1,170	535	0
Black / African American	275	40	0
Asian	30	60	0
American Indian, Alaska Native	10	10	0
Pacific Islander	0	0	0
Hispanic	535	200	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,545	1,895	0
White	1,935	1,210	0
Black / African American	370	105	0
Asian	255	90	0
American Indian, Alaska Native	40	0	0
Pacific Islander	35	20	0
Hispanic	670	395	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	1,825	0
White	1,010	1,255	0
Black / African American	160	60	0
Asian	80	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	320	365	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Based on the tables above, the total number of households experiencing one or more of four housing problems is 9,570; the total number of households experiencing no housing problems is 5,135.

Disproportionate Need: 0% - 30% AMI

The jurisdiction as a whole has 2,220 households with housing problems and 570 without. Overall, 80% of households have a housing problem, any disproportionate need would be a percentage at or above 90%.

- American Indian, Alaska Native: 100%

Disproportionate Need: 30% - 50% AMI.

The jurisdiction as a whole has 2,110 households with housing problems and 845 without. Overall, 72% of households have a housing problem, any disproportionate need would be a percentage at or above 82%.

- Black – 87%

Disproportionate Need: 50% - 80% AMI

The jurisdiction as a whole has 3,545 households with housing problems and 1895 without. Overall, 65% of households have a housing problem, any disproportionate need would be a percentage at or above 75%.

- Black: 78%
- American Indian/Alaska Native: 100%

Disproportionate Need: 80% - 100% AMI

The jurisdiction as a whole has 1,695 households with housing problems and 1,825 without. Overall, 48% of households have a housing problem, any ethnic/race group with a disproportionate need would be a percentage at or above 58%:

- Black: 72%

Households at 80% - 100% of the area median income have a greater ability to lessen their housing problem due to greater income and mobility when compared to others in lower income levels.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater number of severe housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by area median income. Housing problems include:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room, and
4. Cost burden over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,960	830	0
White	880	330	0
Black / African American	229	80	0
Asian	265	60	0
American Indian, Alaska Native	10	10	0
Pacific Islander	0	30	0
Hispanic	495	230	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,455	1,490	0
White	820	880	0
Black / African American	195	120	0
Asian	30	60	0
American Indian, Alaska Native	10	10	0
Pacific Islander	0	0	0
Hispanic	365	370	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,665	3,780	0
White	860	2,280	0
Black / African American	155	325	0
Asian	195	150	0
American Indian, Alaska Native	0	40	0
Pacific Islander	35	20	0
Hispanic	325	745	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	165	3,350	0
White	115	2,150	0
Black / African American	4	205	0
Asian	0	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	44	640	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Based on the tables above, the total number of households experiencing one or more of four housing problems is 5,245; the total number of households experiencing no housing problems is 8,100.

Disproportionate Need: 0% - 30% AMI

The jurisdiction as a whole has 1,960 households with severe housing problems and 830 without. Overall, 70% of households have a severe housing problem, any disproportionate need would be a percentage at or above 80%.

- Asian – 82%

Disproportionate Need: 30% - 50% AMI

The jurisdiction as a whole has 1,455 households with severe housing problems and 1,490 without. Overall, 49% of households have a severe housing problem, any disproportionate need would be a percentage at or above 59%.

- Black - 62%
- Asian – 67%

Disproportionate Need: 50% - 80% AMI

The jurisdiction as a whole has 1,665 households with severe housing problems and 3,780 without. Overall, 31% of households have a severe housing problem, any disproportionate need would be a percentage at or above 41%.

- Asian -57%
- Pacific Islander – 64%

Disproportionate Need: 80% - 100% AMI

The jurisdiction as a whole has 165 households with severe housing problems and 3,350 without. Overall, 5% of households have a severe housing problem, any disproportionate need would be a percentage at or above 15%.

- No households meet this criteria.

Households at 80% - 100% of the area median income have a greater ability to lessen their housing problem due to greater income and mobility when compared to others in lower income levels.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD presumes that a household that pays up to 30% of their income for housing costs is not cost burdened. Any percentage above 30% but below 50% is considered a housing cost burden, and if a household is paying 50% or more of their household income on housing, then that household is experiencing a severe housing cost burden.

A disproportionately greater number of housing cost-burdened households is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,250	6,195	4,430	155
White	13,995	3,450	2,380	90
Black / African American	1,140	660	575	20
Asian	1,840	265	400	15
American Indian, Alaska Native	95	50	20	0
Pacific Islander	140	20	35	0
Hispanic	4,105	1,345	885	25

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

In the City of Vacaville, about 67%, or 22,250, of all households (out of 33,030 total households) are not cost burdened spending less than or equal to 30% of their income on housing. Approximately 19% of all households are cost-burdened spending between 30% - 50% of their income on housing and 14% are severely cost burdened spending greater than 50% on housing costs.

Disproportionate Need: Housing cost burden 30-50%

The jurisdiction as a whole has 19% households experiencing housing burden, any disproportionate need relative to the number of households in the racial group would be a percentage at 29% or higher.

American Indian, Alaska Native - 30%

Disproportionate Need: Housing cost burden >50%

The jurisdiction as a whole has 14% households experiencing housing burden, any disproportionate need would be a percentage at 24% or higher.

Black - 25%

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems within the City of Vacaville varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate of at least 10 percentage points higher than the jurisdiction as a whole:

Housing problems

Disproportionate Need: 0% - 30% AMI

- American Indian, Alaska Native

Disproportionate Need: 30% - 50% AMI

- Black

Disproportionate Need: 50% - 80%AMI

- Black
- American Indian, Alaska Native

Disproportionate Need: 80% - 100% AMI

- Black

Severe housing problems

Disproportionate Need: 0% - 30% AMI

- Asian
- Pacific Islander

Disproportionate Need: 30% - 50% AMI:

- Black
- Asian

Disproportionate Need: 50% - 80% AMI:

- Asian, Pacific Islander

Disproportionate Need: 80% - 100%AMI:

- None

Cost burden

Disproportionate Need: Housing cost burden 30-50%:

- American Indian/Alaska Native

Disproportionate Need: Housing cost burden 50-80%:

- Black

If they have needs not identified above, what are those needs?

The needs among races/ethnicities are indicated above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The CDBG target areas identify concentrations of low income residents in the City. Within the core target area, there is a higher proportion of minority ethnic and racial groups. Census tracts 2532 has the most significant concentrations of low-income and extremely low-income households experiencing severe cost burden, overcrowding and housing problems (CPD Mapper, https://egis.hud.gov/cpdmaps/).

NA-35 Public Housing – 91.205(b)

Introduction

The Vacaville Housing Authority (VHA) provides management and oversight of all housing choice vouchers. The VHA does not own or operate any public housing units. Housing choice vouchers assist eligible families with paying the rent for housing owned by private landlords. Participating families are responsible for finding housing of their choice. Families must meet income guidelines to qualify for the Section 8 program. Both parties will enter into a lease agreement, with the tenant paying the security deposit in most cases. The VHA inspects Section 8 assisted properties prior to move-in and on at least a biennial basis to ensure that units comply with HUD standards for safety, size and accessibility. Data and information in this section were provided by the VHA.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,180	186	994	41	50	101

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
Vacaville Housing Authority Data

Data Source Comments:

OMB Control No: 2506-0117 (exp. 09/30/2021)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	20,508	20,179	16,323	24,653	28,131
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	143	33	110	24	32
# of Elderly Program Participants (>62)	0	0	0	497	87	410	25	0
# of Disabled Families	0	0	0	620	86	534	27	3
# of Families requesting accessibility features	0	0	0	1,175	0	1,167	2	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
Vacaville Housing Authority Data
Data Source Comments:

OMB Control No: 2506-0117 (exp. 09/30/2021)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	603	107	496	21	29	47
Black/African American	0	0	0	422	65	357	20	16	36
Asian	0	0	0	62	11	51	2	1	6
American Indian/Alaska Native	0	0	0	52	10	42	4	2	2
Pacific Islander	0	0	0	24	3	21	1	6	1
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Vacaville Housing Authority Data
Data Source Comments:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	279	48	221	10	12	20
Not Hispanic	0	0	0	786	129	657	36	33	67

OMB Control No: 2506-0117 (exp. 09/30/2021)

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
Vacaville Housing Authority Data

Data Source Comments:

OMB Control No: 2506-0117 (exp. 09/30/2021)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The waiting list for Section 8 tenant-based rental assistance has 562 applicants and primarily consists of:

Household Composition:

- Single individuals and small households account for 70% of the waiting list.
- 45% consists of families with children, many of them single-parent households.
- Households with elderly or disabled members represent a large percentage, indicating a need for units with accessibility features.

Income Levels:

- The majority of households (69%) on the waiting list are classified as extremely low-income, earning 30% or less of the Area Median Income (AMI).
- Low- and very low-income households (31%) are also represented, but they constitute a smaller share.

Diversity in Household Needs:

- Applicants include households needing one-bedroom units as well as larger families requiring three or more bedrooms.
- Some applicants require reasonable accommodations or accessible units due to mobility, visual, or hearing impairments.

The most immediate needs of Housing Choice Voucher holders are:

- Household Composition:

- There is a pressing need for affordable housing options as many participants can face rent burdens, paying more than 50% of their income toward rent.

- Increased Housing Supply:

- Both waiting list applicants and current voucher holders experience challenges securing housing due to a limited supply of units, particularly for larger households and accessible units.

- Landlord Participation:

- Voucher holders face difficulty finding landlords willing to participate in the program, especially in high-demand areas. Expanding landlord incentives and outreach programs is critical.

- Supportive Services:

- Many families, especially those with elderly or disabled members, need supportive services such as case management, employment assistance, and access to healthcare.

- Housing Stability and Eviction Prevention:

- Residents require resources to prevent housing instability, including emergency rent assistance and conflict resolution with landlords.

- Geographic Mobility:

- Voucher holders often seek housing in areas with better access to jobs, schools, and transportation but face barriers due to limited voucher payment standards or landlord resistance.

How do these needs compare to the housing needs of the population at large

HUD presumes that a household that pays up to 30% of their income for housing costs is not cost burdened. Any percentage above 30% but below 50% is considered a housing cost burden, and if a household is paying 50% or more of their household income on housing, then that household is experiencing a severe housing cost burden.

A disproportionately greater number of housing cost-burdened households is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole.

Based on tables 13 and 14, the total number of households experiencing one or more of four housing problems is 5,245; the total number of households experiencing no housing problems is 8,100.

Disproportionate Need: 0% - 30% AMI

OMB Control No: 2506-0117 (exp. 09/30/2021)

The jurisdiction as a whole has 1,960 households with severe housing problems and 830 without. Overall, 70% of households have a severe housing problem, any disproportionate need would be a percentage at or above 80%.

- Asian – 82%

Disproportionate Need: 30% - 50% AMI

The jurisdiction as a whole has 1,455 households with severe housing problems and 1,490 without. Overall, 49% of households have a severe housing problem, any disproportionate need would be a percentage at or above 59%.

- Black - 62%
- Asian – 67%

Based on Table 17, approximately 19% of all households are cost-burdened spending between 30% - 50% of their income on housing and 14% are severely cost burdened spending greater than 50% on housing costs.

Disproportionate Need: Housing cost burden 30-50%

The jurisdiction as a whole has 19% households experiencing housing burden, any disproportionate need relative to the number of households in the racial group would be a percentage at 29% or higher.

American Indian, Alaska Native - 30%

Disproportionate Need: Housing cost burden >50%

The jurisdiction as a whole has 14% households experiencing housing burden, any disproportionate need would be a percentage at 24% or higher.

Black - 25%

The needs assessment determined that Black and Asian residents in Vacaville are disproportionately affected by severe housing cost burdens. Approximately 37% of Housing Choice Voucher recipients are

Black, and 5% are Asian, suggesting that these groups are also experiencing severe housing cost burdens.

Discussion

While the population at large as well as housing choice voucher holders share a need for an increased affordable housing supply, the housing needs of Housing Choice Voucher participants are more immediate, severe, and multifaceted compared to the general population. 46% of Housing Choice Voucher participants are extremely low-income households earning less than 30% of the Area Median Income (AMI). They face significant rent burdens and often cannot afford housing in the private market without assistance. While some household experience cost burdens, the population at large includes a mix of income levels, with a higher proportion able to secure market-rate housing without subsidies. Market rent levels continue to rise, and the apartment vacancy rate is still extremely low in Vacaville.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section presents data on homelessness in Solano County from the Opportunity House – Emergency Solutions Grant CAPER Report (2024), the Cap Solano JPA Point-in-Time (PIT) Count conducted on January 31, 2024, and additional information documented by the Vacaville Opportunity House. The City of Vacaville is included in these reports.

Homeless needs are identified through various sources, including the PIT Count, regular CAP Solano JPA meetings, and ongoing communication among outreach workers, emergency shelters, and supportive housing programs. Additionally, a community organization hosts a Homeless Roundtable, bringing together local service groups and the City Council to collaboratively address homelessness-related concerns. Data was unavailable for sheltered individuals on any given night.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	44	0	620	54	35	622
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	194	0	313	14	20	975
Chronically Homeless Individuals	68	0	1,594	0	100	1,062
Chronically Homeless Families	10	0	396	0	20	690
Veterans	7	0	57	9	15	1,125
Unaccompanied Child	9	0	251	13	7	718
Persons with HIV	0	0	14	1	1	781

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Table 26 - Homeless Needs Assessment

Data Source Comments: ESG CAPER Report FY 2024

Indicate if the homeless population is:	Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to the 2024 Vacaville Point-in-Time (PIT) Count recorded 194 unsheltered residents in Vacaville. Countywide, the homeless population increased from 1,151 in 2019 to 1,725 in 2024. The table above includes data on individuals exiting homelessness each year.

Of the total homeless population in 2024, approximately 83.2 percent were unsheltered, and 29.2 percent were chronically homeless, meaning they had been homeless for a year or longer or had experienced at least four episodes of homelessness, totaling 12 months in the last three years.

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	118
Black or African American	0	14
Asian	0	1
American Indian or Alaska Native	0	9
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	38
Not Hispanic	0	5

Data Source Comments: Vacaville City Point In Time Report

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

While Vacaville does not have numbers specifically, Solano County has an estimated 1,725 homeless individuals, according to the 2024 Point-in-Time (PIT) Count. Among them, 5% were veterans, 3.6% were unaccompanied youth, 29.2% were chronically homeless and the largest age demographic—comprising 32.7%—were individuals aged 35 to 44.

According to Vacaville PIT there were 3 veteran households without children, and they were all chronically homeless. While the Vacaville PIT doesn't specifically mention families with children, the Solano County PIT shows 72 households were families with children and 86 individuals were veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The table above titled “Nature and Extent of Homelessness: (Optional)” identifies homeless sheltered demographics by race and ethnicity. According to the table above, of those unsheltered 64% were White and 21% were of Hispanic origin.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Solano County has approximately 1,725 homeless persons according to the 2024 Point in Time Count. The County is aware that the number of persons who are homeless at any point in time may be higher and are not captured at the time of this count.

The City of Vacaville has one homeless shelter, the Opportunity House family shelter, which continues to serve the community and provides an annual report to the City detailing the demographics of those receiving assistance. In 2024, the shelter served 400 residents, providing 17,854 nights of shelter and 55,432 meals.

My Friend's House TAY Shelter is an 8-bed, 90-day emergency and transitional shelter. To date, My Friend's House has helped 60 young adults (aged 18-24) find reprieve from homelessness and access supportive services and permanent housing.

Countywide, 169 out of 187 emergency shelter beds (90.4%) were utilized, while 120 out of 121 transitional housing beds (99.2%) were occupied.

Discussion:

Solano County has 187 beds available in emergency shelters and 121 beds in transitional housing. Even with these 308 beds, Solano County is looking at a need for over 1,700 homeless persons at any one time in Solano County.

Homelessness has become an increasing problem in the County and in the City of Vacaville. The City of Vacaville Police Department has formed the Community Response Unit (CRU). This quality-of-life "community policing" unit became fully operational in May 2016 and focuses on homelessness issues. A primary responsibility of this unit is interacting with the homeless persons and connecting them with resources. CRU works closely with service providers to provide resources to homeless they contact. CRU's goal is to contact and assist all the homeless in the City of Vacaville in order to build relationships and trust within the homeless community to better serve and connect them to resources or with family who can assist.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs population consists of persons who are not homeless but for various reasons, require assistance and supportive housing. This includes the elderly and frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or drug addiction; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault and stalking.

Describe the characteristics of special needs populations in your community:

Elderly

According to 2019-2023 American Community Survey 5-Year Estimates, there is an estimate of 22,468 elderly (60 years or older) persons in Vacaville. About 11% are living below 150 percent poverty levels. 80% own their own home while 20% are renters.

Persons with Disabilities

According to 2023 Census data, 12,465 Vacaville residents are disabled due to self-care or mobility limitations. Many people with disabilities are unable to work and must rely on Social Security and/or Supplemental Security Income to live. With the median rent for a one-bedroom apartment in Vacaville being $2,490 (based on the 2024 City of Vacaville Vacancy Survey Data), people whose only source of income is SSI must rely on some kind of subsidy payment, such as Section 8, in order to live on their own.

Mental Illness

According to the California Department of Health Care Services 2013 mental health prevalence estimates, 4.88% of the population in Solano County has a serious mental illness. These individuals were either in their own homes, institutionalized, or in a group home.

Developmental Disabilities

A developmental disability is a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. According to Solano County Regional Housing Element 2023-2031, 818 households in Vacaville have at least one household member with a developmental disability and 375 are under the age of 18.

Addiction Disorders

According to Drug Safe Solano, Solano County recorded 207,295 opioid prescriptions written in 2020, 39 opioid-related deaths, and 187 emergency room visits due to opioid overdoses that same year.

Single Mothers

Single mothers are identified as a special needs group because their level of income is often too low to pay for housing adequate to meet space and lifestyle needs. In 2023, Census ACS data shows of all family households, 21 % were single parent with children under age 18. Many of these households are eligible to receive rental assistance like that of the Vacaville Housing Authority.

Military Families

The availability of decent and affordable housing is also a special need for those military families based at the nearby Travis Air Force Base (AFB). Travis AFB is vital to the local economy. In the past, Travis AFB was rated poorly for availability of off-base affordable housing. This makes the AFB vulnerable during Base Realignments and Closure (BRAC) procedures.

What are the housing and supportive service needs of these populations and how are these needs determined?

The following needs are outlined in the 2023-2031 Housing Element:

-The needs of elderly and frail elderly persons are frequently unique housing near health care, transit, and other services. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

The needs of disabled persons are frequently affordable or subsidized housing that can also accommodate some degree of limited or impaired mobility. This need ranges from single-story units, or buildings with units conforming to Americans with Disability Act standards.

Many persons with mental illness can live on their own with supportive services. These services can range from someone to serve as "payee" to ensure bills are paid, to a case worker to ensure other responsibilities are not being overlooked, to a caretaker to fulfill medical needs. Some persons may need a full-time attendant to live on their own.

The housing needs of developmentally disabled individuals are broad: they may live under the care of family or in group homes, in institutional settings, or independently in a conventional housing situation.

Unfortunately, many cannot afford this option due to the cost of housing when compared to their limited fixed income. Much of this housing need is for supportive housing, which is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing.

Supportive services for the population suffering from addiction disorders are available through a variety of recovery programs, some of which are also available in Spanish. However, often times addiction disorders go hand-in-hand with mental illness, as shown in the National Survey on Drug Use and Health (NSDUH). According to the NSDUH 2023, 42% of adults aged 18 or older who were dependent on or abused illicit drugs or alcohol also had some sort of mental illness. With such a high percentage of those with addiction disorders also having some form of mental illness, more clinical supportive services are needed to assist this population in living on their own, such as those listed under the Persons with Disabilities section above.

There are a variety of housing and the supportive service needs of female-headed households. This can range from multifamily housing that includes childcare facilities to allow single mothers to secure gainful employment outside the home to the creation of cohousing developments where childcare and meal preparation responsibilities can be shared.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Office of AIDS within the California Department of Public Health's 2021 Request for Application, 1,431 people in Solano County have been diagnosed with HIV, 1,049 are receiving care, and 936 are virally suppressed.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Vacaville is in need of a Multi-Purpose Facility located near other City and County public services. This facility is needed within close proximity to CDBG target areas to be accessible to as many households as possible where transportation is not readily available. This Multi-Purpose Facility will have space for community use and office space for social services groups, a youth facility, an outdoor recreational component.

Based on the 2025 CDBG Needs Assessment Survey, the highest-priority public facilities and improvements identified were youth centers, homeless facilities, parks and recreational facilities, street improvements, and child care centers. The Needs Assessment Surveys were distributed at public meetings, made available online via the City's website and Facebook page, and directly sent to partner agencies serving low- and moderate-income populations.

The City is currently working with a consultant to develop a neighborhood plan for the Markham Callen Neighborhood. Additionally, the De Colores Park and Malaquias Montoya Center, partially funded through a State Parks grant, is expected to be completed by the end of 2027.

Throughout the City there are aging facilities that need improvement or repair and identified in the City's the Capital Improvement Plan (CIP). Many of the facilities that serve neighborhoods in CDBG Target Areas and the low-income communities would greatly benefit from enhancement and investment in new public facilities.

How were these needs determined?

Public facility needs were determined through the 2025 CDBG Needs Assessment Surveys, staff consultation, and the Public Works Capital Projects needs list.

Describe the jurisdiction's need for Public Improvements:

Based on the 2025 CDBG Needs Assessment Survey, the public facilities and improvements identified as the highest needs were; youth centers, homeless facilities, parks and recreational facilities, street improvements and child care centers. Needs Assessment Surveys were distributed during public meetings held in CDBG Target Areas and available online on the City website and City Facebook page. The City of Vacaville's public improvement needs include street improvements (including sidewalks, curb, gutter, sewer, signage, trees, lighting and landscaping), park and sidewalks and accessibility improvements. The City will focus on improvements identified in the Capital Improvement Plan (CIP) list that the City has developed to identify the priority public improvement needs of the City.

How were these needs determined?

Public Facility and Improvement needs were determined through a community survey, agency and stakeholder consultation, and staff consultation.

Describe the jurisdiction's need for Public Services:

The Association of Bay Area Governments (ABAG) Projections 2021 projects Vacaville to grow by 34%, an increase of 30,000 residents, by the year 2050. This level of growth is consistent with the overall growth rate projected for Solano County. Vacaville's increased population has brought with it numerous additional amenities including recreation and cultural facilities, new businesses, and jobs.

Based on the 2025 CDBG Needs Assessment Survey, the public services identified as the highest needs were; youth services, senior services, mental health services, childcare and job training. The Needs Assessment Surveys were distributed at public meetings, made available online via the City's website and Facebook page, and directly sent to partner agencies serving low- and moderate-income populations.

How were these needs determined?

Public Service needs were determined through a community survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Vacaville faces significant challenges in providing affordable housing, with a high percentage of single-family homes making it difficult for low- and moderate-income families to find suitable housing. The city is working on strategies to increase the availability of multifamily and affordable housing, but funding limitations and rising housing costs remain major obstacles. Rental assistance programs, such as Section 8 vouchers, help low-income families, seniors, and veterans secure housing. However, some subsidized housing units are at risk of converting to market-rate, and rising rents combined with a very low vacancy rate make it increasingly difficult for renters to find housing. The demand for senior housing is especially high, with nearly no vacancies availableHomelessness remains a concern, with shelters and transitional housing programs available, but resources are still insufficient to meet the growing need. Additionally, the city is working on expanding broadband access, particularly in low-income and underserved areas. The goal is to bridge the digital divide by attracting private investment and ensuring that all residents have access to affordable, high-speed internet, which is increasingly essential for work, education, and daily lifeEfforts are also underway to support economic development in biomanufacturing and healthcare. Workforce training and infrastructure improvements will be crucial to fostering job growth in these industries. While steps are being taken to address housing, digital access, and economic challenges, continued efforts and funding will be needed to ensure that all residents have the resources they need to thrive.

OMB Control No: 2506-0117 (exp. 09/30/2021)

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Like many communities in the State and across the nation, housing demand in the City of Vacaville has continued to outpace supply over the last several decades. This undersupply has increased housing costs, impacting affordability and disproportionately affecting the most vulnerable populations. Further, residential development patterns in the City have long favored single-family home construction, providing only one of many options for meeting the housing needs of all the City's residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	25,095	73%
1-unit, attached structure	990	3%
2-4 units	2,220	6%
5-19 units	3,060	9%
20 or more units	2,045	6%
Mobile Home, boat, RV, van, etc	1,170	3%
Total	***34,580***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	80	0%	360	3%
1 bedroom	205	1%	2,220	19%
2 bedrooms	2,425	11%	4,430	39%
3 or more bedrooms	18,835	87%	4,475	39%
Total	***21,545***	***99%***	***11,485***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the need for specific types of housing continued

According to the Vacaville Housing Element, the availability of decent and affordable housing is also a special need for those military families based at the nearby Travis Air Force Base (AFB). Travis AFB is vital to the local economy. In the past, Travis AFB was rated poorly for availability of off-base affordable housing. This makes the AFB vulnerable during Base Realignments and Closure (BRAC) procedures. Affordable housing is a key component to the long-term viability of the base as well as the local economy. To meet the needs of local military personnel and their households, the City to identify sites

that are appropriate for military households based at Travis Air Force base and work with Air Force housing officials and nonprofit housing groups to build off-base housing units that are affordable to active military households at Travis Air Force Base. The City will prioritize units for military members or veterans when the City-owned site 78 (Vanden Town Home) is developed. The City will prioritize housing development in the southern area near the base, focusing on Sites 77, 78, and 79, which are about 6 miles away. Sites 77 and 79 are vacant, zoned for high-density, and suitable for rental housing, with a combined realistic capacity of 587 units. Additionally, several nearby pipeline projects will offer larger homes for families, including Lower Lagoon Valley, Roberts' Ranch, Montessa, Foxboro Knoll, Southtown Phase 3, Vandengate, and Vanden Cove. Mutual Housing California, a group working with the city of Vacaville, is working on the Victory Gardens project, which will consist of 224 permanent homes including 206 units for low-income households with a preference for veterans and military members. 52 units will be designated as Permanent Supportive Housing (PSH) for veterans, and 2 units for onsite management.

To help meet the growing demand for housing in Vacaville, the City approved the Montessa Subdivision, which includes 59 single-family lots on a 40-acre site. All homes in the subdivision will be rental units rather than owner-occupied. Each lot is designed to include both an attached Junior Accessory Dwelling Unit (JADU) of 500 square feet or less and a detached Accessory Dwelling Unit (ADU) of approximately 800 square feet.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Vacaville Housing Authority (VHA) provides Section 8 vouchers for 1,180 units for households up to 50% AMI. In accordance with the VHA Administrative Plan, families selected for Section 8 vouchers are based on the following preferences:

- Residency preference for applicants who live or work in the jurisdiction;

- Working preference for applicants who are working, receiving unemployment benefits, or who are attending or who are graduates of an educational and/or training program in the last 6 months;

- Disabled preference for applicants meeting the social security definition of disabled;

- Elderly preference (62 years or older);

- Veteran preference for applicants who are (or the spouse or widow of) active duty military or veterans; and

- Displacement due to the local government action related to code enforcement, public involvement or development

Once preferences are applied, applications are then sorted by date and time of completed application.

The Vacaville Housing Authority (VHA) currently provides rental subsidy to approximately 1,180 low-income individuals and families each month who would otherwise be at imminent risk of homelessness including 41 Veterans Homeless Housing Assistance vouchers and 50 vouchers set aside under the Family Unification Program (FUP).

Currently the City loan portfolio consists of 159 single family and multifamily loans used for construction, rehabilitation/acquisition of affordable multifamily housing and owner occupied rehabilitations that all include some form of affordability restrictions. The City monitors an estimated 1,061 units of multifamily housing through federal, state and local housing programs.

In October 2023, Petaluma Ecumenical Properties Inc. (PEP Housing) completed construction for the development of a 59 unit Senior affordable housing project on Aegean Way. The City sold the vacant parcel to PEP Housing for the development of affordable housing. The project was fully funded with a California Debt Limit Allocation Committee (CDLAC), Tax Credit Allocation Committee (TCAC) 4% Tax Credit Award and Multifamily Housing Program funding. The entire project had a preference for Seniors, with 15 units dedicated for chronically homeless Seniors.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Vacaville Housing Authority does not have public housing units, but it does expect to see a decrease in the amount of units willing to accept housing choice vouchers with the increase in market rents. This will make it difficult for families to find affordable housing.

The City of Vacaville has 1,061 units of subsidized below market-rate housing, and 39 units are at risk of conversion to market-rent status within the next five years (2025 – 2030). The complexes at risk are Willows (21 units) and Orchard Maples (18 units). Of the 39 units due to expire after 2025, all are owned by non-profit and for profit housing corporations that are committed to providing affordable housing for Vacaville residents.

Does the availability of housing units meet the needs of the population?

The need for a mix of housing types is apparent in the City with housing costs rising and a large supply of single family subdivisions of similar design. More apartment complexes have been approved, including Allison Apartments at the southeast corner of Allison Drive and Nut Tree Parkway, Oak Grove Apartments on West Monte Vista Avenue, and Victory Gardens on Vanden Road. The 2023 Annual Progress Report to the Housing Element shows that the City Regional Housing Needs Allocation (RHNA)

needs 677 very low income, 404 low income and 409 moderate income units to permit before the end of the Housing Element cycle in 2031.

Based on the City of Vacaville Annual Vacancy and Rent Survey, the median rent in the City of Vacaville increased an average of 1.25% from 2023 to 2024. With the vacancy rate at 1.5%, renters, especially low- and moderate- income renters, have found it increasingly difficult to find affordable units.

The City is working towards a Housing Strategy to address the need for more housing types, affordable housing needs and address new state legislation on cities production of housing. The strategy will help to prepare for the upcoming Housing Element cycle in 2031 when the RHNA numbers are reallocated.

Describe the need for specific types of housing:

The majority of housing units in Vacaville are single detached units (73%) and 87% of units owned are three-bedroom or more. Of the multi-family complexes in Vacaville, 9% are 5-19 units. This leaves a need for multi-family complexes and a more diverse owner occupied housing stock. These higher-density multi-family complexes can fill a need for more affordable housing for low-income and extremely low-income households as market rents often translate into high housing costs burden for low-income families. Likewise, the development of smaller owner occupied housing units will allow for lower income households to enter homeownership.

Based on the 2024 City Annual Vacancy and Rent Survey, there is a great need for senior housing. The survey identified an overall vacancy rate of 0.01% for all senior housing units. The vacancy rate survey has returned results close to 0% since 2011 for all senior housing units. The City of Vacaville has approved three new 100% affordable apartment projects—Victory Gardens Apartments, Oak Grove Senior Apartments, and Allison Apartments.

According to the Vacaville Housing Element, there is a gap in three types of housing, "Missing Middle" Housing which include attached townhomes, condominiums, duplexes, fourplexes, and courtyard buildings, which tend to be more affordable by design than a single-family house and can provide both ownership and rental opportunities. The City is working with Solano-Napa Habitat for Humanity to build 10 semi-detached, single-family homes and sell them to local, low-income families.

Mixed-use developments incorporate two or more compatible uses in the same general area (vertical) or within the same building (horizontal). Typically, mixed use includes residential units combined with a commercial component, which could include retail, restaurants, and neighborhood-serving uses. This type of land use is generally found in downtown or main street type areas. Mixed-use development can help increase the housing supply by providing more units at higher densities, as well as meet City and State goals of reducing vehicle miles driven and greenhouse gas emissions, while increasing walkable access to neighborhood retail outlets, services, and alternative modes of transportation. To meet this housing need, the City has recommended changes to the City’s zoning and density requirements which may help entice mixed use development, in addition to multifamily and affordable housing.

The next housing type is creative solutions for seniors. For seniors desiring to age in place, including those that cannot afford to downsize and/or who may benefit from intergenerational housing. These include building Accessory Dwelling Unit (ADUs) and/or a Junior Accessory Dwelling Unit (JADU) and renting the primary dwelling. Other creative solutions include shared housing programs and providing access to different levels of care and assistance as needed.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

There are a total of 32,473 housing units in the City of Vacaville. Of the housing units in Vacaville, 25,095 (73%) are one unit detached, 990 (3%) are one unit attached, 2,220 (6%) are 2-4 units, 3,060 (9%) are 5-19 units and 2,045 (6%) are 20 or more units. The remainder are mobile homes, boats, RV's, vans, etc. Housing costs for both renters and owners have risen dramatically since 2009. The median home value has increased by 54%, from $291,400 in 2009 to nearly $448,700 in 2020. The median rent has increased by 28%, from $1,241 in 2009 to $1,588 in 2020.

According to the City of Vacaville Housing Analysis and Strategy, home prices throughout the region have increased significantly over the past decade, driven by the success of technology, advanced manufacturing, life sciences, and tourism industries. As a result, the Bay Area has become the most expensive metropolitan area for housing in the nation.

Among Bay Area counties, Solano County has the most affordable housing market. However, as more households have been priced out of the region's most expensive areas, many have sought housing in traditionally more affordable markets, such as Solano County. This increased demand for attainably priced housing has intensified competition for homes in the county, including Vacaville.

Although post-pandemic migration data from the Census Bureau is not yet available, the nationwide trend of moving to more affordable suburbs of expensive metropolitan areas likely accelerated this shift, further driving demand for housing in Solano County and Vacaville.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	291,400	448,700	54%
Median Contract Rent	1,241	1,588	28%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	870	7.6%
$500-999	1,140	9.9%
$1,000-1,499	3,170	27.6%
$1,500-1,999	3,890	33.9%
$2,000 or more	2,405	21.0%
Total	***11,475***	***100.0%***

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	475	No Data
50% HAMFI	1,180	395
80% HAMFI	4,585	1,340
100% HAMFI	No Data	2,770
Total	***6,240***	***4,505***

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,652	1,853	2,308	3,199	3,643
High HOME Rent	1,411	1,513	1,818	2,092	2,314
Low HOME Rent	1,101	1,180	1,416	1,635	1,825

Table 32 – Monthly Rent

Data Source Comments:

	Non Senior	Senior
Studio	$2,061	
1 bedroom	$2,100	$1,608
2 bedroom	$2,300	$1,901
3 bedroom	$3,071	

Table 33 - 2024 Median Rent Rate Vacaville

Is there sufficient housing for households at all income levels?

According to the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), there are 475 rental units identified as affordable to households below 30% of HUD Area Median Family Income (HAMFI) representing just 8% of the total rental housing inventory in the City of Vacaville.

Households earning 30-50% HAMFI fair a little better with 1180 rental units identified as affordable, representing 19% of the total rental housing inventory in the City of Vacaville. This is not sufficient to accommodate the 1,655 households earning less than 50% HAMFI, most of whom are likely to be renters.

Vacaville has an ample supply of housing for those who are not low or moderate income. The significant increase in luxury and market rate provides multiple options for higher income renters and homeowners. However, the increase in higher priced rental and owner properties coincides with a steep decline in the number of affordable units for low and moderate income residents.

According to the Housing Element, the city must construct 2,595 new housing units during the 2023-2031 planning period. These units are allocated as follows: 338 for extremely low-income households (≤30% of the area median income [AMI]), 339 for very low-income households (30%-49% AMI), 404 for low-income households (50%-79% AMI), 409 for moderate-income households (80%-120% AMI), and 1,105 for above-moderate-income households (above 120% AMI).

How is affordability of housing likely to change considering changes to home values and/or rents?

The cost of owner-occupied and rental housing has seen a significant increase, with home prices rising substantially in recent years. Housing costs for both renters and owners have risen dramatically since 2009. The median home value has increased by 54%, from $291,400 in 2009 to nearly $448,700 in 2020. The median rent has increased by 28%, from $1,241 in 2009 to $1,588 in 2020. This surge in housing prices places a growing financial strain on households, making homeownership less attainable for many, particularly first-time buyers and lower-income families. As affordability declines, more households may be pushed into the rental market, increasing demand and driving rents even higher. This trend can lead to greater financial burdens on renters, limiting their ability to save for future homeownership and worsening housing instability for those already struggling to keep up with rising costs.

While increasing median home values are important for building equity, they also make home purchasing less affordable as the supply of low-priced homes decreases. Without significant new production, this trend is expected to continue, meaning housing is likely to become less affordable over time. It is likely that housing affordability will continue to be an issue for Vacaville residents beyond the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The High HOME rents are lower than the median rent reported in the 2016-2020 ACS. However, Fair Market Rents for efficiency and one-bedroom units in the City of Vacaville exceed the median rent reported in the ACS. Similarly, rents for two-bedroom or larger units are also higher than the median rent. According to the 2024 Vacaville rent and Vacancy Survey, which surveys rents and vacancies of all multifamily complexes consisting of four or more units, one- and two-bedroom units are priced below the 2020 median contract rent, while three- and four-bedroom units exceed that amount.

This information suggests that the strategy for producing or preserving affordable housing should focus on increasing the availability of efficiency and one-bedroom units, as they appear to be in higher

demand relative to their affordability. Efforts could include incentivizing developers to build smaller, more affordable units, securing funding for subsidies to keep rents within reach for lower-income individuals, and preserving existing units through rehabilitation programs. Additionally, partnerships with local housing agencies and nonprofits could help expand access to rental assistance programs for those struggling with higher median rents in these unit categories.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section discusses the condition of housing stock in the City of Vacaville. The majority of units in Vacaville were built before 2000. According to 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), 41% of owner occupied units and 44% of renter occupied units built before 1980.

These homes are more likely to need repairs to provide safe, decent and affordable housing and pose a risk of containing lead-based paint hazards. Conditions of units may be associated with the lack of complete kitchen or plumbing facilities, more than one person per room, or having a cost burden greater than 30% of their household income. According to the Condition of Units chart below, 24% of owner-occupied units and 49% of renter-occupied units have at least one of the selected conditions.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

HUD defines substandard housing using conditions similar to those in the Needs Assessment. Housing units are considered substandard if they have one or more of the following conditions: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than 1 person per room; or 4) a housing cost burden greater than 30%. The chart below shows the number of units in Vacaville with one or more of these conditions, and therefore substandard.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,120	24%	5,650	49%
With two selected Conditions	140	1%	475	4%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,285	76%	5,345	47%
Total	***21,545***	***101%***	***11,480***	***100%***

Table 34 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,070	19%	1,820	16%
1980-1999	8,740	41%	4,575	40%
1950-1979	8,380	39%	4,755	41%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	350	2%	330	3%
Total	***21,540***	***101%***	***11,480***	***100%***

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,730	41%	5,085	44%
Housing Units build before 1980 with children present	3,825	18%	2,150	19%

Table 36 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Approximately 45% of households of the City of Vacaville are low to moderate income as shown in Table 6. Using the data from Table 39 in which there are 12,555 owner-occupied, and 7,235 renter-occupied housing units built before 1980. We would estimate that there are 5,650 owner-occupied low or moderate income, and 3,256 renter-occupied low or moderate income units which may contain lead-based paint hazards.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing. To date, the VHA has 1,180 vouchers with an additional 101 Mainstream vouchers available in use.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,180	186	994	41	50	101
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 38 – Total Number of Units by Program Type

Alternate Data Source Name:
Vacaville Housing Authority Data
Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing.

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Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Although the Vacaville Housing Authority (VHA) has Article 34 authority to construct public housing, the VHA currently does not own or operate any conventional public housing.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to the Point-in-Time homeless survey conducted in January 2024, there were 1,725 homeless persons in Solano County. CAP Solano JPA and Housing First Solano identified 187 emergency shelter beds, with 169 (90.4%) utilized, and 121 transitional housing beds, with 120 (99.2%) utilized.

Opportunity House is a non-profit organization and long-term transitional housing program that provides support, essential resources, and shelter to homeless, sober individuals and families in Solano County, aiming to help them achieve self-sufficiency. In addition to providing food and shelter to homeless individuals and families, the shelter facility implements a three-step program that promotes self-sufficiency. By the time an individual moves to the third, and final, step of the program, they are employed, seeking affordable housing, have the knowledge to create and manage a budget, and have a savings fund, typically consisting of two or three paychecks. At this point, some individuals obtain their own housing, while others move into the shelter's transitional housing.

Shelter Solano is a year-round emergency shelter located on 3.5 acres in Fairfield, Ca. Shelter Solano can meet the emergency housing needs of individuals and families with accommodations including dormitory style rooms, family-sized rooms, and separate apartment-style units. The campus is secure and includes a dining hall for meals and recreational areas for persons of all ages. Services offered include case management, housing search, life skills/wellness programs, vocational services and educational programs.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	42	0	23	0	0

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	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Only Adults	75	0	133	244	0
Chronically Homeless Households	291	0	0	0	0
Veterans	225	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

OMB Control No: 2506-0117 (exp. 09/30/2021)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Opportunity House

In addition to providing food and shelter to homeless individuals and families, the shelter facility implements a three-step program that promotes self-sufficiency. By the time an individual moves to the third, and final, step of the program, they are employed, seeking affordable housing, have the knowledge to create and manage a budget, and have a savings fund, typically consisting of two or three paychecks. At this point, some individuals obtain their own housing, while others move into the shelter's transitional housing.

My Friend's House, a program launched by Opportunity House in 2021, is a transitional shelter for transitional age youth. This program is designed to meet the immediate needs of local homeless and at-risk youth – to reach, connect with, and begin serving them *before* they become victims of drugs, trafficking, street gangs, or jail. Located in Vacaville, My Friend's House provides an outreach and a low-barrier shelter program for Solano County teens who are homeless or are at risk of experiencing homelessness.

Homeless Navigators

The Vacaville Homeless Roundtable (HRT) is a collaborative initiative that brings together key stakeholders, including the police department's Community Response Unit (CRU), Solano Social Services, and faith-based organizations. It strives to address homelessness and its impact in Vacaville, CA, through engagement, education, and enforcement. Through the Roundtable's efforts, "There's a Better Way", was created and implemented by a local faith-based organization to address the homeless issues in Vacaville. "There's a Better Way" has developed a homeless Navigator program. Trained Navigator's reach out to the local homeless population at an individual level in order to educate and assist in obtaining services through the Resource Connect Solano coordinated entry system and other resources.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

<u>Chronically homeless individuals and families:</u>

Abode is dedicated to ending homelessness by helping low-income and unhoused individuals, including those with special needs, secure stable, supportive housing and advocating for the elimination of its root causes. Adobe partners with Behavioral Health Bridge Housing (BHBH) program to address the housing needs of people experiencing homelessness who have serious behavioral health conditions.

Shelter, Inc. is a Bay Area nonprofit focused on assisting residents experiencing or at risk of homelessness through wraparound services, including assistance in searching for housing, skill building, and more. They provide a variety of services including eviction prevention through one-time financial assistance for move-in or stay-in costs, interim housing, long-term housing, and low-income housing. Shelter, Inc. provides case management, employment assistance, and assistance through the housing search process to help individuals and families end their personal challenge with homelessness.

Unaccompanied youth:

The Vacaville Housing Authority (VHA) administers the Family Unification Program that provides up to 50 vouchers for former foster youth ages 18-21 who left foster care at age 16 or older and who lack adequate housing. The assistance provides housing subsidy on behalf of the participant and requires the participant to only 30% of the gross income towards their share of rent and utilities.

The My Friend's House, a youth program designed to meet the immediate needs of local homeless and at-risk youth – to reach, connect with, and begin serving them *before* they become victims of drugs, trafficking, street gangs, or jail. Located in Vacaville, My Friend's House provides an outreach and a low-barrier shelter program for Solano County teens who are homeless or are at risk of experiencing homelessness.

Veterans

The Vacaville Housing Authority currently utilizes 10 Veterans Administration Supportive Housing (VASH) project-based vouchers aimed at reducing homelessness among veterans and their families. The Rocky Hill Veterans project serves chronically homeless Veterans and Veteran families. The apartments follow the Housing First model and include on-site supportive services.

Families with Children

The Family Resource Center (FRC) is a welcoming space where families can access information, discover valuable resources, and receive assistance. As a free drop-in referral and information center for Vacaville residents, the FRC offers support with rental deposits, utilities, and food assistance.

Additional services include parenting education and advocacy for survivors of domestic violence, child abuse, and elder abuse. A Family Support Worker (FSW) collaborates with the Vacaville Police Department's Special Victims Unit (SVU), Adult Protective Services, and Child Protective Services. The FSW provides education, resources, referrals, assistance with temporary restraining orders, safety planning, and court accompaniment.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs groups include the elderly and frail elderly, persons with severe mental illness, persons with physical and/or developmental disabilities, persons with alcohol or other drug addiction, and persons living with HIV/AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly

The City of Vacaville McBride Senior Center offers programs for seniors 50+ that are educational, social, and recreational. They also provide a nutrition program, referral service, notary service, assisted living resources and coordinating services with other agencies serving Solano County.

There are many programs and organizations serving seniors, however there is a gap in available housing for the aging population. Based on the 2024 City Annual Vacancy and Rent Survey, there is a great need for senior housing. The survey identified an overall vacancy rate of 0.6% for all senior housing units. According to the Solano County Regional Housing Collaborative, Vacaville has one of the highest percentages of senior households overpaying for housing at 19.6%. The Department of Housing and Urban Development (HUD) defines overpayment (cost burdened) as a household that spends more than 30 percent of their income, on housing costs, including utilities.

According to the City of Vacaville's Housing Element, the City, in partnership with the North Bay Regional Center, is considering the development of programs and partnerships to support the growing number of seniors living in single-family homes who wish to age in place. These efforts may include ensuring access to licensed home care, expanding shared housing opportunities, and implementing other related initiatives. Additionally, the city is exploring the possibility of reviving the Senior Home Improvement Program or establishing a similar initiative to assist seniors and individuals with disabilities in maintaining their independence. This could involve providing minor home repairs, landscaping assistance, and home modifications that promote safe and accessible living environments.

Persons with Disabilities

People with disabilities have distinct housing needs depending on the nature and severity of the disability. People with physical disabilities generally require modifications to housing, such as wheelchair

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

According to the City of Vacaville's Housing Element, to meet the needs of persons with disabilities, the City will encourage all new units to be universally designed so they are accessible for both occupants and visitors and/or be easily adaptable to accessibility modifications. Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), p

continued

Addiction

Solano County Substance Use Services (SUS) is dedicated to providing a continuum of care that benefits the clients and providers. Utilizing a combined administrative, clinical, and preventive services approach, they deliver coordinated services to the diverse populations of Solano County who are impacted by substances that include alcohol, tobacco, opioids, and other drugs, and related issues such as domestic violence.

SUS collaborates with Drug Safe Solano which brings together a motivated multidisciplinary team to address opioid addiction issues in the community. Strategies are currently in development to improve opioid addiction, prevention, safety, and treatment efforts. Furthermore, the coalition is a member of the Expanding Medication-Assisted Treatment in the Jails Learning Collaborative that started in August 2018. Members of the collaborative include the Sheriff's office, the courts, probation, Solano HSS and the County Administrators office.

Persons with HIV/AIDS

Information regarding this specific population is limited in Solano County. However, according to the Housing Opportunities for Persons With AIDS (HOPWA) Program, 39 clients were served in 2021. Among these clients, 37 maintained stable housing, while the remainder were either in temporary housing or experienced unstable housing situations.

According to the City of Vacaville Housing and Analysis Strategy, supportive housing is permanent rental housing combined with a range of support services designed to help residents maintain stable housing and lead more independent lives. It is typically tailored to specific populations, such as individuals with HIV/AIDS. Support services may include medical and mental health care, vocational and employment assistance, substance abuse treatment, child care, and independent living skills training. Supportive housing can take various forms, including furnished single-room occupancy apartments, multifamily developments where tenants with disabilities live alongside low-income families, small service-intensive buildings, or scattered-site apartments.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

According to the City of Vacaville's Housing Element, the City will continue to support countywide efforts of providers of housing supportive services to specials needs populations who are not homeless reach extremely low- and very low-income households by:

-Supporting and promoting the programs that ensure housing and services are accessible to residents with special needs, including seniors, disabled households, large families, homeless persons, and transitional foster youth through measures such as transitional supportive housing, ensuring reasonable accommodation, and the provision of emergency shelters.

- Assisting in providing direct assistance to households in need of housing.

- Providing affordable housing and homeownership opportunities.

- Collaborating with Solano County and other jurisdictions in the region, nonprofit organizations, developers, and other relevant entities to address the housing-related needs of very low-, low-, and moderate-income residents, with a priority for those with special needs.

- Supporting collaborative efforts to connect low-income residents with financial empowerment resources, homeownership programs, small business assistance, living wage jobs, affordable childcare, and workforce training resources and services.

The City is working with developers to apply for state funding programs for new construction and rehabilitation of existing affordable housing that target special needs populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue to support countywide efforts of providers of housing supportive services to special needs populations who are not homeless reach extremely low- and very low-income households.

The City is working with developers to apply for state funding programs for new construction and rehabilitation of existing affordable housing that target special needs populations.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City invited local and regional housing developers to a developer-specific workshop on November 18, 2021, to hear their perspective on the challenges to building housing in Vacaville and to gather input on potential solutions for the Housing Strategy. The meeting was open to nonprofit and for-profit housing developers and covered a variety of topics related to housing production, such as incomes and housing affordability; housing types (i.e., missing-middle housing, executive housing, and affordable/supportive housing), local land use regulations, California Environmental Quality Act (CEQA), development fees, and funding. A total of 133 developers from all over the Bay Area and Sacramento regions were invited, and 21 developers attended. Of these 21, all but 1 had experience building in Vacaville. Feedback received related to barriers to housing development are summarized below.

City and State regulatory requirements can create barriers to the housing development types needed to alleviate housing demand. The City's existing density regulations in certain zones, such as the medium-density and high-density residential zones, can be altered to allow higher density development, which could boost housing production. In addition, the development standards for height, lot size, and setback requirements for new residential development could be considered a constraint to housing production. Outdoor recreation space requirements may also be a barrier to housing production. Some developers and community members stated that some existing policy plans that do not foresee residential development should be modified to allow this use. Some developers and community members stated that density and building height maximums are too low, particularly in the downtown and at mixed-use nodes. They also stated that some City design requirements, such as required setbacks, site coverage, and open space, are too restrictive, especially for high-density and missing-middle housing. All of these regulations could be changed to support the construction of additional housing types.

In addition, performing the initial CEQA analysis to clear a site for development can create a barrier to developer investment because of the risks associated with uncertainty in the environmental review's outcome. The City could consider creating an inventory of available sites and conducting a CEQA review of preliminary designs to pre-clear sites for development of housing that addresses the current housing gaps, such as missing middle, mixed-use, senior, restricted affordable, etc.

The City's development and building fees may be a constraint to housing production. The City's building and development fees are seen as a barrier, particularly because some development impact fees are charged for all units, regardless of size or affordability. The undifferentiated development building fees were seen as impediments to building missing middle, workforce, and affordable housing.

The City's permitting timeframe may present feasibility challenges to certain residential developers. Some developers and community members stated that permit processing times are too long and costly in producing housing.

Insufficient local subsidies and difficulty in identifying and applying for federal and state funding may be a constraint to building affordable housing. There is a need for local funding sources that could be used to subsidize the cost of constructing affordable units. Developers need assistance navigating the funding opportunities, including assistance with the cost of site improvements, which were noted as a constraint to housing production in some outlying areas. Site improvements are an important component of new development and include water and sewer connections, circulation, and other infrastructure needed to serve the new development.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Vacaville is a regional center for Bio-Technology, pharmaceutical manufacturing, and aviation technology in Solano County. Major employers include California State Department of Corrections, Vacaville Unified School District, Kaiser Permanente, State Compensation Insurance Fund, Lonza Corp, NorthBay Vaca Valley Hospital, Travis Credit Union, Mariani Packaging Co. Himes Growers, and ICON Aircraft.

The major employment sectors within the City of Vacaville are: Retail Trade (5,437 jobs); Education and Health Care Services (6,237 jobs); Arts, Entertainment, Accommodations (4,330 jobs); and Manufacturing (2,309 jobs). The City of Vacaville has a shortage of qualified workers in the Manufacturing and Retail Trade sectors. The Retail Trade Sector accounts for 6% of all jobless workers.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	675	38	2	0	-2
Arts, Entertainment, Accommodations	4,498	4,330	14	17	3
Construction	3,521	2,476	11	10	-1
Education and Health Care Services	6,930	6,237	21	25	4
Finance, Insurance, and Real Estate	1,899	1,327	6	5	-1
Information	603	282	2	1	-1
Manufacturing	3,058	2,309	9	9	0
Other Services	1,354	1,012	4	4	0
Professional, Scientific, Management Services	2,612	882	8	3	-5
Public Administration	0	0	0	0	0
Retail Trade	4,501	5,437	14	21	7
Transportation and Warehousing	1,372	628	4	2	-2
Wholesale Trade	1,332	443	4	2	-2

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Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total	32,355	25,401	--	--	--

Table 41 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	46,050
Civilian Employed Population 16 years and over	43,915
Unemployment Rate	4.64
Unemployment Rate for Ages 16-24	10.56
Unemployment Rate for Ages 25-65	3.02

Table 42 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	9,540
Farming, fisheries and forestry occupations	975
Service	5,370
Sales and office	9,770
Construction, extraction, maintenance and repair	4,915
Production, transportation and material moving	3,050

Table 43 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,286	63%
30-59 Minutes	9,583	23%
60 or More Minutes	5,802	14%
Total	***41,671***	***100%***

Table 44 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,400	30	3,235

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	7,555	350	4,380
Some college or Associate's degree	15,135	1,115	6,255
Bachelor's degree or higher	10,895	155	2,010

Table 45 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	35	215	550	1,120	665
9th to 12th grade, no diploma	945	1,380	985	1,415	610
High school graduate, GED, or alternative	2,760	3,170	2,975	6,170	4,145
Some college, no degree	3,535	5,690	3,595	8,010	4,020
Associate's degree	590	1,535	1,535	2,970	1,340
Bachelor's degree	380	2,785	2,355	4,080	2,195
Graduate or professional degree	15	765	1,110	2,340	1,670

Table 46 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	27,948
High school graduate (includes equivalency)	45,979
Some college or Associate's degree	50,955
Bachelor's degree	71,082
Graduate or professional degree	87,306

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City of Vacaville are: Retail Trade; Education and Health Care Services; Arts, Entertainment, Accommodations; and Manufacturing.

Describe the workforce and infrastructure needs of the business community:

According to the City of Vacaville's Economic Analysis, there are workforce development opportunities in manufacturing (life sciences) and retraining programs for retail and restaurant workers. Workforce development is essential for supporting lower-wage workers, many of whom were previously employed in industries such as retail, hospitality, and food service. Ensuring these workers have opportunities for retraining helps maintain a diverse workforce in Vacaville and supports both rental and homeownership stability.

Additionally, the City of Vacaville's Economic Development Execution Plan highlights the need for adequate infrastructure to support the growth and expansion of businesses such as biotechnology and advanced manufacturing. This includes efficient transportation access, sufficient sewer and water capacity, reliable utilities, and cost-competitive broadband. In today's global economy, dependable and affordable broadband service is crucial for maintaining competitiveness.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Vacaville's General Plan, the long-term blueprint for community development, last updated in 2015, established two areas for future planning and development: the East of Leisure Town Road (ELTR) Growth Area and the Northeast Growth Area. The Northeast Growth Area is comprised of 1,400 acres, of which 611 acres are currently within the City of Vacaville and 789 acres are within the unincorporated County. The East of Leisure Town Road Growth Area is comprised of 1,317 acres, of which 669 acres are currently in the City of Vacaville and 648 acres are within the unincorporated County. Both areas are located fully within the City's Urban Growth Boundary and annexations of unincorporated areas are expected to occur if Specific Plans are approved by the Vacaville City Council. Each area includes land identified as "Urban Reserve" in the City's adopted General Plan, which means that the areas are anticipated for future development, however, no specific land use categories have been assigned yet, as that action will occur through the respective Specific Plan processes.

In the fall of 2023, the City Council held a study session regarding the City's Urban Reserve and indicated general support for initiating the planning process for the East of Leisure Town Road Growth Area. Earlier, in the fall of 2022, the Council directed staff to develop an action plan for planning the Northeast Growth Area. The Council directed staff to conduct community outreach prior to the Council's formal consideration of initiating planning for the Growth Areas.

A Specific Plan for the ELTR Growth Area would lay out potential land uses and would be funded by prospective developers, while the Northeast Growth Area Specific Plan would be City-funded, with plans for full reimbursement by future developers as the area builds out.

On April 9, 2024, the City Council initiated a Specific Plan/General Plan Amendment process for the ELTR Growth Area. On August 13, 2024, the Vacaville City Council approved three contracts for hiring professional services to assist the City with the planning process, which will be funded by the Applicant Team.

The project will result in a significant multi-year land use process to include General Plan Amendments, Specific Plan, Pre-zoning, Tentative Subdivision Maps, Development Agreements, Annexations, and environmental review (Environmental Impact Report). Please see below for additional information about upcoming meetings.

The Northeast Growth Area is approximately 1,400 acres in size and primarily designated as an economic development area. It is located partially outside of the existing city limits. The City expects urban development within this area, where existing uses have developed in the unincorporated county. Significant infrastructure improvements will be required to develop this area. It is not anticipated to be fully developed by the General Plan horizon year of 2035.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Workforce Development Board (WDB), along with the City of Vacaville, Solano Community College, Solano Economic Development, and other partners, is developing a talent pipeline strategy to improve and coordinate skills training related to the bioeconomy. The bioeconomy includes biomedical, ag tech, and bioindustrial sectors. **According to the City of Vacaville's Economic Analysis, there are workforce development opportunities in manufacturing (life sciences) and retraining programs for retail and restaurant workers. Workforce development is essential for supporting lower-wage workers, many of whom were previously employed in industries such as retail, hospitality, and food service. Ensuring these workers have opportunities for retraining helps maintain a diverse workforce in Vacaville and supports both rental and homeownership stability.** This is the same verbiage as the question above.. is that ok or too repetitive?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Solano College was one of the first colleges in the United States, two-year or four-year, whose biotechnology degree emphasized biomanufacturing. The program has been in existence for almost two

decades, supplying local companies with a talented workforce. The college offers a career pathway with a seamless transition from high school to a Biotech certificate to an Associates degree to a Bachelors degree and beyond. They recently introduced the Cell and Gene Therapy Manufacturing Specialized Study Program in conjunction with the UC Davis Stem Cell Program.

The California Biomanufacturing Center offers a training program called the Rapid Alternative Medtech Pathway (RAMP). Participants commit to one of three training levels, each building on the foundations of the previous one. Students can transition into jobs at any stage of the program and have the option to further their education through degree programs at Solano College, the University of California, Davis, or the California State University system.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

Describe any major changes that may have an economic impact

continued

The Northeast Growth Area shall primarily be developed with job generating uses such as high quality offices, industrial uses, and technology campuses. Properties over 100 acres will be intended for large technology and business campuses, referred to as Technology Park. Development of employment generating uses prior to residential uses in the Northeast Growth Area will be encouraged.

Specific Plans, consistent with the City's updated infrastructure master plans, will be required for development. Ensuring that coordinated plans for land uses, public facilities, and public services are created for each area. Specific Plans will include a diagram showing the distribution of land uses and define permitted and conditionally permitted land uses, major public facilities (including schools, parks, roads, water, sewer, and drainage facilities), phasing, infrastructure financing mechanisms, interim fire protection measures, and any other elements that may be needed have an orderly development process with minimal adverse impacts to the existing community.

On October 10, 2023, the Vacaville City Council accepted a $1.2 million Metropolitan Transportation Commission grant to prepare a new Specific Plan for the Allison Priority Development Area (PDA). On July 1, 2024, the City executed a contract with Environmental Science Associates (ESA) to prepare the Peabody-Allison Specific Plan (PASP). The PASP encompasses approximately 400 acres and includes major amenities, including the Vacaville Transportation Center, the Vacaville Cultural Center, Will C. Wood High School, the Vaca Village shopping center, and the Vacaville Commons shopping center. Primary goals of the specific plan include:

- Improve the appearance and connectivity of the Peabody Road, Elmira Road, and Allison Drive corridors to create a walkable environment with a variety of different uses oriented around high-quality transportation options (driving, biking, and transit)
- Identify potential public improvements and establish new design standards to enhance the overall appearance of the Allison PDA
- Create conceptual streetscape enhancements to improve transportation connections for people of all ages and abilities who are walking and biking between the Vacaville Transportation Center and surrounding neighborhoods and amenities
- Identify opportunities for public-private partnerships to improve the existing local-serving shopping centers while retaining existing small businesses that currently serve the Vacaville community

The Markham Callen Neighborhood Plan is being developed to evaluate neighborhood opportunities and constraints, identify Plan goals designed to improve neighborhood quality of life, enhance and expand existing businesses, and identify and evaluate opportunity sites for future development or redevelopment that would help achieve the goals of the Plan. The Plan will focus on improving the built environment in a manner that supports social and economic mobility.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Vacaville Housing Element defines "concentration" in the context of housing as the density or grouping of housing units in a specific area. This often refers to the clustering of housing within certain geographic areas, such as neighborhoods or zones, and is used to assess patterns of residential development, availability of services, and the overall distribution of housing types across the city. Concentration can help identify areas of high housing density, as well as ensure that housing needs are met in an equitable and efficient manner, particularly in relation to resources like schools, transportation, and employment opportunities.

Although this Consolidated Plan did not include an analysis of areas where households with multiple housing problems are concentrated, the high proportion of lower-income households that have housing problems suggest that households with multiple housing problems are generally concentrated in the same areas as low-income households.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The definition of concentration used by the City of Vacaville comes from the Housing and Urban Development (HUD). The racial/ethnic concentration is a non-white population of 50 percent or more. The poverty threshold defines neighborhoods of extreme poverty as census tracts with 40 percent or more of the individuals living at or below the poverty line.

Hispanic
Residents who identify as Hispanic or Latino make up the largest share of the population in the Markham–Callen area, accounting for 61.5% of all residents. This is significantly higher than the citywide average, where only 26.8% of residents identify as Hispanic or Latino.

- Census Tract 2531.01 Block Group 1 Block Group A (Callen area)
- Census Tract 2532.05 Block Group 3 Block Group B (Brown Street area)
- Census Tract 2532.08 Block Group 3 Block Group C (Markham Avenue area)
- Census Tract 2532.08 Block Group 4 Block Group D (Rocky Hill area)
- Census Tract 2532.07 Block Group 1 Block Group E (Vineyard Valley area)

What are the characteristics of the market in these areas/neighborhoods?

The Markham Avenue subarea is located north of East Monte Vista Avenue and includes multifamily properties along Markham Avenue and Rocky Hill Road, single-family properties to the north, and multifamily and single-family properties along Brown Street and Callen Street. Edwin Markham Elementary School, the Vacaville Boys and Girls Club, Opportunity House, Trower Park, and the Rocky Hill Trail are all included in the Markham neighborhood.

The Callen Street subarea is located south of East Monte Vista Avenue between Depot Street, and Interstate 80. This area consists primarily of a mixture of small businesses and single-family residences.

The East Monte Vista Avenue subarea is the primary commercial corridor in the planning area, which includes the area from Vine Street on the western edge to Browns Valley Parkway on the eastern edge of the planning area. The land uses along East Monte Vista are entirely commercial with some single-family homes south of East Monte Vista along Callen Street.

Are there any community assets in these areas/neighborhoods?

The Markham–Callen Street area of Vacaville is home to several important community organizations and schools that serve local residents. Markham Elementary School provides foundational education for neighborhood children, while the Vacaville Boys & Girls Club offers after-school programs and youth development activities. The Vacaville Police Activities League (PAL) engages young people through sports, mentoring, and leadership opportunities. Additionally, Opportunity House, located nearby, provides critical services such as shelter, support programs, and resources for individuals and families experiencing homelessness. For outdoor recreation, residents have easy access to the Rocky Hill Trail, a popular walking and biking path that promotes healthy living and connects the neighborhood to other parts of the city.

Are there other strategic opportunities in any of these areas?

The Markham Callen Neighborhood Plan is being developed to evaluate neighborhood opportunities and constraints, identify Plan goals designed to improve neighborhood quality of life, enhance and expand existing businesses, and identify and evaluate opportunity sites for future development or redevelopment that would help achieve the goals of the Plan. The Plan will focus on improving the built environment in a manner that supports social and economic mobility.

The De Colores Park and Malaquias Montoya Center are located on a City-owned site on Brown Street adjacent to the Solano County William J. Carroll Government Center at 1119 East Monte Vista Avenue. The location is an ideal site since it provides easy access for neighborhood residents. The site will be developed in two phases. Phase 1 is the construction of a 2.3-acre neighborhood park, a 2,500 square foot community center and approximately 11,420 square foot parking lot totaling 2.42-acres. Phase 2 is the construction of a 10,000 square foot Multi-purpose building, a 36,450 square foot parking

lot, and site improvements totaling 1.1-acres. Phase 1 and Phase 2 will be developed on 3.52 acres of the site.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City has a plan to expand high-speed internet access to help close the digital divide, which refers to the gap between those who have reliable internet and those who don't. Many low-income and underserved areas lack internet access because it's expensive to provide service there, and companies don't see enough profit. To address this, the City aims to attract private investment to these areas as part of a broader effort to boost the local economy and ensure everyone has the opportunity to stay connected.

In response to the growing digital divide, HUD has launched ConnectHomeUSA (CHUSA), it's digital inclusion program. CHUSA supports Public Housing Authorities, Tribes, and Multifamily housing providers in bridging the digital gap by addressing the three essential pillars of digital inclusion: access to digital devices, internet connectivity, and digital skills development.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Data from the Vacaville Broadband Master Plan shows the lack of competition between ISPs has decreased access to affordable broadband. This has particularly impacted the largely underserved community of low income, senior, and homeless populations.The challenge is that most telecom companies are market takers rather than market makers, so they only want to invest where there is evident, strong demand. According to Solano Connected, the City plans to address supporting their senior population through library programs and expect their broadband plan to provide a roadmap for solving connectivity issues in downtown Vacaville. Comcast has shown some interest in deploying fiber to the premises to businesses in the commercial areas surrounding Nut Tree Airport.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change is expected to intensify rainfall and storm systems, worsen droughts and wildfires, increase heat waves and heat-related stress, and contribute to severe weather and higher levels of air pollution.

According to the City of Vacaville Safety Element, the city frequently experiences drought cycles, which significantly impact its water supply. In severe cases, this can result in reduced water availability for residents, businesses, and natural ecosystems.

Extreme heat is another major concern, with Vacaville's extreme heat threshold set at 102.5°F. The primary risk associated with extreme heat is its impact on public health. Prolonged exposure can lead to heat-related illnesses, including heat cramps, heat exhaustion, and, in severe cases, heat stroke.

Additionally, extreme heat places increased strain on power infrastructure. Higher temperatures reduce the efficiency of power lines while simultaneously driving up electricity demand, primarily for air conditioning. This combination of factors raises the risk of brownouts and blackouts.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the Vacavlle Safety Element, some Vacaville populations face elevated vulnerability from the increased risk of geologic hazards as a result of climate change, due to features such as age, available resources, and physical abilities. Households in poverty and low-resourced people of color could be significantly impacted by property losses from landslides and may lack the financial resources to increase the resiliency of their homes. Seniors and those with limited mobility or physical disabilities are at higher risk of being harmed by a landslide due to evacuation barriers and generally greater physical susceptibility to injury. Financially stressed households or those without access to stable and secure housing, including households in poverty, those living in mobile homes, and individuals experiencing homelessness, may not have the resources to invest in increasing their resiliency or decreasing their exposure to severe weather. Severe weather may also damage or block roads and bridges and interrupt electricity delivery, which would inhibit community connectivity and interfere with the delivery of emergency services.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Vacaville's Strategic Plan for 2020–2025 focuses on strengthening neighborhoods, supporting families, and improving quality of life for residents. Through community surveys and public feedback, the City identified major priorities: building youth centers, creating more parks and recreational spaces, and improving neighborhood facilities to serve local familiesThe Plan also tackles the challenges of finding affordable housing by proposing expanded rental assistance programs, seeking new funding opportunities, and supporting the development of affordable homes. Recognizing the need to help those experiencing homelessness, the City is partnering with community organizations to provide shelter, healthcare, and supportive services. Regular monitoring and public accountability are built into the plan to ensure that resources are used effectively to meet Vacaville's community development goals

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	**Area Name:**	Markham Callen Street
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Markham Callen neighborhood is situated at the center of the City of Vacaville, just north of Highway 80 and northeast of the city's downtown. This neighborhood is bounded by San Leon Drive to the north, Browns Valley Parkway to the east, Interstate 80 to the south, and Vine Street and Markham Avenue to the west. Several hills surround the residential portions of this neighborhood to the north, east, and west. The Markham Callen area is notable in that it contains a majority of the city's multifamily housing, in addition to an elementary school, a park and open space areas, single-family homes, mobile home parks, a homeless shelter, multiple grocery stores, retail, restaurants, and light industrial uses. The boundaries are as follows: Census Tract 2531.01 Block Group 1, Census Tract 2532.05 Block Group 3, Census Tract 2532.08 Block Group 3 and 4, and Census Tract 2532.07 Block Group 1.

	Include specific housing and commercial characteristics of this target area.	The rate of homeownership in the target area is significantly lower (33.2%) compared to the citywide rate (67.4%). Additionally, the target area has a much higher percentage of homes over 50 years old (30.1%) than the city as a whole (16.1%). The area also experiences a higher proportion of overcrowded housing units compared to citywide figures, affecting both owner-occupied and renter-occupied units. Notably, 2.7% of all housing units in the planning area are classified as severely overcrowded, and all of these are renter-occupied. As of 2025, a total of 106 businesses are present within the target area. A majority of these businesses are found along East Monte Vista Avenue and other connecting streets. The most prominent categories of businesses in the Markham Callen neighborhood are car services (29 percent of businesses), general retail (10 percent of businesses), restaurants (nine percent of businesses), and fast food (eight percent of businesses). Additionally, a majority of the businesses in the target area are small, locally owned businesses (just under 65 percent), including a majority of the car service businesses, and many retail, restaurant, and home improvement establishments. However, several “big box” stores and larger chains operate in the target area, including various grocery stores, fast food restaurants, car parts stores, gyms, and thrift stores.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Public input, surveys, and field assessments identified the Markham–Callen area as a target neighborhood due to its lower homeownership rates, higher overcrowding, older housing, and lower incomes compared to citywide averages.
	Identify the needs in this target area.	The Markham–Callen area needs more affordable housing options, housing rehabilitation for older homes, and strategies to address overcrowding. Residents also face lower incomes compared to the citywide average and have expressed the need for improved parks, public facilities, and neighborhood investment to support economic opportunity.

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	What are the opportunities for improvement in this target area?	The purpose of the Markham Callen Neighborhood Plan is to evaluate opportunities and constraints within the community, establish goals and policies designed to improve neighborhood quality of life, enhance and expand local businesses, and identify and evaluate opportunities for future development or redevelopment to achieve the community's vision. The key focus of the plan is to improve the built environment in a manner that supports social and economic mobility
	Are there barriers to improvement in this target area?	Barriers to improvement in the Markham Callen Neighborhood include limited funding, zoning and regulatory constraints, outdated infrastructure, and environmental challenges like climate risks.
2	**Area Name:**	Entire Jurisdiction
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

To be determined.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	**Priority Need Name**	Youth Activities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Non-housing Community Development
	Geographic Areas Affected	Markham Callen Street
	Associated Goals	Youth Activities
	Description	Non-profit organization that provides multiple types of social services for youth under the age of 17.
	Basis for Relative Priority	Needs were determined through input from the community needs assessment survey, and staff consultation
2	**Priority Need Name**	Parks, Recreational Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	Markham Callen Street

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	Associated Goals	Building a Neighborhood Park Planning and Admin
	Description	Development of open space areas or facilities intended primarily for recreational use.
	Basis for Relative Priority	
3	**Priority Need Name**	Neighborhood Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Markham Callen Street
	Associated Goals	Youth Activities Building a Neighborhood Facility Public Facility/Infrastructure
	Description	Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes (including recreation). Such facilities may include libraries and community centers.
	Basis for Relative Priority	Needs were determined through input from the community needs assessment survey, agency and stakeholder consultation, staff consultation.
4	**Priority Need Name**	Public Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Entire Jurisdiction
	Associated Goals	Public Facility/Infrastructure
	Description	Public facilities and improvements.
	Basis for Relative Priority	Needs were determined through input from the community needs assessment survey.
5	**Priority Need Name**	Section 108 Loan Repayment
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Entire Jurisdiction
	Associated Goals	Planning and Admin
	Description	Planned payments of principal due on Section 108 loans (including prepayment or defeasance of Section 108 loans).
	Basis for Relative Priority	Needs were determined through input from the community needs assessment survey.
6	**Priority Need Name**	Planning and Administration
	Priority Level	Low

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Entire Jurisdiction
	Associated Goals	Planning and Admin
	Description	Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation.
	Basis for Relative Priority	Needs were determined through input from the community needs assessment survey.

Narrative (Optional)

Priority needs were identified through a needs assessment survey and public outreach. The needs assessment survey was administered to targeted community members December 2024 through February 2025. The survey questions covered fair housing, housing needs, economic development, public facilities, and public service. Although the needs identified are many and the funding sources are limited, the City will prioritize activities and projects based on available resources and staff capacity.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	No Funds Allocated.
TBRA for Non-Homeless Special Needs	No Funds Allocated.
New Unit Production	No Funds Allocated.
Rehabilitation	No Funds Allocated.
Acquisition, including preservation	No Funds Allocated.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated resources section of the strategic plan describes the City of Vacaville's financial resources for the duration of the 2025-2030 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City's ability to use federal funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by the City as well as the service providers which serve Vacaville and include:

- CDBG Funds

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$527,680.00	0		$527,650.00	$2,604,253	Award allocated in May 2025

Table 51 - Anticipated Resources

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Vacaville allocated Community Development Block Grant (CDBG) funding for the development and construction of a multi-purpose public facility and neighborhood park, designed to provide youth-focused activities and social services within the Core Target Area. To maximize impact, the City leveraged these funds with a $6.7 million grant from the California State Parks Department's Statewide Parks Program (SPP). Currently, $303,386 in CDBG funds remain available in the Brown Street Capital Improvement Project (CIP), in addition to the $6.7 million SPP grant. These funds will be used to develop the planned park and community center on the Brown Street site. To further support the construction of the Malaquias Montoya Multi-Purpose Facility, the City of Vacaville is requesting a $2,638,400 U.S. Department of Housing and Urban Development (HUD) Section 108 Loan Guarantee.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City allocated CDBG funding for the development and construction of a multi-purpose public facility and neighborhood park to provide youth focused activities and social services in the Core Target area.

The Trower and Mariposa Neighborhood Centers are public facilities currently under lease with youth service organizations in order to maintain services in the CDBG Target Areas. Through Facility Use Agreements and CDBG funding support, youth service organizations are enabled to keep the centers operating. Trower Neighborhood Center is operated by the CDBG sub-recipient Vacaville Neighborhood Boys & Girls Club and serves youth within the CDBG Target Area. Child Start and The Leaven operate programs from the Mariposa Neighborhood Center and provide preschool and youth programming within the CDBG Target Area.

The City of Vacaville offers space at its Social Services Center to community organizations that serve low- to moderate-income residents. Current tenants include Vaca FISH, a food pantry that provides free groceries to income-eligible individuals and families.

Discussion

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Vacaville Housing Authority	Government	Rental	Jurisdiction
Vacaville Public Works Department	Government	neighborhood improvements public services	Jurisdiction
Vacaville Parks and Recreation Department	Government	public facilities	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Vacaville's Department of Housing Services is the designated entity responsible for administering Community Development Block Grant (CDBG) funding provided through the U.S. Department of Housing and Urban Development (HUD). A key strength of the Department lies in its collaborative approach to community development. By actively partnering with local nonprofits, government agencies, and community-based organizations, the Department effectively leverages and combines resources to maximize the impact of CDBG funds. These strategic partnerships allow for a more comprehensive and coordinated delivery of services, ensuring that critical needs within the community—such as affordable housing, homelessness prevention, infrastructure improvements, and public services—are addressed in a sustainable and effective manner. This collaborative model not only amplifies the reach and effectiveness of HUD funding but also helps strengthen the overall community.

Gaps in Vacaville's institutional delivery system relate primarily to funding. The reduction in local funds available for affordable housing activities has resulted in a strain on the City's ability to fund more of these programs. Additionally, the limited federal funding allocation ultimately impacts the nonprofit service providers reliant upon those funds to serve their focus populations.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X

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Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Father's House Mobile Medical Clinic plays a vital role in meeting the healthcare needs of homeless individuals in the Vacaville area. With a mission focused on promoting community health, the clinic offers a range of essential services, including wellness checks, blood pressure screenings, diabetes education, and other vital healthcare services. Operating through the generous volunteer efforts of registered nurses, medical doctors, and donations of medical supplies, the clinic brings much-needed medical care directly to the Adopt A Block neighborhoods, where many homeless individuals reside. This outreach initiative ensures that underserved populations have access to critical healthcare resources, supporting their overall well-being and helping them navigate the challenges of homelessness.

Another resource for individuals seeking mobile medical services in the Vacaville area, the Solano County Health and Social Services Department provides a mobile health clinic that offers primary care, dental services, and behavioral health screenings at various locations, including Vacaville. Additionally, organizations like Opportunity House and WeHOPE offer supportive services such as shelter, case management, and hygiene facilities, which may complement healthcare needs.

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Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Community Action Partnership of Solano, Joint Powers Authority (CAP Solano JPA), plays a pivotal role in addressing poverty and homelessness in Solano County. By leveraging federal, state, and local resources, CAP Solano JPA coordinates a network of services aimed at empowering low-income residents. A major strength of CAP Solano's service delivery system is its strong collaboration with a network of community-based organizations. By partnering with local agencies, CAP Solano is able to extend its reach and provide a wide range of services tailored to the unique needs of low-income individuals and families. This collaborative approach helps ensure that resources are used efficiently and that support is delivered in a coordinated, community-focused manner.

One of the key weaknesses in CAP Solano's service delivery system is the limited availability of housing and supportive services, which often falls short of meeting the high demand in the community. This shortage makes it challenging to provide timely and effective assistance to individuals and families experiencing homelessness. Additionally, while the system connects people to services, it can lack the flexibility needed to adapt quickly to emerging needs or shifts in the local population, which can hinder the overall responsiveness and impact of the support network.

CAP Solano JPA demonstrates a strong commitment to addressing poverty and homelessness through coordinated services, strategic planning, and community collaboration. However, challenges such as limited housing options and operational inefficiencies in coordinated entry, highlight areas for continued improvement. Addressing these gaps is crucial for strengthening the service delivery system and better meeting the needs of Solano County's most vulnerable residents.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will partner with developers on applications for funding for housing construction. The City will pursue becoming a HOME entitlement community. Funds received from this grant will be allocated to the development of affordable housing to extremely low-, very low-, and low-income households. The City also intends to continue applying on an ongoing basis for housing funds from available sources.

In addition, the City will continue to enforce housing affordability agreements between the owners and the City. If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if necessary, to protect the affordability of the rental units.

The need for expanded rental assistance programs to support housing mobility has been identified as a key housing issue. In response, the City will continue to operate and expand the HUD Housing Choice Voucher Program, along with other rental subsidy initiatives. Additionally, the City will actively pursue opportunities to secure more Housing Choice Vouchers as new federal funding becomes available.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Youth Activities	2025	2030	Non-Homeless Special Needs Non-Housing Community Development	Entire Jurisdiction	Youth Activities Neighborhood Facilities	$390,638.00	Public service activities other than Low/Moderate Income Housing Benefit: 865 Persons Assisted
2	Building a Neighborhood Park	2025	2030	Non-Housing Community Development	Markham Callen	Parks, Recreational Facilities	$564,2550.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1775 Persons Assisted
3	Building a Neighborhood Facility	2025	2030	Non-Housing Community Development	Markham Callen	Neighborhood Facilities	$564,255.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1775 Persons Assisted
4	Public Facility/Infrastructure	2025	2030	Non-Housing Community Development	Markham Callen	Neighborhood Facilities Public Facilities	$564,255.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Admin	2025	2030	Non-Housing Community Development		Parks, Recreational Facilities AP Loan Repayment Planning and Administration	$520,851.00	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	**Goal Name**	Youth Activities
	Goal Description	A public service activity that provides services to multiple group of youth under the age of 17.
2	**Goal Name**	Building a Neighborhood Park
	Goal Description	Development of open space areas or facilities intended primarily for recreational use.
3	**Goal Name**	Building a Neighborhood Facility
	Goal Description	Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes (including recreation). Such facilities may include libraries and community centers.

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4	**Goal Name**	Public Facility/Infrastructure
	Goal Description	Other Public Improvements
5	**Goal Name**	Planning and Admin
	Goal Description	Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. T

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The 2023 Annual Progress Report for the Housing Element indicates that, according to the Regional Housing Needs Allocation (RHNA) set by the Association of Bay Area Governments (ABAG), the City must plan for 2,595 new housing units by the end of the current Housing Element cycle in 2023. This includes 677 units for very low-income households, 404 units for low-income households, 409 units for moderate-income households, and 1,105 units for above-moderate-income households. The City's goal is to meet its full RHNA target before the close of the Housing Element cycle

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The VHA does not own or operate any public housing units.

Activities to Increase Resident Involvements

The VHA does not own or operate any public housing units.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

The VHA does not own or operate any public housing units.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City invited local and regional housing developers to a developer-specific workshop on November 18, 2021, to hear their perspective on the challenges to building housing in Vacaville and to gather input on potential solutions for the Housing Strategy. The meeting was open to nonprofit and for-profit housing developers and covered a variety of topics related to housing production, such as incomes and housing affordability; housing types (i.e., missing-middle housing, executive housing, and affordable/supportive housing), local land use regulations, California Environmental Quality Act (CEQA), development fees, and funding. A total of 133 developers from all over the Bay Area and Sacramento regions were invited, and 21 developers attended. Of these 21, all but 1 had experience building in Vacaville. Feedback received related to barriers to housing development are summarized below.

City and State regulatory requirements can create barriers to the housing development types needed to alleviate housing demand. The City's existing density regulations in certain zones, such as the medium-density and high-density residential zones, can be altered to allow higher density development, which could boost housing production. In addition, the development standards for height, lot size, and setback requirements for new residential development could be considered a constraint to housing production. Outdoor recreation space requirements may also be a barrier to housing production. Some developers and community members stated that some existing policy plans that do not foresee residential development should be modified to allow this use. Some developers and community members stated that density and building height maximums are too low, particularly in the downtown and at mixed-use nodes. They also stated that some City design requirements, such as required setbacks, site coverage, and open space, are too restrictive, especially for high-density and missing-middle housing. All of these regulations could be changed to support the construction of additional housing types.

In addition, performing the initial CEQA analysis to clear a site for development can create a barrier to developer investment because of the risks associated with uncertainty in the environmental review's outcome. The City could consider creating an inventory of available sites and conducting a CEQA review of preliminary designs to pre-clear sites for development of housing that addresses the current housing gaps, such as missing middle, mixed-use, senior, restricted affordable, etc.

The City's development and building fees may be a constraint to housing production. The City's building and development fees are seen as a barrier, particularly because some development impact fees are charged for all units, regardless of size or affordability. The undifferentiated development building fees were seen as impediments to building missing middle, workforce, and affordable housing.

The City's permitting timeframe may present feasibility challenges to certain residential developers. Some developers and community members stated that permit processing times are too long and costly in producing housing.

Insufficient local subsidies and difficulty in identifying and applying for federal and state funding may be a constraint to building affordable housing. There is a need for local funding sources that could be used to subsidize the cost of constructing affordable units. Developers need assistance navigating the funding opportunities, including assistance with the cost of site improvements, which were noted as a constraint to housing production in some outlying areas. Site improvements are an important component of new development and include water and sewer connections, circulation, and other infrastructure needed to serve the new development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Vacaville is addressing barriers to affordable housing through its inclusionary housing strategy, which mandates that new residential developments of five or more units include a percentage of units affordable to low- and moderate-income households. Developers can fulfill this requirement by integrating affordable units within their projects or by opting for alternatives such as in-lieu fees, land dedication, or off-site construction of affordable housing. Additionally, the city offers density bonuses and development incentives to encourage the inclusion of affordable units, especially those designated for very low-income individuals, including homeless persons, foster youth, and disabled veterans. These incentives may include increased density allowances and reductions in development standards, provided the affordable units remain deed-restricted for long-term affordability. This approach aims to enhance housing affordability and availability across Vacaville.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Vacaville Police Department's Community Response Unit (CRU) conduct outreach to persons in the city experiencing homelessness. They refer their clients to, and coordinate with, organizations that work with people experiencing homelessness and mental health issues. These organizations include Vacaville Solano Social Services Corporation, Solano County Homeless Outreach Partnership and Engagement (HOPE), and Shelter, Inc.

Every two years, during the last 10 days of January, communities across the country conduct comprehensive counts of the local homeless populations in order to measure the prevalence of homelessness in each local Continuum of Care. The 2024 Solano County Point-in-Time Count (PIT) was a community-wide effort conducted January 31, 2024. Countywide, the homeless population increased from 1,151 in 2019 to 1,725 in 2024.

Addressing the emergency and transitional housing needs of homeless persons

There is a need for a coordinated countywide central agency to provide full-time services to address the needs of the homeless. To address this need, the City encourages coordinating with other Solano County jurisdictions to increase the availability of emergency shelters, transitional housing, and homelessness services and to collaborate on the development of targeted assistance and outreach. The City also commits to providing technical and/or support services to nonprofit agencies and other entities serving the homeless.

In January 2024, the City of Vacaville implemented the Mental Health Services Program and partnered with Vacaville Solano Services Corporation (VSSC). The City provided $250,000 of CDBG CV funding to VSSC to conduct street outreach to individuals and families experiencing homelessness with mental health and/or substance use disorders. Street outreach is combined with more effective wraparound services to guide the homeless to safe housing and self-sufficiency. VSSC also uses a three-step program to promote self-sufficiency. By the time an individual moves to the third and final step of the program, they are employed, seeking affordable housing, have the knowledge to create and manage a budget, and have a savings fund.

The City of Vacaville operated a Warming Center at the former Greyhound Bus Depot on 1040 Mason Street. In the cold months of November 2023 through March 2024, this Warming Center provided refuge to homeless individuals and families during inclement weather. Centrally located in the city, the site included space for sheltering animals, had on-site parking, and had an ADA accessible path of travel.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Continuum of Care (CoC) model addresses the emergency shelter and transitional housing needs of homeless individuals through a structured, multi-step process. It begins with outreach, intake, and assessment to engage with individuals experiencing homelessness, evaluate their situations, and connect them to appropriate services. From there, emergency shelter provides immediate, short-term housing to ensure safety and stability while longer-term solutions are explored. Transitional housing follows, offering temporary accommodations paired with supportive services to help individuals gain life skills, employment, and stability. Finally, the model emphasizes a transition to permanent or permanent supportive housing, ensuring long-term housing security with optional supportive services to help individuals maintain stability and self-sufficiency. Through this coordinated system, CoC effectively guides individuals from crisis toward lasting housing solutions.

Solano County partners with Abode Services to support homeless individuals in making the transition to permanent housing and independent living. Abode applies a Housing First approach, prioritizing stable housing without preconditions and following up with individualized support services. One of their key programs is Permanent Supportive Housing, which offers long-term housing along with case management, job training, and health education. Another critical program is Rapid Rehousing, which provides short-term rental assistance and supportive services to help individuals quickly obtain and maintain housing. Through these collaborative efforts, Solano County and Abode Services work together to promote housing stability and long-term independence for individuals experiencing homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Vacaville Housing Authority (VHA) administers specialized Family Unification Program (FUP) vouchers designed to support two key populations. The first group includes families for whom the lack of adequate housing is a primary factor in either the imminent placement of their child or children into out-of-home care, or in delaying the return of the child or children from such care. The second group includes youth between the ages of 18 and 21 who are aged out of foster care at 16 or older and currently lack stable housing. Referrals for these vouchers come through partnerships with the Solano County Child Welfare Services (CWS) and First Place for Youth (FPFY). Families referred by CWS receive a minimum of six months of case management to support long-term housing stability and family reunification. Youth referred by FPFY participate in individualized success plans focused on building the life skills necessary for successful independent living.

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The Family Resource Center (FRC) serves as a central hub for Vacaville residents seeking support with family-related issues and access to local services. As a free, drop-in referral and information center, the FRC connects individuals and families to a wide range of assistance programs. Focused on promoting self-reliance and long-term stability, the FRC offers homeless prevention services and support aimed at fostering self-improvement. Operated as a division of the Vacaville Police Department, the center is staffed by professional social workers who provide personalized assistance. Available services include help with basic needs such as rental assistance, security deposits, utility payments, food support, and gas vouchers.

My Friend's House is a shelter with programs designed to meet the immediate needs of local homeless and at-risk youth – to reach, connect with, and begin serving them before they become victims of drugs, trafficking, street gangs, or jail. Located in Vacaville, My Friend's House provides outreach, low-barrier transitional shelter, and optional supportive services for Solano County teens who are homeless or are at-risk of experiencing homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City operates several housing programs which address the issue of lead-based paint and provide residents with information on lead-based paint hazards. These programs are the Section 8 Housing Choice Voucher Rental Assistance Program, and California Housing and Community Development HOME Long-Term Monitoring.

The Section 8 Housing Choice Voucher Program provides information to all participants on lead-based paint hazards and requires all units placed under new Housing Assistance Payment Contracts pass a Housing Quality Standards (HQS) inspection which includes a visual lead-based paint assessment. All assisted units are required to pass HQS inspection at least biennially thereafter. The VHA also provides information on avoiding lead-based paint hazards to all new participants.

How are the actions listed above related to the extent of lead poisoning and hazards?

Approximately 39% (8,380) of owner-occupied and 41% (4,755) of renter-occupied housing units built before 1980. While it can be presumed that many of these homes have been painted in the last 40 years, effectively removing or encapsulating the lead hazard, and the actual number of low-income households living in units that contain lead-based paint is likely to be much lower. Visual lead-based paint assessments are adequate in identifying potential hazards to be addressed.

How are the actions listed above integrated into housing policies and procedures?

For the Vacaville Housing Authority (VHA), Housing Technicians are certified in lead-based paint inspections and are required to perform HQS inspections before lease up and at least biennially on all assisted units. The VHA provides information on lead-based paint to all new participants and must review all new contracts for lead-based paint notification compliance. If any deficiencies found are not corrected, the VHA will terminate any Housing Assistance Payment contracts.

HOME inspections are completed each year on multifamily properties including common areas. If any lead-based paint hazards are identified, the HOME assisted project will be notified and the hazard will be required to be removed for continued HOME funding.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Low-income households are often challenged by a lack of needed social services, employment opportunities, affordable childcare and job-training programs. The City attempts to address anti-poverty issues by assisting households to reach self-sufficiency and by implementing comprehensive neighborhood revitalization. As such, Vacaville's anti-poverty strategy will focus on coordinating resources in conjunction with the City's housing programs and policies. Specifically, Vacaville's strategy will include the following actions:

- Vacaville Housing Authority will assist households with identifying and accessing various housing, social service, and education/vocational programs, through its collaborative efforts with the Solano Employment Connection and social service agencies.
- Vacaville Housing Authority will continue to promote the Family Self-Sufficiency Program for Section 8 Housing Choice Voucher holders and actively recruit new households to participate to assist them in achieving economic independence through a stable housing situation.
- City of Vacaville will continue its policy of promoting a jobs/housing balance to ensure jobs requiring a variety of training and skill levels, and affordable housing is available to all income groups.
- The City will continue the ongoing Housing Element Policy H. 2 – I 7 - Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.
- Vacaville will continue to support programs like the Vacaville Neighborhood Boys and Girls Club to keep Vacaville's youth in school to enhance their employability at the Trower Neighborhood Center.
- Vacaville will continue to work towards ensuring youth services continue to be provided at the Mariposa Center.

The Workforce Development Board operates the Solano Employment Connection. The Solano Employment Connection has 25 partners from Federal, State and County government, along with local and community based organizations linking job seekers with access to employment and training resources and linking employers to a variety of qualified applicants. The Job Center's mission is to empower participants to attain and sustain economic self-sufficiency by engaging them in activities to make them more competitive in the local job market. These activities include basic education and customized job training, personal and career development, employment and life skills workshops, job placement and vocational assessment and counseling. The Job Center has had great success in substituting work. Staff will continue to attend Board meetings to stay current and connected to this resource.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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The City's poverty-reducing goals, programs, and policies work to provide support and development of at-risk individuals and families. Poverty reduction is tied to affordable housing in many of the policies and other initiatives listed above.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring is performed quarterly for the number of participants served by the sub-recipients and the social services agencies occupying the Vacaville Social Services Center. Monitoring and compliance procedures include utilization of a quarterly report form. The quarterly report identifies the number of individuals served, their income group, race, ethnicity, and the head of household. Additionally, as sub-recipients of CDBG funding, the VNBGC and The Leaven monitoring includes a biennial on-site visit and interview, and annual inspection of financial and client records relating to the CDBG funding provided, and evaluation of sub-recipient performance. Alternate years include a desk review. Performance is measured against the goals established in the Agreement for Contract Services. A follow-up letter is sent to the sub-recipient and summarizes any findings or concerns identified in the visit or desk review, as applicable, and provides a timeframe to correct or respond to any findings or concerns identified by the City.

In order to meet requirements under 24 Code of Federal Regulations 91.230, Monitoring, the City will continue to carryout annual monitoring of subrecipient programs using the Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight, as a standard procedure in monitoring activities carried out by subrecipient agencies. Under the Public Facilities and Improvements project, all activity over $2,000 is subject to prevailing wage under the Davis-Bacon Act. The Davis-Bacon Act of 1931 established the requirement to pay local prevailing wages on public works projects. The City will continue compliance with prevailing wage monitoring and maintain files and records for HUD review. This includes good effort in minority business outreach. Procedures to monitor environmental compliance include that all funded activities under CDBG will undergo National Environmental Policy Act environmental review in compliance with 24 Code of Federal Regulations Part 58. All Environmental Review Records (ERR) will be maintained on file and signed by the Certifying Officer or designee.

Many other activities are monitored a minimum of once a year. These include monitoring to ensure that Section 108 loan payments have been made and that funding has been spent in accordance with program regulations and as needed and special monitoring as required. For example, prevailing wage monitoring for building improvements**.**