

# Fairfield Forward General Plan Update and Climate Action Plan

## Housing Element Workshop

May 9th, 2022

# OBJECTIVES

- Learn about the Housing Element Update and its relationship to the General Plan Update
- Discuss where housing should go in Fairfield
- Get your input on show the City should produce more housing, preserve existing housing, and protect tenants



# INTERPRETATION

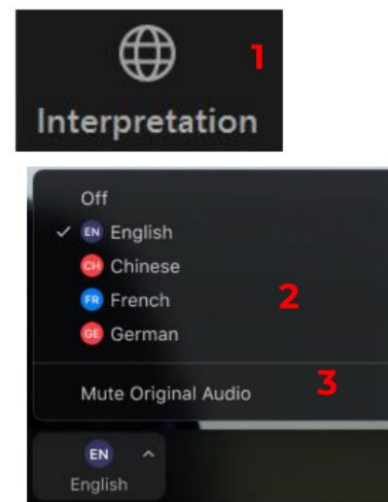
La traducción en español está disponible. Por favor “levante la mano” (marque \*9 por teléfono.)

In your meeting/webinar controls, click Interpretation.  
Select the language that you would like to hear: English.

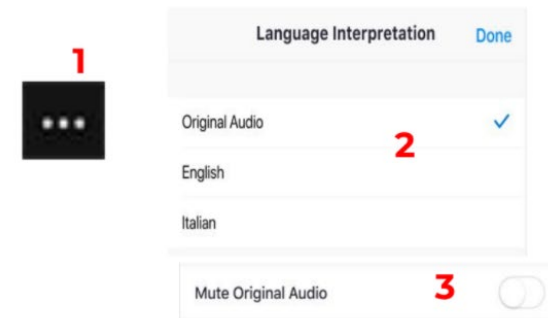
En los controles de la reunión o el seminario web, haga clic en Interpretación. Haga clic en el idioma que desee escuchar: español (Spanish). (Opcional)

Para escuchar solo el idioma interpretado, haga clic en Silenciar a udio original.

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If on phone,  
\*6 unmute  
\*9 raise hand

# AGENDA

1. Introductions to City Staff and Consulting Team
2. Overview of General Plan Update
3. Housing Element Requirements and Fairfield's Housing Needs
  1. Housing Sites
  2. Housing Programs
4. Discussion



# Overview of General Plan Update



# GENERAL PLAN UPDATE

- Long-range plan for the future of Fairfield in 2050
  - Last comprehensively updated in 2002
  - Housing Element Update is parallel to the General Plan Update
- Policy direction and shared goals inform the Housing Element
- Land use classifications outlined in GPU are used in the site selection process



# WHAT WE'VE HEARD

- Importance of addressing homelessness and long-term solutions to provide housing.
  - Pressing need for comprehensive services for unhoused individuals to address mental health, transitional housing, job training, and other needs in order to achieve long-term housing stability.
- Preference for mixed use, single-family, and the preservation of existing housing
- Desire to focus housing in infill areas (areas where development already exists)
- Desire for more diverse housing options
  - Rental family housing
  - More affordable live-work units
  - Homes for younger couples or single people wanting to live in mixed-use areas
  - Workforce housing to allow entry-level employees to live in Fairfield before they move to home ownership
- Major transformation along North Texas St and at Solano Town Center mall

Figure 2-4: Where should Fairfield promote new housing over the next 30 years?

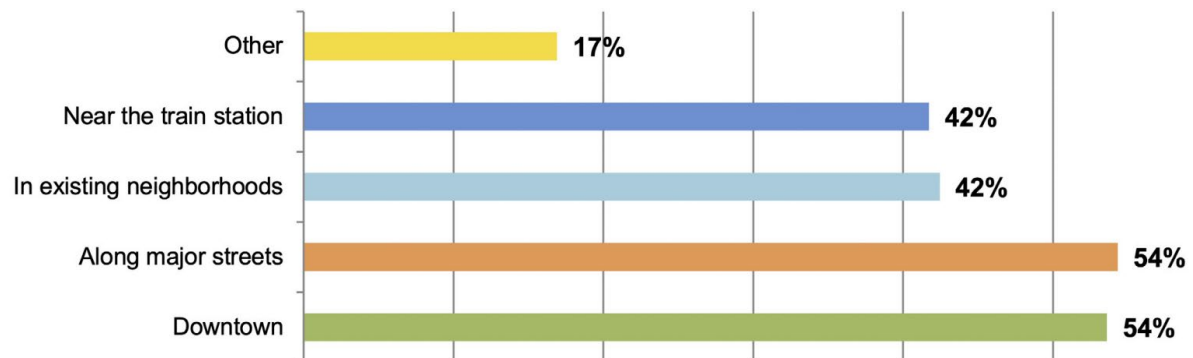
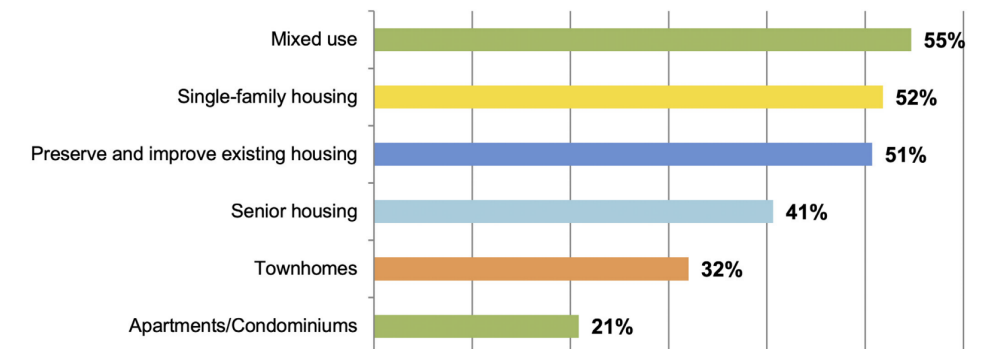


Figure 2-5: What types of housing would you like to see more of in Fairfield over the next 30 years?



# ZOOM POLL

**What housing issues are most important to you?**



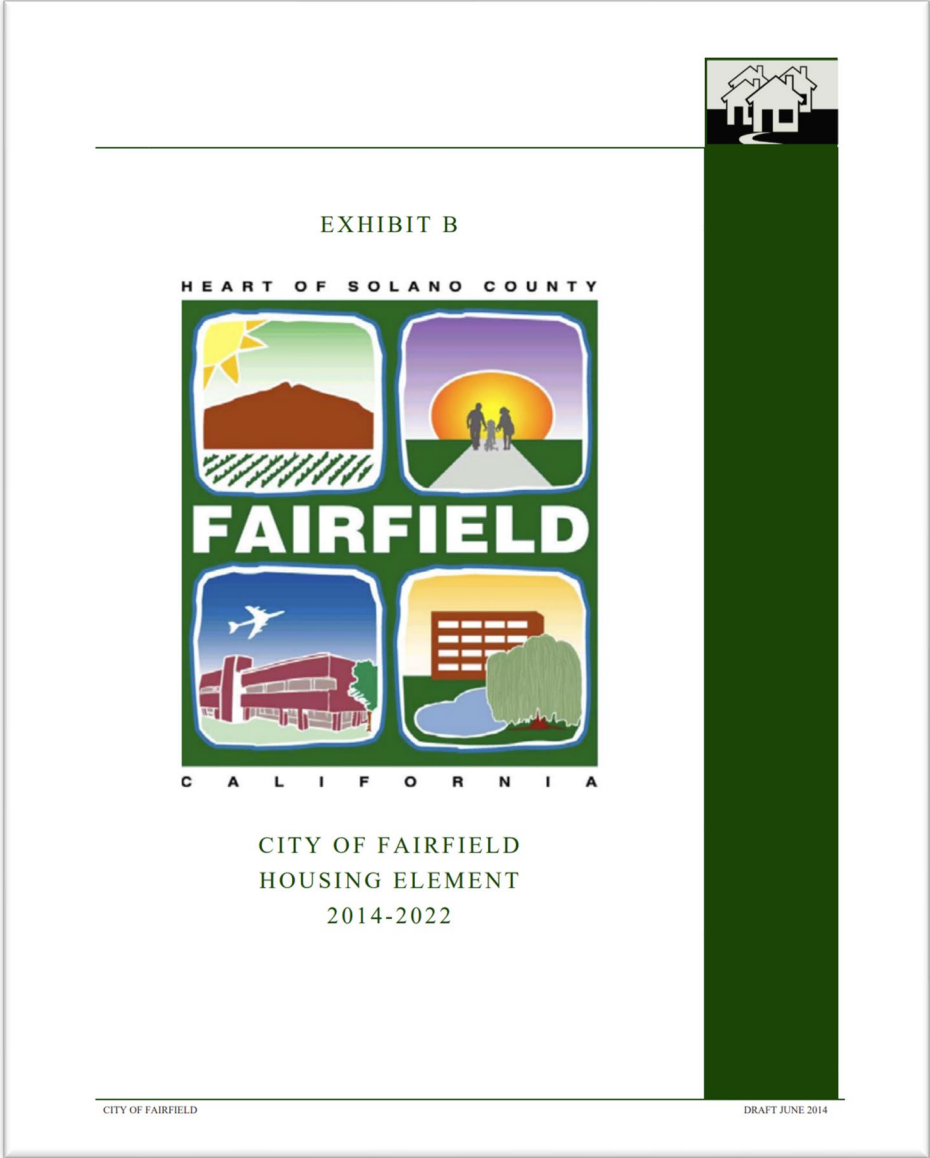


# Housing Element Requirements and Fairfield's Housing Needs



# HOUSING ELEMENT BACKGROUND

- Housing Element - One of eight required elements of the City’s General Plan; includes policies that:
  - Provide opportunities for housing development for all economic segments of the community
  - Remove constraints on housing supply and affordability
- Reviewed by State Department of Housing and Community Development (HCD)
- Planning Period: January 2023 through December 2030



# REGIONAL HOUSING NEEDS ALLOCATION

- Fairfield’s “fair share” of projected regional need from January 2023 to December 2030 (6<sup>th</sup> cycle)
- All seven incorporated cities and unincorporated Solano County chose to form a subregional entity

| Income Group                                               | 5th Cycle RHNA |               | 6th Cycle RHNA |               |
|------------------------------------------------------------|----------------|---------------|----------------|---------------|
|                                                            | Units          | Percent       | Units          | Percent       |
| Very-Low and Extremely-Low Income (<50% AMI, or <\$48,550) | 779            | 25.1%         | 792            | 25.8%         |
| Low Income (50-80% of AMI, or \$48,551-\$77,600)           | 404            | 13.0%         | 464            | 15.1%         |
| Moderate Income (80-120% of AMI, or \$77,601-\$119,150)    | 456            | 14.7%         | 5539           | 17.6%         |
| Above-Moderate Income (>120% of AMI, or over \$119,150)    | 1,461          | 47.1%         | 1,274          | 41.5%         |
| <b>Total</b>                                               | <b>3,100</b>   | <b>100.0%</b> | <b>3,069</b>   | <b>100.0%</b> |

AMI=Area Median Income. For family of 4 in Solano County, AMI is \$99,300



# HOUSING ELEMENT COMPONENTS

- **Housing Needs Assessment**
  - Evaluate existing supply and housing needs of the community, including special needs groups
- **Constraints and Opportunities**
  - Identify governmental and non-governmental constraints
- **Housing Sites Inventory and Analysis**
  - Identify land suitable for residential development to meet RHNA goals
- **Programs**
  - Develop programs to meet housing needs



## Housing Sites

Where is Fairfield planning for housing? Is there enough land?



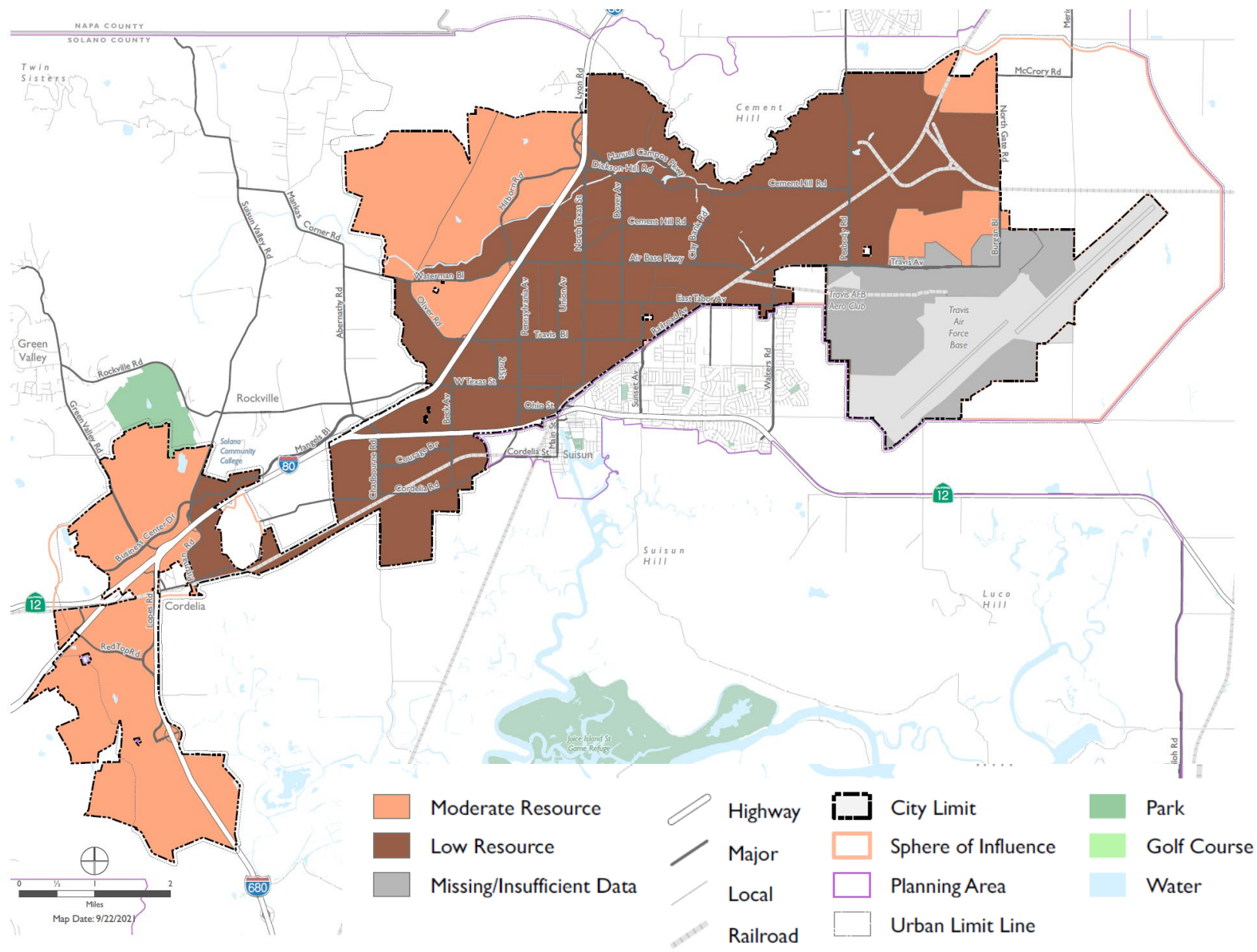
## Housing Strategies

How will Fairfield meet the needs of its people and achieve housing growth?



# AFFIRMATIVELY FURTHERING FAIR HOUSING

- AB 686 (2018) requires Housing Elements to affirmatively further fair housing (AFFH)
- Include analysis of the following topics:
  - Fair Housing Enforcement and Capacity
  - Segregation and Integration
  - Racially/Ethnically Concentrated Areas of Poverty
  - Access to Opportunity
  - Disproportionate Housing Needs (including displacement risk)



# AGE DISTRIBUTION

Fairfield's population is aging.

| Age Group    | 2000          |               | 2010           |               | 2019           |               |
|--------------|---------------|---------------|----------------|---------------|----------------|---------------|
|              | Number        | Percent       | Number         | Percent       | Number         | Percent       |
| Under 24     | 39,359        | 40.9%         | 39,745         | 37.7%         | 39,552         | 34.3%         |
| 25-34 years  | 14,336        | 14.9%         | 14,691         | 13.9%         | 18,377         | 15.9%         |
| 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 and Older | 15,197        | 15.8%         | 21,459         | 20.4%         | 27,787         | 24.1%         |
| <b>Total</b> | <b>96,178</b> | <b>100.0%</b> | <b>105,321</b> | <b>100.0%</b> | <b>115,282</b> | <b>100.0%</b> |

# CURRENT HOUSING STOCK

Most of Fairfield's current housing stock is single-family detached.

| Housing Type                           | 2010          |               | 2020          |               | Percent Change (2010-2020) |
|----------------------------------------|---------------|---------------|---------------|---------------|----------------------------|
|                                        | Units         | Percent       | Units         | 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%                       |
| <b>Total</b>                           | <b>37,184</b> | <b>100.0%</b> | <b>40,220</b> | <b>100.0%</b> | <b>8.2%</b>                |

# NEW HOUSING CONSTRUCTION

Fairfield has exceeded its above-moderate housing allocation but still has a ways to go to meet its lower income categories.

| Income Level                   | Units Built 2014-2020 | 5th Cycle RHNA (2014-2022) |              |
|--------------------------------|-----------------------|----------------------------|--------------|
|                                |                       | Projected Need             | Percent Met  |
| Extremely- and Very-Low Income | 95                    | 779                        | 12%          |
| Low Income                     | 96                    | 404                        | 23.8%        |
| Moderate Income                | 368                   | 456                        | 80.7%        |
| Above-Moderate Income          | 2,498                 | 1,461                      | 171.0%       |
| <b>Total</b>                   | <b>3,051</b>          | <b>3,100</b>               | <b>98.4%</b> |



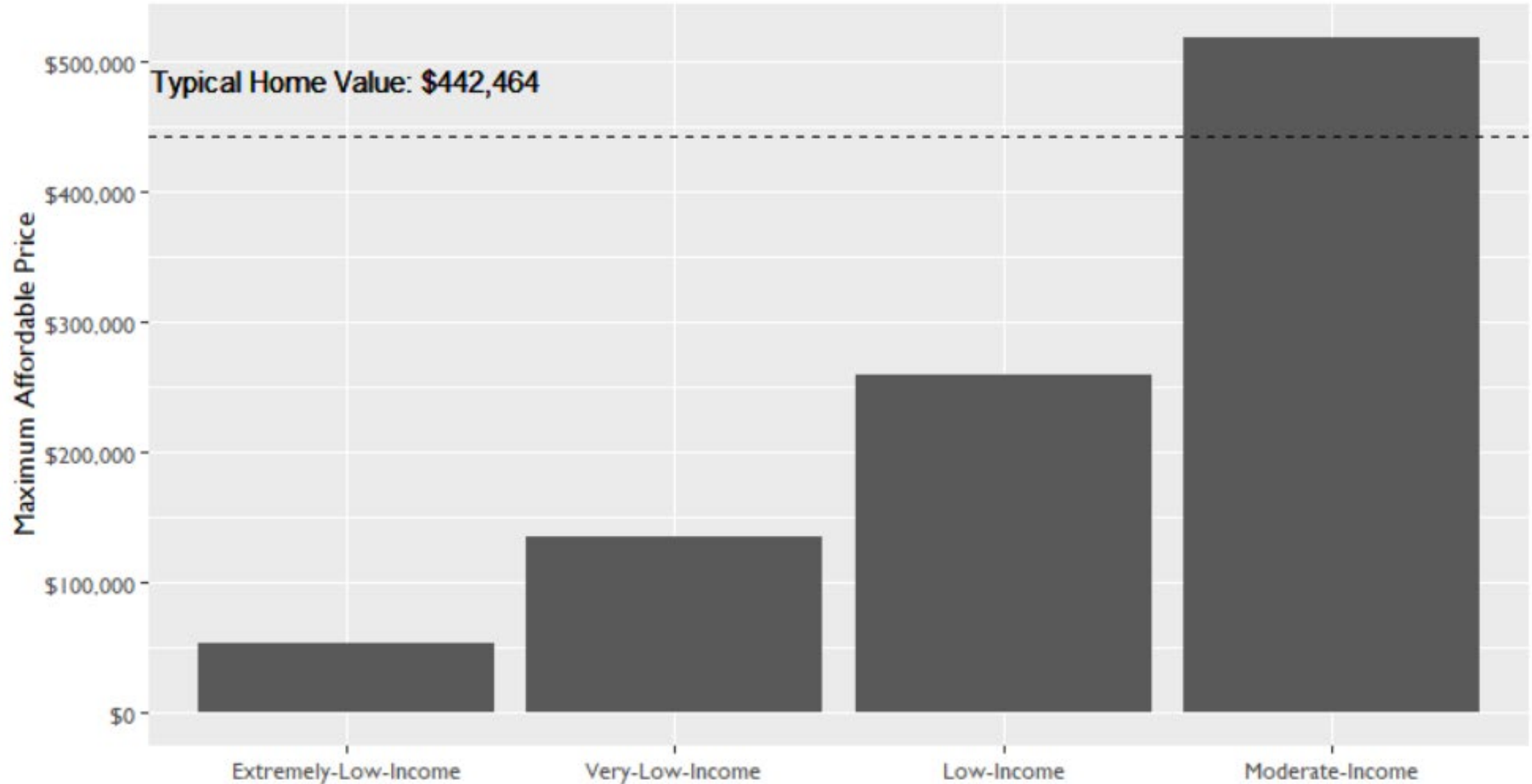
# HOUSING AFFORDABILITY- RENTERS



Note: The typical household is considered to be a four-person, three-bedroom housing unit.

Market rate source: Fair Market Rate Rent, HUD

# HOUSING AFFORDABILITY- HOMEOWNERS



Note: The typical household is considered to be a four-person, three-bedroom housing unit.

# SUMMARY OF HOUSING NEED

- Homeownership and rental costs are becoming increasingly unaffordable
- Single-family homes remain the dominant housing type, although a significant number of units in larger multifamily projects have been built
- Need for housing opportunities for special needs groups including persons experiencing homelessness, farmworkers, and military employees at Travis Air Force Base.

# SUMMARY OF CHALLENGES AND OPPORTUNITIES

- Challenges

- Current housing market in Fairfield is skewed heavily towards single-family home development
- New housing should help to promote a better jobs-housing balance in Fairfield

- Opportunities

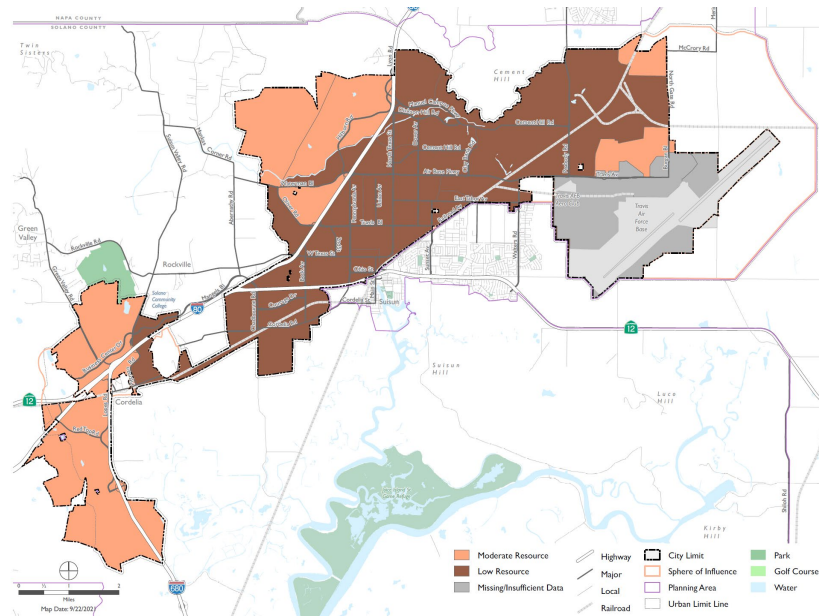
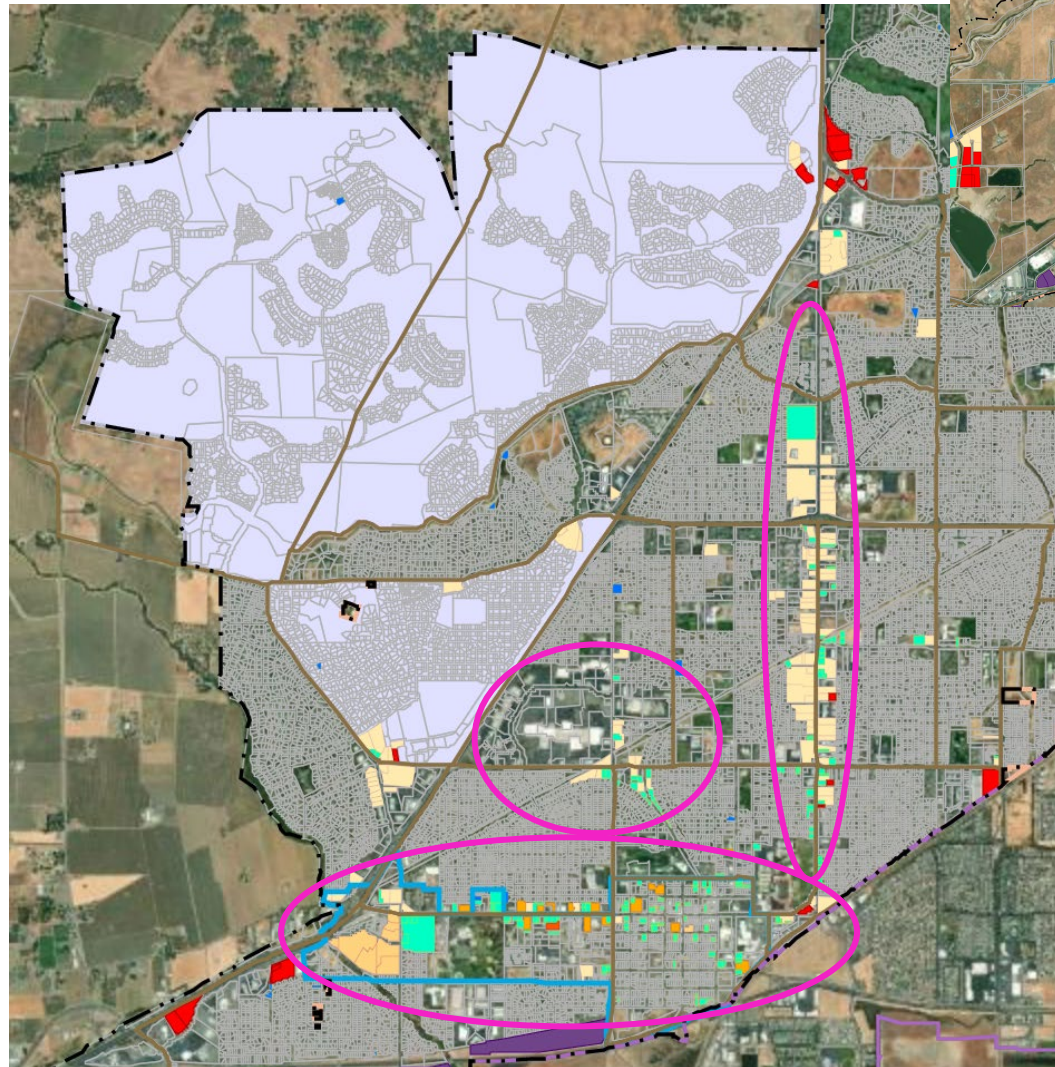
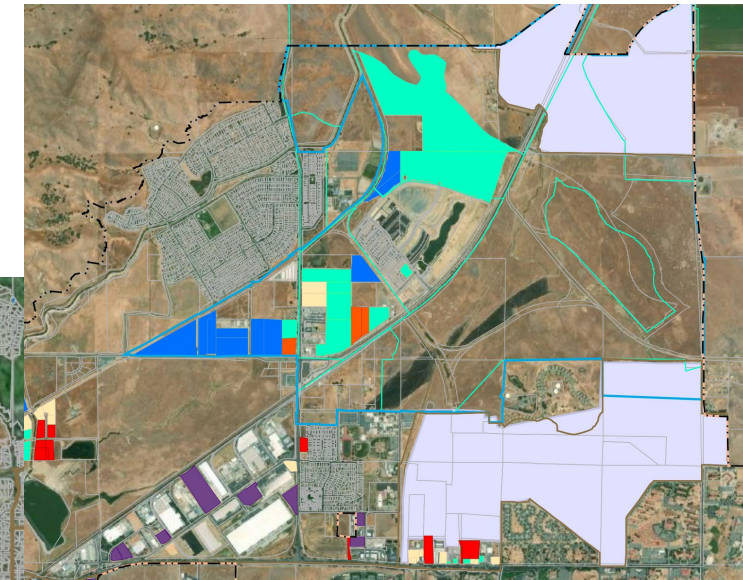
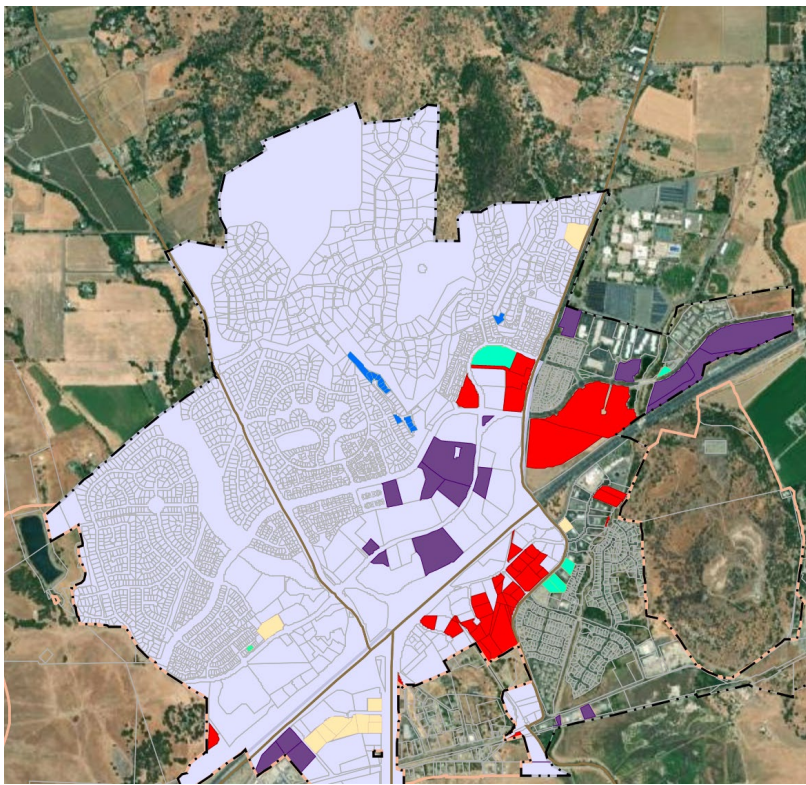
- Growth in the Train Station Specific Plan and Heart of Fairfield Specific Plan areas
  - Fast tracked CEQA clear for projects that comply with the Specific Plans
  - Significant vacant land for new housing located within the TSSP area



# HOUSING SITES INVENTORY AND ANALYSIS

- Prepare an inventory of land suitable for residential development by RHNA income category
- Ensure that selected sites meet State requirements, especially for sites intended for lower income units
  - Sites must show how Fairfield is planning for affordable housing in higher resource areas
  - Sites for lower incomes must be between 0.5 and 10 acres; minimum density of 30 units per acre; and must not be located in hazard area
- General Plan Update ensures that there will be adequate sites to meet RHNA

# WHERE SHOULD HOUSING GO?





Vacant Sites Zoned Commercial/Office







Vacant Sites Zoned Industrial



Preliminary Housing Sites

-  Above Moderate Income
-  Moderate Income

-  Low and Very Low Income - Tier1
-  Low and Very Low Income - Tier2
-  Low and Very Low Income - SB2
-  Low and Very Low Income - Other

Source: HCD/PHU Data and Mapping Resources - HCD & TDCI Opportunity Area Mapping Analysis 2011, Salem County GIS 2009, City of Portland 2010, Open & Brown, 2010  
Map Date: 9/22/2017

# THE HOUSING ACTION PLAN: THREE P'S



## PRODUCTION

*Build more affordable homes as well as more homes in general*



## PROTECTION

*Protect communities' ability to stay together through tenant protections that address displacement*



## PRESERVATION

*Keep existing stock of affordable homes affordable*

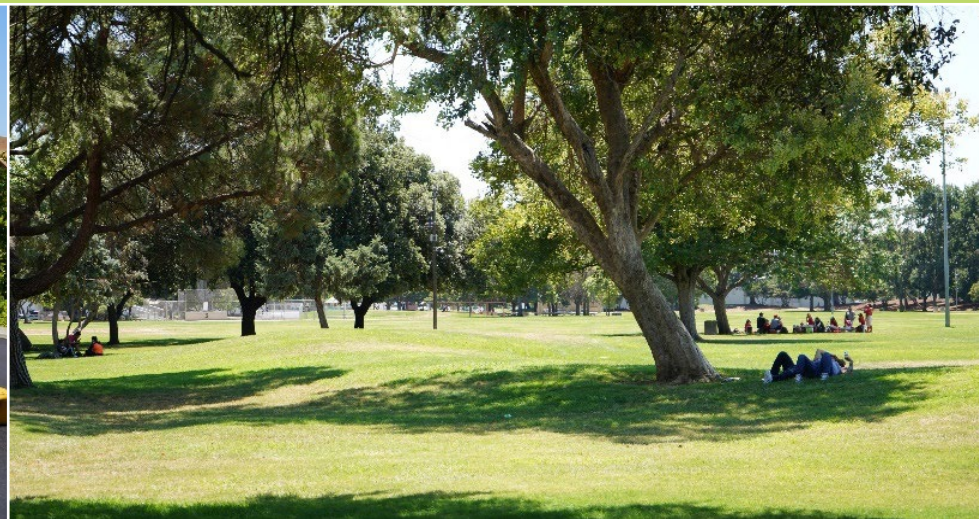
# DISCUSSION





# DISCUSSION QUESTIONS

- What has your experience been like with housing in Fairfield? What housing issues are you affected by?
- Where should housing go?
  - Do you agree with identified locations?
  - Can you think of others?
- What should the City focus on to:
  - Produce more housing?
  - Protect existing affordable housing?
  - Protect tenants?



Thank you!

Contact:

Jessie Hernandez, Associate Planner  
[jhernandez@fairfield.ca.gov](mailto:jhernandez@fairfield.ca.gov)

Office 707-428-7450 / Fax 707-428-7621

**FAIRFIELD**

**FORWARD**

**2050**

