

# Vacaville's

## Comprehensive Housing Analysis and Strategy

Developers' Workshop  
November 18, 2021



# Today's Agenda

## ■ Goal

- Gather input regarding barriers to housing production in Vacaville
- Hear your perspective on the potential challenges and solutions

## ■ Schedule

- Presentation by David Early
- Group Discussion
- Wrap Up and Next Steps



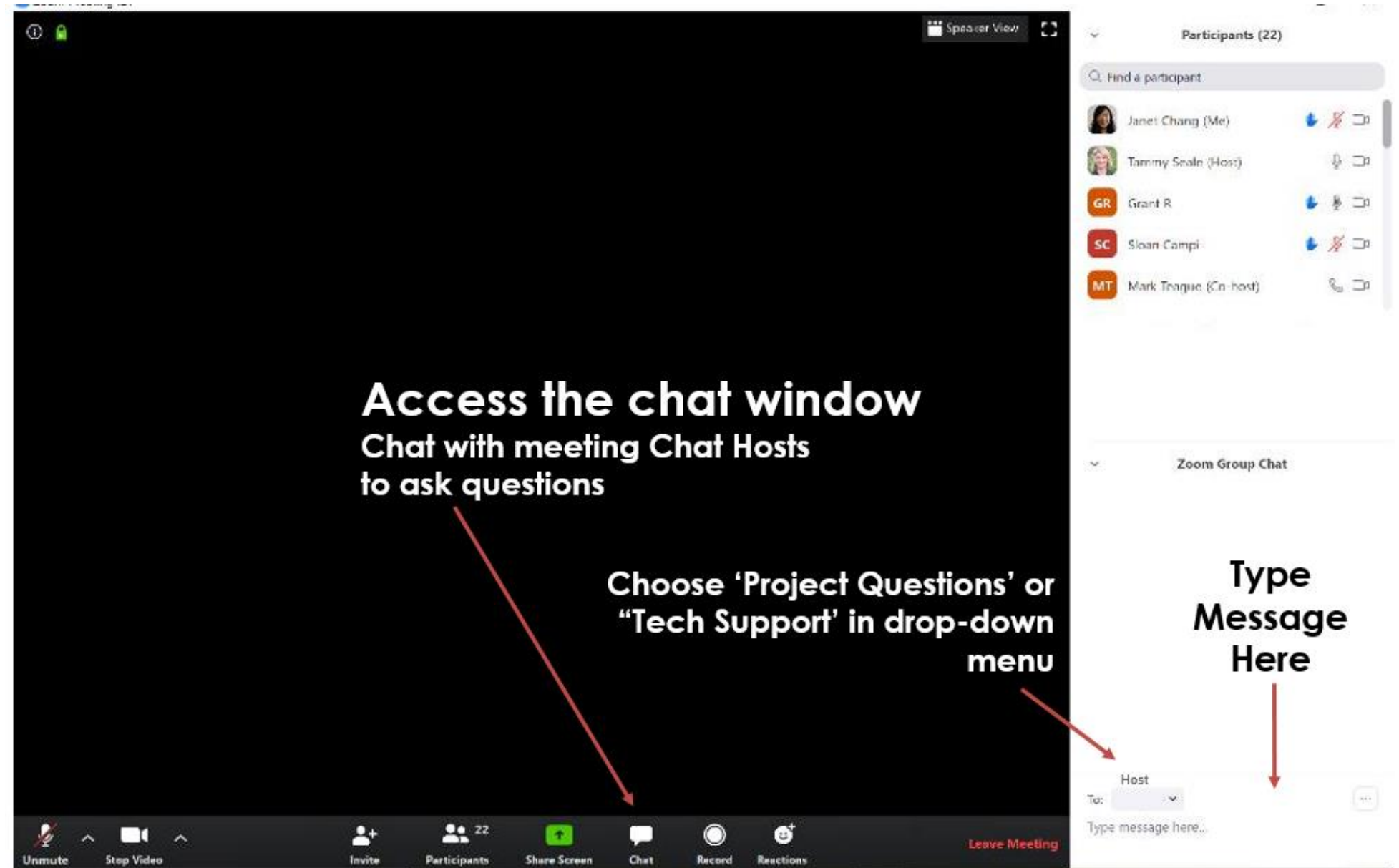
# Topics

- Incomes and Housing Affordability
- Housing Types
  - Missing Middle Housing
  - Executive Housing
  - Affordable/Supportive Housing
- Local Land Use Requirements
  - Specific Plans & Policy Plans
  - Urban Growth Boundary
  - Zoning Requirements
  - Off Street Parking Requirements
  - ADUs/Junior ADUs
- Other Potential Constraints
  - CEQA
  - Development Fees
  - Funding
- Opportunity to talk about other topics



# Questions

- Send questions about the project to “Project Questions”
- Need help using Zoom? Send a chat message to “Tech Support”



# INCOMES AND AFFORDABILITY



# 2021 Solano County Area Median Income (AMI) and City of Vacaville Household Income Categories (2021\$)

## Solano County

HCD 3-person household [1]

- Median Income (100% AMI): \$89,350
- Very Low Income (50% of AMI): \$43,700
- Low Income (80% of AMI): \$69,850
- Moderate Income (120% of AMI): \$107,250

## City of Vacaville

All households [2]

- Median Income: \$99,718
- Very Low Income (50%): \$49,859
- Low Income (80%): \$79,775
- Moderate Income (120%): \$119,662

[1] HCD (California Department of Housing & Community Development), 2021 for a 3-person household, as the average persons per household of 2.81 for Solano County and 2.69 for the City of Vacaville.

[2] Based on Vacaville's 2019 Median HH Income of \$91,302 per the 2019 American Community Survey Data, projected to 2021. The 2021 projection is based on the increase between HCD's AMI for Solano County for 2019 (escalated to 2021 dollars using mid-year 2019 to mid-year 2021 CPI) and 2021 of 9.2 percent.



# Incomes in Vacaville

## ■ Entry-Level Incomes

- Vacaville Christian Schools, 2021
  - Substitute Teacher: \$38,600
  - Facility Tech: \$37,440
- City of Vacaville, 2019
  - Police Trainee: \$62,155
  - Admin Clerk: \$45,723
  - Crime Analyst: \$50,811
  - Laboratory Analyst I: \$31,879

## ■ Workforce Incomes in Vacaville

- Genentech
  - Bioprocess Technician
    - \$43k-77k
- DesigneRx Pharmaceuticals
  - Manager
    - \$79k-\$85k
- PG&E
  - Operations Systems Engineer
    - \$69k-\$117k



[www.glassdoor.com](http://www.glassdoor.com), November 2021, Transparent California 2019 Incomes

# Household Income, Housing Costs, and Affordability

- Estimated Vacaville Median Household Income: \$99,718 (2021\$) [1]

CITY OF VACAVILLE			
Sales and Rentals	Cost [2]	Household Income Needed	Income Category
Median sale price	\$562,875	\$152,000	Above-Moderate >150% to ≤180% of City Median Income
Average asking rent	\$1,821	\$72,840	Median >80% to ≤100% of City Median Income

[1] Based on Vacaville's 2019 Median HH Income of \$91,302 per the 2019 American Community Survey Data, projected to 2021. The 2021 projection is based on the increase between HCD's AMI for Solano County for 2019 (escalated to 2021 dollars using mid-year 2019 to mid-year 2021 CPI) and 2021 of 9.2 percent.

[2] Source: [www.redfin.com](http://www.redfin.com), CoStar, 2021.





# Household Income, Housing Costs, and Affordability

CITY OF VACAVILLE			
Income Category [1]	Household Income [1]	Maximum Affordable Rent [2]	Maximum Affordable Purchase Price [3]
Very Low: 50%	\$49,859	\$996	\$184,264
Low: 80%	\$79,775	\$1,744	\$294,833
Median: 100%	\$99,718	\$2,243	\$368,542
Moderate: 120%	\$119,662	\$2,742	\$442,294
Above-Moderate: 150%	\$149,577	\$3,489	\$552,801
Above-Moderate: 180%	\$179,493	\$4,237	\$663,375

[1] Percent categories and limits based on Vacaville 2019 Median Income, \$91,302; (2019 American Community Survey Data with a 9.2% increase based on the HCD AMI increase for Solano County for 2019 to 2021 in 2021 dollars).

[2] Assumes 30% of household income spent on rent plus \$250 per month on utilities.

[3] Housing Payment Assumptions: 5% down payment, 30-year fixed mortgage at 4.0%; property tax and insurance at 1.25%, private mortgage insurance (PMI) at 1.5%, maximum 30% of income spent on principal, interest, insurance and taxes.

Source: EPS.



# Housing Element – RHNA

Jurisdiction	5th Cycle 2015-2023	6th Cycle 2023-2031				TOTAL
		Very Low	Low	Moderate	Above Moderate	
ABAG Region	187,990	114,442	65,892	72,712	188,130	441,176
Vacaville	1,084	677	404	409	1,105	2,595

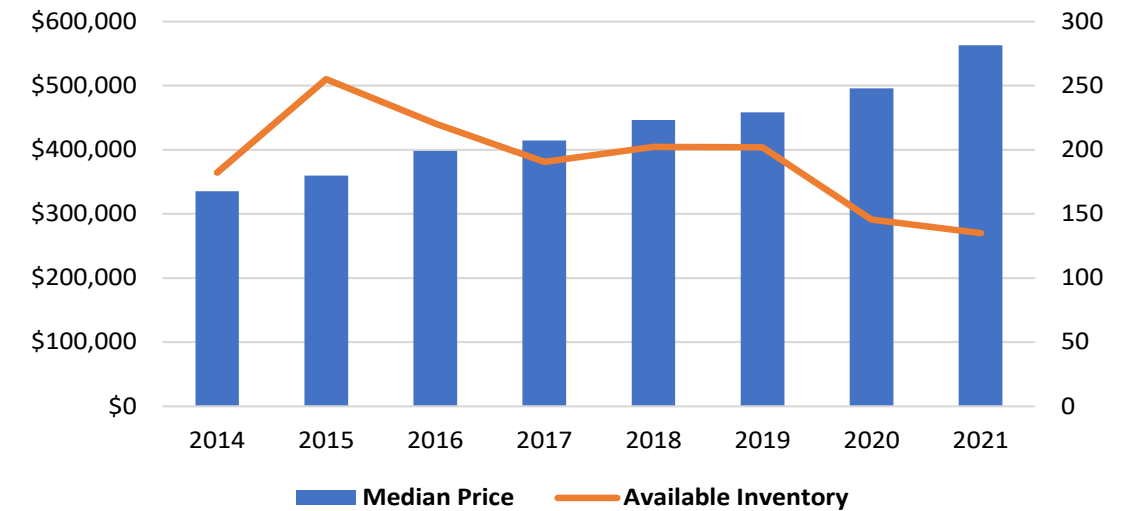
Source: Solano County Subregion 6<sup>th</sup> Cycle Regional Housing Needs Allocation, Final Methodology



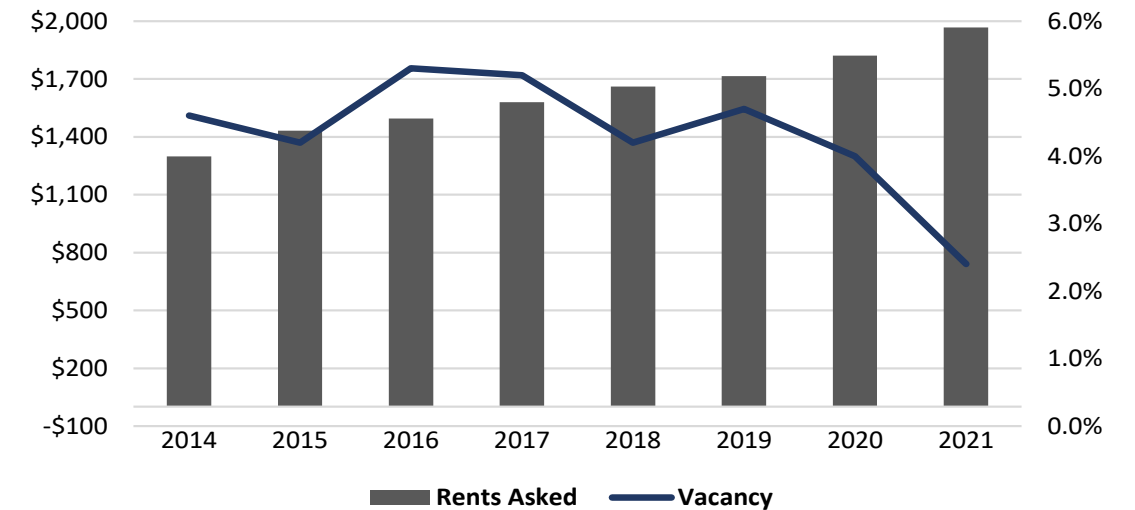
# Vacaville's Housing Market

- **340 units** on average permitted per year (2008 – 2021)
- Housing inventory includes **72% Single-Family units**
- Most of the City's housing inventory **built in 1970-1999**
- Overall residential **vacancy rate is 4.2%**
- **Median price of single-family units have increased since 2014**
- **Average rents for Multifamily have increased since 2010**

Median Sale Price and Available Inventory



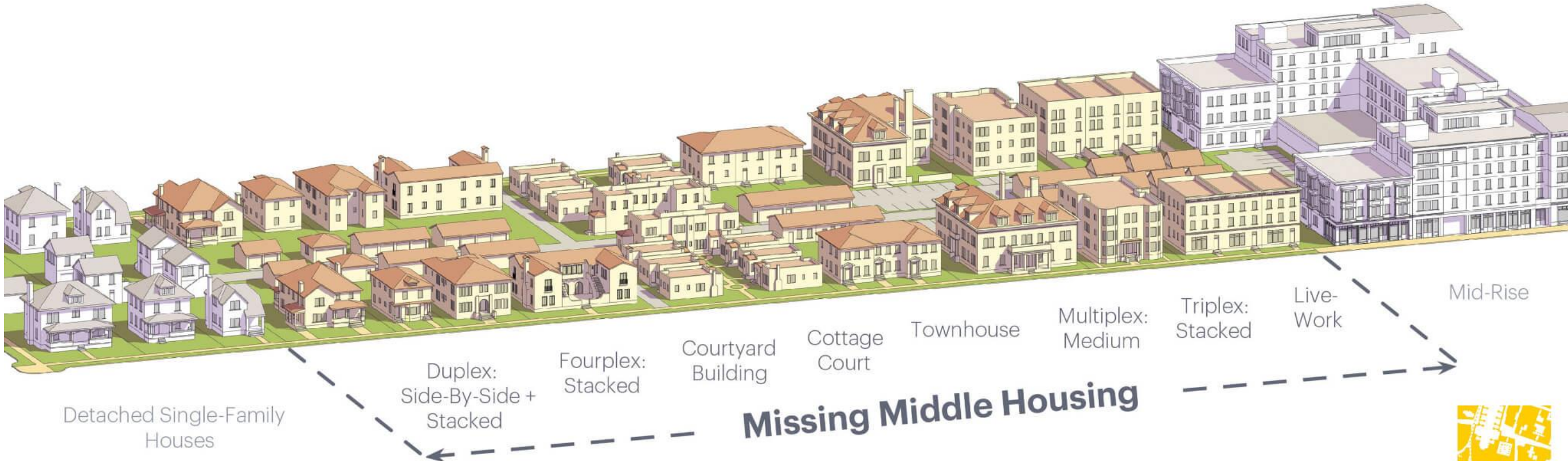
Average Rents Asked and Vacancy Rate



# HOUSING TYPES



# Missing Middle Housing



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# Executive Housing



# Affordable/Supportive Housing



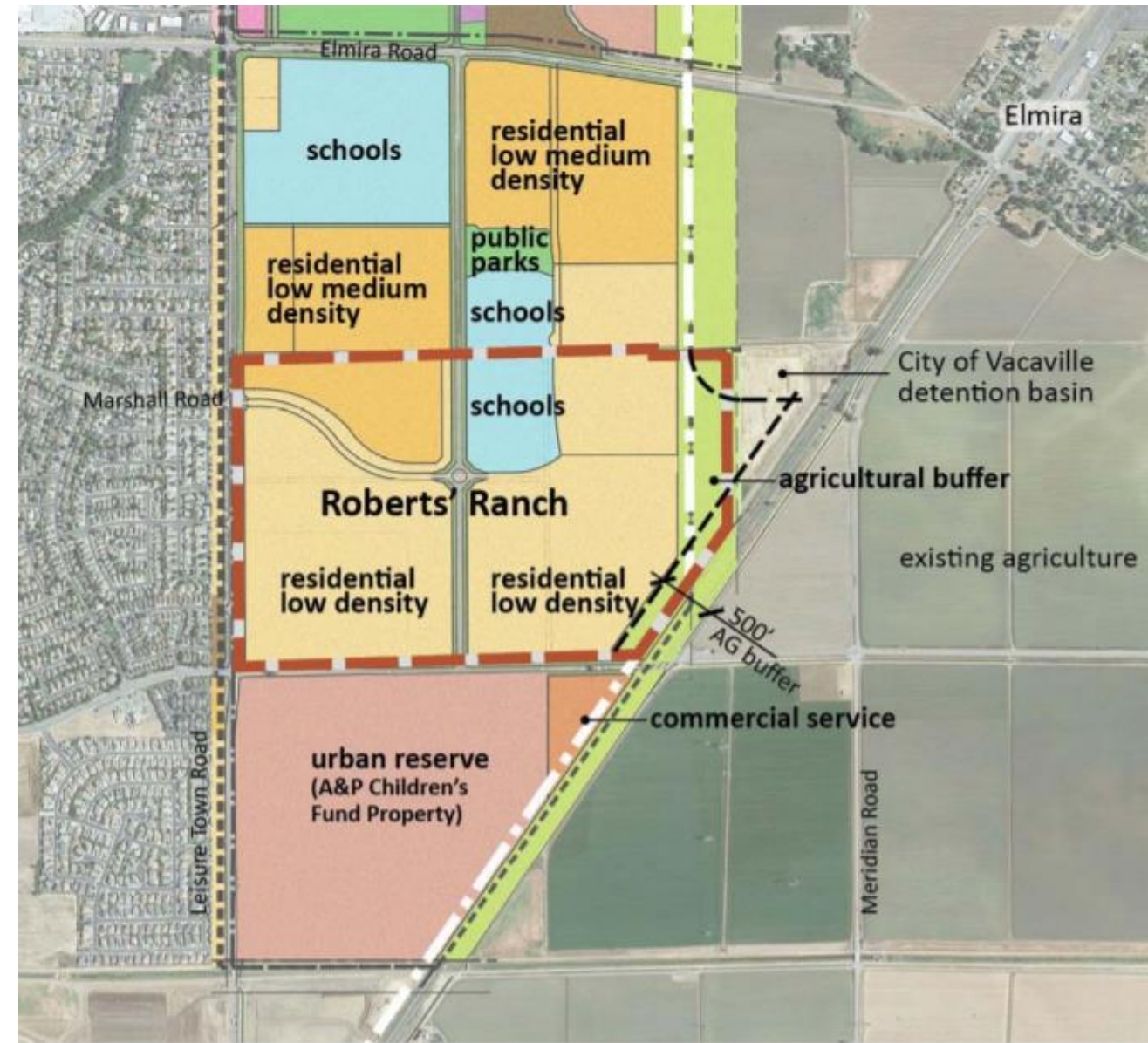
# LOCAL LAND USE REQUIREMENTS





# Specific Plans & Policy Plans

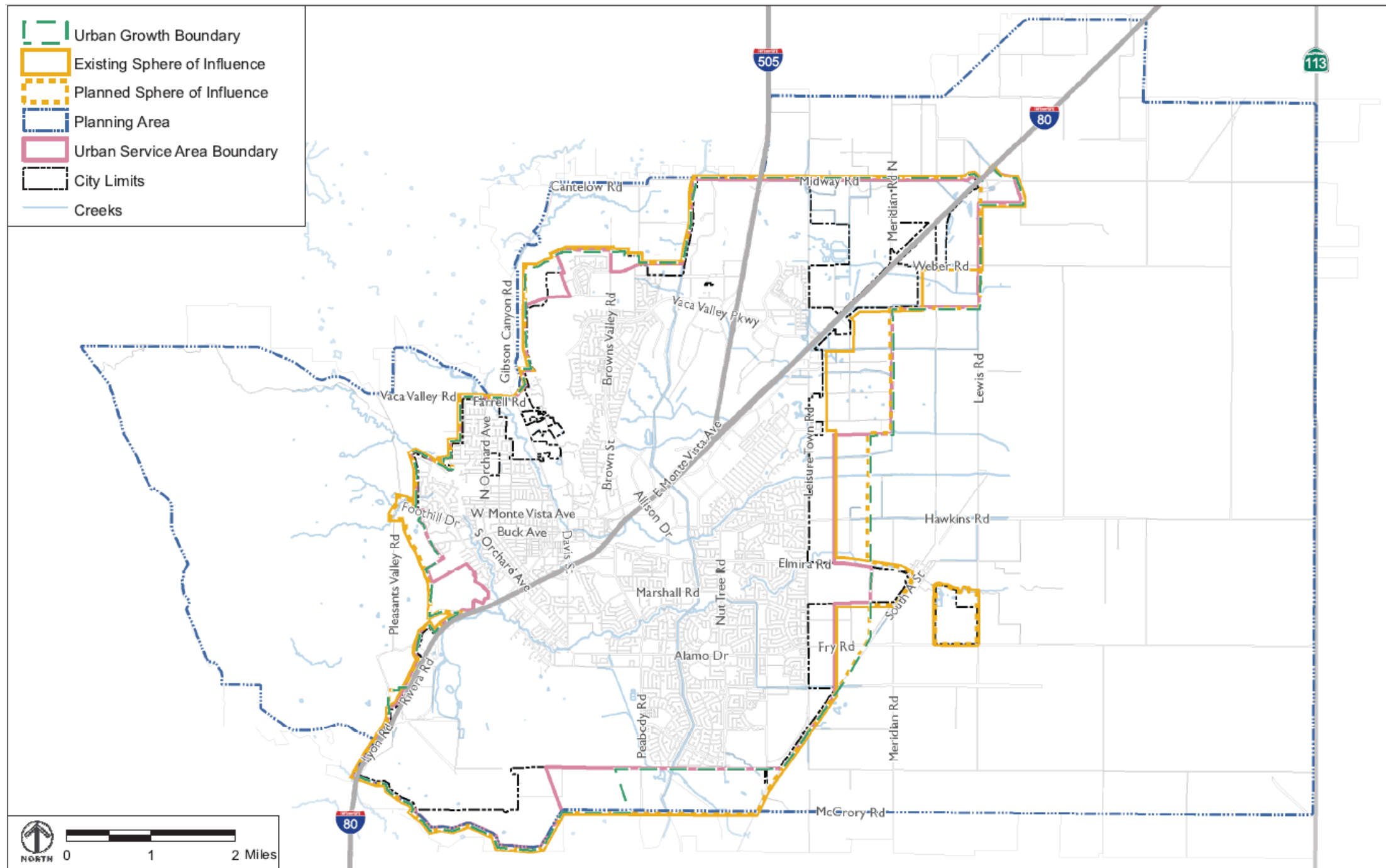
- There are 22 Specific & Policy Plans in the city
- 14 allow some type of residential use
- The following do not currently allow residential uses:
  - Auto Center
  - Airport Business Area
  - Basic American Food Site
  - East of Alamo Drive
  - Green Tree Park\*
  - Interchange Business Park
  - Vaca Valley Business Park
  - Vacaville Golden Hills Business Park
- Amendments could be considered to allow residential if land use is compatible



# Urban Growth Boundary

- Adopted by the City Council in 2008 as a result of a voter signature process
- The boundary indicates the max extent of urbanization
- Helps control outward expansion of development, encourage increased densities within the urban core and protect agriculture or open space
- Only agricultural, park, open space, public facility or utility uses are permitted beyond the boundary until March 1, 2028
- Boundary can only be amended by voters of Vacaville or by the City Council, per the findings outlined in the General Plan





# Urban Growth Boundary

Potential Challenges	Potential Solutions
<ul style="list-style-type: none"><li>Limits land available for housing production</li></ul>	<ul style="list-style-type: none"><li>Increase densities to encourage housing production in the urban area of the City</li><li>Adopt flexible standards or incentives that promote infill development<ul style="list-style-type: none"><li>Reduced parking requirements</li><li>Lower development impact fees</li><li>Streamlined permitting</li></ul></li><li>Prior to March 1, 2028, begin coordination with Solano County LAFCO to evaluate the urban growth boundary and consider changes</li></ul>



# Zoning Requirements

- On January 22, 2019, the City Council adopted the City's Residential Design Requirements
  - Sets objective design standards for residential development
  - Includes standards to encourage infill development
- Table 14.09.074.01 in the Code outlines the minimum development standards for residential districts
- Code encourages mixed-use and high-density residential development through a Mixed-Use District, Mixed-Use Overlay, and a Residential Urban High Density Overlay District



Development Standard	Residential Zoning Districts																			
	RR (Residential Rural)			RE (Residential Estates)					RL (Residential Low Density)				Residential Low Medium Density			Residential Medium Density	Residential Medium High Density	Residential High Density	Manufactured Housing Parks	
	RR-10	RR-5	RR-2.5	RE-1	RE-20	RE-15	RE-12	RE-10	RL-10	RL-8	RL-6	RL-5	RLM-4.5	RLM-3.6	RLM-C	RM	RMH	RH	MHP	
Minimum Density (du/ac)	0.1 - 0.4			0.5-3.0					3.1-5.0				5.1 - 8.0			8.1-14.0	14.1-20.0	20.1-24.0	6.0-10.0	
Minimum Site Area (ac or sf)	10 ac	5 ac	2.5 ac	1 ac	20,000 sf	15,000 sf	12,000 sf	10,000 sf	10,000 sf	8,000 sf	6,000 sf	5,000 sf	4,500 sf	3,600 sf	n/a			n/a	10 ac	
Min. Site Width (ft.)	400	250	200	150	100	80	80	80	80	70	60	50	45	40	Per PD	200			200	400
Min. Site Width Corner Lots (ft.)					110	100	90	90	90	80	65	55	50	45	Per PD	200				
Min. Site Depth (ft.)	200			200	100							95	90	60	70	Per PD	200			
Maximum Height (ft.)	35											40			45			45	30	
Min. Distance Between Buildings (ft.)	10											10		8			10			
Min. Setback Adjoining a Freeway, Arterial, or Railroad ROW (ft.)	20											20					20			
<b>Front Setbacks:</b>																				
Min. to Building (ft.) (Front Yard)	50			30	25		15					10	15			15	20			
Min. to Porch (ft.)	45			25	20		12		10			5	10			10				
Min. To Front Loaded Garage (ft.)	50			30	25		20					18			18					
Min. to Side Loaded Garage (ft.)	20							15											15	
<b>Side Setbacks:</b>																				
Min. Street Side (ft.) (Side Yard)	30		25	20		15					10					10				
Min. Interior Side (ft.) (Side Yard) (two-story & one-story)	30	20		15	10		10/5 & 10/5	10/5 & 5/5	10/5 & 5/5	5/5&5/5	5	Per PD	4			7.5	20			
Min. to Porch on Street side (ft.)	25		20	15		10					5									
<b>Rear Setbacks:</b>																				
Min. Rear (ft.) (Rear Yard)	40	30		20					15	10	15		20							
Min. to Alley Loaded Garage (ft.)	20'							5/20											n/a	
Min. to Recessed Garage (ft.)	30			20		10					5					5	n/a			
<b>Site Coverage:</b>																				
1 story building (%)	5	10	25	35	45			50					n/a			30				
2 or More Story Building (%)	5	10	20	30	40			45					40			30				



# Zoning Requirements

## Potential Challenges

- Minimum densities may be too low to achieve significant production of various housing types
- Maximum densities may be too low in some zones
- Height, lot size, lot coverage and setback limits may be prohibitive in some zones

## Potential Solutions

- Allow high density housing “by-right” in commercial zones
- Require higher minimum densities in select zones
- Allow higher maximum densities in some zones
- Allow increased heights and/or increased lot coverage in more urbanized zones
- Lessen setbacks and building distance requirements
- Require smaller homes on smaller lots in certain locations or as a certain percentage of a project
- Consider an inclusionary housing ordinance to promote affordable housing



# Off Street Parking Requirements

- VMC Section 14.09.72
  - Dwelling, Senior Citizen, or Other Special Purpose Housing requires 1 space per unit
- VMC Section 14.09.128.080
  - Single Family and Multi-Family Dwellings requires the following parking spaces:

No. of Bedrooms per Unit	No. of Parking Spaces Required
Studio Unit	1
1 bedroom	1
2 or more bedrooms	2
Guest Parking	1 space per every 3 dwelling units





# Off-Street Parking Reductions

## ■ VMC Section 14.09.128.030

- If a project exceeds 20 spaces, then a parking reduction may occur, if total number of spaces do not exceed 5% of the spaces required by the Code
- The reduction can not result in a safety hazard, involve more than 1 type of use with another parking facility, and the uses need to generate different peak parking demands

## ■ Senior or Other Special Purpose Housing

- The decision-maker may reduce parking requirements for senior citizen and other special purpose subsidized housing when it can be demonstrated that there is sufficient parking and long-term assurance the use will not generate parking needs in excess of what is provided



*New Columbia Apartments, Portland, Or.*



# Off Street Parking Requirements

Potential Challenges	Potential Solutions
<ul style="list-style-type: none"><li>• Standard parking requirements may be limiting</li><li>• The reduced off-street parking standards findings may not be enough to encourage housing production</li></ul>	<ul style="list-style-type: none"><li>• Automatically allow reduced parking for certain housing projects, including senior housing</li><li>• Lessen requirements, either:<ul style="list-style-type: none"><li>• For all affordable housing, or</li><li>• based on proximity to transit and neighborhood-serving commercial areas</li></ul></li><li>• Allow developers to provide other options instead of parking<ul style="list-style-type: none"><li>• Transit passes</li><li>• Increased bike parking</li><li>• Shared vehicles program</li></ul></li></ul>



# ADUs/Junior ADUs

## ■ Single-Family

- 1 ADU per lot allowed in residential or mixed-use zones
- 1 Junior ADU allowed in residential or mixed-use zones

## ■ Multi-Family

- Up to 2 detached ADUs are allowed on an existing multifamily dwelling, if they do not exceed 16 ft in height
- ADUs can also be created within a multifamily dwelling



# ADUs/Junior ADUs

## Potential Challenges

- Fees
- Lack of availability of financing
- Limitations of size, parking requirement, height, setback, and other zoning requirements
- Resident owners may not be aware of potential

## Potential Solutions

- Allow larger unit sizes
- Lessen or eliminate parking requirement
- Lessen setbacks and/or height requirements
- Incorporate into new subdivisions
- Advertise available grant programs including the CalHFA's ADU Grant Program
- Create a City program to encourage ADU construction
  - Provide “off the shelf” plans for backyard and garage ADUs
  - City of Clovis Cottage Home Program
  - Create ADU guides similar to the City of Oakland



# OTHER POTENTIAL CONSTRAINTS



# CEQA (California Environmental Quality Act)

## Potential Challenges

- CEQA work to clear affordable housing sites may be a barrier to developer participation

## Potential Solutions

- City-Initiated CEQA
  - City would inventory available sites, conduct preliminary design and obtain CEQA review
  - Could use SB 2 funds



# Development Fees

Potential Challenges	Potential Solutions
<ul style="list-style-type: none"><li>• Cost of fees based on number of bedrooms and square footage</li></ul>	<ul style="list-style-type: none"><li>• Adjust fees based on:<ul style="list-style-type: none"><li>• affordability,</li><li>• infill or greenfield site</li></ul></li><li>• Adjust water and wastewater fees by meter size</li></ul>



# Funding

Potential Challenges	Potential Solutions
<ul style="list-style-type: none"><li>• No on-going local funding sources to support housing production</li></ul>	<ul style="list-style-type: none"><li>• Apply for SB2 funds</li><li>• Apply for State cap and trade or other TOD funds</li><li>• City-issued affordable housing bonds</li></ul>





# OTHER TOPICS?



# Next Steps

- Take the Online Survey! <https://bit.ly/covhousing>
  - Open through January 18, 2022
- Upcoming Meetings
  - First Community Workshop – Tuesday, November 30, 6:00 PM
  - City Council Study Session – Tuesday, December 14, 6:00 PM
  - Second Community Workshop – Tuesday, January 4, 6:00 PM



Thank you!



# MAP

