

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>City of Fairfield Housing Authority</u> PHA Code: _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>2021</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>887</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Fairfield Housing Authority (FHA) mission is to provide affordable housing opportunities to extremely low, very low, and low-income households in the City of Fairfield.												
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment A- Section B.6 of Annual Plan Elements												
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No elements have been revised. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. 1) City of Fairfield City Hall, 1000 Webster Ave. 1st Floor, Fairfield, CA 94533 2) Fairfield Housing Authority, 823 Jefferson St B, Fairfield, CA 94533 3) Fairfield Civic Center Library, 1150 Kentucky St. 4) Fairfield City Clerk's office, 1000 Webster St., 4th Floor												
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.												
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.												
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.												
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.												
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.												

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See attachment "B"</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The FHA will continue to purge its HCV waitlist to ensure that families that need housing in our jurisdiction and on our waitlist can obtain housing. We will also modify some of our priorities to ensure that housing is available and prioritized for households consistent with the Housing Needs analysis.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The FHA was able to increase its Voucher lease up to the maximum extent possible. The FHA was also able to achieve goals 3, 4 and 5 of its Five year plan. The only goal FHA was unable to achieve was goal 2-Sustaining a High Performer status. The primary reason this goal was not achieved was due to extensive turn over in the Housing Authority.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The PHA hereby defines substantial deviation & significant amendment/modification as any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences, demolition and/or disposition activities, and conversion programs. Discretionary or administrative amendments consistent with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.</p> <p>If a significant amendment and/or substantial deviation/modification occur, the public process will include: a public comment period, public notification of where and how the proposed change can be reviewed, and the approval by the Housing Authority Boards.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development.

1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:
http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.*
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.*

Attachment A - PHA 5 Year and Annual Plan

5.2 Goal and Objectives

Goals & Status from 2015 5-Year Plan

1) **Increase Voucher Lease Up**

The FHA has leased up to 85%. However, this is the maximum lease up permissible to cover voucher costs of the program. High rental costs in Fairfield have forced the FHA to increase the payment standards to an amount that cannot sustain a much higher lease-up rate.

2) **Sustain High Performance Status**

The FHA has not been able to sustain a high performer status in the housing choice voucher program. Over the years the agency has experienced extensive turnover negatively affecting the consistency of the program operation. New program leadership is being established to ensure the program is operated at a High-Performance level. The FHA is currently a Standard Performer Housing Authority.

3) **Update HCV Administrative Plan**

The FHA has updated the Administrative Plan and will be updating it again this year in 2021.

4) **Update HCV preference to include additional points aimed at addressing displaced due to government action**

This action has been completed.

5) **Separate HCV waitlist and Project Based waitlist**

This action has been completed

New Goals for Updated 5-Year Plan

1) **Increase the inventory of affordable housing units**

The FHA plans to issue 103 Project-Based Vouchers to affordable housing projects in the city of Fairfield.

2) **Meet the Section Eight Management Assessment Program (SEMAP) criteria to maintain a higher performer rating**

The FHA will conduct quality control reviews to ensure calculation of adjusted income is accurate and that we are either leasing up at 98%/95% or expending at least 98%/95% of our allocated budget authority.

3) **Provide an improved living environment**

The PHA will pursue methods to pro-actively market the HCV program to prospective landlords, property management companies, and realtors. We will

have staff participate at various events to promote the HCV program including but not limited to: chamber of commerce meetings, Apartment Association meetings and housing seminars. We will also develop a program to hold periodic landlord orientations to promote the program.

4) Encourage Self-Sufficiency

FHA does not have an FSS Program but has partnered with Solano County and other Housing Authority's to provide self-sufficiency programs and coordinated tracking to enhance services to HCV recipients.

5) Increase assisted housing choices

In addition to traditional forms of communication such as mail and phone calls, the agency will inform participants of the latest HUD policies and changes via updates on the Agency's website and via other social media accessible and appropriate for use by the Agency.

6) Ensure equal opportunity and affirmatively further fair housing

- Continue to take affirmative measures to ensure that access to assisted housing is provided regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identity.
- Provide information and forms to individuals and families with limited English-speaking skills.
- Attend Fair Housing Training to ensure that fair housing efforts continue to be implemented.

7) Increase customer satisfaction

- FHA will offer flexible payment choice of manual checks or electronic deposits to landlords
- FHA will increase customer satisfaction to the participants by regularly posting program updates on our website and via mail. We will also explore systems to allow participants to update information electronically.
- Additional training will be pursued to enhance staff effectiveness and responsiveness to residents.
- Residents will be encouraged to take advantage of Covid 19 waivers as long as they are applicable.

8) Improve the delivery of housing through cost effective office management and operational efficiencies

- FHA will continue to regularly review HUD regulations, PIH Notices and policies to adopt changes to reduce administrative costs, increase program efficiency, improve tenant benefits, and foster self-sufficiency.
- FHA will promote continual staff trainings to improve the quality of service for the operations, maintenance and administration of assisted housing:

- Customer Service
- Project Management
- Emotional Intelligence
- Dealing with Difficult People
- Managing Time Wisely
- Conflict Resolution
- Rent Calculation
- Mental Health First Aid Training
- Fair Housing

7.0 Project-based Vouchers

Project Based Vouchers will be utilized for PBV units at the following developments:

Name of Project	Address	# of Vouchers
Fair Haven Commons Apt	1695 Sunset Ave	51
The Vines at Tabor	200 East Tabor Avenue	22
Tabor Commons	212 East Tabor Avenue	20
CHDC-Gateway Village	2000 Pennsylvania Ave	10
		103

Additionally, the PHA plans to issue RFPs in 2021/22 to make PBVs available to serve households 50% or below through new construction and/or through the use of existing housing.

8.0 Capital Improvements - N/A

8.1 Capital Fund Program Annual Statement/Performance & Evaluation Report - N/A

8.2 Capital Fund Program Five - Year Action Plan – NA

8.3 Capital Fund Financing Program – NA

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1 Community Profile and Needs Assessment

This section outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the City of Fairfield. Since these changes have not occurred in a vacuum, the regional context is also presented. The Housing Needs Assessment is presented in the following 11 sections:

- Community Profile
- Population Characteristics
- Household Characteristics
- Employment
- Special Needs Groups
- Housing Market Characteristics
- Housing Conditions
- Housing Costs and Affordability
- Assisted Housing at Risk of Conversion
- Energy Conservation
- Projected Housing Need

The assessment provided in each section can be used to help identify programs that are needed to ensure that the existing and future housing stock meets the housing needs of every segment of the City's population. Analysis in each of these subsections informs the housing programs and policies provided in Chapter X of this Housing Element.

The Association of Bay Area Governments-Metropolitan Transportation Commission (ABAG-MTC) has produced Local Housing Needs Data packets for jurisdictions in the ABAG-MTC region that have been pre-approved by the State Department of Housing and Community Development (HCD). These data packets largely rely on 2015-2019 5-year American Community Survey (ACS) and 2013-2017 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates, among other sources. Where the ABAG-MTC data packet does not provide sufficient information, alternate data sources are used.

1.1 Community Profile

Fairfield is shaped by the unique interaction of open space, agriculture, topography, environment, traffic circulation, and military development. Major features include the hills to the northwest, Suisun

Marsh to the southeast, Travis Air Force Base to the east, and two interstate freeways that bisect the city in a northeastern/southwestern and a southern direction. Suisun Valley, a productive agricultural area, is located between central Fairfield and Cordelia.

History and geography have combined to create distinct neighborhoods. Interstate 80 separates the generally older neighborhoods to the south and east from newer subdivisions to the north and west. Interstate 680 also defines Cordelia, a neighborhood that has seen substantial development since the 1970s. Cordelia residential neighborhoods can be found off Lopes Road and Green Valley and Suisun Valley Roads.

The newest growth area is located in northeastern Fairfield to the east of Peabody Road and north of Travis Air Force Base. A new Capital Corridor Train Station opened in 2017 and will be the centerpiece for this growing community.

The City is also planning for redevelopment in existing neighborhoods. The Heart of Fairfield Specific Plan addresses opportunities for redevelopment and infill in the historic Downtown core of Fairfield. This Plan incorporates new housing development, including mixed use and live-work development.

1.2 Population Characteristics

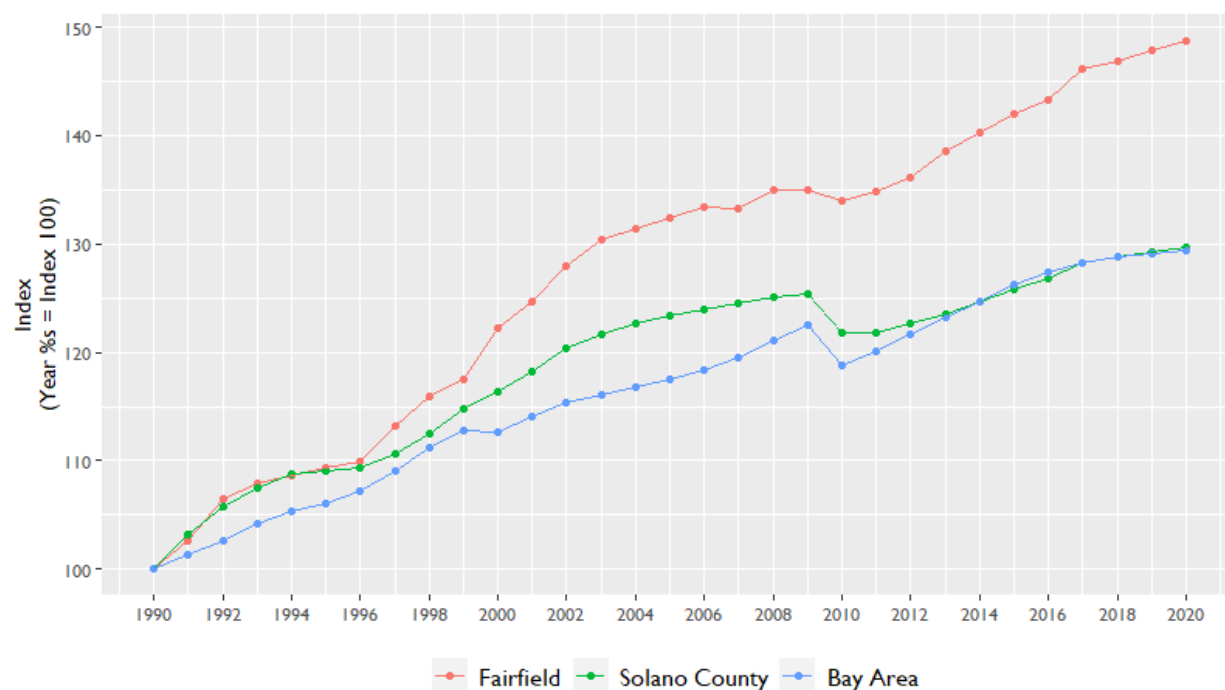
According to the California Department of Finance (DOF), the total population of the City of Fairfield in 2020 was 116,981, an increase of 11.1 percent since 2010 (105,321). As shown in Table 1-1, ABAG projects that by 2040 the population of Fairfield will increase approximately 40 percent from the 2010 reported Census population. The City's General Plan actually projected a buildout population of approximately 136,600, but recent Specific Plans will potentially impact the ultimate population of the City. The ABAG projections show a lower population in 2010 than the U.S. Census count.

Table 1-1: Projected Population (2010-2040)

2010	2015	2020	2025	2030	2035	2040
105,065	103,845	106,815	111,485	119,980	122,010	126,900

Source: Association of Bay Area Governments, Projections 2040

ABAG-MTC has also provided DOF estimates of population growth indexed to the population in the year 1990 for Fairfield and surrounding regions. Shown in Figure 1-1, these data points represent the population growth in each of the geographies relative to their populations in 1990. The break between 2009 and 2010 is due to the differences between population estimates in 2009 and census counts in 2010. DOF uses the decennial census to benchmark subsequent population estimates. As evidenced in the plot, Fairfield has seen a higher relative growth rate than both Solano County and the Bay Area during the 1990 to 2020 period.

Figure 1-1: Fairfield and Surrounding Areas Population Growth, 1990 – 2020

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Finance, E-5 series)

POPULATION BY AGE

Current and future housing needs are usually determined in part by the age characteristics of a community's residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2019 American Community Survey five-year estimates, the City's median age is 34.8, which is 3.3 years younger than Solano County's median age of 38.1. The difference in median age suggests that the City of Fairfield still has a younger population than the overall population of Solano County, which may be due in part to the younger families frequently assigned to Travis Air Force Base and the attraction (which could be location, affordable housing, industry, etc.) for younger households to relocate to Fairfield at the beginning of their careers. Despite this, the data in Table 1-2 confirms that older age groups in Fairfield are nonetheless growing to hold a larger share of the overall population; 9.0 percent of the population was age 65 and over in 2000 compared to 12.2 percent in 2019. This data from ABAG-MTC is based on U.S. Census and American Community Survey data.

Table 1-2: Population by Age City of Fairfield (2000-2019)

Age Group	2000	Percentage	2010	Percentage	2019	Percentage
0-4 years	8,163	8.5%	7,789	7.4%	8,398	7.3%
5-14 years	16,068	16.7%	15,634	14.8%	16,046	13.9%
15-24 years	15,128	15.7%	16,322	15.5%	15,108	13.1%
25-34 years	14,336	14.9%	14,691	13.9%	18,377	15.9%

Table 1-2: Population by Age City of Fairfield (2000-2019)

Age Group	2000	Percentage	2010	Percentage	2019	Percentage
35-44 years	15,765	16.4%	14,226	13.5%	14,879	12.9%
45-54 years	11,521	12.0%	15,200	14.4%	14,687	12.7%
55-64 years	6,563	6.8%	10,684	10.1%	13,700	11.9%
65-74 years	4,846	5.0%	5,715	5.4%	8,349	7.2%
75-84 years	2,955	3.1%	3,594	3.4%	3,828	3.3%
85+ years	833	0.9%	1,466	1.4%	1,910	1.7%
Total	96,178	100.0%	105,321	100.0%	115,282	100.0%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

RACE AND ETHNICITY

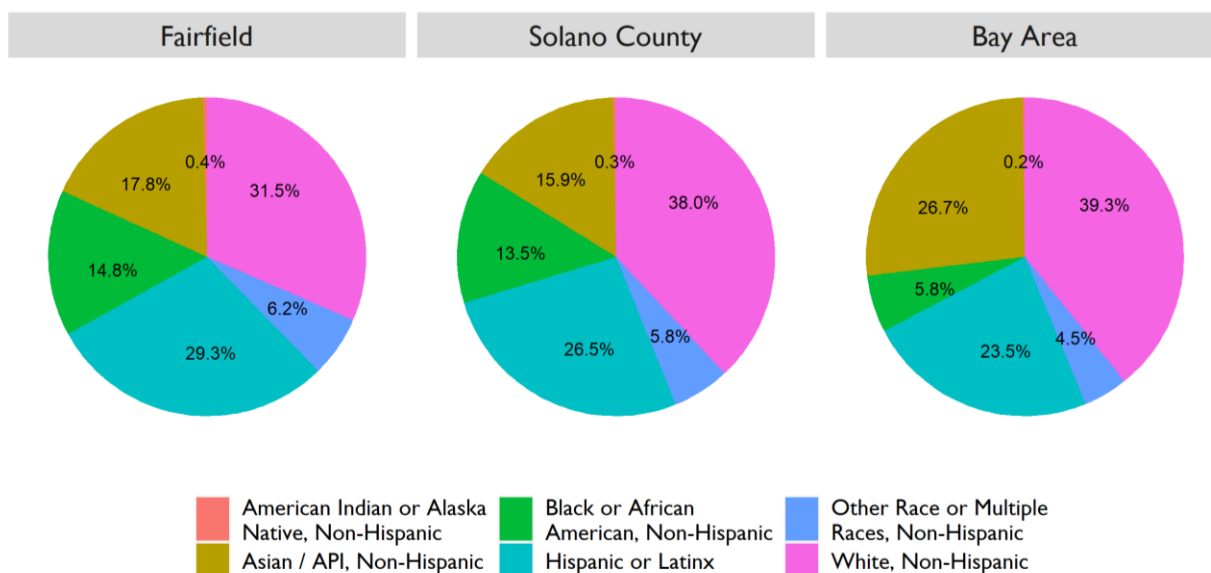
Table 1-3 presents the racial and ethnic composition of the City of Fairfield's population in 2010 as reported in the ABAG-MTC data sets, which are based on the U.S. Census. Fairfield is an increasingly diverse city. As shown in Table 1-3 the largest single racial group in the population remains "White, non-Hispanic", with 36,310 persons making up 31.5 percent of the population (a decrease of over 10,000 persons between 2000 and 2019). Overall, the "non-White" population continued to increase, with Asian populations increasing from 12.2 percent to 17.8 percent of the population from 2000 to 2019 and, notably, the Hispanic or Latinx population increasing from 19.8 percent to 29.3 percent. The percentage of the population that identifies as Hispanic or Latinx is now almost equivalent to the population that identifies as non-Hispanic White.

Table 1-3: Population by Race City of Fairfield (2000-2019)

Race	2000	Percentage	2010	Percentage	2019	Percentage
American Indian or Alaska Native (Non-Hispanic)	518	0.6%	462	0.4%	475	0.4%
Asian/API (Non-Hispanic)	11,128	12.2%	16,314	15.5%	20,525	17.8%
Black or African American (Non-Hispanic)	14,097	15.5%	15,979	15.2%	17,103	14.8%
White (Non-Hispanic)	47,094	51.7%	37,091	35.2%	36,310	31.5%
Other Race or Multiple Races (Non-Hispanic)	270	0.3%	6,686	6.3%	7,148	6.2%
Hispanic or Latinx	18,050	19.8%	28,789	27.3%	33,721	29.3%
Total	91,157	100.0%	105,321	100.0%	115,282	100.0%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Further, in 2019 Fairfield had a similar racial and ethnic composition to Solano County, although the City had smaller share of non-Hispanic White residents. As shown in Figure 1-2, Fairfield also had a smaller share of non-Hispanic White and non-Hispanic Asian/API residents, as well as a larger share of non-Hispanic Black or African American and Hispanic or Latinx residents compared with the Bay Area.

Figure 1-2: Fairfield and Surrounding Areas Population by Race, 2019

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

1.3 Household Characteristics

HOUSEHOLD SIZE

According to ACS data (2015-2019), the average household size in Fairfield is around 3.1 persons, a slight increase from 3.0 in 2011. Fairfield's average is slightly higher than the average for Solano County as a whole (2.9), reflecting the larger number of young families in Fairfield. However, a majority of both owners (68.9 percent) and renters (72.5 percent) consist of one, two, or three-person households, (a slight increase over 2011 percentages). Larger households with more than four persons make up 31.1 percent of owners and 27.5 percent of renters.

HOUSEHOLD CHARACTERISTICS

A summary of household characteristics in the City of Fairfield and Solano County is provided in Table 1-4. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related. According to the ACS data (2015-2019) as analyzed by ABAG-MTC, the majority (76.3 percent) of households in Fairfield are family households. The percentage of family households is higher than that in Solano County as a whole (71.7 percent) and in the Bay Area overall (66.4 percent).

Table 1-4: Household Characteristics City of Fairfield (2019)

Household Type	City of Fairfield		Solano County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent

Married Couple Family Households	19,949	54.3%	76,686	51.2%	1,399,714	51.2%
Female-Headed Family Households	5,353	14.6%	21,305	14.2%	283,770	10.4%
Male-Headed Family Households	2,720	7.4%	9,486	6.3%	131,105	4.8%
Single-person Household	6,752	18.4%	33,203	22.2%	674,587	24.7%
Other Non-Family Household	1,977	5.4%	9,185	6.1%	242,258	8.9%
Total	36,751	100%	149,865	100%	2,731,434	100%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

HOUSEHOLD INCOME

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

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Solano County, the applicable Area Median Income (AMI) for a family of four in 2021 is \$99,300. This is an increase of 29.5 percent from the 2014 median income of \$76,700. HUD has defined the following income categories for Solano County, based on the median income for a household of four persons for 2021:

- Extremely low-income: 30 percent of AMI and below (\$0 to \$29,150)
- Very low-income: 31 to 50 percent of AMI (\$29,151 to \$48,550)
- Low-income: 51 to 80 percent of AMI (\$48,551 to \$77,600)
- Moderate-income: 81 to 120 percent of AMI (\$77,601 to \$119,150)
- Above moderate-income: 120 percent or more of AMI (\$119,151 or more)

Table 1-5 shows the HUD definitions for Solano County's maximum annual income level for each income group, adjusted by household size. This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.

Table 1-5: HUD Income Levels by Household Size (Solano County, 2021)

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 Person	\$20,450	\$34,000	\$54,350	\$69,500	\$83,400
2 Persons	\$23,350	\$38,850	\$62,100	\$79,450	\$95,300
3 Persons	\$26,250	\$43,700	\$69,850	\$89,350	\$107,250
4 Persons	\$29,150	\$48,550	\$77,600	\$99,300	\$119,150
5 Persons	\$31,500	\$52,450	\$83,850	\$107,250	\$128,700
6 Persons	\$35,580	\$56,350	\$90,050	\$115,200	\$138,200
7 Persons	\$40,120	\$60,250	\$96,250	\$123,150	\$147,750

8 Persons	\$44,660	\$64,100	\$102,450	\$131,100	\$157,300
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Source: HUD Income Limits 2021

The ABAG-MTC Housing Needs Data Workbook for 2021 divides Fairfield's population by HUD income levels. The Data Workbook relies on data from the HUD Comprehensive Housing Affordability Strategy 2013-2017 release. This income data is based on the ACS 2013-2017 estimates, and thus does not align exactly with categories aligning to the 2021 HUD established income levels. Table 1-6 provides this data. Fairfield's distribution of households at each income level is similar to that of both Solano County and the Bay Area overall.

Table 1-6: Households by Household Income Level

	City of Fairfield		Solano County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
0%-30% of AMI	3,637	10.2%	16,350	11.1%	396,952	14.7%
31%-50% of AMI	3,855	10.8%	15,014	10.2%	294,189	10.9%
51%-80% of AMI	5,425	15.2%	22,925	15.6%	350,599	13.0%
81%-100% of AMI	3,570	10.0%	14,370	9.8%	245,810	9.1%
>100% of AMI	19,285	53.9%	78,700	53.4%	1,413,483	52.3%
Total	35,722	100%	147,359	100%	2,701,033	100%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

1.4 Employment

According to data from the ABAG-MTC Housing Needs Data Workbook (2021), which relies on the ACS 2019 five-year estimates, there are 54,405 persons in the labor force in the City of Fairfield. As seen in Table 1-7, the largest industry represented among Fairfield workers is Health and Educational Services (33.9 percent), followed by Manufacturing, Wholesale, and Transportation (18.6 percent). Fairfield's distribution across the employment industries approximately mirrors that of Solano County as a whole, though when compared to the Bay Area overall Fairfield has a significantly smaller portion of its workforce represented in the Financial and Professional Services industry.

Table 1-7: Employment by Industry

	City of Fairfield		Solano County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Agriculture & Natural Resources	1,021	1.9%	3,047	1.5%	30,159	0.7%
Construction	4,043	7.4%	17,713	8.6%	226,029	5.6%
Financial & Professional Services	7,802	14.3%	31,848	15.4%	1,039,526	25.8%
Health & Educational Services	18,424	33.9%	67,520	32.6%	1,195,343	29.7%
Information	943	1.7%	3,542	1.7%	160,226	4.0%

Manufacturing, Wholesale, & Transportation	10,113	18.6%	36,020	17.4%	670,251	16.7%
Retail	6,302	11.6%	23,492	11.3%	373,083	9.3%
Other	5,757	10.6%	23,796	11.5%	329,480	8.2%
Total	54,405	100%	206,978	100%	4,024,097	100%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

1.5 Special Needs Groups

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the City of Fairfield may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely low-income households
- Elderly households
- Persons with disabilities, including developmental disabilities
- Large households
- Female-headed households
- Persons experiencing homelessness
- Farmworkers
- Military employees of Travis Air Force Base.

EXTREMELY LOW-INCOME RESIDENTS

California State Housing Law requires local governments to address the needs of “Extremely Low-Income” populations, which refers to households with incomes below 30 percent of the Area Median Income (AMI) for the community. In addition to those families making less than 30 percent of AMI, the Federal Poverty Level (FPL) is a threshold established by the federal government that remains constant throughout the country (and thus does not correspond to AMI). Federal statistics can also help the City quantify the extent of the extremely low-income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. For 2021, the FPL for a family of four is \$26,500, which is less than the \$29,150 threshold for 30 percent of AMI. This means that some households that qualify as extremely low-income in Fairfield are not considered as living below the FPL. This is indicative of the higher cost of living in Solano County as compared to other areas of the country.

As seen in Table 1-8, 10.2 percent of Fairfield residents fall below 30 percent of AMI. This data, from the ABAG-MTC Housing Needs Data Workbook (2021), is based on the HUD Comprehensive Housing Affordability Strategy ACS tabulation 2013-2017 release. American Indian or Alaska Natives (non-

Hispanic) have the highest rate of extremely low-income households (26.1 percent) followed by Black or African American (non-Hispanic) households (16.9 percent), followed by Hispanic or Latinx households (11.8 percent). Among White (non-Hispanic) households, 7.9 percent are extremely low-income, and among Asian or Asian Pacific Islander households, 7.6 percent are extremely low-income. Those who identify as some other race or multiple races (non-Hispanic) have lowest rate of extremely low-income households at 6.6 percent).

Table 1-8: Household Income Distribution by Race (City of Fairfield)

<i>Racial/Ethnic Group</i>	<i>0%-30% of AMI</i>	<i>31%-50% of AMI</i>	<i>51%-80% of AMI</i>	<i>81%-100% of AMI</i>	<i>>100% of AMI</i>
American Indian or Alaska Native, Non-Hispanic	26.1%	26.1%	21.7%	0.0%	26.1%
Asian/API, Non-Hispanic	7.6%	9.9%	12.2%	7.8%	62.5%
Black or African American, Non-Hispanic	16.9%	12.6%	14.1%	8.6%	47.9%
White, Non-Hispanic	7.9%	7.4%	14.1%	10.6%	59.9%
Other Race or Multiple Race, Non-Hispanic	6.6%	5.0%	15.9%	11.3%	61.3%
Hispanic or Latinx	11.8%	17.0%	19.6%	11.2%	40.4%
All Households	10.2%	10.8%	15.2%	10.0%	53.9%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

According to ACS 2019 five-year estimates, Fairfield has a poverty rate of 8.6 percent. This is slightly lower than the poverty rate of 9.5 percent in Solano County overall. Poverty rates have dropped in Fairfield and Solano County overall since 2012, from 12.9 percent and 11.9 percent, respectively. Table 1-9 displays the poverty status by race among Fairfield residents. Poverty is highest among those who identify as American Indian or Alaska Native (30.5 percent) and lowest among those who identify as Asian or Asian Pacific Islander (5.6 percent).

Table 1-9: Poverty Status by Race (City of Fairfield)

<i>Racial/Ethnic Group</i>	<i>Percent Below FPL</i>
American Indian or Alaska Native, Hispanic and Non-Hispanic	30.5%
Asian/API, Hispanic and Non-Hispanic	5.6%
Black or African American, Hispanic and Non-Hispanic	12.0%
White, Hispanic and Non-Hispanic	7.0%
White, Non-Hispanic	6.1%
Other Race or Multiple Races, Hispanic and Non-Hispanic	13.2%
Hispanic or Latinx	10.7%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

ELDERLY RESIDENTS

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. 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 would accommodate disabilities that would help ensure

continued independent living. Table 1-10 shows the distribution of Fairfield seniors by racial group compared to the population of other age groups. The majority of seniors in Fairfield identify as White (56.8 percent), followed by Asian or Asian Pacific Islander (22.2 percent), and Black or African American (15.2 percent). Fairfield's seniors are slightly less diverse than its other age groups.

Table 1-10: Senior and Youth Population by Race (City of Fairfield)

Race	Age 0-17		Age 18-64		Age 65+	
	Number	Percent	Number	Percent	Number	Percent
American Indian or Alaska Native (Hispanic and Non-Hispanic)	73	0.2%	372	0.5%	116	0.8%
Asian/API (Hispanic and Non-Hispanic)	4399	15.0%	13,502	18.8%	3,126	22.2%
Black or African American (Hispanic and Non-Hispanic)	3,769	12.6%	11,706	16.3%	2,146	15.2%
White (Hispanic and Non-Hispanic)	13,392	45.8%	35,510	49.4%	8,004	56.8%
Other Race of Multiple Race (Hispanic and Non-Hispanic)	7,701	26.3%	10,861	15.1%	695	4.9%
Total	29,244	100%	71,951	100%	14,087	100%

Source: ABAG-MTC Housing Needs Data Workbook, 2021

One of the potential elderly housing needs that may require a specific governmental response is low incomes among older adults. As seen in Table 1-11, according to the ABAG-MTC Housing Data Needs Workbook, 12.2 percent of older adults aged 62 and over in Fairfield have an income below 30 percent of AMI, which is higher than among the overall population. As they age, older adults may face additional housing costs to ensure their homes remain accessible and to eliminate threats to health and safety. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all. As seen in Table 1-10, senior renters are much more likely to fall into the extremely low-income or low-income categories than seniors who own their homes.

Table 1-11: Senior Households¹ by Income and Tenure (City of Fairfield)

Income Group	Owner Occupied		Renter Occupied		All Senior Households	
	Number	Percent	Number	Percent	Number	Percent
0%-30% of AMI	345	6.0%	635	27.3%	980	12.2%
31%-50% of AMI	650	11.3%	459	19.8%	1,109	13.8%
51%-80% of AMI	1,200	20.9%	365	15.7%	1,565	19.4%
81%-100% of AMI	544	9.5%	225	9.7%	769	9.5%
>100% of AMI	3,000	52.3%	640	27.5%	3,640	45.1%
Total	5,739	100%	2,324	100%	8,063	100%

Notes:

1. Senior households are those with a householder who is aged 62 or older

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Table 1-12 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on

housing costs, and more than 50 percent of their income on housing costs. Those senior households considered extremely low-income (making less than 30 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 62.8 percent.

Table 1-12: Cost-Burdened Senior Households¹ by Income Level (City of Fairfield)

<i>% of Income Used for Housing Costs</i>	<i>0%-30% of AMI</i>	<i>31%-50% of AMI</i>	<i>51%-80% of AMI</i>	<i>81%-100% of AMI</i>	<i>>100% of AMI</i>
<30% of Income	20.9%	29.2%	56.9%	59.8%	85.7%
30%-50% of Income	16.3%	17.1%	22.0%	30.6%	11.8%
>50% of Income	62.8%	53.7%	21.1%	9.6%	2.5%
Total	100%	100%	100%	100%	100%

Notes:

1. Senior households are those with a householder who is aged 62 or older

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Other potential elderly housing needs that may require a specific governmental response include:

- **Assisted living facilities.** Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.
- **Relocation assistance.** Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.
- **Mobility impairment.** Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services. Table 1-13 shows the prevalence of different types of disabilities among seniors over age 65 in Fairfield. The most prevalent type of disability is ambulatory difficulty, experienced by 23.9 percent of Fairfield seniors. An ambulatory difficulty refers to a mobility impairment that causes significant difficulty walking or climbing stairs.

Table 1-13: Seniors (Age 65 and Over) by Type of Disability (City of Fairfield)

<i>Disability</i>	<i>Percentage of Seniors</i>
With an ambulatory difficulty ¹	23.9%
With an independent living difficulty ²	15.7%
With a hearing difficulty	14.8%
With a self-care difficulty ³	10.2%
With a cognitive difficulty ⁴	9.8%
With a vision difficulty	6.2%

Notes:

1. Ambulatory difficulty refers to having serious difficulty walking or climbing stairs.
2. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

-
3. Self-care difficulty refers to having difficulty bathing or dressing.
 4. Cognitive difficulty refers to having difficulty remembering, concentrating or making decisions due to a physical, mental, or emotional problem.
-

Source: ABAG-MTC Housing Needs Data Workbook, 2021

Senior Housing

Currently, Fairfield has units specifically reserved for senior housing (Table 1-14). Of that total, units are restricted to be affordable. There are also facilities located nearby in Vacaville, Suisun, Vallejo, Rio Vista, and Benicia providing a total of additional units. Thus, there is approximately 1 designated senior housing unit for every senior households in Fairfield. However, many senior households may prefer to stay in their existing residences well into retirement. Senior housing may be most attractive to the oldest cohort (85 years and older), and the existing units may be adequate for current populations in that cohort. However, the City will continue to support the construction of senior housing, particularly near services such as shopping, medical care, and recreation, to prepare for the aging population.

Table 1-14: Senior Housing

<i>Facility Name</i>	<i>Address</i>	<i>Income Restricted</i>	<i>Capacity</i>

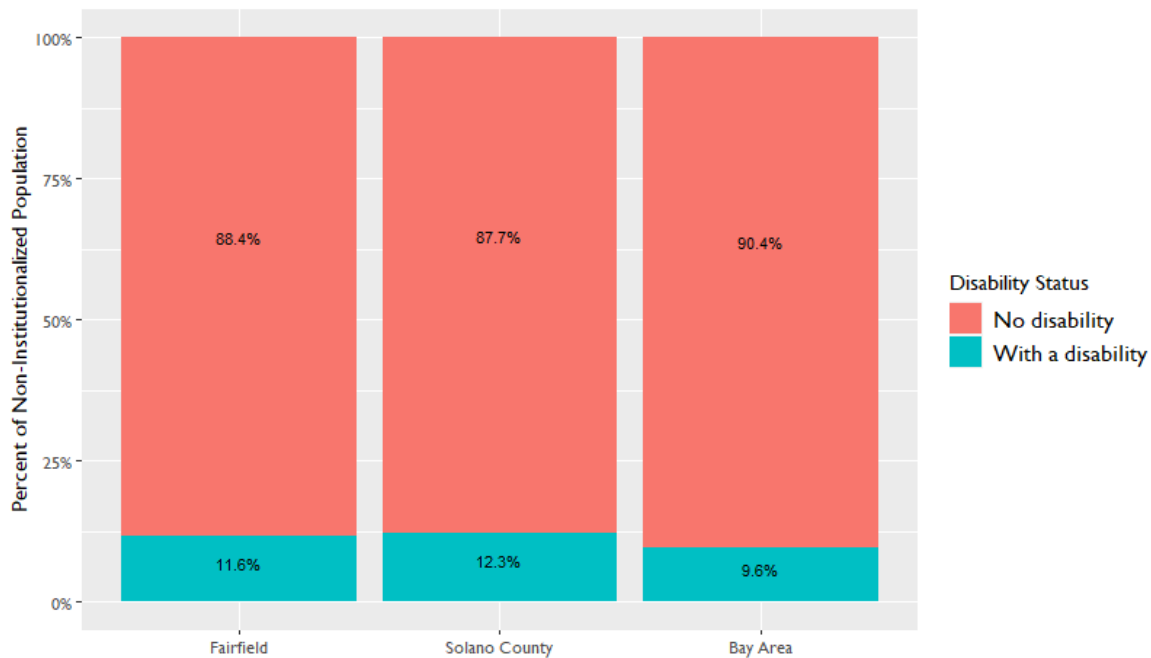
Source: City of Fairfield, 2021

PERSONS WITH DISABILITIES

Persons with disabilities have physical or mental impairments that require special housing designed for self-sufficiency. According to 2019 American Community Survey estimates compiled by ABAG, 13,038 persons (11.6 percent of the non-institutionalized population) in Fairfield had a disability. This proportion is about equivalent to Solano County and slightly higher than that of the Bay Area, see Figure 1-3.

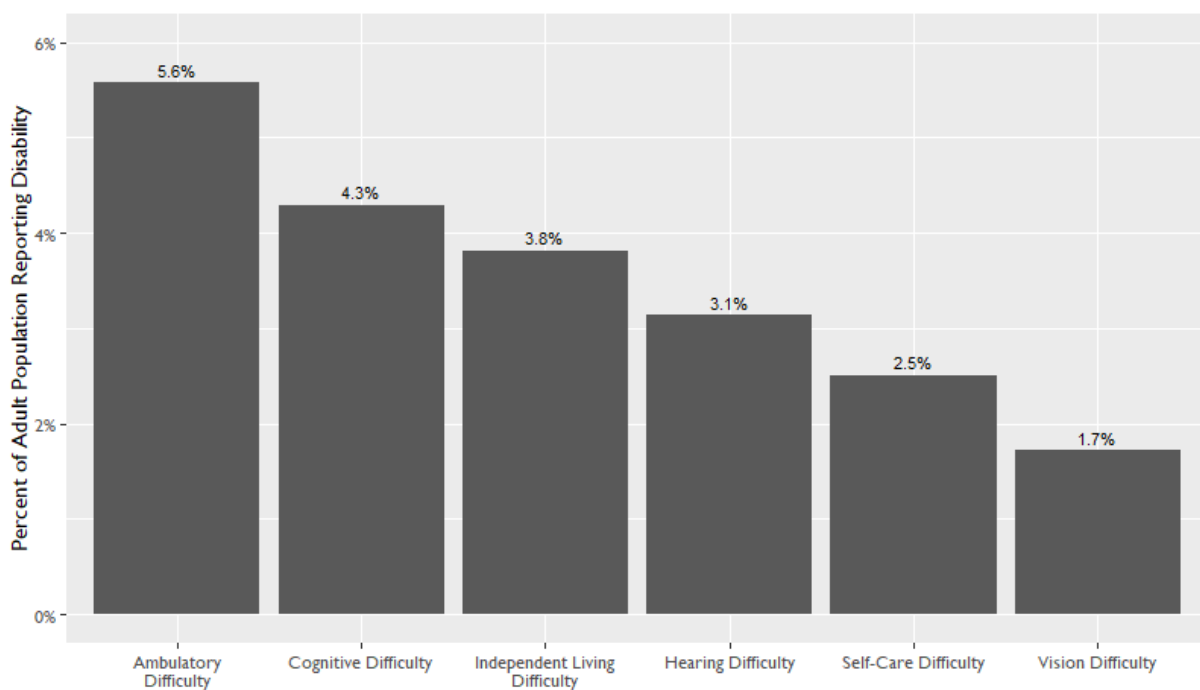
Disability can further be broken down into six categories. The Census Bureau provides the following definitions for these disability types:

- Hearing difficulty: deaf or has serious difficulty hearing.
- Vision difficulty: blind or has serious difficulty seeing even with glasses.
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions.
- Ambulatory difficulty: has serious difficulty walking or climbing stairs.
- Self-care difficulty: has difficulty dressing or bathing.
- Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Figure 1-3: Population by Disability Status, 2019

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18101)

These disability types are counted separately and are not mutually exclusive, as an individual may report more than one disability; thus, these counts should not be summed. Figure 1-4 provides a breakdown of Fairfield's adult population by disability type. The most prevalent disability was ambulatory difficulty at 5.6 percent.

Figure 1-4: Fairfield Disability by Type, 2019

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107)

Further, residents with disabilities may have more difficulty in finding employment. In Fairfield, according to 2019 ACS estimates compiled by ABAG, approximately 14.6 percent of the civilian noninstitutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while only 5.2 percent of those with no disability were unemployed. The census considers individuals to not be in the labor force if they are not employed and are either not available to take a job or are not looking for one. This category typically includes discouraged workers, students, retired workers, stay-at-home parents, and seasonal workers in an off season who are not looking for work.

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators and the acceptance of service animals.

Developmental Disabilities

SB 812 requires housing elements to address the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability but shall not include other disabling conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities.

DDS consumer data compiled by ABAG provides an estimate of the number of Fairfield residents with a developmental disability. Table 1-15 below shows that the vast majority of residents with a developmental disability live in the home of a parent/family/guardian. Further, approximately 59.9 percent (701 persons) of the population that has a developmental disability is over the age of 18, while 40.1 percent (470 persons) is under 18 years old.

Table 1-15: Fairfield Population with Developmental Disabilities by Residence¹

<i>Residence Type</i>	<i>Number</i>	<i>Percent</i>
Home of Parent/Family/Guardian	834	71.1%
Community Care Facility	177	15.1%
Independent/Supported Living	110	9.4%
Intermediate Care Facility	28	2.4%
Foster/Family Home	15	1.3%
Other	9	0.8%
Total	1,173	100.0%

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2020)

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

LARGE FAMILIES

Large families are those households of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important consideration, as many large families do not have sufficient income to afford larger homes or apartments. As shown in Table 1-16, the 2019 American Community Survey reported 5,870 large households with five or more members, including 3,503 owner-occupied households and 2,367 renter-occupied households. About 16.1 percent of owner-occupied households and 15.8 percent of renter-occupied households were considered large households.

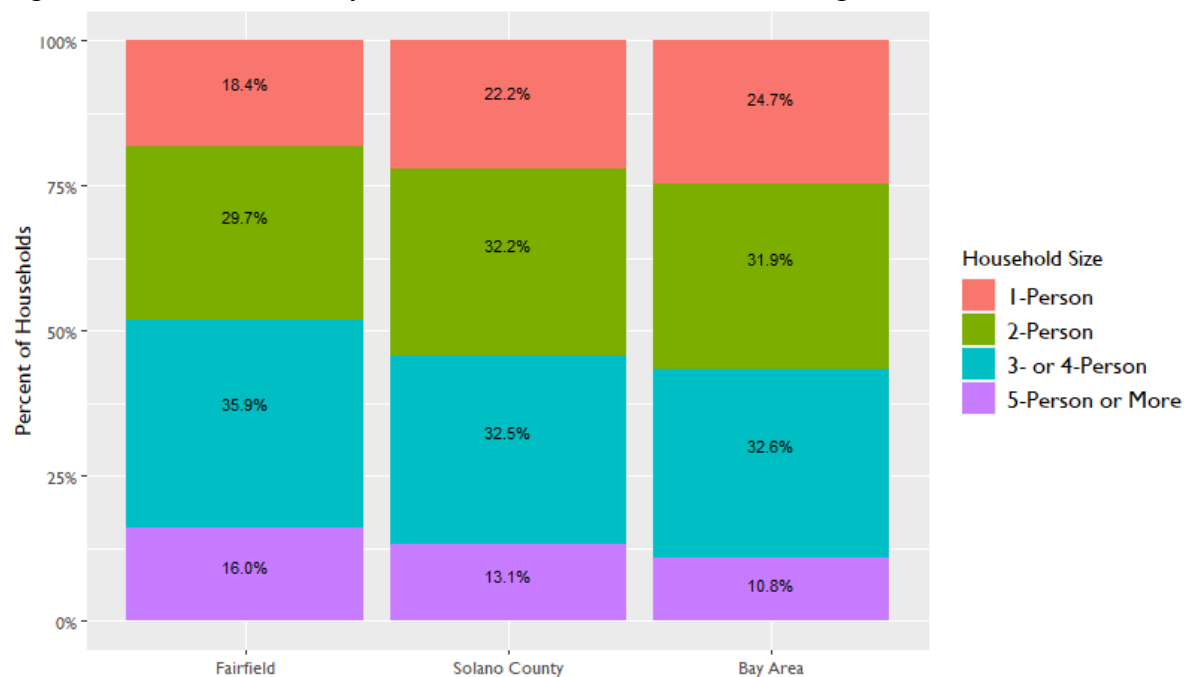
Table 1-16: Fairfield Household Size by Tenure

<i>Housing Type</i>	<i>Owner-Occupied</i>		<i>Renter-Occupied</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
1 Person Household	3,414	15.7%	3,338	22.3%
2 Person Household	6,739	30.9%	4,188	28.0%
3 Person Household	4,356	20.0%	2,663	17.8%
4 Person Household	3,777	17.3%	2,406	16.1%
5 Or More Person Household	3,503	16.1%	2,367	15.8%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

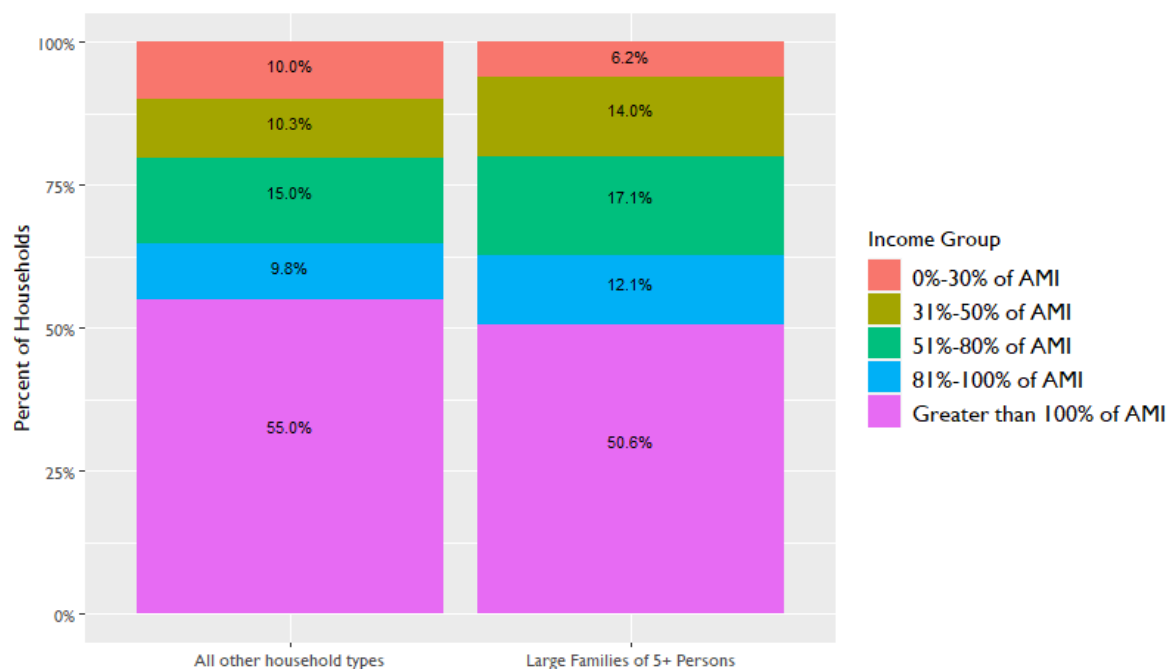
In comparison to surrounding jurisdictions, Fairfield had a higher proportion of large family households. Figure 1-5 shows that while about 16.0 percent of households in Fairfield are considered large households, only 13.1 percent in Solano County and 10.8 percent in the Bay Area are.

Figure 1-5: Households by Household Size in Fairfield and Surrounding Areas



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11016)

Of the large families within Fairfield, approximately 37.3 percent are considered lower-income households (i.e., households below 80 percent AMI). This is only slightly higher than the proportion for all other household types at 35.3 percent (see Figure 1-6).

Figure 1-6: Fairfield Household Size by Household Income Level

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

In addition to household income, cost burden can be used to determine the extent of housing needs for large family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Table 1-17, about 37.2 percent of large families experience some level of cost burden, while 34.8 percent of all other household types experience cost burden. Large families are more likely to experience severe cost burden.

Table 1-17: Fairfield Cost Burden by Household Size

Income Category	Large Family (5+ Persons)		All Other Household Types	
	Number	Percent	Number	Percent
No Cost Burden	19,028	62.8%	3,385	65.2%
Cost Burden	6,110	20.2%	1,355	26.1%
Severe Cost Burden	5,138	17.0%	450	8.7%
Total	30,276	100.0%	5,190	100.0%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. As shown in Table 1-18 there were about 5,353 female-headed households and 2,720 male-headed households in Fairfield. These households were 14.6 percent and 7.4 percent, respectively, of

Fairfield's total number of households. Female-headed households represented about 10.7 percent of owner-occupied households and 20.2 percent of renter-occupied households.

Table 1-18: Fairfield Household Type by Tenure

<i>Household Type¹</i>	<i>Owner-Occupied</i>		<i>Renter-Occupied</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Married-Couple Family Households	13,866	63.6%	6,083	40.7%
Female-Headed Family Households	2,336	10.7%	3,017	20.2%
Male-Headed Family Households	1,295	5.9%	1,425	9.5%
Householders Living Alone	3,414	15.7%	3,338	22.3%
Other Non-Family Household	878	4.0%	1,099	7.3%

1. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011)

Of the 5,353 female-headed households in Fairfield, about 64.6 percent of them had minor children under 18 years-old. Table 1-19 below shows the number of these households that were below the poverty line. About 27.5 percent of female-headed households with children were under the poverty line, while only 6.9 percent of households without children were. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing.

Table 1-19: Fairfield Female-Headed Households by Poverty Status¹

<i>Poverty Level</i>	<i>Households With Children</i>		<i>Households Without Children</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Above Poverty Level	2,508	72.5%	1,763	93.1%
Below Poverty Level	952	27.5%	130	6.9%

1. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

PERSONS EXPERIENCING HOMELESSNESS

Starting in 2016, the Community Action Partnership of Solano Joint Powers Authority (CAP Solano JPA) led the development of a Strategic Plan, Neighbors Helping Neighbors: Forward Together, the 5-Year Regional Strategic Plan to Respond to Homelessness in Solano County. Approved in March of 2017 with a No Place Like Home (NPLH) addendum added in 2019, the regional Strategic Plan focused on responding to homelessness both immediately and in the long-term and represented an important and necessary collaboration in Solano County. The plan and its subsequent addendum helped identify specific, key changes to move the needle on homelessness in Solano County, from a regional perspective. The City of Fairfield was a leader in the development of that Regional Plan and has continued to be a leader in implementing the goals described in the Regional Plan to address homelessness in Solano County.

The City of Fairfield's Homeless Strategy is aligned with the goals of the 5-Year Regional Plan and aims to coordinate resources and services with the goal of reducing the number of people experiencing homelessness in the City of Fairfield. In 2020, the City Council created a Homeless Services Division in the City Manager's Office to oversee the City's response to homelessness. As part of its Homeless Strategy, the City Manager's Office has committed to completing a needs assessment to better understand gaps and barriers to services within the local homeless system of care. The City's 2020 Homeless Strategy is outlined in Table 1-20 below.

Table 1-20: Fairfield 2020 Homeless Strategy

<i>Strategy</i>	<i>Actions</i>
Protect the Health and Safety of Fairfield Residents	<ul style="list-style-type: none"> • Enforce existing City ordinances/laws in respect to criminal activities in and about homeless locations. • Act as liaison to residents, businesses, and community agencies. • Reduce blight through swift encampment and debris removal.
Increase Housing Opportunities & Displacement Support	<ul style="list-style-type: none"> • Seek and secure grant funding for all types of shelter & housing within continuum of services. • Explore and implement innovative housing solutions based on proven outcomes. • Develop public/private partnerships to build full continuum of housing opportunities that includes wrap around services.
Strengthen System of Care Services & Programs	<ul style="list-style-type: none"> • Seek and secure grant funding for homeless housing, prevention and diversion. • Support public/private partnerships to provide direct outreach to homeless. • Quickly and efficiently connect persons in need to appropriate resources.
Improve Public Policy and Community Engagement	<ul style="list-style-type: none"> • Update and support local and state policies that protect residents & reduce homeless related criminal activity. • Enhance access to housing & homeless services through public awareness education strategy. • Increase awareness of housing, homeless issues and City efforts in Fairfield.
Strengthen Regional Capacity to Address Homelessness	<ul style="list-style-type: none"> • Support CAP Solano JPA regional efforts to respond to homelessness. • Support efforts to streamline Coordinated Entry approach to expedite referrals for housing & supportive services. • Partner with County on housing and shelter sustainability & supportive services.

Source: City of Fairfield, Homeless Services Division, 2020

Regional Homeless Demographics

A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last ten days of January. The unsheltered PIT Count is conducted at least biannually in Solano County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive

analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community. Together, these data sources can illuminate important trends affecting homeless populations and can produce a more accurate representation of the state of homelessness within a community than the PIT Count can provide alone.

According to HUD, a CoC is a “a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.” Each Bay Area county is its own CoC. Table 1-21 provides an estimate of the homeless population by household type and shelter status in Solano County. According to the 2019 PIT Count, there were 219 sheltered homeless persons and 932 unsheltered persons in Solano County.

Table 1-21: Homelessness by Household Type and Shelter Status in Solano County

<i>Shelter Status</i>	<i>People in Households Composed Solely of Children Under 18</i>	<i>People in Households with Adults and Children</i>	<i>People in Households without Children Under 18</i>	Total
Sheltered – Emergency Shelter	0	40	98	138
Sheltered – Transitional Housing	0	31	50	81
Unsheltered	5	8	919	932

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019)

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background. Table 1-22 shows that while Hispanic and non-Hispanic Asian/API and Hispanic and non-Hispanic White residents are underrepresented among the homeless population, Hispanic and non-Hispanic Black or African American residents are overrepresented. Further, Hispanic/Latinx residents of any race are underrepresented among the homeless population.

Table 1-22: Racial/Ethnic Group Share of General and Homeless Population in Solano County

<i>Racial/Ethnic Group</i>	<i>Share of Homeless Population</i>	<i>Share of Overall Population</i>
American Indian or Alaska Native (Hispanic and Non-Hispanic)	2.9%	0.5%
Asian / API (Hispanic and Non-Hispanic)	7.0%	16.4%
Black or African American (Hispanic and Non-Hispanic)	37.2%	13.9%
White (Hispanic and Non-Hispanic)	38.6%	52.6%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	14.3%	16.6%
Hispanic/Latinx	16.2%	26.1%
Non-Hispanic/Latinx	83.8%	73.9%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019)

Local Homeless Demographics

Per HCD's requirements, jurisdictions also need to supplement county-level data with local estimates of people experiencing homelessness. The 2019 PIT Count identified 277 persons experiencing homelessness in the City of Fairfield, including 224 unsheltered persons (e.g. persons who were living in a place not meant for habitation) and 53 persons who were sheltered (e.g. persons who were staying at an emergency shelter or transitional housing program). This was a 50% decrease (-279 persons) since the 2017 PIT Count, when 556 homeless persons were identified in the City.

Another source of local data is information entered in the Homeless Management Information System (HMIS) by Community Action Partnership Solano Joint Powers Authority's (CAP Solano) Coordinated Entry System (Resource Connect Solano). Between February 1, 2019, and July 31, 2020, 1,036 persons experiencing homelessness in Fairfield were assessed by the Coordinated Entry System. Between February 1 and July 31, 2020, 263 persons experiencing homelessness in Fairfield were assessed by the Coordinated Entry System, a decrease from 420 homeless persons assessed during the same six-month period in 2019.

It is important to highlight two factors that may have impacted data on persons assessed by Coordinated Entry in HMIS. As CAP Solano's Coordinated Entry System did not begin entering data into HMIS until August 2017, it is likely the case that at least some of the persons recorded as having entered the homeless system between February 1, 2019, and July 31, 2020, did not become homeless for the first time during this period. In other words, it is possible that some clients first engaged a homeless service provider prior to their assessment by Coordinated Entry.

In addition, in keeping with the state's shelter-in-place order in March 2020, and subsequent public health guidelines introduced in response to COVID-19, the Coordinated Entry System suspended in-person assessments at physical access points in the spring of 2020. As some clients without access to phone or video conferencing technology may have been unable to complete an assessment with the Coordinated Entry System operator during this period, it is possible that the number of persons assessed by the Coordinated Entry System between February 1 and July 31, 2020, may underestimate the true number of persons who entered the homeless system during this period.

Table 1-23: Persons Experiencing Homelessness in the City of Fairfield, 2019 - 2020

<i>Demographic Group</i>	<i>Persons Entering the Homeless System</i>		<i>Persons Enrolled in a Shelter or Permanent Housing Program for Formerly Homeless Persons</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Race				
American Indian or Alaska Native	22	2%	32	4%
Asian	23	2%	21	2%
Black or African American	503	49%	335	38%
Multiple Races	69	7%	82	9%
Native Hawaiian or Other Pacific Islander	16	2%	17	2%

White	403	39%	392	45%
Ethnicity				
Hispanic/Latino	145	14%	148	17%
Non-Hispanic/Non-Latino	891	86%	731	83%
Gender				
Female	557	54%	411	47%
Male	479	46%	468	53%
Age				
Children (under 18)	259	25%	178	20%
Adults (18 and over)	777	75%	701	80%
Household Types				
Households with Children and Adults	397	38%	298	34%
Households without Children	614	59%	575	65%
Households with Only Children	25	2%	6	1%
Total				
All Persons	1,036	100%	879	100%

Source: City of Fairfield, *Fairfield Gaps Analysis*, 2021

The demographics of the persons who used the homeless system of care during the 2019 to 2020 period is available in Table 1-23. An estimated 879 unduplicated persons experiencing homelessness in Fairfield were enrolled in a shelter or housing program during the period. Similar to Solano County, there was an overrepresentation of Black or African American individuals experiencing homelessness in Fairfield. Further, Black or African American individuals were less likely to enroll in a shelter or housing program relative to other homeless populations.

In addition to the demographics previously discussed, of the persons who used the homeless system of care 354 (34 percent) were chronically homeless, 133 (13 percent) were survivors of domestic violence, 84 (8 percent) were aging adults (62-years-old or older), and 68 (7 percent) were unaccompanied youth. Further, 528 (51 percent) self-reported some form of disability, including 267 (26 percent) who reported having a mental health problem, 170 (16 percent) who reported having a chronic health condition, 164 (16 percent) who reported having a physical disability, and 127 (12 percent) who reported having an addiction to drugs or alcohol.

Local Homeless Housing Facilities

There are a variety of shelter types to meet the different needs of the homeless population. Identified below are the three types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing.

- Emergency Shelter –In addition to the Shelter Solano facility on Beck Avenue, the City adopted an Urgency Ordinance in 2020 that permits churches and other organizations to house homeless individuals on a rotating, temporary basis.
- Transitional Housing –. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a

permanent, stable living situation. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling, and life skills training.

Many organizations and individuals provide transitional housing on a small scale, informal basis through homes which are defined as “Boarding Houses” in the Fairfield Zoning Ordinance. In 2020, the City adopted an Ordinance legalizing and regulating Boarding Houses to in part meet the need for transitional and supportive housing.

- Permanent Housing – Permanent housing that is affordable in the community or service-enriched permanent housing that is linked with ongoing supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility indefinitely.

State law requires that jurisdictions provide suitable sites for these various housing types, including “by right” permitting for emergency shelters and navigation centers, among other requirements. At the time of the 2020 Housing Inventory Count, there were 457 shelter and housing beds available to homeless and formerly homeless persons in Fairfield. There were 182 temporary beds, including 137 shelter beds (30 percent of total beds) and 45 transitional housing beds (10 percent), as well as 275 (60 percent) permanent housing beds, including 177 rapid re-housing “beds” (i.e., vouchers) (39 percent) and 98 permanent supportive housing beds (21 percent). There were no safe haven beds at the time of the 2020 Housing Inventory Count.

While the state’s non-congregate emergency shelter program successfully placed 67 persons experiencing homelessness in Fairfield into temporary emergency shelter by July 31, 2020, social distancing requirements at other site-based shelter and housing programs likely contributed to the slight decline in the number of persons enrolled in shelter and housing programs observed during this period.

FARMWORKERS

Farmworkers are traditionally defined as people whose primary incomes are earned through permanent or seasonal agricultural labor. Farmworkers are generally considered to have special housing needs due to their limited income and the often unstable nature of their employment. In addition, farmworker households tend to have high rates of poverty, live disproportionately in housing that is in the poorest condition, have extremely high rates of overcrowding, and have low homeownership rates. Given the high rate of urbanization in Fairfield over the past 30 years, along with changes in local agriculture industries, farmworker residents are likely to be permanent, rather than migrant farmworkers. The special housing needs among the permanent farmworker population are for the same type of financial assistance that other low-income residents would require.

Although farmworkers still represent a special housing need in many communities, the advent of mechanization in harvesting crops, new planting techniques, and changes in the types of crops grown have substantially reduced the overall number of farmworkers and the proportion of migrant farmworkers. Urbanization has further decreased agricultural employment in Solano County. There are no working farms within the city limits, except for limited cattle grazing operations, including leased operations on City-owned open space properties.

Estimating the size of the agricultural labor force can be problematic due to undercounts and inconsistent definitions across government agencies. According to the Census, there were 1,021

residents employed in the agriculture and natural resources industry in 2019 – about 1.9 percent of the labor force. This is similar to Solano County (1.5 percent), but higher than the Bay Area (0.7 percent). Determining the breakdown by seasonal and permanent workers can be even more difficult. Data from the California Department of Education also tracks the student population of migrant workers, available in Table 1-24. The number of migrant workers in Fairfield’s student population has increased from 11 during the 2016-2017 academic year to 109 during the 2019-2020 academic year. Solano County has also seen an increase, while the Bay Area has seen a steady decrease during the same period.

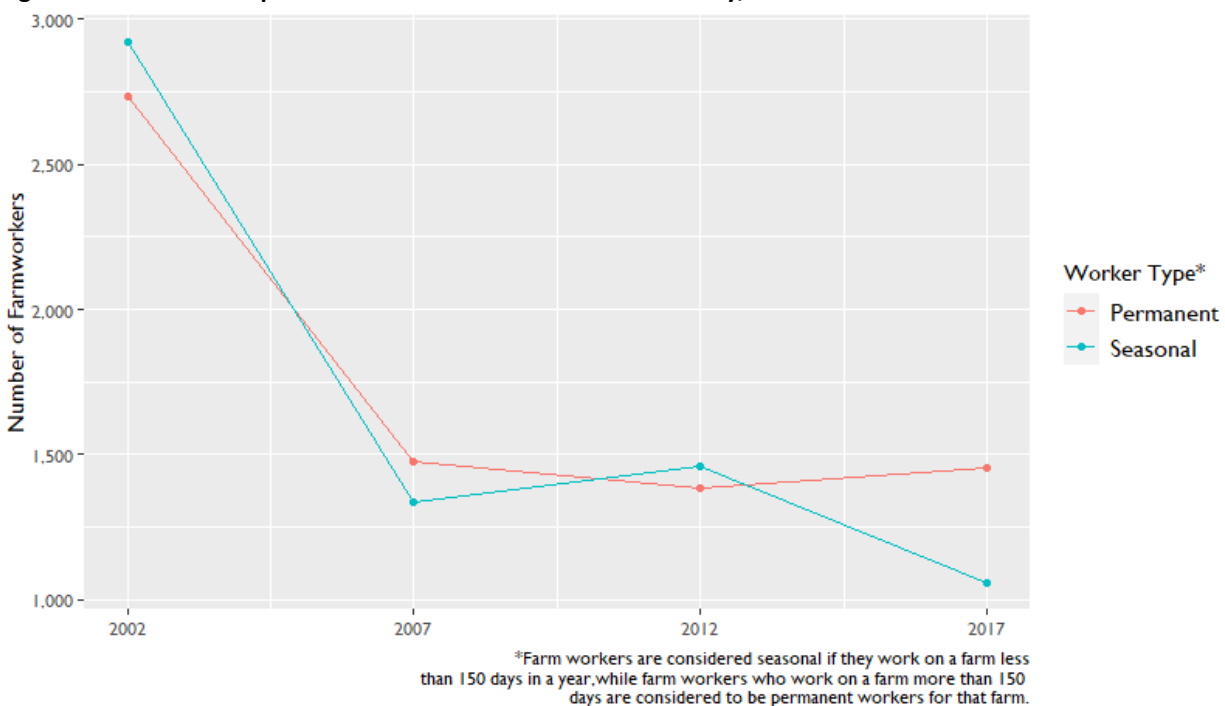
Table 1-24: Migrant Worker Student Population¹

<i>Academic Year</i>	<i>Fairfield</i>	<i>Solano County</i>	<i>Bay Area</i>
2016-2017	11	339	4,630
2017-2018	47	429	4,607
2018-2019	74	454	4,075
2019-2020	109	446	3,976

1. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

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

In the regional setting, there has been a steady and continued decrease in the number of seasonal farmworkers. According to the U.S. Department of Agriculture (USDA) Census of Farmworkers, between 2002 and 2017 Solano County has experienced a 64.7 percent decrease in the number of seasonal farmworkers (i.e., those that have worked on a farm 150 days or less). The number of permanent farmworkers has also decreased significantly since 2002 but was relatively stable during the 2007 to 2017 period. In 2017, there were 2,513 farmworkers in total. See Figure 1-7 for these trends.

Figure 1-7: Farm Operations and Farm Labor in Solano County, 2002 - 2017

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

MILITARY EMPLOYEES OF TRAVIS AIR FORCE BASE

Travis Air Force Base (AFB) is located in the northeastern part of the city. The base has a long history of supporting humanitarian airlift operations at home and around the world. As of 2019, the base had over 12,000 military members and civilian employees. Table 1-25 describes the breakdown by personnel type.

Table 1-25: Travis Air Force Base Personnel

Personnel Type	Number	Percent
Active Duty Military	7,276	39.5%
Air Force Reserve	2,664	14.4%
Dependents	5,575	30.2%
Civil Service	1,759	9.5%
Other Civilians	1,165	6.3%
Total	18,439	100.0%

Source: Travis Air Force Base, Economic Impact Analysis, FY 2019

Known as the “Gateway to the Pacific,” Travis Air Force Base handles more cargo and passenger traffic through its airport than any other military air terminal in the United States. Travis AFB has a major impact on the community as a number of military families and retirees have chosen to make Fairfield their permanent home. In 2020, Travis AFB was the single largest employer in the City of Fairfield and Solano County, and the total economic impact of the Base was over \$2.1 billion during fiscal year (FY) 2019. The Base also contributes a large number of highly skilled people to the local

labor pool, including through the David Grant USAF Medical Center. The Medical Center provides postgraduate training programs in a variety of medical fields, and serves about 130,000 TRICARE eligible patients in the immediate San Francisco-Sacramento vicinity and more than 377,000 Department of Veteran Affairs Northern California Health Care System eligible annually.

By nature of their employment, enlisted military personnel are mobile and have relatively low income levels. Housing needs for this group include rental housing that is affordable to low- and moderate-income households and available on a monthly basis (in contrast to a long-term lease). Military personnel with dependents also need affordable family housing with recreational amenities for children. Currently, a number of dormitories, visiting quarters and temporary lodging facilities are available at the base. Balfour Beatty Communities owns the family housing and is responsible for maintaining, repairing, constructing and managing the community. As of FY 2019, Balfour Beatty operated 1,278 privatized on-base housing units with a capacity for 5,112 persons. These units include a mixture of two-, three-, and four-bedroom units that are similar in appearance and amenities to private housing in the local market.

1.6 Housing Market Characteristics

This section addresses the various housing characteristics and conditions, including the housing stock growth trends, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

HOUSING TENURE

Housing tenure has not changed significantly in Fairfield during the 2000 to 2019 period. About 60 percent of occupied households were owner-occupied in the years 2000, 2010, and 2019, while about 40 percent were renter-occupied during the same years. There was a slight decrease in the rate of owner-occupied units from about 60.4 percent in 2010 to 59.3 percent in 2019, however. As shown in Figure 1-8 below, the rate of increase of renter-occupied units has remained somewhat steady throughout the period while the rate for owner-occupied units appears to have somewhat slowed in the 2010 to 2019 period.

Figure 1-8: Fairfield Household Tenure, 2000 – 2019

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

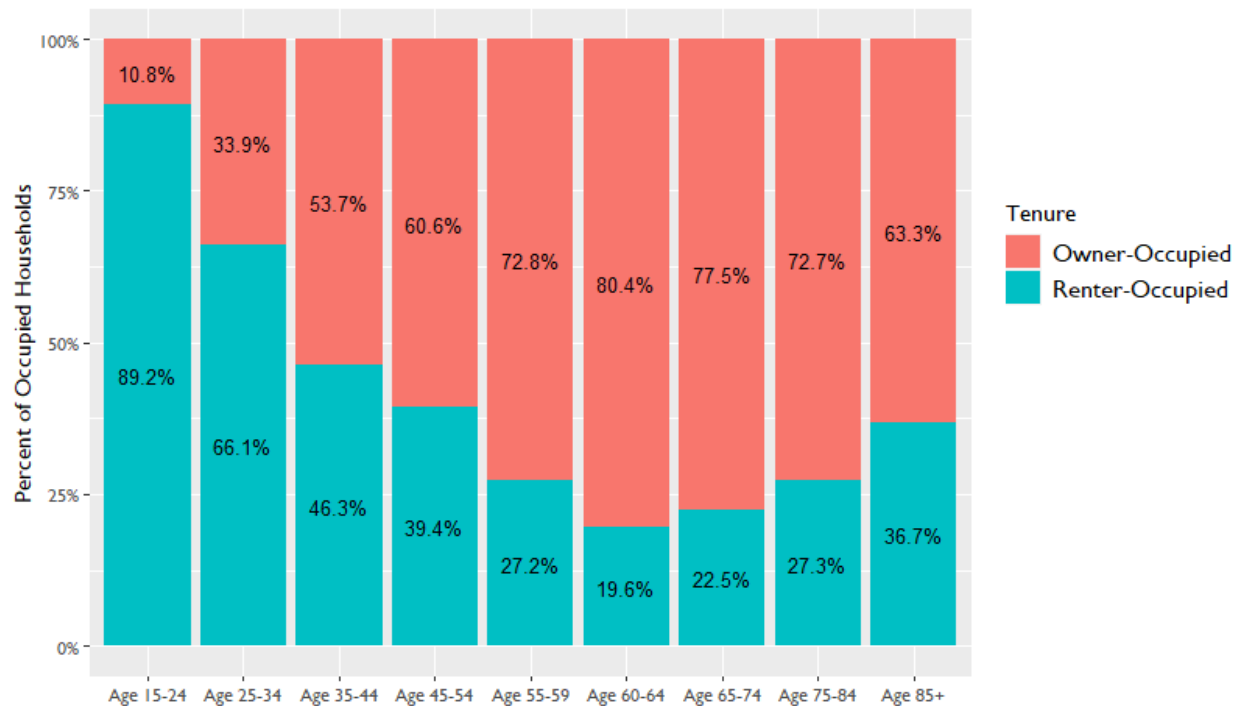
Fairfield's household tenure breakdown is similar to that of Solano County and the Bay Area. While Fairfield has a lower proportion of owner-occupied units (59.3 percent) compared to Solano County (61.5 percent), it has a higher proportion when compared to the Bay Area (56.1 percent). See Table 1-26 for these estimates.

Table 1-26: Fairfield and Surrounding Areas Household Tenure, 2019

Region	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Fairfield	21,789	59.3%	14,962	40.7%
Solano County	92,149	61.5%	57,716	38.5%
Bay Area	1,531,955	56.1%	1,199,479	43.9%

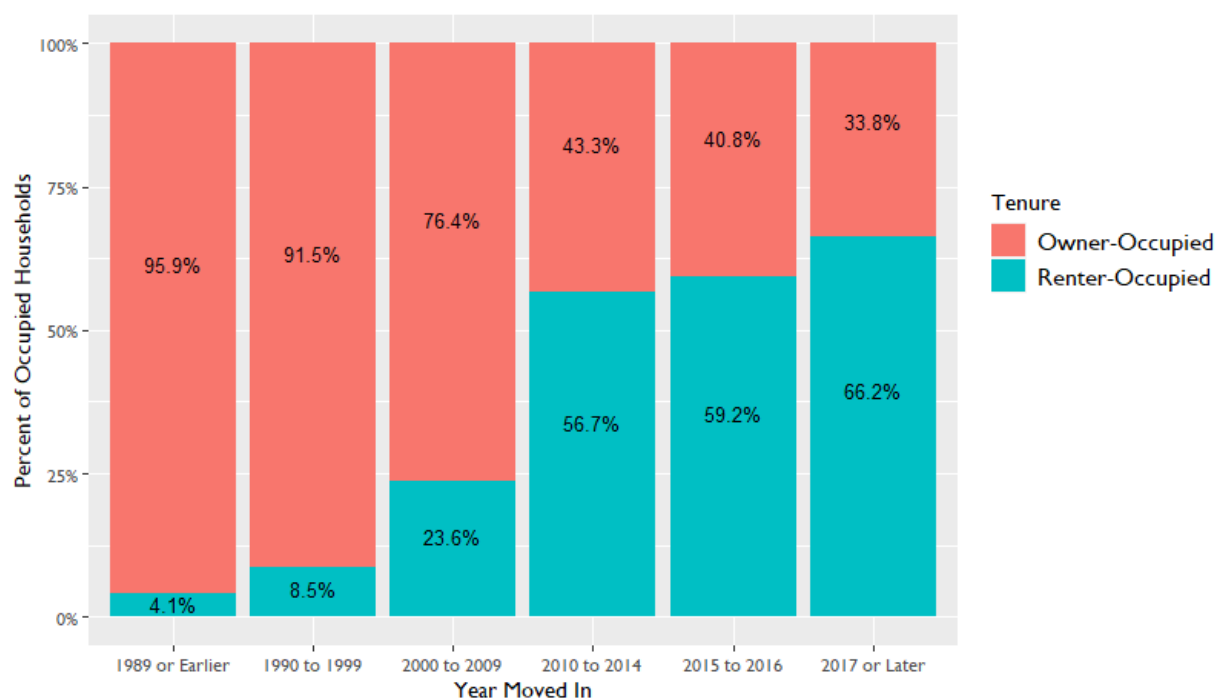
Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

Other factors that influence household tenure include resident age, the year the resident moved into the unit, resident race/ethnicity, household income, and housing type. As shown in Figure 1-9, the age of a resident significantly influences whether they are renters or owners. For instance, the vast majority of units with residents aged 15-34 are renter-occupied, while all units with older residents are majority owner-occupied. There is a slight drop-off in owner-occupied units for elderly residents, reflecting the need for a variety of housing types for these residents – including group homes and affordable rental units.

Figure 1-9: Fairfield Housing Tenure by Age, 2019

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007)

Additionally, the majority of units with residents that moved into their current residence 2009 or earlier are owner-occupied. As shown in Figure 1-10, this dramatically shifts for residents who moved in 2010 or later, where a growing majority of units are renter-occupied. This likely reflects both the age dynamics of homeownership and the lasting impacts to the housing market of the 2008 financial crisis. The number of young residents and residents who more recently moved to their residences who are renters indicates a need to target these populations and ensure that rental housing remains affordable and that avenues to homeownership remain accessible.

Figure 1-10: Fairfield Housing Tenure by Year Moved to Current Residence

Source: ABAG-MTC Housing Needs Data Workbook (Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25038)

The racial and ethnic breakdown of renters and homeowners provides additional context for the housing background of the City of Fairfield. As shown in Table 1-27, about 67.5 percent of households with Non-Hispanic, White residents are owner-occupied, the highest proportion of owner-occupancy by race/ethnicity in Fairfield. The second highest proportion exists for households with Asian/API (Hispanic and Non-Hispanic) residents at 66.2 percent, although this figure is not disaggregated by ethnicity or nationality. Households with Black or African American (Hispanic and Non-Hispanic) residents, on the other hand, only have a 44.3 percent owner-occupancy rate. This demonstrates that Black or African American (Hispanic and Non-Hispanic) residents of Fairfield are more likely to be renters than any other racial/ethnic group in the city.

Table 1-27: Fairfield Housing Tenure by Race/Ethnicity, 2019

Racial/Ethnic Group ¹	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
American Indian or Alaska Native (Hispanic and Non-Hispanic)	74	50.0%	74	50.0%
Asian / API (Hispanic and Non-Hispanic)	3,859	66.2%	1,973	33.8%
Black or African American (Hispanic and Non-Hispanic)	2,728	44.3%	3,425	55.7%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	2,294	50.9%	2,214	49.1%
White (Hispanic and Non-Hispanic)	12,834	63.8%	7,276	36.2%
Hispanic or Latinx	4,383	51.1%	4,192	48.9%

White, Non-Hispanic	9,974	67.5%	4,794	32.5%
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1. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

Household income is another important metric in assessing housing disparities. As shown in Table 1-28, it is evident that the majority of lower-income households (i.e., households below 80 percent of AMI) are renter-occupied, while the opposite is true of moderate- and above-moderate-income households. This likely indicates that homeownership is largely unaffordable to lower-income residents of Fairfield. Given the disproportionate racial/ethnic share of renters in the city, this highlights a need to include programs that target both economic and racial/ethnic disparities in Fairfield in order to affirmatively further fair housing.

Table 1-28: Fairfield Housing Tenure by Income Level, 2019

Income Group ¹	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
0%-30% of AMI	918	25.2%	2,719	74.8%
31%-50% of AMI	1,320	34.2%	2,535	65.8%
51%-80% of AMI	2,680	49.4%	2,745	50.6%
81%-100% of AMI	1,795	50.3%	1,775	49.7%
Greater than 100% of AMI	13,320	69.1%	5,965	30.9%

1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Homeownership rates are also significantly dependent on the type of housing available. Housing in Fairfield is majority owner-occupied in large part because most of its housing stock consists of detached, single-family homes. These units, as shown in Table 1-29, are about 79.9 percent owner-occupied. Multi-family housing, on the other hand, are about 96.5 percent renter-occupied. This suggests a need to tailor affordability programs to meet the specific needs of each housing type in order to maintain affordability for both renters and homeowners.

Table 1-29: Fairfield Housing Tenure by Housing Type, 2019

	Owner-Occupied	Renter-Occupied
--	----------------	-----------------

<i>Housing Type</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Detached Single-Family Homes	19,899	79.9%	5,012	20.1%
Attached Single-Family Homes	788	34.2%	1,514	65.8%
Multi-Family Housing	301	3.5%	8,322	96.5%
Mobile Homes	801	87.5%	114	12.5%
Boat, RV, Van, or Other	0	-	0	-

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

HOUSING TYPE

As shown in Table 1-30, in 2020 more than two thirds (70.4 percent) of Fairfield's housing stock consisted of detached, single-family homes. There were also 2,483 (6.2 percent) attached, single-family homes. Multifamily housing with five-plus units accounted for 15.9 percent of the housing stock, while those with two to four units were 5.0 percent of the housing stock. Overall, the housing stock in Fairfield increased by 8.2 percent between 2010 and 2020. The largest rate of growth was in detached, single-family homes which increased by 10.3 percent, from 25,665 units in 2010 to 28,320 units in 2020.

Table 1-30: Fairfield Housing Type Trends, 2010 – 2020

Building Type	Number	2010		2020		Percent Change (2010 – 2020)
		Percent	Number	Percent		
Single-Family Home: Attached	2,419	6.5%	2,483	6.2%	2.6%	
Single-Family Home: Detached	25,665	69.0%	28,320	70.4%	10.3%	
Multifamily Housing: Two to Four Units	2,015	5.4%	2,015	5.0%	0.0%	
Multifamily Housing: Five-plus Units	6,086	16.4%	6,403	15.9%	5.2%	
Mobile Homes	999	2.7%	999	2.5%	0.0%	
Totals	37,184	100.0%	40,220	100.0%	8.2%	

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Finance, E-5 series)

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there is more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there is more than 1.5 persons per room. Overcrowding usually occurs when there is an inadequate supply of affordable housing. In addition, as discussed above, larger households (with five or more members) typically experience higher levels of overcrowding. As shown in Table 1-31, 2,325 out of 36,751 housing units in Fairfield were either "overcrowded" or "severely overcrowded" (6.3 percent). This is higher than the rate in Solano County (5.3 percent) but lower than that of the Bay Area (6.9 percent).

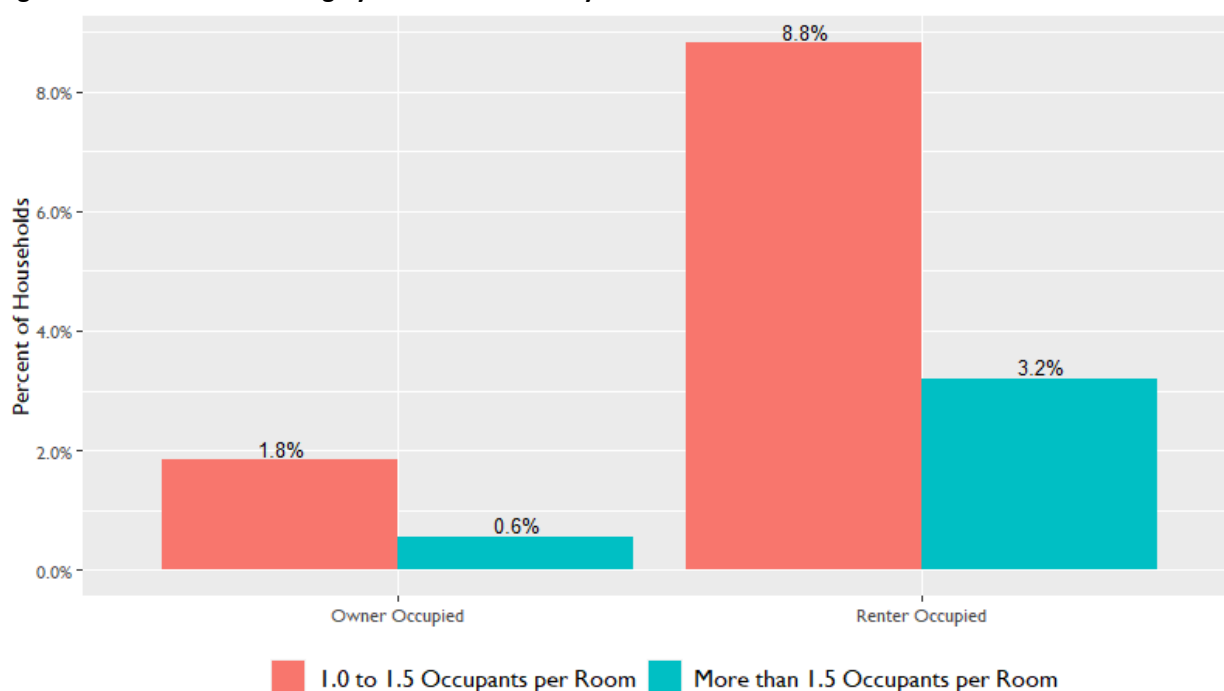
Table 1-31: Overcrowding¹ Severity by Region

Region	Not Overcrowded		Overcrowded		Severely Overcrowded	
	Number	Percent	Number	Percent	Number	Percent
Fairfield	34,426	93.7%	1,722	4.7%	603	1.6%
Solano County	141,897	94.7%	5,538	3.7%	2,430	1.6%
Bay Area	2,543,056	93.1%	115,696	4.2%	72,682	2.7%

1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG-MTC Housing Needs Data Workbook (A U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

In addition, renters tend to experience overcrowding at higher rates than homeowners. This is evident among Fairfield residents, where rates of overcrowding or severe overcrowding are 12.0 percent and 2.4 percent among renter-occupied and owner-occupied units, respectively. As seen in Figure 1-11, severe overcrowding (more than 1.5 occupants per room) occurs more frequently among renters.

Figure 1-11: Overcrowding by Tenure and Severity in Fairfield

Source: ABAG-MTC Housing Needs Data Workbook (A U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Renters may experience higher rates of overcrowding because they are more likely to be lower income than are homeowners. Lower-income households in Fairfield (those less than 80 percent of AMI), tend to have higher rates of overcrowding. As shown in Table 1-32, 12.8 percent of households making between 31 and 50 percent of AMI have 1.0 to 1.5 occupants per room, and 3.3 percent have more than 1.5 occupants per room. For households making greater than 100 percent of AMI, these figures are 2.7 percent and 0.7 percent, respectively. One outlier is that households making between

81 and 100 percent of AMI (typically classified as moderate income), have a 4.5 percent rate of severe overcrowding. This could reflect a significant lack of appropriately-sized housing units for moderate-income households.

Table 1-32: Overcrowding¹ by Income Level and Severity in Fairfield

<i>Income Group²</i>	<i>Overcrowded</i>	<i>Severely Overcrowded</i>
0%-30% of AMI	7.8%	3.0%
31%-50% of AMI	12.8%	3.3%
51%-80% of AMI	7.0%	0.7%
81%-100% of AMI	3.5%	4.5%
Greater than 100% of AMI	2.7%	0.7%

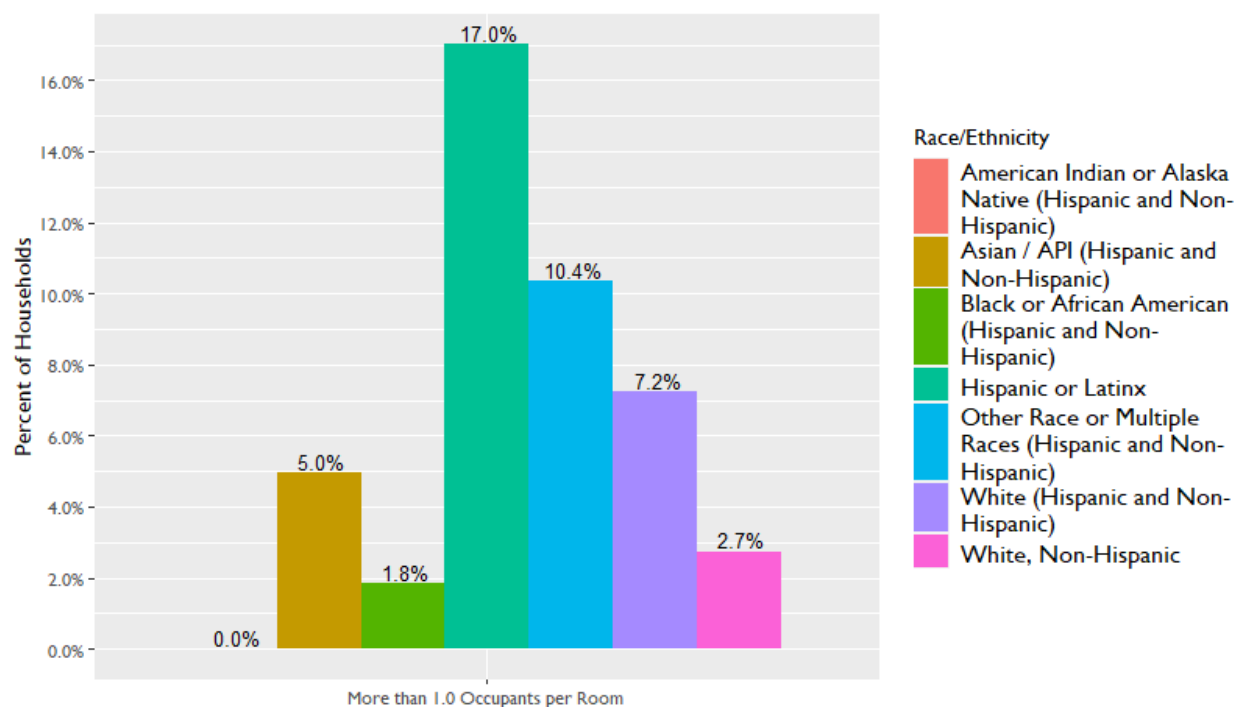
1. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

2. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG-MTC Housing Needs Data Workbook (A U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

In addition to tenure, overcrowding can be a significant problem for various races or ethnicities. Figure 1-12 below provides the breakdown of overcrowding rates for various racial/ethnic groups in Fairfield. According to the ABAG-MTC data workbook containing this data, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.” In addition, “[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled ‘Hispanic and Non-Hispanic’ are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.”

From this data, it is apparent that overcrowding is a significant problem for Hispanic or Latinx households (of any race), with about 17.0 percent of these households experiencing some level of overcrowding. Rates are lowest for Black or African American (Hispanic and Non-Hispanic) households (1.8 percent), White, Non-Hispanic households (2.7 percent), and American Indian or Alaska Native (Hispanic and Non-Hispanic) households (0.0 percent – although this may be the result of insufficient data).

Figure 1-12: Overcrowding by Race/Ethnicity in Fairfield

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

HOUSING VACANCY

Vacancy trends are a way of analyzing housing supply and demand. For example, if the housing demand is greater than the supply, the vacancy rate is likely to be lower and the price of housing tends to be increasing. The 2015-2019 ACS (as reported in the ABAG-MTC data workbook) reported that 1,621 (4.4 percent) of the 36,751 housing units in Fairfield were vacant, which is significantly lower than the seven percent vacancy rate reported in 2010. This likely reflects the recovering housing market following the 2008 financial collapse. Fairfield vacancy rates are lower than those in Solano County (5.3 percent) and the Bay Area (6.3 percent). Table 1-33 summarizes distribution of vacant housing units in the City, Solano County and the Bay Area in 2019.

Table 1-33: Fairfield Vacant Units by Type, 2019

Vacancy Status	City of Fairfield	Solano County	Bay Area
For Rent	392	2,073	41,117
For Sale	155	734	10,057
For Seasonal, Recreational, or Occasional Use	119	890	37,301
Other Vacant	792	3,285	61,722
Rented, Not Occupied	35	451	10,647
Sold, Not Occupied	128	502	11,816
Total Vacant Housing Units	1,621	7,935	172,660
	(4.4%)	(5.3%)	(6.3%)

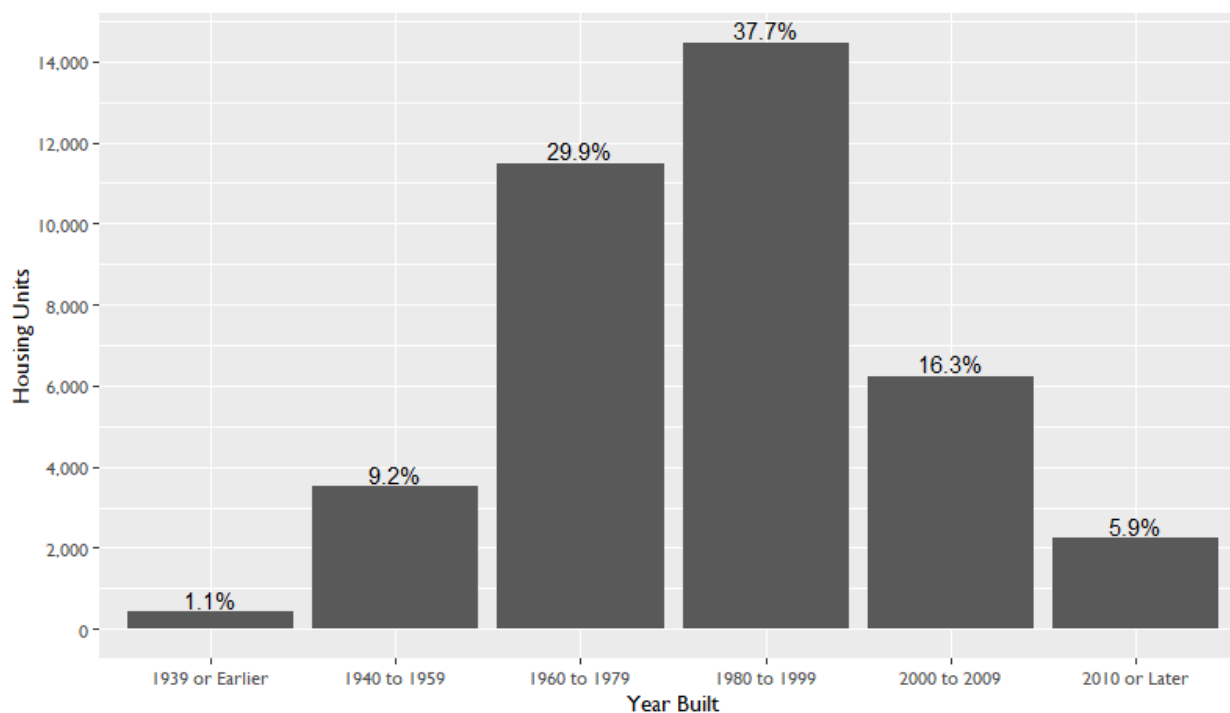
Note: Percentages are based on 2015-2019 ACS estimates of total occupied housing units. This includes 36,751 units in Fairfield, 149,865 units in Solano County, and 2,731,434 units in the Bay Area.

Source: ABAG-MTC Housing Needs Data Workbook (American Community Survey 5-Year Data (2015-2019), Table B25004)

AGE OF HOUSING STOCK

According to the ABAG-MTC data workbook estimates, about 40.2 percent of Fairfield's housing stock in 2019 is at least 40 years old (constructed prior to 1980). About 37.7 percent of the housing stock was constructed between 1980 and 1999. Only 22.2 percent of the housing stock was constructed in the last 20 years. Figure 1-13 shows the age of Fairfield housing stock as of 2019.

Figure 1-13: Age of Fairfield Housing Stock



Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

The number of building permits issued is also a useful metric in gauging the capacity of housing development. According to the ABAG-MTC data workbook, there were no permits for very-low- or low-income housing during the 2015 to 2019 period. However, according to the City's Annual Progress Report, there were 94 deed restricted "very low" units and 95 "low" units permitted during 2020. During this same 2015-2019 period there were, however, 362 moderate-income housing permits and 2,065 above-moderate-income housing permits. Table 1-34 presents this breakdown.

Table 1-34: Housing Permitting in Fairfield, 2015 – 2019

Income Group	Number of Permits
Very Low Income	0
Low Income	0
Moderate Income	362

Above Moderate Income

2,065

Source: ABAG-MTC Housing Needs Data Workbook (California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020))

1.7 Housing Conditions

Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with Government Code Section 13143.2

Households living in substandard conditions are considered as being in need of housing assistance even if they are not actively seeking alternative housing arrangements. In addition to structural deficiency and standards, the lack of certain infrastructure and utilities often serves as an indicator of substandard conditions. According to 2019 American Community Survey estimates compiled in the ABAG-MTC data worksheet, about 1.3 percent of renters and 0.1 percent of owners lack complete kitchen facilities while 0.8 percent of renters and 0.0 percent of owners lack complete plumbing facilities, seen in Table 1-35.

Table 1-35: Fairfield Substandard Housing Issues

<i>Building Amenity</i>	<i>Owner</i>	<i>Renter</i>
Kitchen	0.1%	1.3%
Plumbing	0.0%	0.8%

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049)

1.8 Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock.

HOUSING AFFORDABILITY AND HOUSEHOLD INCOME

Housing affordability can be inferred by comparing the cost of renting or owning a home in Fairfield with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Fairfield are shown in Table 1-36. This information can generally show who can afford what size and type of housing. The affordability of the City's housing stock for each income group is discussed below. HCD has estimated the 2021 County Area Median Income (AMI) to be \$99,300, which is about a 29.5 percent increase from the 2014 County AMI estimate (\$76,700).

Table 1-36: City of Fairfield Housing Affordability by Income Group

Household Size	AMI Limits ¹	Affordable Monthly Payment ²		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities ³	Taxes & Insurance ⁴	Renter	Owner ⁵
Extremely-Low-Income (<30% AMI)							
1 Person (Studio)	\$20,450	\$511	\$511	\$189	\$179	\$323	\$37,407
2 Person (1 Bedroom)	\$23,350	\$584	\$584	\$201	\$204	\$383	\$46,515
3 Person (2 Bedroom)	\$26,250	\$656	\$656	\$233	\$230	\$423	\$50,190
4 Person (3 Bedroom)	\$29,150	\$729	\$729	\$267	\$255	\$462	\$53,898
5 Person (4 Bedroom)	\$31,500	\$788	\$788	\$303	\$276	\$485	\$54,256
Very-Low-Income (31%-50% AMI)							
1 Person (Studio)	\$34,000	\$850	\$850	\$189	\$298	\$662	\$94,591
2 Person (1 Bedroom)	\$38,850	\$971	\$971	\$201	\$340	\$770	\$111,960
3 Person (2 Bedroom)	\$43,700	\$1,093	\$1,093	\$233	\$382	\$859	\$124,158
4 Person (3 Bedroom)	\$48,550	\$1,214	\$1,214	\$267	\$425	\$947	\$135,868
5 Person (4 Bedroom)	\$52,450	\$1,311	\$1,311	\$303	\$459	\$1,008	\$142,927
Low-Income (51%-80% AMI)							
1 Person (Studio)	\$54,350	\$1,359	\$1,359	\$189	\$476	\$1,170	\$180,659
2 Person (1 Bedroom)	\$62,100	\$1,553	\$1,553	\$201	\$543	\$1,352	\$210,389
3 Person (2 Bedroom)	\$69,850	\$1,746	\$1,746	\$233	\$611	\$1,513	\$234,687
4 Person (3 Bedroom)	\$77,600	\$1,940	\$1,940	\$267	\$679	\$1,673	\$258,758
5 Person (4 Bedroom)	\$83,850	\$2,096	\$2,096	\$303	\$734	\$1,793	\$275,640
Moderate-Income (81%-120% AMI)							
1 Person (Studio)	\$83,400	\$2,085	\$2,433	\$189	\$851	\$1,897	\$362,489
2 Person (1 Bedroom)	\$95,300	\$2,383	\$2,780	\$201	\$973	\$2,182	\$417,807
3 Person (2 Bedroom)	\$107,250	\$2,681	\$3,128	\$233	\$1,095	\$2,448	\$468,334
4 Person (3 Bedroom)	\$119,150	\$2,979	\$3,475	\$267	\$1,216	\$2,712	\$518,513
5 Person (4 Bedroom)	\$128,700	\$3,218	\$3,754	\$303	\$1,314	\$2,915	\$556,028

1. AMI limits based on 2021 HCD State Income Limits for Solano County, other assumptions are derived from Zillow estimates (as of May 6, 2021). The 2021 Solano County AMI is estimate is \$99,300.
2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).
3. Utilities are estimated according to the 2020 Fairfield Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash, sewage, air conditioning, refrigeration, and range/microwave across all unit types (i.e., garden apartment, duplex, row or townhouse, manufactured home, and single-family home). Costs are assumed equivalent for owners and renters.
4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.
5. Assumed 30-year amortization, 2.72% interest rate, 3.5% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2021; Fairfield Housing Authority Utility Allowance Schedule, 2020; Dyett & Bhatia, 2020

HOUSING COSTS

Home values have continued to recover from their low point following the 2008 financial collapse and have even recently surpassed values prior to the collapse. Table 1-37 and Figure 1-14 demonstrate these trends using the Zillow Home Value Index (ZHVI). Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. Table 1-37 breaks down the ZHVI by housing type, showing that most types of housing have increased in value by at least 100 percent during the 2010 to 2020 period. As of December 31, 2020, the typical home value in Fairfield was \$502,001 – a 106.3 percent increase from December 31, 2010.

Table 1-37: Fairfield Zillow Home Value Index (ZHVI), 2010 - 2020

<i>Housing Type</i>	<i>December 2010 ZHVI</i>	<i>December 2020 ZHVI</i>	<i>Percent Change (2010 – 2020)</i>
Total	\$243,357	\$502,001	106.3%
Single-Family	\$246,973	\$507,988	105.7%
Condo	\$111,751	\$258,605	131.4%
1 Bedroom	-	\$295,331	-
2 Bedroom	\$140,364	\$365,019	160.1%
3 Bedroom	\$199,218	\$442,464	122.1%
4 Bedroom	\$281,032	\$551,184	96.1%
5+ Bedrooms	\$373,521	\$673,213	80.2%

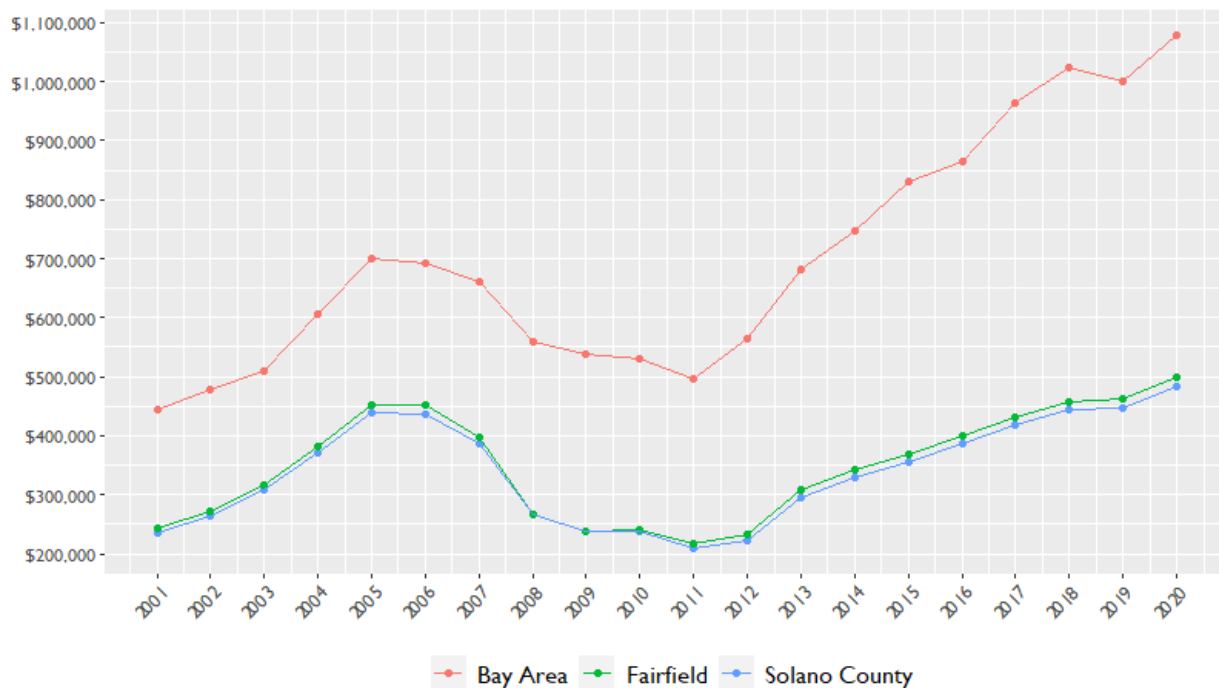
Source: Zillow Home Value Index, December 31, 2010 and December 31, 2020

Given the above ZHVI estimates and housing affordability levels from Table 1-36 it is apparent that a low-income household of four or five, with maximum affordable prices of \$258,758 and \$275,640 respectively, would be able to afford a condo (\$258,605) in Fairfield. No other unit types are affordable, and smaller low-income households cannot afford to purchase any household type. Homeownership is not affordable to very-low- and extremely-low-income households of any size in Fairfield. Moderate-income households can afford the unit type that corresponds to their household size. For example, single-person households (maximum affordable price of \$362,489) can afford a condo (\$258,605) or one-bedroom unit (\$295,331) and four-person households (maximum

affordable price of \$518,513) can afford a three-bedroom unit (\$442,464). This demonstrates an affordability gap for lower-income households in the City, as lower-income households generally cannot afford housing that corresponds to the size of their household. A range of available housing types would help increase affordability, but this analysis shows that housing in a market like the Bay Area's is only affordable to moderate- or high-income households, buyers that carry equity over from a previously owned home, buyers that have a large amount of cash for a down-payment, or buyers who receive subsidies to make homeownership affordable.

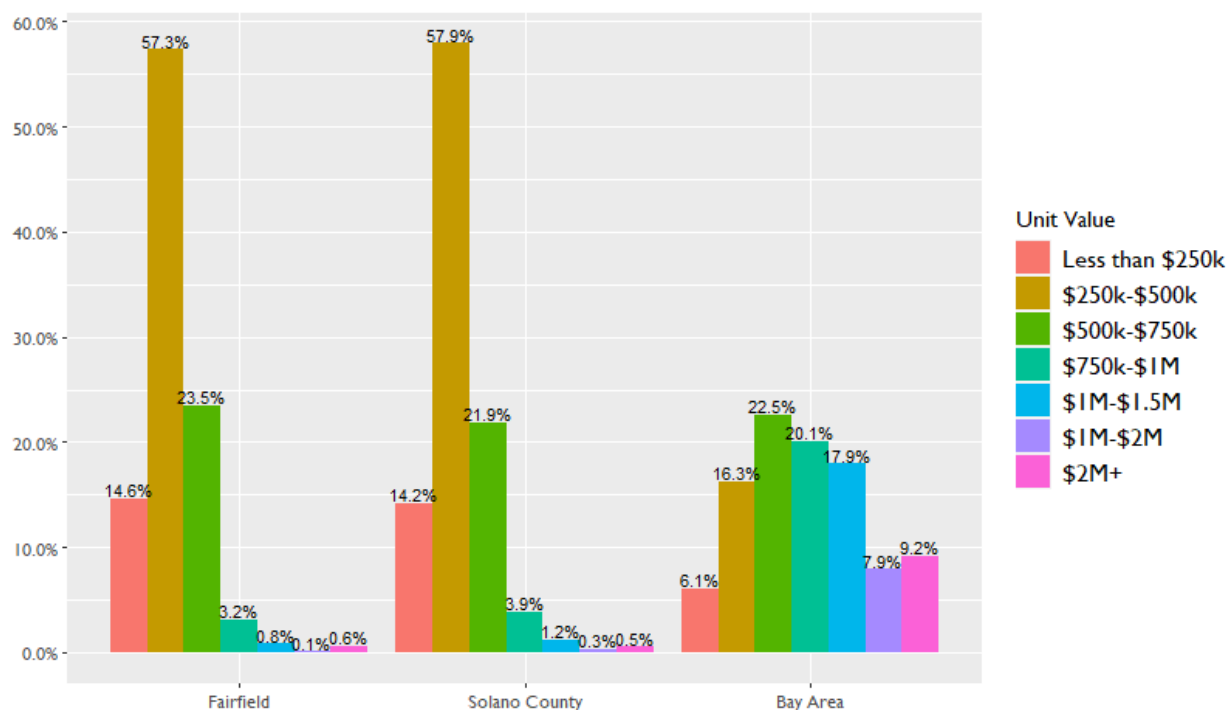
The ABAG-MTC data worksheet also assesses ZHVI values across time, providing both local and regional estimates, available in Figure 1-14. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts. As can be seen, typical home values have steadily increased over the last two decades, besides the period of decline during the Great Recession. Home values have increased at a similar rate in both Fairfield and Solano County, while increasing at a significantly higher rate in the Bay Area as a whole.

Figure 1-14: Fairfield and Regional Area Zillow Home Value Index (ZHVI), 2001 - 2020



Source: ABAG-MTC Housing Needs Data Workbook (Zillow, ZHVI December 31, 2001 – December 31, 2020)

Further, estimates of home values for owner-occupied units in 2019 are available from the American Community Survey, available in Figure 1-15. Confirming the typical home value estimated by the ZHVI, the vast majority (71.9 percent) of units are valued less than \$750,000 in Fairfield, with a major cluster in the \$500,000 to \$750,000 range. A similar pattern is apparent in Solano County. However, unit values in the Bay Area are not as clustered and only about 44.9 percent of units are less than \$750,000. Thus, while homeownership may be largely unaffordable for lower-income households in Fairfield, it would be comparatively easier for a lower-income household in the City to find an affordable unit than for one in the Bay Area.

Figure 1-15: Fairfield and Regional Area Owner-Occupied Unit Values, 2019

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

RENTAL HOUSING MARKET

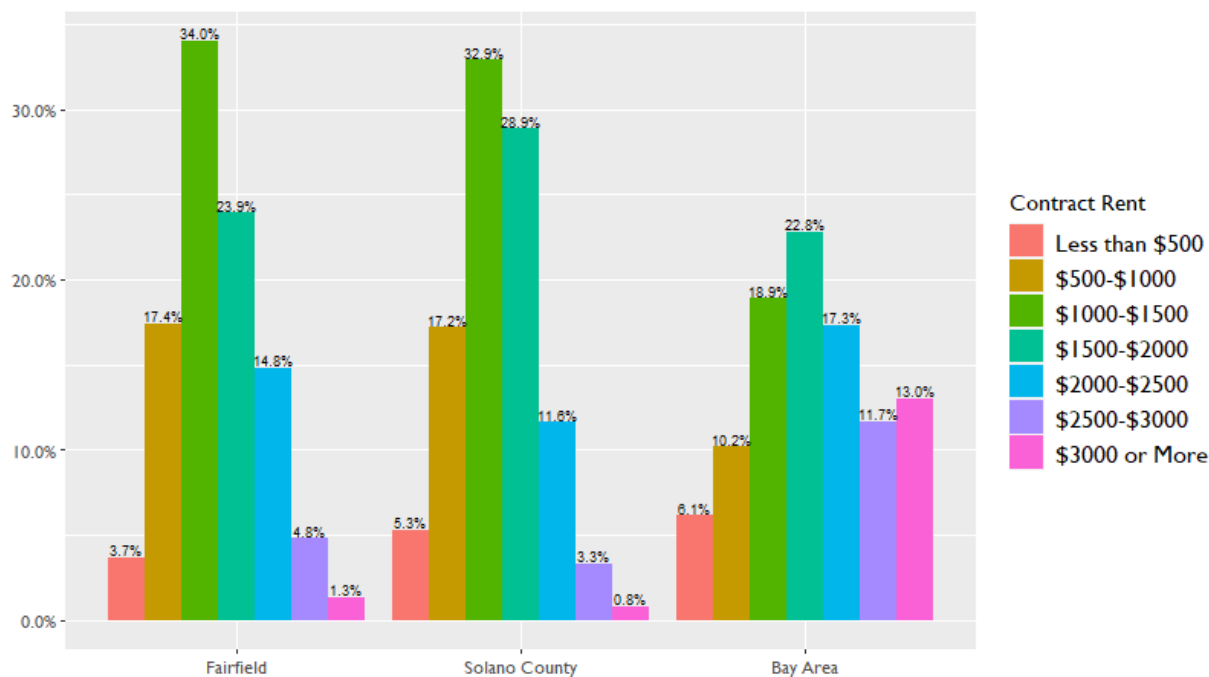
In 2019, the median contract rent in Fairfield was \$1,427. Table 1-38 illustrates that while Fairfield rents were slightly higher than those of Solano County, they were much lower than those of the Bay Area during the same year. Rents in Fairfield and Solano County have increased at a similar rate between 2009 and 2019 (38.3 percent and 36.1 percent respectively) while rents in the Bay Area have increased at a significantly higher 54.6 percent during the same period.

Table 1-38: Fairfield and Regional Area Rents, 2009 – 2019

<i>Jurisdiction</i>	<i>2009 Median Contract Rent</i>	<i>2015 Median Contract Rent</i>	<i>2019 Median Contract Rent</i>
Fairfield	\$1,032	\$1,177	\$1,427
Solano County	\$1,044	\$1,169	\$1,421
Bay Area	\$1,196	\$1,440	\$1,849

Source: ABAG-MTC Housing Needs Data Workbook, 2021

The breakdown of contract rents by jurisdiction is available in Figure 1-16. The majority of contract rents in Fairfield were \$1,500 or less. The distribution of contract rents was similar in Solano County. Similar to home value trends, the Bay Area has a larger cluster of high rent units than both Fairfield and Solano County. For instance, 42.0 percent of Bay Area contract rents were \$2,000 or greater while only 20.9 percent of Fairfield contract rents were.

Figure 1-16: Contract Rents for Renter-Occupied Units, 2019

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

To better understand rental costs in Fairfield, U.S. Census microdata compiled by IPUMS USA can be used. IPUMS data corresponds to the Public Use Microdata Area (PUMA) for Fairfield and Suisun City, which does not necessarily have the same boundaries as other Census-derived estimates. Additionally, estimates are weighted by the representativeness of the sampled household given IPUMS-derived weights. Table 1-39 provides estimated median monthly gross rents in the PUMA by the number of bedrooms using this data.

Table 1-39: Fairfield and Suisun City Monthly Gross Rental Rates, 2019

Number of Bedrooms	Estimated Number of Households ¹	2019 Median Monthly Gross Rent ²
0	1,186	-
1	853	\$1,300
2	3,378	\$1,110
3	9,167	\$1,340
4	18,615	\$1,840
5	13,308	\$2,062
6	2,371	\$1,361.5
7	61	\$410
8	182	\$2,860

-
1. Household count is based on the Public Use Microdata Area (PUMA) for Solano County (Central) - Fairfield & Suisun City Cities. While PUMAs generally follow the boundaries of census-defined “places,” total household counts may differ from other Census-derived estimates.
 2. Estimates of median gross rent are weighted by an IPUMS-derived household weight. Estimates may be inaccurate due to missing data and outliers.
-

Source: IPUMS USA, 2015-2019 ACS

According to the gross rental estimates (i.e., including utilities and other costs) from Table 1-39 above, a three-bedroom rental unit would be affordable to a low-income four-person household with a monthly affordable payment of \$1,940 (per Table 1-36). Gross rental costs would also be affordable for all sizes low-income households, as well as moderate-income households. However, no very-low- and extremely-low-income households would be able to afford rental units at the appropriate size. Like the description of homeownership costs above, this demonstrates a rental affordability gap for very-low- and extremely-low-income households in the City. For these types of households, subsidies may be required to ensure affordability.

MOBILE HOME PARK RENTS

Fairfield has several mobile home parks. Space rents range anywhere from **1**. Many households in the very low- and low-income categories would be able to afford these space rents, assuming park tenants already own their units. See Table 1-40 for monthly rents at each mobile home park.

Table 1-40: Mobile Home Park Space Rents

Park Name	Number of Spaces	Monthly Rent

Source:

COST BURDEN

Cost burden, or overpayment, is defined as monthly shelter costs in excess of 30 percent of a household’s income. Severe cost burden is defined as paying over 50 percent of household income for shelter costs. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities).

According to the 2013-2017 CHAS, 7,475 households in Fairfield pay between 30 and 50 percent of their incomes for housing (20.9 percent) and an additional 5,590 (15.6%) are severely cost-burdened. This means that about 36.5 percent of Fairfield households are paying above the recommended HUD standard for housing costs. Of the 13,065 cost-burdened households in Fairfield, about 3,745 households (28.7 percent) can be classified as moderate- or above-moderate-income. This means that about 9,320 (71.3 percent) of the households overpaying for housing are lower-income households, demonstrating an affordability problem for many households in Fairfield.

Renters are particularly impacted by overpayment, as they are limited to the rental market while owners have the option of selling their home. Renters, especially lower-income renters, tend to have higher rates of cost burden than owners in the same income category. For example, 79.1 percent of lower-income renter-occupied households experience some level of cost burden, while 61.0 percent of owner-occupied households do. Table 1-41 illustrates the extent of overpayment by income group and tenure for the City.

Table 1-41: Cost-Burdened Households in Fairfield by Income and Tenure¹

Table 2-12: Cost Burdened Households in Parkland by Income and Tenure						
Income Category	Renters		Owners		Total Households ²	
	Number	Percent	Number	Percent	Number	Percent
Extremely-Low-Income (Under 30% HAMFI³)						
No Cost Burden/Not Computed	530	19.4%	190	20.8%	720	19.8%
Cost Burden	215	7.9%	170	18.6%	385	10.6%
Severe Cost Burden	1,985	72.7%	555	60.7%	2,540	69.7%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	150	5.9%	445	33.8%	595	15.5%
Cost Burden	1,355	53.7%	255	19.4%	1,610	41.9%
Severe Cost Burden	1,020	40.4%	615	46.8%	1,635	42.6%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	995	36.2%	1,280	47.8%	2,275	41.9%
Cost Burden	1,225	44.6%	920	34.3%	2,145	39.5%
Severe Cost Burden	525	19.1%	480	17.9%	1,005	18.5%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	1,675	20.9%	1,915	39.0%	3,590	27.8%
Cost Burden	2,795	34.9%	1,345	27.4%	4,140	32.1%
Severe Cost Burden	3,530	44.1%	1,650	33.6%	5,180	40.1%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	6,230	80.4%	12,895	85.3%	19,120	83.6%
Cost Burden	1,420	18.3%	1,910	12.6%	3,330	14.6%
Severe Cost Burden	95	1.2%	315	2.1%	415	1.8%
All Income Groups						
No Cost Burden/Not Computed	7,905	50.2%	14,810	73.9%	22,705	63.5%
Cost Burden	4,215	26.8%	3,255	16.3%	7,475	20.9%
Severe Cost Burden	3,625	23.0%	1,965	9.8%	5,590	15.6%

1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.

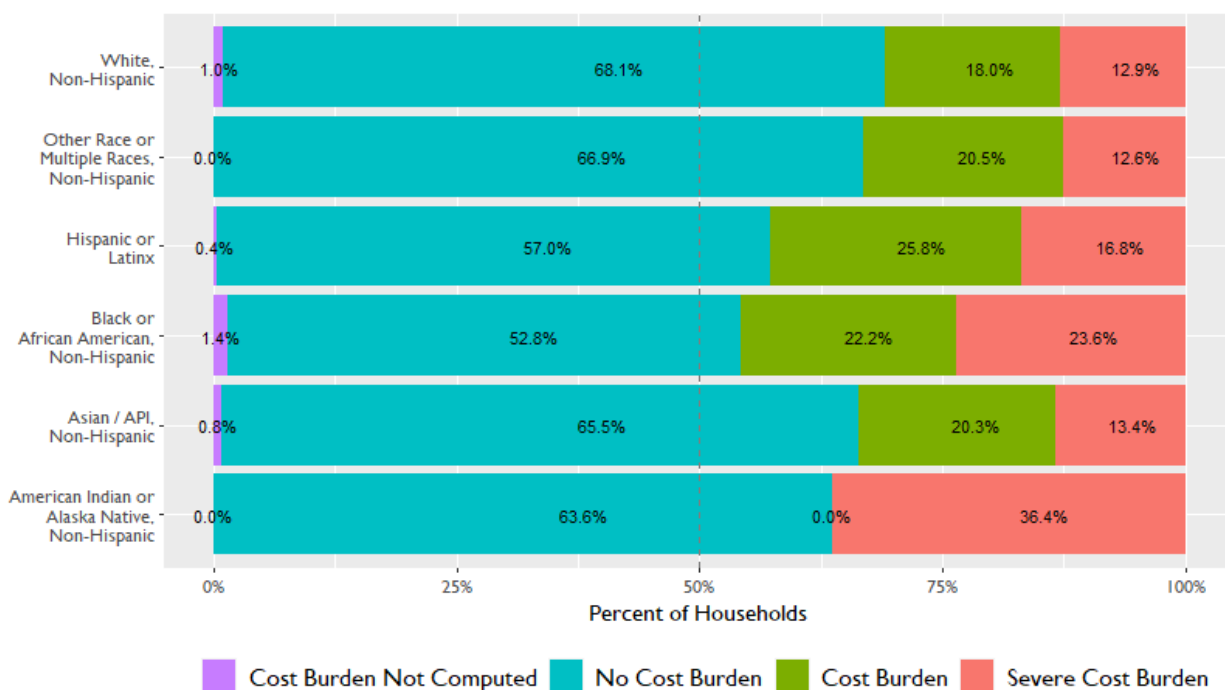
2. Discrepancies in sums are due to rounding errors.

3. HUD Area Median Family Income (HAMFI).

Source: 2013-2017 HUD CHAS

1.9 Assessment of Fair Housing

For Figure below: For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Figure 1-X: Cost Burden by Race

Source: ABAG-MTC Housing Needs Data Workbook (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

1.10 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of low-income rental units that are “at risk” of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031). The California Housing Partnership estimates that there are 1,454 assisted low-income units in Fairfield, about 29.1 percent of all such units within Solano County. Table 1-42 shows that while most units in Fairfield at low risk of conversion, there are 110 units (7.6 percent) at moderate risk and 60 units (4.1 percent) at high risk. While California Housing Partnership’s Preservation Database is the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table 1-42: Assisted Units at Risk of Conversion

Risk Level ¹	Number	Fairfield	Solano County		Bay Area	
		Percent	Number	Percent	Number	Percent
Low Risk	1,284	88.3%	4,785	95.8%	110,177	94.6%
Moderate Risk	110	7.6%	152	3.0%	3,375	2.9%
High Risk	60	4.1%	60	1.2%	1,854	1.6%
Very High Risk	0	0.0%	0	0.0%	1,053	0.9%
Total Assisted Units	1,454	100.0%	4,997	100.0%	116,459	100.0%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:

- Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
 - Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
 - High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
 - Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
-

Source: ABAG-MTC Housing Needs Data Workbook (California Housing Partnership, Preservation Database, 2020)

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses as Table 1-42 only provides aggregate numbers of at-risk units for each jurisdiction. The assisted housing inventory is available in Table 1-43 below. There is significant number of assisted rental housing units, which includes units assisted under federal, state, and local programs.

Table 1-43: Fairfield Assisted Housing Inventory

<i>Project Name</i>	<i>Tenant Type</i>	<i>Low-Income Units</i>	<i>Total Units</i>	<i>Construction Completion</i>	<i>Expiration Date</i>
Sunset Creek	Large Family	75	76	09/07/95	08/24/50
Kennedy Court	Large Family	32	32	02/01/96	01/18/51
Fairfield Vista Apartments	Large Family	59	60	12/28/98	12/14/53
Woodsong Village Apartments	Non-Targeted	110	112	01/31/98	01/17/53
Sunset Manor Apartments	Large Family	146	148	07/31/99	07/17/54
Woodside Court Apartments	Non-Targeted	127	129	07/27/00	07/14/55
Hampton Place / Gateway Village	Large Family	55	56	08/24/01	08/10/56
Dover Woods Senior Apartments	Senior	198	200	07/02/04	06/19/59
Laurel Gardens Apartments	Special Needs	29	30	05/26/06	05/12/61
Union Square II	Large Family	24	24	07/28/05	07/14/60
Fairfield Heights Apartments	Large Family	51	52	12/31/05	12/17/60
Senior Manor	Senior	83	84	09/01/09	08/18/64
Signature at Fairfield	Large Family	92	93	01/19/12	01/05/67
Monument Arms Apartments	At-Risk	88	92	06/09/15	05/26/70
Sunset Creek Apartments ¹	Non-Targeted	75	76	-	-
Total		1,244	1,264		

1. This project is in the preliminary reservation application stage.

Source: City of Fairfield

COST ANALYSIS

While there are no specific projects in Fairfield's Assisted Housing Inventory at risk of conversion to market rate during the Planning Period, the California Housing Partnership has identified a number of units that may be at-risk. State law requires the analysis of at-risk housing to identify "the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments." The typical development cost of affordable housing projects in Fairfield is ... per unit. If all 170 at-risk units identified by the California Housing Partnership were lost during the Planning Period, the total replacement cost would be approximately \$85,000,000...

The cost of preservation for typical affordable housing project can be estimated by finding the difference between market rent and affordable rent. As shown in Table 1-36 the affordable monthly rental payment for a very-low-income, one-bedroom unit in Fairfield is \$971. In FY 2021 the HUD Fair Market Rent, or gross rent estimate, in the Vallejo-Fairfield metropolitan statistical area (MSA) for a one-bedroom unit was \$1,351. The difference between these two prices is the "affordability gap", which is about \$380 in Fairfield. Given this affordability gap, the total cost of preserving all 170 at-risk units would be approximately \$64,600 per month or \$775,200 per year. Preservation costs are therefore higher/lower than replacement costs in the City.

RESOURCES FOR PRESERVATION

Two primary resources are available for preserving at-risk units: (1) public agencies, nonprofit housing corporations, and tenant groups, and (2) public financing or subsidy programs. Chapter X, Housing Resources, includes a list of public funding sources and regional nonprofit housing organizations active in or interested in operating in Fairfield. The City would work with these organizations to preserve the housing units in danger of conversion.

For Section 8 projects, the property owner can opt to terminate the Section 8 contract ("opt out") or renew the contract. The primary incentive for Section 8 property owners to opt out of their regulatory agreement is monetary. Market rents in some communities have risen to the point at which many property owners can earn more by prepaying their government assistance, even if they have to borrow money at market interest rates. This may not necessarily be the case in central Fairfield, as older apartment buildings do not command the highest rents in the community.

For the property owner to successfully opt out of the Section 8 contract, the owner must satisfy certain procedural requirements. A Notice of Intent (NOI) must be filed with HUD one year before the termination date that indicates the owner's intent to convert the units to market rate. Failure to file an NOI within the specified time frame or to follow the other procedures to opt out of the Section 8 contract results in an automatic contract rollover for five years.

Upon filing of an NOI, HUD may offer several incentives to property owners to remain in their contracts, including refinancing the property mortgage and establishing higher rents charged for the projects.

Pursuant to Section 65863.10 of the Government Code, the property owner of a Section 8 contract must also provide six months advance notification to each tenant household if the property owner intends to terminate the Section 8 contract. The notice must indicate the anticipated date of conversion and the anticipated rent increase, the possibility of remaining subsidized, the owner's intentions, and the appropriate contacts for additional information. The property owner must also

send a copy of the statement to the city or county where the property is located, to the appropriate local housing authority, and to HCD. The statement must indicate the number, age, and income of affected tenants, the type of assistance, and the owner's plans for the project.

Upon receipt of notice, the city may contact the owner to determine if there are financial or other incentives that could induce the owner to maintain the rent and occupancy restrictions or to sell the property to another owner who will maintain the affordability of the rental units. The city cannot block the owner's ability to prepay if state and federal requirements for notification are followed and other procedural requirements are met prior to prepayment and the termination of restrictions. The city can monitor the process to ensure that all state and federal requirements are met.

1.11 Energy Conservation

The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating/cooling. The high cost of energy and the environmental impacts of energy consumption demand that efforts be taken to reduce or minimize the overall level of urban energy consumption.

Significant reduction in energy use can be achieved through the coordination of land development and transportation infrastructure, a fundamental component of smart growth. The existing land use pattern in Fairfield is primarily suburban and car-oriented. There are a range of opportunity areas where land could be developed or redeveloped to meet commercial, industrial or residential needs. Future development, as outlined in the Fairfield General Plan Update, will foster revitalization in the City's core and along key corridors, building on the momentum of recent planning efforts. Fairfield will develop as a community of vibrant, diverse, and connected neighborhoods with an improved transportation network. Further, given the threat of climate change and extreme weather, evidenced by recent wildfires on the City's edges, Fairfield will be a leader in sustainability. This includes striving toward a zero-carbon footprint, promoting climate adaptation strategies and decreasing reliance on automobile use. A zero-carbon footprint will be made possible by reducing greenhouse gas (GHG) emissions from energy use and transportation, and by expanding use of renewable energies across the city.

To achieve energy conservation goals, the City will continue strict enforcement of the building standards of the 2019 edition of the California Building Standards Code, Title 24 of the California Code of Regulations and amendments related to energy conservation. Title 24 establishes energy budgets or maximum energy use levels for dwelling units. The standards of Title 24 supersede local regulations and mandate implementation by local jurisdictions.

In 2009, Fairfield approved its first Sustainability Report. The Report focused largely on sustainability initiatives within internal City government operations, including Fairfield's institutional facilities, equipment, and City fleet. The Report established a Green Team of staff from departments throughout the City and committed to meet on a regular basis to develop ideas and facilitate implementation. The City prepared a draft Climate Action Plan in 2017; however, it was never adopted. A new Climate Action Plan is being prepared in tandem with the General Plan Update and will build upon the work of past sustainability planning efforts.

At this time, the 2005 inventory is the City's most recent communitywide assessment of GHG emissions. More than three quarters of Fairfield's emissions come from the energy and transportation sectors. GHG emissions are also generated outside of the Planning Area from sources

that are a direct result of people living and working within Fairfield. For example, power plants, landfills, and wastewater treatment plants generate emissions outside of Fairfield, but the ultimate driver of these emissions (electricity demand, solid waste, and wastewater) originate in Fairfield. Overall, the City's GHG emissions inventory in 2005 was 663,519 MT CO₂e for community operations, and 16,500 MT CO₂e for municipal operations in 2008. Residential energy emissions (including both electricity and natural gas) account for 20.3 percent of 2005 emissions, while passenger vehicles account for 32.1 percent.

1.12 Projected Housing Need

The "demand" for housing is based on the total number of households divided into four household income categories. These income categories are based on the median household for Solano County. The Association of Bay Area Governments and HCD classify income as follows:

- Extremely low-income: 30 percent of median income and below
- Very low-income: 31 to 50 percent of median income
- Low-income: 51 to 80 percent of median income
- Moderate-income: 81 percent to 120 percent of median income
- Above moderate-income: over 120 percent of median income

REGIONAL HOUSING NEEDS ALLOCATION

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments (COG) and HCD. The Association of Bay Area Governments (ABAG) is the COG responsible for allocating to jurisdictions in the nine-county Bay Area their fair share of the region's projected housing needs, known as the Regional Housing Needs Allocation (RHNA). A fair share of housing units is calculated for each of four income groups based on a jurisdiction's current share of housing for different income levels and on the jurisdiction's amount of available vacant land.

Fair share needs are allocated over the planning period for every jurisdiction's Housing Element. This cycle, the Planning Period is 2023-2031. The intent of RHNA determinations is to ensure that local jurisdictions address not only the needs of their immediate areas but also help meet the housing needs for the entire region. A major goal of RHNA is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. Jurisdictional allocations are made to guarantee that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all populations within a particular community.

ABAG has developed the 6th cycle Final RHNA Plan for the 2023-2031 period. ABAG's adopted 2020 Final RHNA figures identify an overall construction need of 3,047 new units in Fairfield, a slight decrease from the prior cycle's allocation of 3,100 new units. Table 1-44 shows the income breakdown of these units.

Table 1-44: 2023 – 2031 Fairfield Regional Housing Needs Allocation

<i>Income Category</i>	<i>Needed Units</i>	<i>Percent of Needed Units</i>
<i>Extremely Low (0-30% of AMI)¹</i>	389	-
<i>Very Low (0-50% of AMI)</i>	778	25.5%
<i>Low (51-80% of AMI)</i>	447	14.7%
<i>Moderate (81-120% of AMI)</i>	508	16.7%
<i>Above Moderate (more than 120% of AMI)</i>	1,314	43.1%
Total	3,047	100.0%

1. Development needs of extremely-low-income units are assumed to be 50 percent of very-low-income housing needs.

Source: ABAG-MTC Housing Needs Data Workbook (Association of Bay Area Governments)