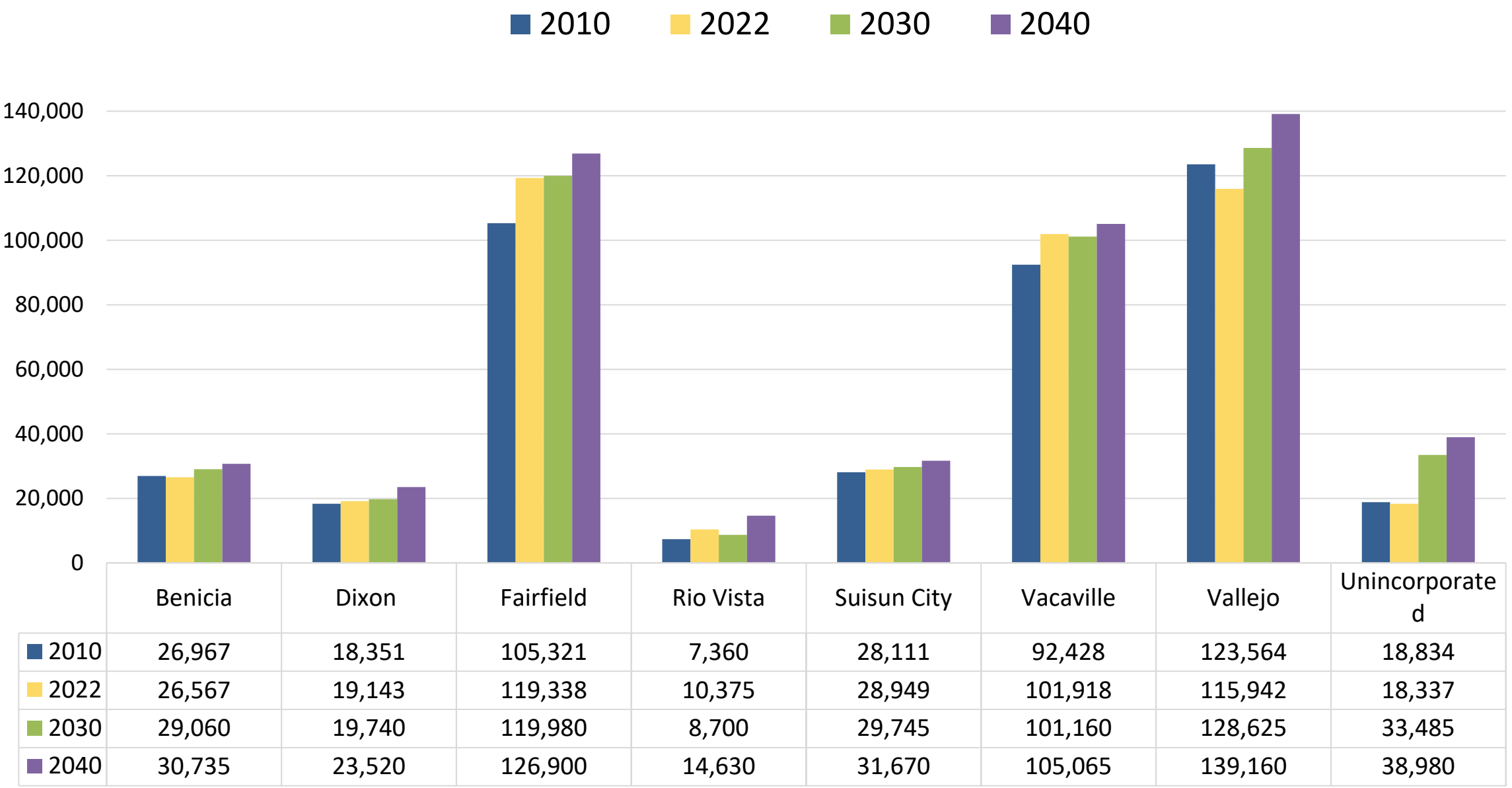


Solano County Collaborative Developer Forum & Open House

March 11, 2024

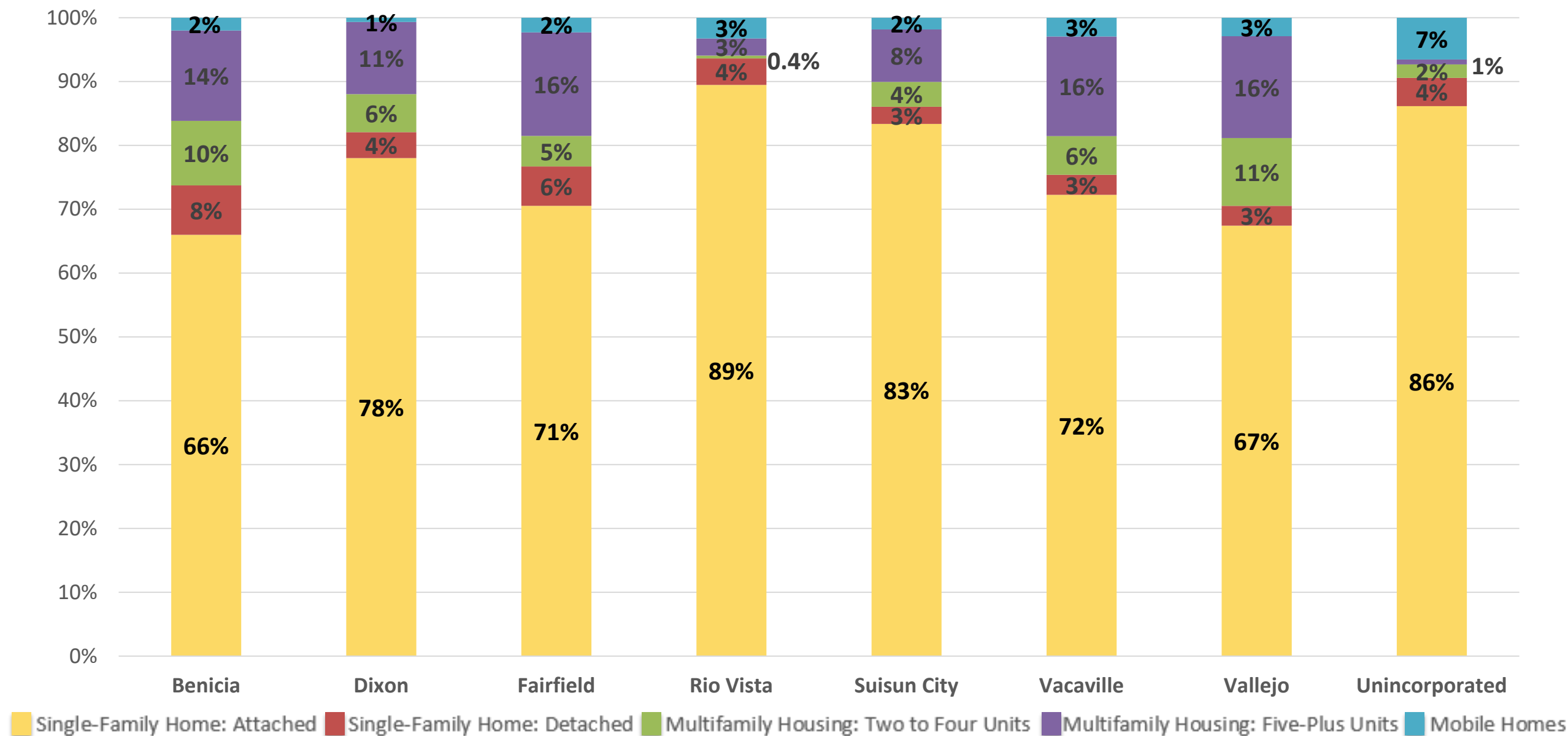
Population Growth Trends, 2010 - 2040

➤ Unincorporated County, Rio Vista, Dixon, and Fairfield are projected to be the fastest growing jurisdictions by 2040.



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2022) & ABAG's Plan Bay Area 2040

Housing types in Solano County 2023

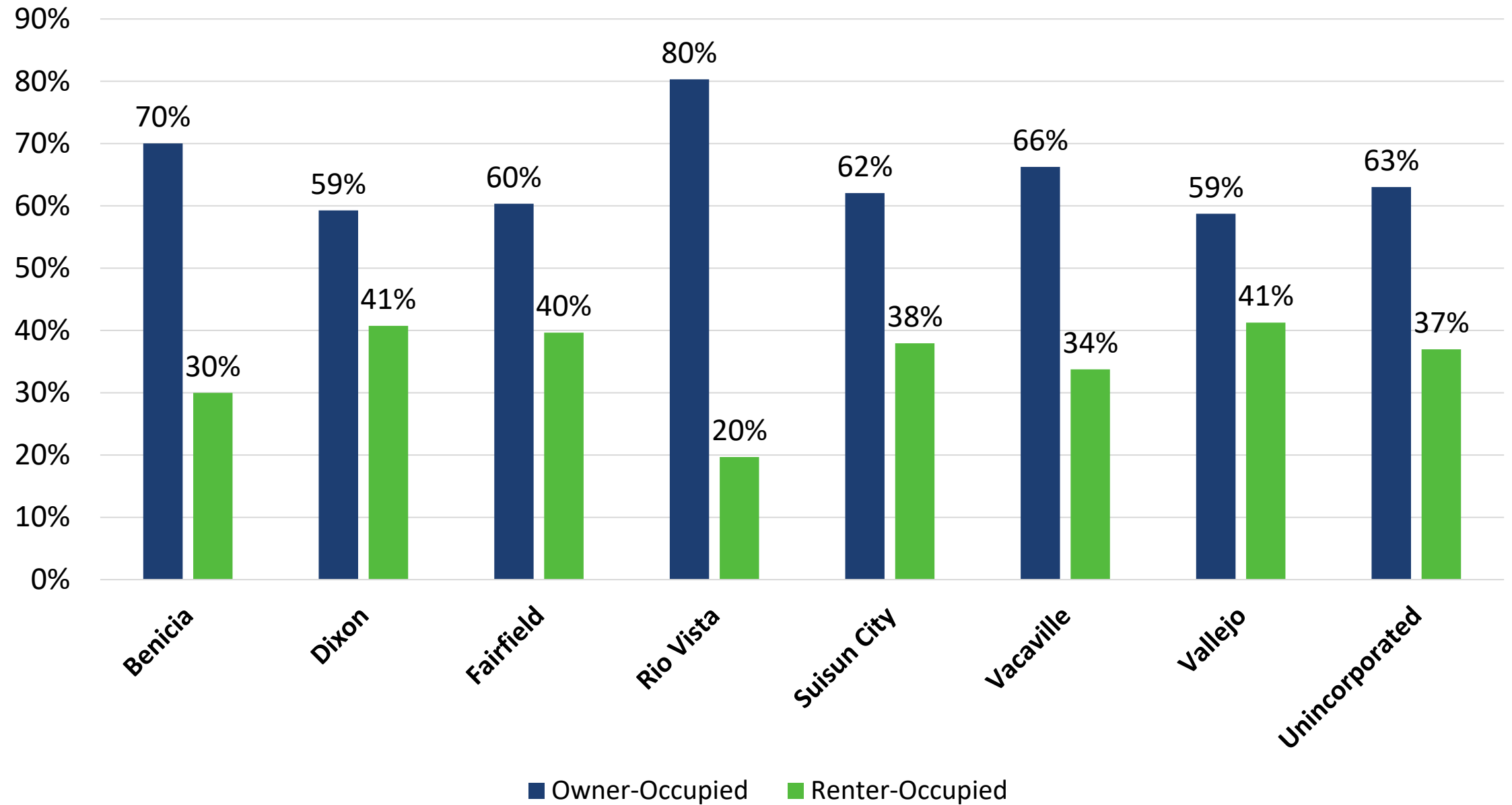


Source: DOF 2023 E-5 Report



Tenure, 2022

- Rio Vista, and Benicia have the highest proportion of owner-occupied units.
- Dixon and Vallejo have the highest proportion of renter-occupied units.



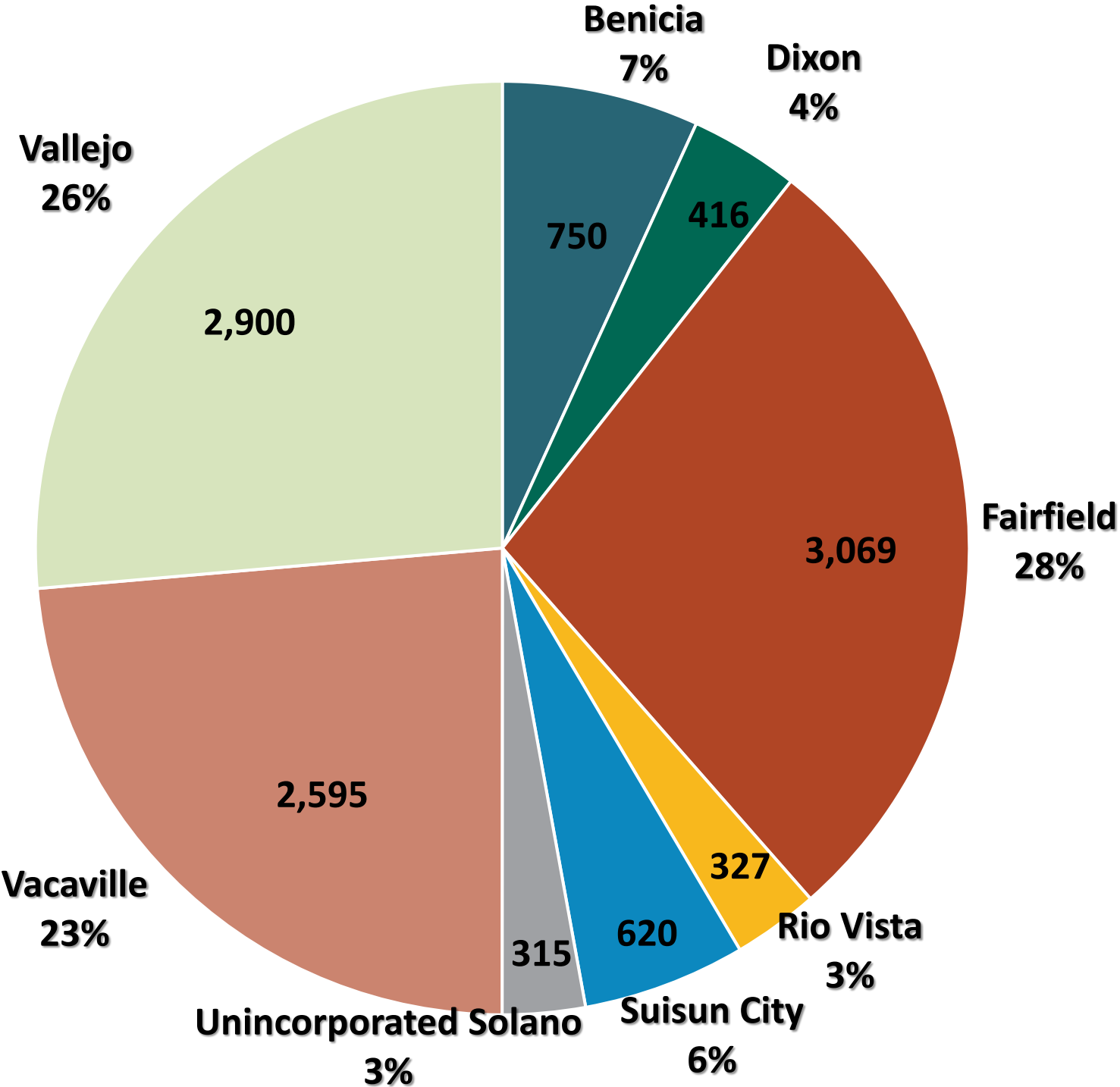
Source: U.S. Census Bureau,
American Community Survey
5-Year Data (2017-2022)



Solano County RHNA

» **Solano County formed a subregion to distribute its RHNA**

- The subregion established a methodology to distribute the units to each jurisdiction (10,992)
- Approved by HCD and the Solano County City County Coordinating Council in 2021



Regional Housing Needs Allocation (RHNA)

Jurisdiction	RHNA 2023-2031	RHNA 2015-2022	% Difference
Benicia	750	327	129%
Dixon	416	197	111%
Fairfield	3,069	3,100	-1%
Rio Vista	327	299	9%
Suisun City	620	505	23%
Vacaville	2,596	1,084	140%
Vallejo	2,900	1,362	113%
Unincorporated Solano	315	103	206%



Construction Progress (Completed Units)

Jurisdiction	2018	2019	2020	2021	2022	Total Units	Total Lower Income Units
Benicia	0	0	4	2	10	16	0
Dixon	0	27	64	76	182	349	0
Fairfield	241	351	106	398	618	1714	0
Rio Vista	9	216	14	36	103	378	0
Suisun City	11	0	0	0	0	11	0
Vacaville	211	138	431	137	95	1012	46
Vallejo	15	73	17	18	0	123	0
Unincorporated Solano	9	3	1	7	9	29	17
Total	496	808	637	674	1017	3632	63

Source: HCD APR Dashboard



Solano Countywide 6th Cycle Lower Income RHNA

Jurisdiction	2023-2031 RHNA	Lower Income RHNA	% of the RHNA	Lower-Income Unit Potential (HE Capacity)
Benicia	750	339	45%	621
Dixon	416	175	42%	192
Fairfield	3,069	1,256	41%	1,514
Rio Vista	327	120	37%	303
Suisun City	620	255	41%	332
Vacaville	2,596	1,081	42%	1,607
Vallejo	2,900	1059	36%	1,203
Unincorporated Solano	315	130	41%	148
Total	10,992	4,415	40%	5,920



Income Categories

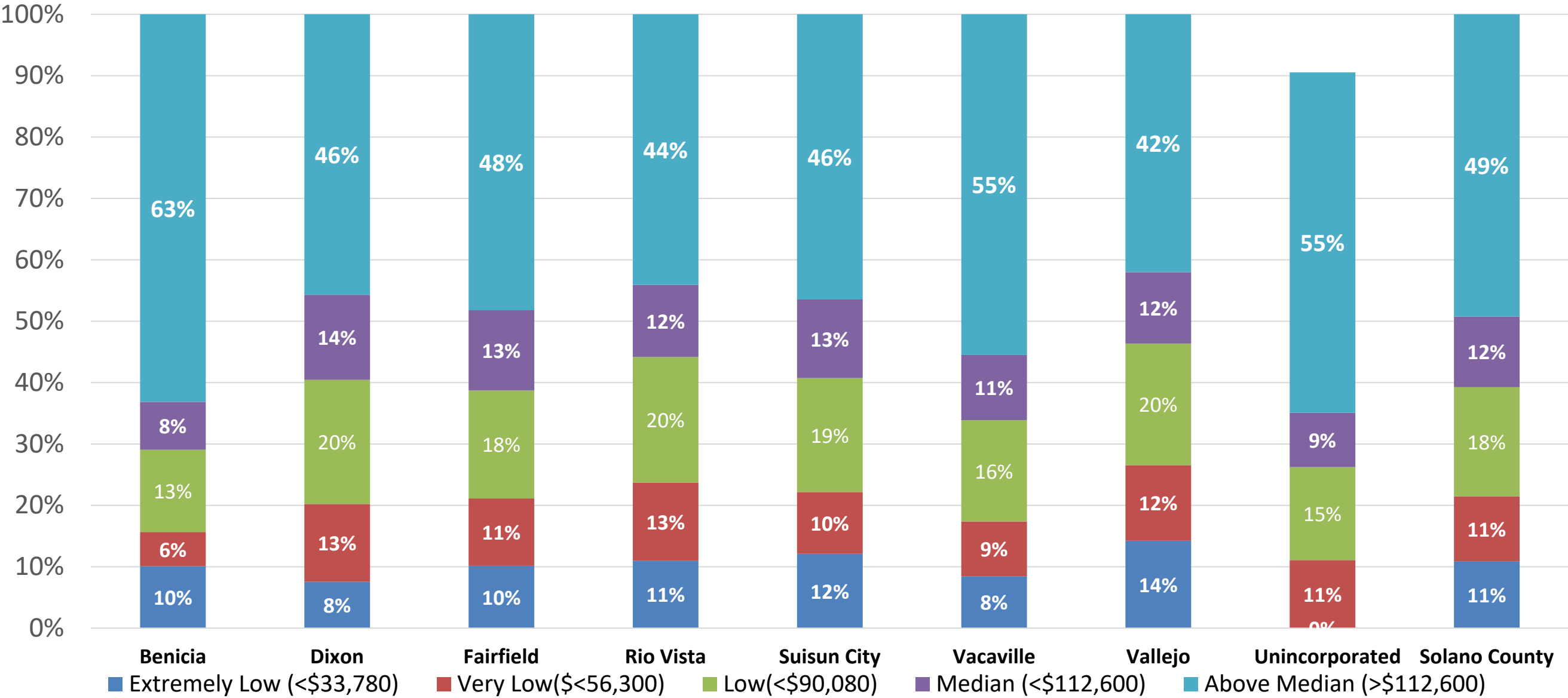
- State and HUD define affordability level
- Area Median Income for Solano County = \$112,600 (2023)

Income Level	Persons Per Household				
	1	2	3	4	5
Extremely Low	\$24,050	\$27,450	\$30,900	\$34,300	\$37,050
Very Low	\$40,050	\$45,800	\$51,500	\$57,200	\$61,800
Low	\$64,050	\$73,200	\$82,350	\$91,500	\$98,850
Median	\$78,800	\$90,100	\$101,350	\$112,600	\$121,600
Moderate	\$94,550	\$108,100	\$121,600	\$135,100	\$145,900

Source: HCD 2023 Income Limits



Solano County Households 2016-2020



Source: 2016-2020 CHAS DATA



Who is affected by high prices?

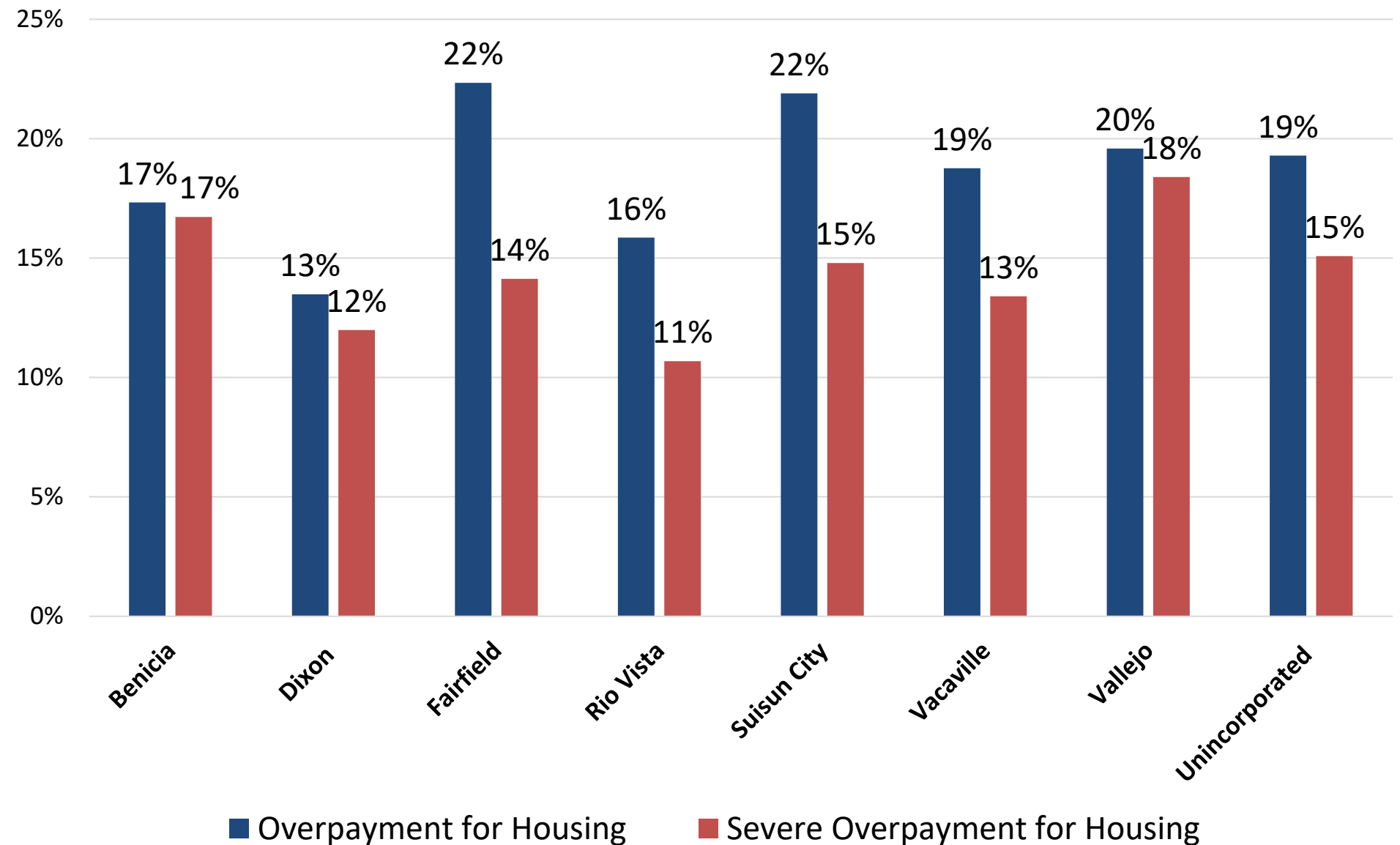
» **Housing Cost Burden**
refers to households
overpaying for
housing

» **Overpayment=**

Paying more than 30% for
housing

Severe Overpayment=

Paying more than 50% for
housing



Source: 2016-2020 CHAS



How Affordable was Solano County in 2021?

» **Median Sales Price Countywide (December 2021): \$569,000**

» **Based on 2021 Median Income \$99,300**

■ **Maximum Affordable Sale Price:**

- Moderate Income: \$490,000
- Low-Income: \$250,000

Community	Median Sales Price	Affordability
Benicia	\$695,000	Above Mod.
Dixon	\$596,500	Above Mod.
Fairfield	\$575,000	Above Mod.
Rio Vista	\$480,000	Moderate
Suisun City	\$552,500	Above Mod.
Vacaville	\$585,000	Above Mod.
Vallejo	\$560,000	Above Mod.
Unincorporated Solano	\$810,580 \$449K - \$1.1M ¹	Mod – Abv. Mod

Sources: Zillow.com and Realtor.com, December 2021,
HCD Affordability Calculator for a 4-bedroom house

¹ Average of 8 properties and high and low of listings



How Affordable is Solano County in 2024?

- » Median Sales Price Countywide (February 2024): \$594,880
- » Based on 2024 Median Income \$112,600
 - Maximum Affordable Sale Price:
 - Moderate Income: \$534,000
 - Low-Income: \$362,000

Jurisdiction	Median Sales Price	Affordability
Benicia	\$782,000	Above Mod.
Dixon	\$580,000	Above Mod.
Fairfield	\$610,000	Above Mod.
Rio Vista	\$425,900	Moderate
Suisun City	\$547,000	Above Mod.
Vacaville	\$577,500	Above Mod.
Vallejo	\$495,000	Mod.
Unincorporated Solano	\$850,000 \$400K - \$1.3M ¹	Mod – Abv. Mod

Sources: Redfin and Zillow, March 2024

¹ Average of 5 properties, and highest and lowest of listings



How Affordable was Solano County in 2023?

Jurisdiction	Single Family	Median Sold Price	Condos	Median Sold Price	Townhouses	Median Sold Price
Benicia	158	\$835,000	46	\$465,000	27	\$580,000
Dixon	242	\$612,000	N/A	N/A	N/A	N/A
Fairfield	846	\$633,500	35	\$280,000	8	\$442,500
Rio Vista	319	\$458,900	N/A	N/A	N/A	N/A
Suisun City	198	\$537,000	N/A	N/A	N/A	N/A
Vacaville	841	\$620,000	49	\$325,000	4	\$370,000
Vallejo	769	\$550,000	102	\$317,000	11	\$395,000
Total	3,373	--	232	--	50	--

Sources: Solano County Association of Realtors Homes Sold 2023.



How Affordable was Solano County in 2021?

» Median Rent Countywide (December 2021):

- Three Bedroom: \$2,314
- Two Bedroom: \$1,617

» Based 2021 Median Income \$99,300

- Maximum Affordable Rent:
 - Moderate Income: \$2,850
 - Low-Income: \$1,800

Jurisdiction	Includes 2-, 3- & 4-Bedrooms	# of listings	Affordability
Benicia	\$2,613	13	Moderate
Dixon	\$2,982	5	Above Mod.
Fairfield	\$2,901	34	Above Mod.
Rio Vista	\$2,331	10	Moderate
Suisun City	\$2,825	6	Moderate
Vacaville	\$2,729	25	Moderate
Vallejo	\$2,603	47	Moderate
Unincorporated Solano	n/a		

Sources: HUD, 2021 and Zillow, December 2021



How Affordable is Solano County in 2024?

» **Median Rent Countywide (Jan 2024):**

- Three Bedroom: \$2,873
- Two Bedroom: \$2,398

» **Based 2023 Median Income \$112,600**

- Maximum Affordable Rent:
 - Moderate Income: \$3,378
 - Low-Income: \$2,288

Sources: Zillow, Trulia, HotPads, Aprtments.com, Realtor.com, ForRent, Rent, January 2024

Jurisdiction	Median of all Listings	# of listings	Affordability
Benicia	\$2,998	35	Moderate
Dixon	\$3,400	10	Moderate
Fairfield	\$2,600	71	Moderate
Rio Vista	\$1,900	13	Low
Suisun City	\$2,973	20	Moderate
Vacaville	\$3,077	60	Moderate
Vallejo	\$2,873	61	Moderate
Unincorporated Solano	\$3,150	14	Moderate



How Affordable is Solano County?

» Maximum Affordable Rent by income category:

- Moderate: \$3,378
- Low: \$2,288
- Very low: \$1,430
- Extremely low: \$858

Jurisdiction	Median Rent for Single Family	Affordability	Median Rent for Multifamily	Affordability	Median Rent for ADUs	Affordability
Benicia	\$2,998	Mod.	\$2,095	Low	\$1,648	Low
Dixon	\$3,400	Mod.	\$1,775	Low	\$1,375	Very Low
Fairfield	\$2,600	Mod.	\$1,900	Low	\$1,728	Low
Rio Vista	\$1,900	Low	\$1,681	Low	\$1,300	Very Low
Suisun City	\$2,973	Mod.	\$2,220	Low	N/A	--
Vacaville	\$3,077	Mod.	\$2,282	Low	\$1,523	Low
Vallejo	\$2,873	Mod.	\$1,928	Low	\$1,250	Very Low
Unincorp. Solano	\$3,150	Mod.	\$2,450	Mod.	\$2,200	Low

Sources: Zillow, Trulia, HotPads, Aprtments.com, Realtor.com, ForRent, Rent, January 2024



Solano County Employment Data, EDD 2023

Solano County		Labor Force	
Labor Force		201,500	
No. Of Employed		191,200	
No. of Unemployed		10,300	
Unemployment Rate		5.1%	
Occupations with the Fastest Job Growth 2018-2028			
Title	Employment Change #	Median Annual Salary	Income Level
Healthcare Practitioners	2,660	\$132,953	Above Mod
Personal Care and Service	1,940	\$43,056	Low
Food Preparation and Serving	1,620	\$38,958	Very Low
Transportation and Material Moving	1,200	\$47,964	Low
Management	1,180	\$133,827	Above Mod



Estimated Development Fees¹ per Unit

Jurisdiction	Single-Family	Multi-Family
Benicia	\$68,683	\$43,093
Dixon	\$70,096 - \$77,048	\$88,323 - \$130,066
Fairfield	\$63,779 - \$97,063	\$38,838 - \$97,063
Rio Vista ²	\$55,403	\$40,613
Suisun City	\$60,298	\$34,982
Vacaville	\$60,216 - \$107,305	\$46,196 - \$65,168
Vallejo	\$60,382	\$44,868
Unincorporated Solano	\$23,211	\$16,028

1. Includes total estimated fees for Planning, Building, Impact Fees, etc.
2. In the process of being updated and likely to change.

