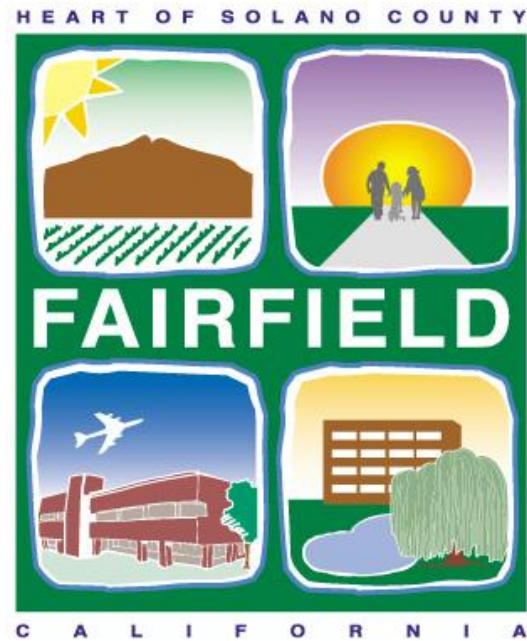


Community Development Block Grant



Five-Year Consolidated Plan

Fiscal Years 2017-2021

**Community Development Department
Affordable Housing Division
1000 Webster Street
Fairfield, CA 94533**

Adopted by the Fairfield City Council – August 15, 2017 – Resolution 2017- 205



Executive Summary

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

1. Introduction

The Consolidated Plan is a five-year planning document that identifies housing and community development needs, and stipulates how certain federal funding sources will be spent to address these needs during the planning period. All jurisdictions that receive Community Development Block Grant (CDBG), HOME, Emergency Solutions Grant (ESG), or Housing Opportunities for People with AIDS (HOPWA) entitlement funds from the U.S. Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan. As an entitlement jurisdiction for CDBG funds, the City of Fairfield updates its Consolidated Plan every five years. The City of Fairfield is not an entitlement jurisdiction for other HUD programs, such as HOME, ESG, or HOPWA, and therefore must apply for funds that are awarded on a competitive basis in order to receive funding.

The CDBG program is focused on three basic goals, which guide the development of Fairfield's Consolidated Plan:

- Provide decent affordable housing,
- Provide a safe and suitable living environment, and
- Expand economic opportunities, principally for low- and moderate-income persons.

Within the Community Development Block Grant (CDBG) program of the U.S. Department of Housing and Urban Development (HUD), a participating jurisdiction can designate specific areas or neighborhoods as a Neighborhood Revitalization Strategy Area (NRSA). The NRSA allows greater flexibility in the use of Community Development Block Grant (CDBG) funding that would promote the revitalization of those specified areas.

The City of Fairfield has proposed an area for consideration of a NRSA designation, including several sub-areas. The Fairfield NRSA Plan includes three neighborhoods south of Air Base Parkway, west of Walters Road, north of Highway 12, and east of Interstate 80. The NRSA includes the downtown area and the surrounding neighborhoods considered to be Central Fairfield running east toward Travis Air Force Base.

The City of Fairfield proposes an NRSA that encompasses the city's most distressed areas. Within the NRSA, the City is afforded much greater flexibility in the use of CDBG funds. As outlined in the Plan, the NRSA and three proposed priority sub-areas meet the threshold for low-moderate income (LMI) residents and are primarily residential. This strategy has a minimum five-year duration and is being integrated into this Consolidated Plan.

As a CDBG entitlement jurisdiction, the City of Fairfield is also required to prepare an Annual Action Plan (AAP) each year that specifies how CDBG funds will be spent to accomplish housing and community development goals during the upcoming program year. The actions outlined in the Annual Action Plan must coincide with goals and priorities that are identified in the City's Consolidated Plan. The first-year Annual Action Plan for the 2017-2022 Consolidated Plan period, which covers the 2017/18 program year, is included as the final chapter in this Consolidated Plan document.

Starting with this Consolidated Plan cycle, the City of Fairfield is creating and submitting the Consolidated Plan using HUD's online Integrated Disbursement and Information System (IDIS) eCon Planning Suite, as required by HUD. As a result, this document is structured according to the chapters, subsections, and discussion prompts provided in the eCon template. In addition, the template provides most of the data used in the analysis in the following chapters.

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

Fairfield has a number of public service needs, affordable housing, homeless, and non-homeless community development needs, as identified in the following Plan, proposed Neighborhood Revitalization Strategy Area as well as through the consultation and citizen participation processes.

The Consolidated Plan anticipates using CDBG funds to assist in achieving City Council and community goals to address the various needs of the community. The Public Service Categories are as follows:

- 1. Homeless Services**
- 2. Drug or Violence Prevention**
- 3. Youth Services**
- 4. Senior Services**

The below proposed list of Non-Public service activities will, at least in part, support the following activities:

- 1. Acquisition Rehab**
- 2. Housing Rehab Administration**
- 3. Multi-family rehab**
- 4. Clearance, Demolition and Remediation**
- 5. Privately-owned Utilities**
- 6. Code Enforcement**
- 7. Lighting improvements**
- 8. Economic Development Assistance to For-Profits (Technical Assistance)**
- 9. Micro-Enterprise Assistance**
- 10. Non-Profit Capacity Building**

11. Fair Housing Activities
12. Planning and Capacity Building
13. Street Improvements
14. Sidewalks
15. Pre-Development Costs
16. Low/Moderate income Job creation, training, workforce preparation
17. Public safety improvements

3. Evaluation of past performance

The City of Fairfield used CDBG funds to support a wide range of activities during the previous Consolidated Plan period. As a CDBG entitlement jurisdiction, the City of Fairfield is required to prepare an annual report known as the Consolidated Annual Performance and Evaluation Report (CAPER) which details the activities that the jurisdiction supported using CDBG funds during the prior fiscal year. Fairfield is currently in the fifth year of the previous Consolidated Plan period and has therefore not yet prepared the fifth year CAPER. According to information provided in the CAPER for the first four program years of the previous Consolidated Plan period (fiscal year 2012/13 through 2015/16), the City of Fairfield used CDBG funds to support the following activities:

- Provided homeowner rehab assistance to 61 families
- Partnered with NorthBay Healthcare and the Leaven with the rehabilitation and renovation of a residential duplex to create a public community center that provides tutoring, mentoring and other activities for low-income, at-risk youth free of charge
- Provided after-school and summer programs to approximately 450 children in very low-income areas, including Phoenix Drive, The Groves and Grande Circle
- Provided funding for improved basketball court asphalt, backboard, striping, lighting, cameras and benches at Grande Circle/Villa Circle and surrounding neighborhood
- Provided supplemental cameras for existing CCTV system in partnership with improved street lights at Grande Circle neighborhood
- Provided funds that assisted approximately 4,400 clients attend business workshops and business resource fairs to help create employment opportunities through North Texas Business Street Improvement Project
- Assisted 1,200 members of the Micro-Enterprise Technical Assistance Program with the use of economic development projects such as providing marketing and promotional materials
- Approximately 46 apartment complexes in many areas of Fairfield that are certified for Crime Free Multi Housing
- Provided funding for a domestic violence shelter
- Provided operational funding for staff and resources for Heather House Homeless Shelter where approximately 175 unduplicated homeless individuals are served
- Provided funding for salary and benefits of on-call trained domestic violence employees at LIFT3 Domestic Violence Shelter whom assisted approximately 69 clients

- Assisted approximately 100 clients for alcohol and drug treatment by providing funding for a case manager/job developer through Archway Recovery Services
- Provided funding to offset registration for approximately 115 low-income youth through the Youth Activities Fee Program
- Provided operational expenses for approximately 5,000 low-income youth as part of the Fun on the Run Mobile Van Program
- Assisted approximately 1,088 home-bound clients and active seniors with nutritious meals through the Meals on Wheels Program
- Assisted approximately 15,070 low-income residents with various services at Dana Drive, Alan Witt Park, Lee Bell Park, East Tabor Ave./Grande Circle with services such as renovation of lighting, replacement of fencing, license plate readers, and improved parks and neighborhoods through our Neighborhood Revitalization Program.

4. Summary of citizen participation process and consultation process

The City uses several methods to encourage and broaden citizen participation and consultation with other public and private agencies. Opportunities for public participation and consultation with other agencies included three public meetings held by City staff, an online survey regarding housing and community development needs, a 30-day review and comment period during which the draft document was available to the public; and a public City Council meeting. All opportunities were broadly noticed to the general public, housing providers and service agencies. Most attendees at the public meetings were representatives of service organizations that served homeless individuals, provide fair housing services, provide legal services to low-income residents, or conduct outreach to Hispanic/Latino residents. A total of 43 people responded to the community needs survey, all of which reported that they live and/or work in Fairfield.

Five Public Interest members from the community, one member of the Youth Commission and one member from the Planning Commission have been appointed to the CDBG Advisory Committee. The CDBG Advisory Committee participates in community meetings and public hearings during the development of the City's 5-year Consolidated Plan and Annual Action Plan update, reviews applications for CDBG funding, receives testimony from applicants, makes annual CDBG allocation recommendations to the City council and reviews the Consolidated Annual Performance Evaluation Report detailing the City's progress toward accomplishing the goals set forth in the Plan.

5. Summary of public comments

Public comments received consist of 407 responses from the community needs survey that was circulated from September 8, 2016 through September 26, 2016. Twelve comments were received during a public meeting held on September 8, 2016. Some of the public comments received on March 9, 2017 were regarding the Public Service applications that were received and the process for determining which applications get approved. Some of the comments received on May 17, 2017 were the functions of the CDBG Advisory Committee and the CDBG application process. Most of the

comments at the July 26, 2017 Public Meeting were regarding the NRSA; such as whether application can be submitted for the program and if the City would be able to spend \$1.2 Million in the fiscal year. The number of comments during the City Council meeting on August 15, 2017 were _____.

Public comments indicated a need for public services, including health and mental health services, senior services, crime prevention, supportive services for youth, code enforcement, youth activities, fair housing services, services for person with disabilities, services for victims of domestic violence, job training and career counseling, and legal services for low-income households. Improvements that were cited in public comments included street, road, and sidewalk repair. Results of the survey are shown in appendix A. Results of public comments received during the meetings on September 8, 2016, March 9, 2017, May 17, 2017 and July 26, 2017 are shown on Appendix B.

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

All public comments received were accepted, reviewed, and considered during the development of the Consolidated Plan. Adjustments were made to the Consolidated Plan based on comments received as appropriate.

7. Summary

Based on the community survey, public comments, City Council goals and public outreach, the City selected the following priorities for the Public Service categories:

- Homeless Services
- Drug or Violence Prevention
- Youth Services
- Senior Services

Based on the ranking of importance in the community survey and the alignment with City Council goals, the pre-determined percentages for funding each Public Service category is as follows:

- Homeless Services 40%
- Drug and Violence Prevention 30%
- Youth Services 15%
- Senior Services 15%

The Annual Action Plan will determine which Public Service activities have been selected and the amount of federal funding will be allocated to each activity.

Neighborhood Revitalization will be the only Non-Public Service category which will encompass a variety of activities.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	FAIRFIELD	Housing Authority, Community Development

Table 1 – Responsible Agencies

Narrative

The City of Fairfield is the lead agency responsible for coordinating the development of the Consolidated Plan. The City's Community Development Department and Housing Authority of the City of Fairfield (FHA) are the primary agencies within the City responsible for administering programs covered by the Consolidated Plan. The Community Development Department's Housing Authority is responsible for the administration and implementation of the CDBG funds. The Housing Authority also staffs the CDBG Advisory Committee. The Housing Authority, City Manager's Office, Workforce Housing of Economic Development and the FHA are responsible for the administration and implementation of housing and homeless assistance programs, the Neighborhood Revitalization Strategy Area Program, as well as supporting new affordable housing developments in the City. The Community Development Department's Planning Division is responsible for the development and implementation of the City's land use goals and policies (as contained in the City's state-required General Plan). The Planning Division is also responsible for development of the Housing Element of the General Plan, the state-required element which outlines goals, policies, and programs to meet the City's needs for both affordable and market-rate housing.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

This document constitutes the City of Fairfield’s 2017-2022 Consolidated Plan (“Plan”). This Plan was developed through an extensive public process including a community-wide survey, consultation with public and private agencies and service providers, input from the CDBG Advisory Committee, various City department heads and public meetings. This section describes the coordination, outreach, and public engagement processes utilized to develop this Plan.

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

The City of Fairfield works closely and on an ongoing basis with local housing providers and service agencies; these agencies were consulted to formulate this Plan. Organizations consulted during the planning process include nonprofit affordable housing developers, homeless services providers, health and mental health service agencies, fair housing service providers, organizations that provide outreach and services to Spanish-speaking residents, organizations that provide services to elderly residents, and others, as listed in Table 2. These organizations were encouraged to attend meetings related to the Consolidated Plan, complete the community needs survey (discussed in section PR-15), and provide comments on the draft plan. Staff of several agencies were also interviewed directly to gain additional input on community needs and priorities.

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

The Solano County Continuum of Care (CoC) is a county-wide collaborative of non-profit service providers and government representatives committed to preventing and ending homelessness. Its geographic scope includes the City of Fairfield. The CoC Governing Board includes representatives from government, healthcare, business, formerly homeless, and nonprofit social service agencies in Solano County. The CoC is staffed by HomeBase, a nonprofit organization that coordinates the efforts of homeless service providers and prepares the annual consolidated funding application to HUD. The CoC includes committees and workgroups that focus on specific areas such as implementing a coordinated entry system, supporting efforts to strengthen economic self-sufficiency, ensuring compliance with federal requirements, and overseeing the administrations of the Homeless Management and Information System (HMIS) provided through Community Action Partnership of Solano Joint Powers Authority.

The City of Fairfield engages in ongoing involvement and coordination with the Solano County CoC. Staff members from the Police Department and the Community Development Department both serve on the CoC governing board. Through these roles and ongoing contact and coordination with the agencies involved in the CoC, the City is actively involved in shaping CoC goals, policies, programs, and procedures.

Efforts to identify and address the needs of homeless persons and persons at risk of homelessness are incorporated throughout this Consolidated Plan, particularly in sections NA-40, MA-30, and SP-60 and reflect consultation with the CoC and agencies that provide services to persons who are homeless or at risk of homelessness.

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

Staff from the City of Fairfield's Police Department and the Community Development Department serve on the CoC's governing board. These staff members actively participate in developing funding policies, procedures, and priorities for the Continuum of Care.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	FAIRFIELD
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fairfield Housing Authority was consulted through the development of the Consolidated Plan. The anticipated outcomes included production and verification of data on recipients of Housing Choice Vouchers as well as input on housing needs and goals.
2	Agency/Group/Organization	FAIRFIELD/SUISUN COMMUNITY ACTION COUNCIL
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops. The anticipated outcome was input from the organization on the housing and non-housing needs of individuals and families that are homeless or at risk of homelessness.

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

All groups were either consulted or invited to participate. There was no decision to exclude any groups.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Community Action Partnership of Solano Joint Powers Authority	The Continuum of Care is a county-wide collaborative committed to preventing and ending homelessness, and therefore directly overlaps with the goals related to addressing homelessness that are included in the Strategic Plan.
City of Fairfield Housing Element	City of Fairfield	The Housing Element is a plan to meet City housing goals, including the creation and preservation of affordable housing in Fairfield, which is a primary goal outlined in the Strategic Plan.
City of Fairfield Analysis of Impediments (AI)	City of Fairfield	The AI presents information on fair housing choice in Fairfield, including the impacts that the high cost of housing has on fair housing choice. The goals of the Consolidated Plan include increasing access to affordable housing and supporting organizations that address issues related to housing discrimination.

Table 3 – Other local / regional / federal planning efforts

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

Implementation of the Consolidated Plan involves extensive coordination between the City of Fairfield and Solano County. Key agencies involved in this coordination include the Solano County Health and Social Services Agency, FHA, and the Planning, Economic Development and Housing Divisions of the City of Fairfield Community Development Department.

It should be noted that due to the mandatory State of California Housing Element update process, the Housing Element of the General Plan was updated in June 2014 for the City of Fairfield, as described elsewhere in this document. In California, this process entails substantial state-regional-local government coordination, including development and disaggregation of the Regional Housing Needs Allocation (RHNA), which is provided by the California Housing and Community Development Department (HCD) to each regional council of governments (in the Bay Area, encompassing the City of Fairfield, this is the Association of Bay Area Governments, or ABAG). ABAG works with all member jurisdictions to disaggregate the region's housing need allocations further, by city and county. Each city and county then prepares its Housing Element Update (currently on an eight-year cycle), which is

then closely reviewed for certification by HCD. During this process, extensive consultation occurs across the various levels of government, as well as extensive outreach to the community for each Housing Element preparation process.

Narrative (optional):

PR-15 Citizen Participation

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

The City utilized several methods to encourage and broaden citizen participation in the development of the Consolidated Plan. Prior to the development of the draft plan, the City conducted an online survey to solicit input on housing and community development needs in Fairfield. The results of the survey are available in Appendix B. The CDBG Advisory Committee played a major role in expanding participation by holding three public meetings to receive input on the Consolidated Plan. A list of CDBG Citizen's Advisory Committee members is shown in Appendix C. The City also held one additional public meeting to solicit input from housing providers, service agencies, and the general public. Prior to adoption by City Council, the Consolidated Plan was made available for a 30-day public review and comment period, during which the draft plan was available on the City's website, as well as at the Community Development Department, Housing Authority, City Manager's office, first floor of City Hall, Transportation Center and the public library. The City Council adopted the Consolidated Plan at a public meeting which provided an additional opportunity for public participation.

All opportunities for citizen participation were broadly noticed. Notifications were provided by email to housing providers, service agencies, and other organizations and individuals that expressed an interest in receiving information about the Consolidated Plan process. The meetings were advertised in the Fairfield Daily Republic newspaper and posted at the Fairfield/Suisun City County Library. Additional efforts to outreach to the Hispanic and Latino community included posting ads in Spanish at the local Hispanic market as well as at an Hispanic resource center. Information regarding the meeting was also placed on the City's website, which provides translation for all content.

Information gained from the citizen participation process helped identify housing and community development needs and priorities in Fairfield as well as appropriate strategies to address these needs.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>On September 8, 2016, March 9, 2017, May 17, 2017 and July 26, 2017, the City of Fairfield held meetings to solicit input on the Consolidated Plan. The meetings were publicly noticed, with outreach to housing and service providers as well as the general public. Attendees consisted primarily of housing and service providers, including representatives from youth services and homeless services.</p>	See Appendix B.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Housing and Service Providers</p>	The City of Fairfield circulated an online survey that was available to the general public between September 8, 2016 and September 26, 2016.	See appendix B.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	A draft of the Consolidate Plan was available for public review for 30 days prior to adoption by City Council. Public comment period ran from July 13 16 to August 14, 2017.	See Appendix B	Not applicable	
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	City Council meeting open to the public on August 15, 2017.	Council adopted the Consolidated Plan and Annual Action Plan.	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan identifies housing and community development needs in Fairfield, including affordable housing, housing for residents with special needs, homelessness, and community services. The Needs Assessment informs priorities that are identified in the Neighborhood Revitalization Strategy Area.

In part, housing need is assessed based on the prevalence of various "housing problems". As defined by HUD, a household experiences housing problems if it has a high housing cost burden (defined as housing costs that exceed 30% of household income), which is also overcrowded (defined as having more than one person per room in a housing unit), or lacks complete kitchen or plumbing facilities.

Much of the information in the following needs assessment cites Comprehensive Housing Affordability Strategy (CHAS) data based on American Community Survey (ACS) data collected between 2008 and 2012, as provided in the IDIS online Consolidated Plan template. This data source provides detailed cross tabulations of housing conditions, income, and race and ethnicity data.

For planning purposes, HUD categorizes households as extremely low-income, very low-income, or low-income based on percentages of the County's median family income (referred to as the HUD Area Median Family Income, or HAMFI). The HAMFI is calculated annually by HUD for different household sizes. The HUD income categories are defined below:

- Extremely Low-Income: Up to 30% of County HAMFI
- Very Low-Income: 31% to 50% of County HAMFI
- Low-Income: 51% to 80% of County HAMFI

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

Summary of Housing Needs

The City of Fairfield has experienced a recent increase in both population and households between 2008 and 2012. According to ACS data collected during this timeframe, there were 105,407 residents and 33,233 households in Fairfield in 2012, representing a 10% increase in population (10,000 residents) and a 10% increase in households (1,500 households) since 2000. According to U.S. Census 2010, the City of Fairfield is approximately 25% of the total population of Solano County.

Fairfield is home to a diverse range of households with a variety of housing needs. According to the data shown in Table 6, 50% of households in Fairfield (16,875 households) are small family households (families with two to four people) and 13% (4,380 households) are large family households (families with five or more people). According to the 2015 Housing Element, reflecting a relatively affordable housing stock, homeowners are a majority of the households, with 60.4% of the population occupying ownership housing in 2010. Despite the recent recession and problems with the housing market, this is actually a slight increase in ownership rates from 2000, when 59.7% of the population were reported as homeowners.

Housing affordability presents a considerable challenge for the City of Fairfield, echoing high housing costs and extreme housing cost burdens across the region. Many households in Fairfield have housing costs that exceed the affordability threshold, while others experience overcrowding and substandard housing conditions as a result of high housing costs. Housing costs are mentioned throughout this section.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	96,178	105,407	10%
Households	31,792	33,233	5%
Median Income	\$51,151.00	\$66,363.00	30%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,570	3,285	5,065	3,815	17,500
Small Family Households	1,360	1,610	2,240	1,835	9,830
Large Family Households	495	375	710	525	2,275
Household contains at least one person 62-74 years of age	575	535	865	505	3,050
Household contains at least one person age 75 or older	480	445	740	525	1,130
Households with one or more children 6 years old or younger	1,180	885	1,260	745	3,045

Table 6 - Total Households Table

Data 2008-2012 CHAS
Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	25	80	0	165	60	0	0	70	130
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	165	65	0	285	0	10	10	20	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	280	90	175	105	650	0	20	55	45	120
Housing cost burden greater than 50% of income (and none of the above problems)	1,725	980	295	35	3,035	740	475	800	550	2,565

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	110	705	1,150	610	2,575	165	150	750	470	1,535
Zero/negative Income (and none of the above problems)	180	0	0	0	180	35	0	0	0	35

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,120	1,265	620	140	4,145	740	2,120	870	685	4,415
Having none of four housing problems	255	1,000	1,760	1,540	4,555	245	520	1,815	1,450	4,030
Household has negative income, but none of the other housing problems	180	0	0	0	180	35	0	0	0	35

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	915	1,095	715	2,725	235	245	745	1,225
Large Related	475	200	260	935	4	140	260	404
Elderly	440	185	210	835	440	205	410	1,055
Other	374	370	385	1,129	225	70	180	475
Total need by income	2,204	1,850	1,570	5,624	904	660	1,595	3,159

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	895	565	135	1,595	235	215	420	870
Large Related	425	105	20	550	20	130	110	260
Elderly	375	130	70	575	275	115	190	580
Other	370	230	100	700	225	40	85	350
Total need by income	2,065	1,030	325	3,420	755	500	805	2,060

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	260	150	165	70	645	0	10	59	50	119

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	65	50	105	30	250	0	20	10	15	45
Other, non-family households	10	60	0	0	70	0	0	0	0	0
Total need by income	335	260	270	100	965	0	30	69	65	164

Table 11 – Crowding Information – 1/2

Data Source: 2008-2012 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

Although detailed information on the type of single person households in need of housing assistance is not available, data indicate that there is a need for housing assistance among single person households in Fairfield. ACS 2007-2011 Data demonstrates that the city of Fairfield has 764 single-person households. Of these, 645 are renters and 19 are owners. The Housing Authority of the City of Fairfield reports that there are 363 single person households on the waiting list for Housing Choice vouchers, presenting 21% of all households on the waiting list.

Among single-person households in need of housing assistance, individuals with disabilities are likely to experience specific challenges in finding suitable housing. High housing needs among single-person households with disabilities can be attributed primarily to two factors: 1) many individuals with disabilities have low incomes, and 2) market-rate housing in Fairfield is often unaffordable to single-income households, particularly for individuals with lower incomes.

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

The number of households in need of housing assistance who are disabled exceeds the available supply of units suitable for these households. Households that include individuals with disabilities often have special housing needs related to accessibility features, affordability, or both. Individuals that require accessibility modifications may encounter difficulty finding units that meet their needs, and local service providers report that some individuals with disabilities encounter discrimination that make the challenges even more extreme. The FHA waiting list for Housing Choice vouchers includes 613 households that include persons who are elderly or disabled, representing 36% of all households on the waiting list. However, this figure understates the need for housing among persons with disabilities, as not all people with disabilities who are in need of housing assistance are on the waiting list for Housing Choice vouchers.

In the City of Fairfield, there are housing needs among families who are victims of domestic violence, sexual assault, dating violence and stalking. However, it is difficult to estimate the number of households who are victimized, mostly because these actions are severely under-reported. LIFT3 formerly operated a 24-hour domestic violence crisis line, which received 32 calls during the last fiscal year (July 1, 2015-Jun 30, 2016), and an emergency shelter for victims of domestic violence, which served 69 clients during the same period. LIFT3 also provided 37 personal counselling sessions, 22 telephone counselling sessions, provided emergency shelter for 30 victims and their children, counselled 32 children, provided legal assistance with temporary restraining orders and other custody disputes and provided access to a confidential advocate in the Solano County Family Justice Center. Thirteen of the 69 persons served were homeless.

Due to the fact that many victims of domestic violence, dating violence, sexual assault and stalking remain in violent housing situations and do not seek assistance, the actual housing need is considerably larger than these figures suggest. Fairfield's high housing costs and low vacancy rate, creates a significant additional barrier for individuals that might otherwise leave a violent home, particularly for those with special housing needs due to disability or other factors.

What are the most common housing problems?

High housing cost burden represents the most prevalent housing problem in Fairfield for both owners and renters. As shown in Table 7, 4,965 renter households with incomes below 80% of AMI and 3,080 owner households with incomes below 80% of AMI had housing costs that exceed 30% of household income. In total, these figures indicate that 62% of all households with incomes below 80% of AMI had high housing cost burden. Severe cost burden was reported among 43 percent of all households with incomes below 80% of AMI, affecting 3,000 renter households with incomes below 80 percent of AMI and 2,015 owner households with incomes below 80% of AMI.

Overcrowding is also a significant problem for Fairfield households, particularly for renter households. Among households with income below 80% of AMI, 830 renter households and 95 owner households were either overcrowded or severely overcrowded.

Substandard housing conditions represent a relatively small share of housing problems in Fairfield, affecting 295 households citywide, according to the other data in Table 7. However, it is likely that additional households live in substandard housing but are not captured by the definition used to collect these data.

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

Housing problems affect owner households to a slightly greater degree than renter households and are more common for owner households at the lower end of the income range than for renter households at the middle or higher end of the income range. The data in Table 8 demonstrates that, among households with incomes equal to 100% of AMI or less, 47% of renter households experience one of more severe housing problems, compared to 52% of owner households. Among renter households with income below 100% of AMI that have one or more severe housing problems, almost 82% had incomes below 50% of AMI.

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

California State Housing Law requires local governments to address the needs of “Extremely Low Income” populations, households with incomes below 30% of the median income for the community. 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. Factors affecting income include age, family status, number and age of children, and the absence of one parent.

According to ABAG Data (Census ACS 2007-2011), poverty rates in Fairfield increased from 9.3% in 2000 to 11.7% or 2.050 household in 2011. Of these, 474 (23.1%) were owner-occupied and 1,576 (76.9%) were renter-occupied. Extremely low-income persons run the risk of becoming homeless by residing in shelters or perhaps becoming unsheltered.

There are 30 households in Fairfield that receive rapid re-housing assistance through Community Action NorthBay, which all have various expiration dates.

High housing cost burdens and rapidly rising market rents place many of Fairfield’s low-income individuals and families with children at risk of becoming homeless, even if currently housed. Households with high housing cost burden often have difficulty affording housing along with other necessary goods and services and could become homeless due to unexpected expenses or decrease in income. Individuals or families living in households that are overcrowded may be compelled to leave their current housing due to conflicts with other occupants of the home or other issues that arise from overcrowding.

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

Not Applicable.

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

Housing characteristics that often lead to instability and an increased risk of homelessness include high housing cost burden, overcrowding, and substandard housing conditions.

Many U.S. veterans experience conditions that place them at increased risk for homelessness. Veterans have higher rates of Post-Traumatic Stress Disorder (PTSD), Traumatic Brain Injury (TBI), sexual assault and substance abuse. Veterans experiencing homelessness are more likely to live on the street than in shelters and often remain on the street for extended periods of time.

Discussion

As shown in Table 13, Table 14, Table 15, and Table 16, Hispanic/Latino households in most income groups have a disproportionate need compared to households in each income group as a whole. Among households with incomes equal to 30% of AMI or less, 97% of Hispanic/Latino households have one or more housing problems, compared to 87% in the jurisdiction as a whole. Among households with incomes between 30% and 50% of AMI, 91% of Hispanic/Latino households have one or more housing problems, compared to 80% in the jurisdiction as a whole. Among households with incomes between 50% and 80 percent of AMI, 72 percent of Hispanic/Latino households have one or more housing problems, a greater proportion than the in the jurisdiction as a whole (67 percent), but not meeting the definition of a disproportionately greater need. Among households with incomes between 80 percent and 100% of AMI, 49% of

Hispanic/Latino households have one or more housing problems, compared to 50% in the jurisdiction as a whole.

Black/African American and Asian households in some income groups also exhibit disproportionate need, though these findings may be skewed by the limited number of households in the sample set. All Black/African American, Asian, American Indian or Alaska Native, and Pacific Islander households with incomes below 80 to 100% of AMI report one or more housing problems, except for American Indian, Alaska Native below 30%, demonstrating a disproportionate need.

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

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

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,130	225	215
White	970	140	70
Black / African American	865	55	55
Asian	320	14	30
American Indian, Alaska Native	0	0	0
Pacific Islander	50	0	0
Hispanic	855	15	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,620	660	0
White	655	325	0
Black / African American	505	90	0
Asian	255	145	0
American Indian, Alaska Native	35	0	0
Pacific Islander	4	0	0
Hispanic	1,055	100	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,385	1,675	0
White	1,255	840	0
Black / African American	695	240	0
Asian	340	210	0
American Indian, Alaska Native	20	0	0
Pacific Islander	15	0	0
Hispanic	865	330	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,905	1,910	0
White	770	955	0
Black / African American	505	260	0
Asian	200	185	0
American Indian, Alaska Native	4	10	0
Pacific Islander	10	30	0
Hispanic	365	385	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2008-2012 CHAS
Source:

***The four housing problems are:**

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

As shown in Table 13, Table 14, Table 15, and Table 16, Hispanic/Latino households in most income groups have a disproportionate need compared to households in each income group as a whole. Among households with incomes equal to 30% of AMI or less, 97% of Hispanic/Latino households have one or more housing problems, compared to 87% in the jurisdiction as a whole. Among households with incomes between 30% and 50% of AMI, 91% of Hispanic/Latino households have one or more housing problems, compared to 80% in the jurisdiction as a whole. Among households with incomes between 50% and 80% of AMI, 72% of Hispanic/Latino households have one or more housing problems, a greater proportion than the in the jurisdiction as a whole (67%), but not meeting the definition of a disproportionately greater need. Among households with incomes between 80% and 100% of AMI, 49% of Hispanic/Latino households have one or more housing problems, compared to 50% in the jurisdiction as a whole.

Black/African American and Asian households in some income groups also exhibit disproportionate need, though these findings may be skewed by the limited number of households in the sample set. All Black/African American, Asian, American Indian or Alaska Native, and Pacific Islander households with incomes below 80 to 100% of AMI report one or more housing problems, except for American Indian, Alaska Native below 30%, demonstrating a disproportionate need.

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

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

Introduction

The following tables provide information on the prevalence of severe housing problems across income levels and between racial and ethnic groups to identify groups that have disproportionately greater housing needs. Per HUD’s definition, a disproportionately greater need exists when members of a particular racial/ethnic group have at least a 10% greater prevalence of housing need than average in a particular income group.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,860	500	215
White	850	255	70
Black / African American	820	105	55
Asian	270	65	30
American Indian, Alaska Native	0	0	0
Pacific Islander	50	0	0
Hispanic	805	65	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,770	1,520	0
White	505	470	0
Black / African American	385	205	0
Asian	150	245	0
American Indian, Alaska Native	10	24	0
Pacific Islander	0	4	0
Hispanic	655	505	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,490	3,575	0
White	540	1,555	0
Black / African American	315	615	0
Asian	175	365	0
American Indian, Alaska Native	0	20	0
Pacific Islander	15	0	0
Hispanic	375	820	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	2,990	0
White	225	1,500	0
Black / African American	290	470	0
Asian	95	285	0
American Indian, Alaska Native	0	15	0
Pacific Islander	10	30	0
Hispanic	195	555	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

Discussion

Similar to the data on housing problems, the data on severe housing problems shown in Table 17, Table 18, Table 19 and Table 20 demonstrate that Hispanic/Latino households in several income groups have a disproportionate need compared to households in each income group as a whole. Among households with incomes equal to 30% of AMI or less, 91% of Hispanic/Latino households have one or more severe housing problems, compared to 80% in the jurisdiction as a whole. Among households with incomes between 30% and 50% of AMI, 56% of Hispanic/Latino households have one or more severe housing problems, compared to 54% in the jurisdiction as a whole. Among households with incomes between 50 percent and 80 percent of AMI, 31 percent of Hispanic/Latino households have one or more severe housing problems, a greater proportion than in the jurisdiction as a whole (29 percent), but not meeting the definition of a disproportionately greater need. Among households with incomes between 80 percent and 100 percent of AMI, 26 percent of Hispanic/Latino households have one or more severe housing problems, compared to 22 percent in the jurisdiction as a whole.

Black/African American, Asian, Native American/ Alaska Native, and Pacific Island households in some income groups also exhibit disproportionate need, though these finding may be skewed by the limited number of households in the sample set. All Black/African American, Asian, and Pacific Islander households with income below 30 percent of AMI report one or more severe housing problems, demonstrating a disproportionate need. For households with income between 30 and 50 percent of AMI, all Black/African American, Asian, American Indian Alaskan Native households reported one or

more severe housing problems, demonstrating disproportionate need. Among households with incomes between 50 and 80 percent of AMI, all Black/African American, Asian and Pacific Islander households reported one or more severe housing problems, demonstrating disproportionate need.

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

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

Introduction:

This section provides information on the prevalence of housing cost burden and severe housing cost burden across racial and ethnic groups to identify groups that have disproportionately greater housing needs. Per HUD’s definition, a disproportionately greater need exists when members of a particular racial/ethnic group have at least a 10-percent greater prevalence of housing need than average in a particular income group.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,855	8,245	6,920	215
White	8,805	3,535	2,345	70
Black / African American	2,400	1,330	1,845	55
Asian	2,630	1,145	885	30
American Indian, Alaska Native	55	50	25	0
Pacific Islander	220	10	55	0
Hispanic	3,090	1,800	1,580	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

The housing cost burden data in Table 21 suggest a disproportionately greater need among Black or African American, Asian, American Indian or Alaska Native, and Pacific Islander households, all of which have a disproportionately greater share of households with housing cost burdens totaling between 0 and 30%, 30 and 50 percent of household income or over 50 percent of household income. However, the data in Table 21 are for households in all income groups, and do not allow for evaluation of disproportionately greater need within individual income groups.

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

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

As discussed in sections NA-15 and NA-20, data on housing problems and severe housing problems indicate a disproportionately greater housing need among Hispanic and Latino households with incomes equal to or less than 50% of AMI and between 50% and 80% of AMI. Black African American, Asian, Native American/Alaska Native and Pacific Island households in some income groups also exhibit disproportionate need, though these findings may be skewed by the limited number of households in the sample set.

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

Certain groups have greater difficulty in finding decent 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 physical and mental disabilities
- Large households
- Single-parent households (female-headed households with children under the age of 18)
- Homeless persons
- Farm workers
- Military employees of Travis Air Force Base

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

NA-35 Public Housing – 91.205(b)

Introduction

Although the City of Fairfield does not own or operate any public housing units, the City of Fairfield Housing Authority (FHA) administers the Housing Choice Voucher Program for the City of Fairfield. The FHA currently has 882 that are disbursed throughout Fairfield, 21 Project Based Vouchers, 5 Project Based VASH and 4 vouchers with homeownership option, as of April, 2017. The highest concentrations of Housing Choice Voucher holders tend to reside in the central areas of the city. This includes some areas of low-income and minority household concentrations, but also includes areas of the city that do not have those concentrations.

According to the data presented in Table 24 below, 59% of all voucher holders in Fairfield are Black/African American, 35% of all voucher holders in Fairfield are White. Householders that report other racial backgrounds constitute relatively small proportions of voucher holders in Fairfield. 11% of voucher holders in FAIRFIELD are Hispanic or Latino of any race.

According to the FHA, 36% of households with Housing Choice Vouchers in the City of FAIRFIELD include members who are classified as elderly and/or disabled. This reflects the higher need for Fairfield affordable housing among households that include senior persons with disabilities.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	869	24		14	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	15,196	15,161	15,019	17,871	0
Average length of stay	0	0	0	8	3	8	0	0
Average Household size	0	0	0	2	1	2	2	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	218	2	216	0	0
# of Disabled Families	0	0	0	257	11	242	2	0
# of Families requesting accessibility features	0	0	0	806	20	776	4	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	285	6	275	1	0	0
Black/African American	0	0	0	477	13	460	2	0	0
Asian	0	0	0	28	1	26	0	0	0
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0
Pacific Islander	0	0	0	10	0	9	1	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	90	0	87	0	0	0
Not Hispanic	0	0	0	716	20	689	4	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Although FHA does not own or operate any public housing units, the Housing authority does track the number of households on the waiting list for Housing Choice Vouchers that include seniors with disabilities, which totaled 363 households as of February 2017. The most prevalent housing needs among households with disabilities that are on the waiting list for Housing Choice vouchers are Fairfield affordability and accessibility.

FHA's Administrative Plan includes policies to further fair housing for Housing Choice participants and applicants. The policy provides that FHA will work with property owners to encourage reasonable accommodation and/or structural alterations or modifications, and other accessibility features that are needed for disabled tenants. FHA also contracts with Fair Housing Advocates of Solano to assist persons with disabilities in filing fair housing complaints, provide education and technical assistance to housing providers, and provide conciliation services.

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

According to data provided by the FHA, in April, 2017 the waiting list for Housing Choice vouchers in Fairfield includes 6,142 households. Of these households, 3,308 are elderly and/or disabled persons with disabilities and 1,235 are veterans. 5,022 live or work locally, 929 are currently listed as homeless, 824 are extremely low income, 277 are very low-income and 149 are low-income.

Based on this information and other data presented throughout the Consolidated Plan, housing affordability is among the most immediate needs for Housing Choice voucher holders and households on the waiting list for Housing Choice vouchers. There is also significant need for accessible units, units for large families, and housing with supportive services.

Housing Choice Voucher holders have very low or extremely low-incomes, and may have difficulty affording essential goods and services such as food, healthcare, transportation, or child care. Local service providers report that a lack of affordable childcare is often a barrier to employment for extremely low-income households. Very low-and extremely low-income households in Fairfield are more likely than higher-income households to include individuals with disabilities, suggesting that there is a particular need for accessible units for voucher holders.

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

Although the population at large has higher incomes than Housing Choice voucher holders and therefore does not typically have the same needs as voucher holders, the needs of voucher holders are likely to be more acute among very low-income and extremely low-income households that do not receive vouchers. The number of very low-income and extremely low-income renter households in Fairfield substantially exceeds the number of Housing Choice Vouchers available, which indicates

that there are a number of very low and extremely low income renter households that do not receive Housing Choice Vouchers and therefore pay market-rate rents that exceed the household Fairfield affordability threshold. For these households, high market-rate monthly rents may often leave less money available for other needs, and other housing problems such as overcrowding or substandard conditions are likely to be more common.

In Fairfield, undocumented immigrants constitute a portion of lower-income households that are not eligible for Housing Choice Voucher units. Although the FHA is not able to provide Housing Choice Vouchers to undocumented immigrants, the City does allow households that are partially comprised of undocumented immigrants to use Housing Choice Vouchers. The rental subsidy for these households is prorated based on the number of the household members who are documented.

As mentioned above, voucher holders are more likely to need accessible units than the population at large because a large share of lower-income households includes individuals with disabilities. This is reflected in the large number of households with Housing Choice Vouchers that report including members with disabilities.

Discussion

Please see discussion above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Fairfield addresses homelessness in coordination with the Community Action Partnership of Solano, Joint Powers Authority, a governmental community action authority that provides oversight and coordination of homeless and safety net services in Solano County and serves as the conduit for State Community Services Block Grant funding for safety net support. The City also works with the Solano County Continuum of Care (CoC), a countywide collaborative of non-profit service providers and government representatives committed to preventing and ending homelessness in Solano County. The CoC assembles data on the County's homeless population primarily through a biannual Point-in-Time (PIT) homeless count and the Homeless Management and Information System (HMIS).

Every two years, during the last 10 days of January, communities across the country conduct comprehensive counts of their homeless populations in order to measure the prevalence of homelessness in each community. Communities collect information on individuals and families sleeping in emergency shelters and transitional housing, as well as people sleeping on the streets, in cars, in abandoned properties, or in other places not meant for human habitation.

Every CoC is required to provide an annual snapshot of homeless persons who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night during the last 10 days of January. In addition to the annual shelter count, every other year (odd numbered years) communities must conduct a count of both the unsheltered and sheltered populations on a single night. These biennial Point-in-Time counts of sheltered and unsheltered homeless persons are required by the U.S. Department of Housing and Urban Development (HUD) of all jurisdictions receiving federal funding to provide housing and services for homeless individuals and families.

Each jurisdiction reports the findings of its Point-In-Time count in its annual funding application to HUD, and the data collected helps the federal government better understand the nature and extent of homelessness nationwide. The biennial Point-in-Time counts are the primary source of nationwide data on sheltered and unsheltered homelessness.

Community Action Partnership of Solano, Joint Powers Authority worked in conjunction with Applied Survey Research (ASR) to conduct the 2015 and 2017 Solano County Homeless Count and Survey. ASR is a non-profit social research firm with extensive experience in homeless enumeration and research.

The Solano homeless count had two primary components: a Point-in-Time enumeration of unsheltered homeless individuals and families (those sleeping outdoors, on the street, in parks, vehicles, etc.) and a Point-in-Time enumeration of homeless individuals and families who have temporary shelter (those staying in an emergency shelter, transitional housing, or using stabilization rooms).

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	795	287	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	778	242	0	0	0	0
Chronically Homeless Individuals	84	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	39	0	0	0	0	0
Unaccompanied Child	20	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2015 Solano county Point-In-Time Homeless Census & Survey

Indicate if the homeless population Has No Rural Homeless is:

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

Current full-year data on homelessness in Solano County are not available as of the writing of this Consolidated Plan due to a recent change in HMIS programs used by the Solano CoC.

There were 287 sheltered persons and 795 unsheltered persons, for a total of 1,082 individuals counted in the 2015 Solano County Point-in-Time (PIT) count.

Approximately 73% of all individuals counted in the 2015 Solano County Point-in-Time count were unsheltered.

Of the 1,082 individuals counted in the shelter count, 287 persons (27%) were in shelter settings. Of those that were staying in a shelter setting, 62% were staying in transitional housing units, while 38% were living in emergency shelters.

For year 2016, the only PIT count performed was for sheltered persons. The total number of sheltered people experiencing homelessness was 323, an increase of 36 sheltered people since 2015. Data from the 2017 PIT count is not yet available.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

The U.S. Department of Housing and Urban Development (HUD) gathers data on race and ethnicity in two separate questions, similar to the US Census. When asked about their ethnicity 20% of homeless survey respondents reported they were Hispanic or Latino. In regards to race, 43% identified as White, 38% Black or African-American, 7% American Indian or Alaska Native, 4% Asian, 1% Hawaiian or Pacific Islander and 19% multi-ethnic or other. There are disparities between racial and ethnic groups as represented in the general population and those experiencing homelessness. In comparison to the general population of Solano, a slightly lower percentage of respondents identified as Hispanic or Latino (20% compared to 25%). In terms of race, a much higher population of survey respondents identified as Black or African-American, 38% compared to 17%. Four percent (4%) of homeless respondents identified as Asian, compared to 18% of the general population.

Data Source
Comments:

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

There were a total of 34 families experiencing homelessness in Solano County in 2015. Those families included 114 individuals, of which 15% were living unsheltered on the street. "Double-up" families are excluded from the results in this report per HUD guidelines.

There were only survey responses for a total of 23 homeless families with children, so the data is mainly addressed by the number of respondents representing families as well as some percentages in the figures.

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

The U.S. Department of Housing and Urban Development (HUD) gathers data on race and ethnicity in two separate questions, similar to the US Census. When asked about their ethnicity, 20% of homeless survey respondents reported they were Hispanic or Latino. In regards to race, 43% identified as White, 38% Black or African-American, 7% American Indian or Alaska Native, 4% Asian, 1% Hawaiian or Pacific Islander and 19% multi-ethnic or other.

There are disparities between racial and ethnic groups as represented in the general population and those experiencing homelessness. In comparison to the general population of Solano, a slightly lower percentage of respondents identified as Hispanic or Latino (20% compared to 25%). In terms of race, a much higher population of survey respondents identified as Black or African-American, 38% compared to 17%. 4% of homeless respondents identified as Asian, compared to 18% of the general population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The January 2015 PIT count estimated that there were a total of 1,082 persons who were homeless in Solano County, including 287 sheltered individuals and 795 unsheltered individuals. Children under the age of 18 accounted for 85% of these homeless individuals, all of whom were sheltered and 15% of whom were unsheltered.

Chronically homeless individuals and veterans were more likely to be unsheltered at 96% versus 4% sheltered. There were a total of 223 chronically homeless individuals in Solano County in 2015 and only one chronically homeless family. These data may suggest a need for additional facilities to serve chronically homeless individuals and homeless veterans or a need for outreach to assist chronically homeless individuals and homeless veterans in accessing services and facilities than are currently available. Of the chronically homeless survey respondents, 63% were male. 46% identified as White, 37% identified as Black or African-American, and 15% identified as American Indian or Alaska Native. When compared to the non-chronically homeless population we see similar numbers (42% White and 38% Black or African-American).

90% of homeless veterans in Solano County are male, compared to 53% of the non-veteran population. Of all of the veteran survey respondents, 44% identified as White, 39% were Black or African-American, 13% were American Indian or Alaska Native, and 8% identified as mixed-race. 80% of the homeless veterans in Solano County were living within Solano County when they became homeless.

Discussion:

The 2015 Solano County Point-in-Time count was a county-wide effort. With the support of community volunteers and homeless individuals led by the planning team, the entire county was canvassed between daybreak and noon on January 30, 2015. This resulted in a visual count of unsheltered homeless individuals and families residing on the streets, vehicles, makeshift shelters, encampments, and other places not meant for human habitation.

Shelters and facilities reported the number of homeless individuals and families who occupied their facilities on the same evening. After completion of the Point-in-Time count, over the next several months, an in-depth qualitative survey was administered to 360 unsheltered and sheltered homeless individuals of all ages.

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

Introduction:

The following section addresses the needs of individuals who are not homeless but require supportive housing and highlights the needs among these groups. These individuals include, but are not limited to:

- **Elderly (defined as 62 and older)**
- **Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)**
- **Persons with mental, physical, and/or developmental disabilities**
- **Persons with alcohol or other drug addiction**
- **Persons with HIV/AIDS and their families**
- **Victims of domestic violence, dating violence, sexual assault, and stalking**

Describe the characteristics of special needs populations in your community:

The following is a brief summary of some of the special housing needs identified in the City of Fairfield's Housing Needs Assessment. Households with special needs include elderly households, persons with physical and mental disabilities, large households, single-parent households (female-headed households with children under the age of 18), homeless persons, farm workers and military employees of Travis Air Force Base.

Disabled households. According to the ACS 2007-2011 survey, 10.4% (9,633 persons) of the civilian, non-institutionalized population in Fairfield had a disability. The majority of those between the ages of five (5) and 64 reporting a disability reported having an employment, physical, or go-outside-the-home disability.

Elderly

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.

Persons with Disabilities

Disabled households. According to the ACS 2007-2011 survey, 10.4% (9,633 persons) of the civilian, non-institutionalized population in Fairfield had a disability. The majority of those between the ages

of 5 and 64 reporting a disability reported having an employment, physical, or go-outside-the-home disability.

Physical Illness and Disabilities

Nearly half of respondents (46%) reported drug or alcohol abuse. Almost one-third (32%) of survey respondents indicated that they have psychiatric or emotional conditions, while one in four (27%) survey respondents reported chronic health problems. One in five survey respondents (20%) revealed that they suffer from Post-Traumatic Stress Disorder (PTSD).

Persons with HIV and their families

Persons with HIV or AIDS often have a higher risk of becoming homeless than the population at large due to a combination of factors, including high medical costs and a reduced ability to work due to AIDS-related illness. According to the Solano County Point-in-Time (PIT) Survey, 1% of residents with HIV or AIDS were homeless in Solano County at some point.

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

The City will continue to focus on preserving and improving existing housing and neighborhoods by directing resources to physical rehabilitation, neighborhood revitalization, and upgrading property management to improve living conditions for residents. Examples of key programs have included:

Housing Rehabilitation Program, federal Community Development Block Grant (CDBG) and state CalHome funds provided funding for this grant and loan program. This program has been reduced in scale due to the elimination of California Redevelopment funding. The City anticipates funding the rehabilitation of 25 single family homes per year, with multi-family projects completed when funding is available.

Crime Free Multi-family Housing Program

Working with property owners and management companies citywide, this program focuses on improving the safety of apartment complexes and neighborhoods. This program does not create new housing units but helps ensure the livability of existing communities and neighborhoods.

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

According to the PIT Homeless survey for 2015, there are between 0% and 1% of HIV/AIDS related persons among homeless families with children, unaccompanied homeless children and transition age

youth, with physical illness and disabled, those experiencing chronic homelessness and among homeless Veterans.

Discussion:

Certain groups have greater difficulty in finding decent affordable housing due to their special needs and circumstances. Contributing factors may include the 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.

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

Describe the jurisdiction’s need for Public Facilities:

There is a need for ADA improvements to City-owned public facilities. The City is currently in the process of repairing/replacing the hand rails leading to the City Council Chamber, and the slope of the ramp outside of the City Council Chamber.

How were these needs determined?

The ADA improvements were determined by self-evaluation of the City facilities in addition to a discussion with HUD during a monitoring visit.

Describe the jurisdiction’s need for Public Improvements:

There is a need for ADA improvements within the City right-of-Way (i.e. publicly owned and maintained roads and sidewalks) The City, through its own forces or contract services, upgrades existing curb ramps and traffic signal pedestrian push buttons to meet current ADA standards. Sidewalk repairs are also completed periodically to remove tripping hazards.

How were these needs determined?

ADA improvement upgrades are determined by Public Works staff. Projects are programmed into the 5-year Capital Improvement Program and implemented annually.

Describe the jurisdiction’s need for Public Services:

Public service needs in Fairfield include supportive services for people who are homeless or at risk of homelessness and victims or survivors of domestic violence; information and outreach to Spanish-speaking residents with Limited English Proficiency (LEP); fair housing activities; services for youth with homework and activities; and supportive services to help elderly residents and residents with developmental disabilities live independently. These needs are documented in detail in other sections throughout the Needs Assessment section of the Consolidated Plan.

How were these needs determined?

The need for various public services was determined through an analysis of the data presented in the Needs Assessment of the Consolidated Plan, comments received during the consultation, citizen participation process, and a community survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section of the Consolidated Plan provides information on Fairfield's housing inventory, including housing costs, the supply of affordable housing, the condition of housing units, homeless facilities and services, facilities and services for persons with special housing needs, and barriers to the production of affordable housing. This section also includes an overview of Fairfield's economic characteristics such as the industries located in the city, the types of jobs held by residents, and the skills and education levels of the city's workforce. Along with the Needs Assessment, the Market Analysis is used to inform the Strategic Plan section of the Consolidated Plan by identifying the City's needs.

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

Introduction

In 2011, the City of Fairfield had a total of 35,803 housing units, of which 70% were in single family detached structures, and another 6% were in single family attached structures (typically condos). Just 21% of all units were in two-to-twenty unit multifamily structures. Only two 2% were in non-permanent living structures; such as mobile homes, boats, RV, vans, etc.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	25,111	70%
1-unit, attached structure	2,172	6%
2-4 units	1,822	5%
5-19 units	3,158	9%
20 or more units	2,660	7%
Mobile Home, boat, RV, van, etc	880	2%
Total	35,803	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	228	2%
1 bedroom	164	1%	2,324	18%
2 bedrooms	1,576	8%	4,903	37%
3 or more bedrooms	18,285	91%	5,738	43%
Total	20,040	100%	13,193	100%

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

There are 1,671 units of “assisted” (subsidized) affordable housing in the City of Fairfield for low-income households and seniors, as detailed in the City’s 2015 Housing Element and 2010 Analysis of Impediments to Fair Housing Choice. These units include 21 subsidized developments with 1,261 units

for low- and very low-income households of all ages. In addition, there are three senior housing developments that contain 410 assisted units for seniors and disabled individuals.

One of the most significant barriers to the production of additional units of affordable housing is a lack of funding coupled with high construction costs. Funding has become more limited in recent years as a result of the dissolution of California Redevelopment Agencies in California. The loss of the Fairfield Redevelopment Agency has considerably reduced the funding sources available for affordable housing, causing affordable housing developers to become increasingly dependent on the limited remaining sources.

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

Several projects have Housing Choice Voucher-based subsidies tied to their original construction loans. These properties, which received governmental assistance in order to help fund development, are one of the larger sources of affordable housing in Fairfield. The original federal programs included provisions allowing property owners to convert their projects to market rents. Under State law, units “at risk” are those in projects with project-based subsidies eligible to convert to market rate within five years. “Lower risk” indicates the property may convert within a five- to ten-year period, and “low risk” indicates that a property cannot convert for at least ten years.

In August, 2014, the California Housing Partnership Corporation (CHPC) identified three properties that are at “high” or “very high” risk of conversion: Monument Arms, Parkside Villa, and Rockwell Manor, because their project-based contracts expire between 2014 and 2018. A fourth HUD project, Parkway Plaza, is not identified as “at risk:” by CHPC because the contract expiration date is 2030.

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

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. Certain groups have greater difficulty in finding decent 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.

Elderly residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Like all lower income residents, many elderly residents may be facing overpayment problems or are unable to find affordable rental units at all.

According to the 2015 Housing Element, currently Fairfield has 1,112 units specifically reserved for senior housing. Of that total, 383 units are restricted to be affordable. Senior housing may be most attractive to the oldest cohort (85 years and older), and the 1,112 units may be adequate for current populations.

Vacancy trends are a way of analyzing housing supply and demand. According to the 2010 Housing Element, there were 1,048 units for rent and 929 “other” vacant units, which may be homes repossessed by banks but not placed on the rental or for sale markets.

Describe the need for specific types of housing:

While actual development of new multifamily housing units came to a halt during the economic downturn since the last Housing Element was adopted, the conclusions about affordability remain valid. Land values have not recovered to housing market peaks in Fairfield. The addition of substantial new land capacity in the Train Station Specific Plan Area, the Villages at Fairfield, and potentially in the future in downtown Fairfield will help maintain the feasibility of affordable housing. Nonetheless, there will be a need for subsidies and assistance for housing developed for extremely low- and very low-income residents no matter what the density range permitted by the Zoning Ordinance.

Discussion

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

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	170,600	288,200	69%
Median Contract Rent	693	1,132	63%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,475	11.2%
\$500-999	3,973	30.1%
\$1,000-1,499	4,526	34.3%
\$1,500-1,999	2,366	17.9%
\$2,000 or more	853	6.5%
Total	13,193	100.0%

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	315	No Data
50% HAMFI	920	199
80% HAMFI	4,340	574
100% HAMFI	No Data	882
Total	5,575	1,655

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is a shortage of housing that is affordable to low- and moderate-income households in Fairfield. The data in Table 5 show that 315 units in Fairfield were affordable to households earning 30 percent of AMI, according to 2008 - 2012 CHAS data. For comparison, there were 3,570 households with incomes at or below 30 percent of AMI during the same time period (2008 – 2012 CHAS, Table 6). Overall, the data in Table 5 show that 6,348 rental and ownership units in Fairfield were affordable to households earning a monthly income at or below 80 percent of AMI, while the data in Table 6 show that there were 11,920 households in Fairfield earning 80 percent of AMI or less. These data indicate that there are not a sufficient number of affordable housing units in Fairfield to meet the demonstrated demand, particularly for households earning incomes equal to 50 percent of AMI or less.

Moreover, Fairfield has a shortage of rental housing in general, regardless of affordability considerations. As one of the last locations in the San Francisco Bay Area that hasn't experienced "hyper-inflation" in the cost of housing, the City is experiencing high demand for both rental and home-ownership opportunities. The most recent rental survey of over 5,000 multifamily units performed by City staff showed rental vacancy below 2 percent. This demand was already strong with a healthy growth rate of jobs and new residents, but has been supercharged by a large number of residents that work in the Bay Area, but seek to live in more affordable locations like Fairfield.

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

According to the data compiled by Data Quick Services, home prices have continued to recover from their low point in 2008, after the collapse of the housing market. From 2011 to 2012, there was approximately a 23% increase in home sales, which includes substantial investment by institutional funding sources and involves a large number of "cash deals".

Beginning in 2014, Fairfield began marketing new homes and prices have risen substantially over the 2008 levels. These homes, however, are going to be affordable only to moderate-income households and very few affordable to some low-income households.

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

Discussion

The fair market rents do not currently reflect current market rates or recent housing trends. Solano County, particularly the city of Fairfield, do not reflect the incredibly tight housing market. In the past two years, rents have increased 26% countywide, occupancy rates are at 97% and within the city of Fairfield they are 99% with rising costs across the Bay Area. Families from those locations commute to our area further straining an already tight market. Keeping these challenges in mind, Vacaville, Suisun, Benicia and Fairfield Housing Authorities, all cities within Solano County, have partnered to conduct a rental survey and petition for an increase to the fair market rents.

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

Introduction

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,336	42%	6,716	51%
With two selected Conditions	288	1%	684	5%
With three selected Conditions	19	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,397	57%	5,758	44%
Total	20,040	100%	13,193	100%

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,364	22%	1,920	15%
1980-1999	7,554	38%	4,574	35%
1950-1979	7,488	37%	5,951	45%
Before 1950	634	3%	748	6%
Total	20,040	100%	13,193	101%

Table 34 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,122	41%	6,699	51%
Housing Units build before 1980 with children present	4,335	22%	1,905	14%

Table 35 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

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

Table 36 - Vacant Units

Need for Owner and Rental Rehabilitation

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

Discussion

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

Introduction

The city of Fairfield does not own or operate any public housing units. Information on Housing Choice Vouchers is provided in Table 11 below.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		869	24	0	14	0	0
# of accessible units									

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

There are no public housing units in the City of Fairfield.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

cThere are no public housing units in the city of Fairfield.

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

cThere are no public housing units in the city of Fairfield.

Discussion:

Not applicable.

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

Introduction

The 2015 Planning Committee identified several important project goals:

- To preserve current federal funding for homeless services and to enhance the ability to raise new funds;
- To improve the ability of policy makers and service providers to plan and implement services that meet the needs of the local homeless population;
- To measure changes in the numbers and characteristics of the homeless population and to track progress toward ending homelessness;
- To increase public awareness of overall homeless issues and generate support for constructive solutions; and
- To assess the status of specific subpopulations including veterans, families, unaccompanied children under 18, transition-age youth, and those who are chronically homeless.

The Solano County Point in Time report is intended to assist service providers, policy makers, funders, and local, state, and federal government, helping them to gain a better understanding of the population currently experiencing homelessness, measure the impact of current policies and programming, and plan for the future.

Facilities and Housing Targeted to Homeless Households

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

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

Many social service agencies in Fairfield provide benefits to LMI individuals and families in order to prevent homelessness. These services are essential in the Continuum of Care process and also serve the needs of those who have already become homeless. These organizations provide many services to their clientele, including but not limited to counseling, case management, life skills training, financial literacy classes, and victim advocacy, all of which help residents to develop the skills and knowledge to transition into permanent supportive housing or independent living and to maintain steady employment. The ultimate goal of providing supportive services is self-sufficiency. Some of these agencies include Solano County Health and Social Services, Child Haven Community Action North Bay (CAN-B)

Physical Health – Health clinics that serve low-income populations such as homeless individuals include the Family Health Services of Fairfield, Fairfield Pediatric Primary Care and Dental Health Clinic.

Mental Health –Solano County Mental Health Services, National Alliance on Mental Illness – Fairfield (NAMI), New Horizons, and CAMINAR serve homeless individuals in the Fairfield region struggling with mental health issues.

Substance Abuse –Organizations and facilities that provide counseling and treatment for homeless individuals struggling with addiction include Alcoholics Anonymous, Narcotics Anonymous, Healthy Partnerships, and AK BEAN Foundation, Archway Recovery Programs.

Employment Services –Area Agency on Agency Workforce Investment Board of Solano County (WIB), Solano Employment Connection, provide employment services to homeless individuals.

HIV/AIDS –Planned Parenthood offers HIV testing and family planning series.

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

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

Introduction

Many individuals and families that are not homeless require supportive housing and programs to enable them to live independently, including services to assist persons returning from mental and physical health institutions in securing appropriate housing. These individuals and households include, but are not limited to:

- **Elderly (defined as 62 and older)**
- **Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)**
- **Persons with mental, physical, and/or developmental disabilities**
- **Persons with alcohol or other drug addiction**
- **Persons with HIV/AIDS and their families**
- **in Fairfield, other populations that may require supportive services, including individuals with limited proficiency in English.**

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

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

There are consistencies and unique differences in supportive housing needs for people with disabilities, the elderly, frail elderly, people returning to community after incarceration, people with alcohol or other drug addictions, people with HIV/AIDS and their families.

People with mobility issues require safe and accessible housing. People with addictions may require clean and sober environments or treatment facilities. People requiring medical treatment and health related services may need housing where these services are available or accessible.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Supportive services may include:

- Case management

- Educational, vocational and other recovery-oriented services
 - · Medication management and counseling

- Assistance in gaining access to government such as public assistance
 - Referrals to medical services, mental health care and treatment
 - Referrals to medical services, mental health care and treatment for drug and alcohol use
 - · Recommendations for other needed services, such as legal support
 - · Rental assistance, payment of utilities, or grants for security deposits People escaping domestic violence may require additional trauma related services and a high level of confidentiality.

People who were formerly incarcerated are often high need, and have a high rate of dual diagnosis. Many housing systems are not able to support this population

Emergency shelter beds and Transitional Beds within the City of Fairfield are provided by Mission Solano and Heather House. HH provides 24 a bed shelter and 1 transitional housing unit. Mission Solano provides up to 45 Veterans beds and roughly 140 beds for single women, women with children, and intact families.

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Site improvement standards establish infrastructure or require services to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction's development goals, the cost of these requirements can represent a significant share of the cost of producing new housing.

As stated in HUD's study of Subdivision Requirements as a Regulatory Barrier, such requirements can reasonably be considered regulatory barriers to affordable housing if the jurisdiction determined requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community. Subdivision requirements address streets, water, sewer, and drainage facilities; park, school, and other development fees; and tree planting. These standards and fees, while related to legitimate health, safety, and public service needs, nonetheless increase development costs. According to the Housing Element, City fees add another \$30,000 in costs, and streets, sewers, sidewalks, water lines, and off-site improvement costs can be substantial for many new subdivisions.

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

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	788	11	2	0	-2
Arts, Entertainment, Accommodations	4,469	3,385	14	13	-1
Construction	2,326	1,594	7	6	-1
Education and Health Care Services	6,788	6,081	21	24	3
Finance, Insurance, and Real Estate	1,904	1,832	6	7	1
Information	722	677	2	3	1
Manufacturing	3,154	2,504	10	10	0
Other Services	1,307	1,240	4	5	1
Professional, Scientific, Management Services	2,753	1,528	9	6	-3
Public Administration	0	0	0	0	0
Retail Trade	4,693	4,648	15	18	3
Transportation and Warehousing	1,231	754	4	3	-1
Wholesale Trade	1,592	1,583	5	6	1
Total	31,727	25,837	--	--	--

Table 40 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	49,084
Civilian Employed Population 16 years and over	44,073
Unemployment Rate	10.21
Unemployment Rate for Ages 16-24	20.70
Unemployment Rate for Ages 25-65	6.58

Table 41 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	8,988
Farming, fisheries and forestry occupations	2,454
Service	5,122
Sales and office	11,934
Construction, extraction, maintenance and repair	4,380
Production, transportation and material moving	2,606

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,584	64%
30-59 Minutes	11,014	24%
60 or More Minutes	5,937	13%
Total	46,535	100%

Table 43 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,844	718	2,085

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,941	868	3,249
Some college or Associate's degree	14,576	1,332	4,624
Bachelor's degree or higher	9,840	614	1,942

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	216	769	862	1,272	1,260
9th to 12th grade, no diploma	1,798	1,359	1,012	1,373	1,029
High school graduate, GED, or alternative	4,870	3,890	3,006	5,489	2,899
Some college, no degree	5,534	4,711	3,876	7,619	2,325
Associate's degree	480	1,287	1,127	2,985	879
Bachelor's degree	525	2,496	2,814	4,453	1,190
Graduate or professional degree	39	479	1,016	1,766	797

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,178
High school graduate (includes equivalency)	30,880
Some college or Associate's degree	42,464
Bachelor's degree	59,124
Graduate or professional degree	82,188

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

The top four sections are education and health care services, retail trade, arts, entertainment of accommodations and manufacturing.

Describe the workforce and infrastructure needs of the business community:

Growth of industry and the jobs released require skill set improvement and alignment of employers and the labor force.

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

Accessing pools of labor within the city is becoming more difficult as the demand for jobs grow, in addition, small business growth is a critical issue, and requires greater private investment.

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

With a strong and growing manufacturing base, especially in the beverage and food industries, there is a strong demand for applicants with basic mechanical and technical capabilities.

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

The Napa Solano Healthcare industry partnership was developed to receive guidance from employers to build curriculum supporting skills in the healthcare industry.

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

Yes

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

The Solano Economic Development Corporation

Discussion

MA-50 Needs and Market Analysis Discussion

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

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

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

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

Are there any community assets in these areas/neighborhoods?

The wide range of community assets in areas with concentrations of low-income families or racial or ethnic minorities include retail and services, schools, public parks, and public transportation. Downtown Fairfield and the adjacent residential area is the historic center of the City.

The City of Fairfield has encouraged the establishment and support of various business associations to empower business managers and owners to become involved with and actively work toward improving their business community. Three community focused business associations are located along the West Texas/North Texas corridor with the primary purpose of supporting, promoting, and advocating for the best interests of small businesses.

1. **Fairfield Main Street Association** - their mission is to promote downtown businesses through various events such as a season farmers market, Independence Day and Veterans Day Parade and Christmas Tree Lighting Event.
2. **North Texas Street Business Association** - formed as a Business Improvement District (BID) which includes the entire length of North Texas Street, including older motels and shopping centers with blighted and neglected properties.
3. **Fairfield/Suisun Chamber of Commerce** - Represents hundreds of businesses in Fairfield and neighboring Suisun City on economic development issues, and business growth and also works closely with City staff on many issues that affect businesses such as blighted properties and infrastructure, crime prevention, outdated zoning and homeless issues that negatively impact business and surrounding residents.

Are there other strategic opportunities in any of these areas?

The City of Fairfield has been engaged in an ongoing process to revitalize Downtown Fairfield, spurring investment and development in the area. This presents a key opportunity to leverage the private investment in the Downtown area and continue to pursue public/private partnerships to complete a range of projects.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies priority needs in Fairfield and describes strategies that the City will engage in to address those needs during the five-year period covered by the Consolidated Plan. Needs are identified based on the Needs Assessment and Market Analysis sections for the Consolidated Plan as well as information gathered during the consultation and citizen participation process.

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

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

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

The City has identified three areas as priorities for use of federal funds. For FY 2017-2018, it is anticipated that 100% of the CDBG funds will be expended in the target areas for economic, residential and social programs.

1. Low- and Moderate-income areas
1. Top 10 reporting districts with highest average crime rate
1. Neighborhood Revitalization Strategy Areas (NRSA)

In order to better serve the needs of specific areas of the city, the City of Fairfield has identified one proposed Neighborhood Revitalization Strategy Area (NRSA) with two sub areas:

- 1) West Texas/Downtown;
- 2) North Texas

The areas highlighted on the maps on the Neighborhood Revitalization Strategy Areas in Appendix 3 are the priority NRSA target areas.

For Public Service funding, 15% will be allocated towards those activities and 65% will be allocated to Non-Public Services which will specifically be for NRSA.

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

Priority Needs

Table 48 – Priority Needs Summary

Narrative (Optional)

The following table is from the IDIS system used to prepare this Consolidated Plan. Please note that all entries except for Description and Basis of Priority are pre-entered, with the author having the ability to only click on appropriate multiple-choice responses.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>As discussed in the Needs Assessment and market analysis, affordable housing constitutes a significant need in Fairfield. Through the FHA, the City of Fairfield provides tenant-based rental assistance through Section 8 Housing Choice vouchers.</p> <p>The City also provides tenant-based rental subsidy assistance for up to 24 months, grants or loans for security and/or utility deposits and tenant education workshops through HOME funding.</p>
<p>TBRA for Non-Homeless Special Needs</p>	<p>As discussed in the Needs Assessment and market analysis, affordable housing constitutes a significant need in Fairfield, particularly among households with special needs. Through the FHA, the City of Fairfield provides tenant-based rental assistance through Section 8 Housing Choice vouchers, including households with special needs.</p>
<p>New Unit Production</p>	<p>New affordable housing units are needed to address the City’s needs, as identified in the Needs Assessment and market analysis, and subsidies and supportive housing policies are necessary to make affordable housing development feasible. Fairfield implements a number of policies and programs to support the production of new units, as detailed in the City’s Housing Element.</p>
<p>Rehabilitation</p>	<p>Many low-income households need housing rehabilitation assistance to address maintenance or accessibility needs. The City of Fairfield has a history of using CDBG funds to provide low interest loans to low-income homeowners to assist with rehabilitation needs, and anticipates continuing to use CDBG funds for this purpose during the planning period.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	The City of Fairfield has a list of public agencies and nonprofit organizations that have contributed to housing projects in Fairfield and may continue to administer housing projects in the City in the future. These agencies and organizations are critical to meeting the housing needs of the City and play an important role in the acquisition, rehabilitation, preservation, and development of affordable and assisted housing.

Table 49 – Influence of Market Conditions

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

Introduction

During the Five-Year Consolidated Plan period, Fairfield anticipates receiving approximately \$2.9 million in CDBG funds, as shown in the table below. In addition to CDBG funds, other potential funding sources available to address housing and community development needs in Fairfield include HOME funds through the State Department of Housing and Community Development's HOME Program, state and federal Low-Income Housing Tax Credits, CalHome, Federal Home Loan Bank Affordable Housing Program, federal Continuum of Care funds, and Housing Choice Vouchers. Fairfield also contributes staff time and City General Fund revenue to support housing and community development activities. However, despite these potential resources, funding is not expected to be sufficient to address all needs identified in the Consolidated Plan. Funding shortages are consistently the most significant barrier to fully addressing Fairfield's housing and community development needs, and have recently become more acute because of the dissolution of California Redevelopment Agencies.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	736,762	0	813,321	1,550,083	2,947,048	All reserves have been expended from FY 2016-2017. Expected amount for Year 1 from actual FY 2016/17 CDBG allocation. Expected amount for Years 2 through 5 based on allocation for Year 1. Prior year resources are a combination of reprogrammed funding to Neighborhood Revitalization in the amounts of \$152,704.60 from Archway, Housing Rehab and Reserves and an amount of \$660.616.45 from Housing Rehab.

Table 50 - Anticipated Resources

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

Many of the activities that the City intends to fund through CDBG will require additional public and private resources, and CDBG funds will be used to leverage these other funding sources. The City of Fairfield plans to use CDBG funds for a range of activities during the five-year planning period, including sidewalk improvements, housing rehabilitation, fair housing services, and emergency shelter operations, consistent with activities that the City has funded in recent years. The City has a history of using CDBG funds to leverage General Fund revenue and other resources to complete sidewalk improvements and fund fair housing services and emergency shelter operations, and anticipates continuing to fund these activities similarly during the five-year planning period. Housing rehabilitation grants are not typically

used to leverage other resources to fund individual projects, but instead provide a means for the residents to maintain existing housing resources, thereby greatly reducing the cost that would otherwise be associated with providing housing for the households that receive assistance through this activity.

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

There are several City-owned parcels that may be used to meet needs identified in this Plan.

Discussion

See above.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FAIRFIELD	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
FAIRFIELD COMMUNITY FOUNDATION	Non-profit organizations	public services	Jurisdiction
FAIRFIELD POLICE ACTIVITIES LEAGUE, INC.	Government	public services	Jurisdiction
FAIRFIELD/SUISUN COMMUNITY ACTION COUNCIL	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Fairfield Main Street Association	Non-profit organizations	Economic Development neighborhood improvements public services	Jurisdiction
MERCY HOUSING CALIFORNIA	Developer	Rental	Nation

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COUNTY OF SOLANO	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the institutional delivery system are the result of years of ongoing collaboration between public institutions, nonprofit organizations and the private sector. Some of these strengths include:

- A strong, well-managed municipal government;
- A mutually beneficial exchange of services between jurisdictions and community organizations;
- Close collaboration and coordination among the County of Solano, the City of Fairfield, the Fairfield Housing Authority, and a variety of nonprofits in the “Continuum of Care.

There will continue to be gaps between the need for housing, programs, and services and actual delivery of services. Following are some of the reasons for the gaps:

- A shortage of resources to support housing and community development activities, which has become more acute following the dissolution of California Redevelopment Agencies, including the Fairfield Redevelopment Agency;

Rapid increases in housing costs in Fairfield and throughout the Bay Area, which make it more difficult for individuals and families to secure suitable units at an affordable cost;

Increasingly low vacancy rates making rental prices climb in Fairfield and throughout the entire Bay Area.

There continues to be a shortage of permanent supportive and transitional housing facilities and support services for those in transition, in addition there are limited options/funding to provide wrap around services, which also exacerbates the problem.

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

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

Table 52 - Homeless Prevention Services Summary

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

The Solano County Continuum of Care coordinates governmental and social service organizations to support service delivery to homeless persons in the county. A network of governmental and

nonprofit agencies provides a number of services and facilities that are targeted to homeless persons as well as mainstream services that are available to and used by homeless persons in and near the city of Fairfield. These services include emergency shelters, transitional and permanent supportive housing, mental health services, employment services, transportation assistance, and other services that provide a means for homeless individuals and families to transition from homelessness. Outreach and referral activities carried out by law enforcement, emergency shelters, and other agencies enhance access to these resources.

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

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include a well-coordinated network of wide-ranging services and skilled and experienced service providers, including the emergency shelter system and permanent supportive housing providers.

While the scope of services offered by governmental and nonprofit organizations in Solano County is fairly comprehensive, the availability of services to fully address needs is limited by a shortage of resources. In particular, service providers cite a shortage of permanent supportive housing as a barrier to further reducing homelessness in Solano County. There also appears to be a shortage for housing for Fairfield youth and their families, in addition to housing for Fairfield seniors.

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

Financial limitations are the most significant constraint to overcoming barriers to addressing priority needs in Solano County and are expected to continue to serve as a limitation over the course of the planning period. However, the City of Fairfield engages in various activities to overcome gaps in the institutional structure and service delivery system within the limitations posed by funding constraints. The City of Fairfield's strategy to overcome these gaps includes the following:

1. Provide new affordable housing, including permanent supportive housing, through supportive City policies, funding assistance and cooperation with nonprofit agencies. Specific Actions that the City of Fairfield engages in to support new housing production are detailed in the City's Housing Element, the Neighborhood Revitalization Strategy and summarized elsewhere in the Consolidated Plan.
2. Support the preservation of the existing affordable housing inventory through rehabilitation of existing units and monitoring of subsidized units with affordability restrictions. City efforts to preserve housing are detailed elsewhere in the Consolidated Plan.
3. Provide services to populations with special needs, individuals and families experiencing homelessness, and households at risk of becoming homeless, including rental assistance,

emergency shelter services, mental and physical health care, employment training, legal assistance, and other services. As detailed elsewhere in the Consolidated Plan, the City of Fairfield participates in service provision through active engagement with the Continuum of Care, ongoing coordination with service providers, and City programs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Services	2017	2018	Homeless			CDBG: \$38,476	Homeless Person Overnight Shelter: 350 Persons Assisted Homelessness Prevention: 100 Persons Assisted
2	Drug or Violence Prevention	2017	2018	Affordable Housing			CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
3	Youth Services	2017	2018	Non-Housing Community Development			CDBG: \$55,539	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted
4	Senior Services	2017	2018	Non-Housing Community Development			CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Revitalization Strategy Area	2017	2018	Affordable Housing Homeless Non-Housing Community Development			CDBG: \$1,292,216	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 900 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 600 Households Assisted Rental units constructed: 6 Household Housing Unit Homeless Person Overnight Shelter: 400 Persons Assisted Buildings Demolished: 2 Buildings

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Services
	Goal Description	Provide homeless shelters, permanent supportive housing and homeless assistance to the homeless community.
2	Goal Name	Drug or Violence Prevention
	Goal Description	Assist in the prevention of drug and violence by education and awareness.
3	Goal Name	Youth Services
	Goal Description	Registration fee assistance, staffing and supplies for the operations for a vehicle, director salaries, program supplies, recruitment and training.
4	Goal Name	Senior Services
	Goal Description	Provide meals for elderly/disabled homebound seniors.
5	Goal Name	Neighborhood Revitalization Strategy Area
	Goal Description	To reinvest in human and economic capital, and economically empower low-income residents as part of an overall community revitalization strategy. Comprehensive community revitalization strategies seek to create partnerships among federal and local governments, the private sector, community organizations and neighborhood residents.

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

Although the City of Fairfield does not anticipate using CDBG funds to support the development of new affordable housing during the upcoming planning period, the City does plan to use CDBG funds to support a permanent homeless shelter for women and children, as well as housing rehabilitation for low-income households. It is estimated that the permanent shelter will serve 25 households per year, totaling 125 households during the five-year planning period. All households and individuals served at the permanent shelter can be expected to be extremely low or low-income households. The City expects to provide rehabilitation assistance to 35 low-income households per year through CDBG-funded home rehabilitation loans and grants, totaling 175 households during the planning period.

The FHA will continue to provide Housing Choice vouchers to qualified tenants during the planning period, which currently provide affordable housing for 882 households in Fairfield.

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

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

Not applicable. The City of Fairfield does not own or operate and public housing units.

Activities to Increase Resident Involvements

Not applicable. The City of Fairfield does not own or operate and public housing units.

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

N/A

Plan to remove the ‘troubled’ designation

Not applicable. The City of Fairfield does not own or operate and public housing units.

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

Barriers to Affordable Housing

Site improvement standards establish infrastructure or require services to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure that new housing meets the local jurisdiction’s development goals, the cost of these requirements can represent a significant share of the cost of producing new housing.

As stated in HUD’s study of Subdivision Requirements as a Regulatory Barrier, such requirements can reasonably be considered regulatory barriers to affordable housing if the jurisdiction determined requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community. Subdivision requirements address streets, water, sewer, and drainage facilities; park, school, and other development fees; and tree planting. These standards and fees, while related to legitimate health, safety, and public service needs, nonetheless increase development costs. According to the Housing Element, City fees add another \$30,000 in costs, and streets, sewers, sidewalks, water lines, and off-site improvement costs can be substantial for many new subdivisions.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy – 91.215(d)

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

On the morning of January 30, 2015 community volunteers and homeless guides covered all of Solano County to provide a Point-in-Time count of all homeless individuals within its boundaries. The count found 1,082 individuals experiencing homelessness living in the county. The count can be considered conservative, considering that, even with the most thorough methodology, many homeless individuals stay in hidden, difficult-to-enumerate locations.

There are numerous explanations for this decrease in the number of homeless individuals in the county. The 2015 count effort followed the strict definition of homelessness, as outlined by HUD. While little is known about the 2013 methodology and census logistics plan, it was reported to Applied Survey Research that many census surveys were done in congregant day service locations and food/meal program locations. To our knowledge there was not a systematic filter applied to the sleeping locations for these people to determine if they met the HUD definition for homelessness versus being in a “double-up” living situation. It is not recommended that the longitudinal comparisons be made between the two study efforts without a better understanding of the methods used in 2013. Neighboring counties have seen mixed results; Sonoma County has seen a decrease in homelessness, while San Francisco has remained the same and Marin has increased.

The 2015 Solano County Homeless Census and Survey revealed a diverse population with many different trends and needs. There are many valuable takeaways from the data contained in this report including:

- 73% of the population were living unsheltered
- 88% of respondents reported living in Solano County before becoming homeless
- There were 223 chronically homeless individuals in Solano County, 21% of the total homeless population
- There were an estimated 140 veteran homeless individuals

Conclusion

- There were 34 families, with 114 family members, experiencing homelessness
- 74% of individuals were receiving some form of government assistance
- 85% of homeless individuals were unemployed

As these findings show, there are many challenges to face in order to eliminate homelessness in Solano County. Addressing issues of affordable housing, job training, mental health services, knowledge and availability of government services, and others will be important components of a responsive action plan.

Addressing the emergency and transitional housing needs of homeless persons

Similarly, the City of Fairfield engages in ongoing activities to address the emergency and transitional housing needs of homeless persons through participation in the Continuum of Care and by supporting agencies that provide emergency and transitional housing to Fairfield residents. Additionally, the City ensures that local policies, as detailed in the City's Housing Element, facilitate the development of emergency and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

The City amended its Zoning Ordinance to clarify that transitional and supportive housing is treated the same as other residential uses. For example, an apartment complex which is used for transitional housing is reviewed and approved under the same standards as a conventional multifamily development.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City has two existing emergency shelters, along with one shelter which serves mentally disabled individuals some of whom could face homelessness as they exit acute psychiatric care facilities:

- 1. Heather House offers 24 beds;**
- 2. Mission Solano Bridge to Life Center which offers up to 208 beds; and**
- 3. Caminar, which offers 13 beds.**

Together, these facilities do not meet the severe needs of the community as we are severely limited in Fairfield for specialized housing and/or shelters. There is a major shortage of beds available.

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

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

The Housing Division of the City of Fairfield uses CDBG funds to operate a Lead Based Paint Abatement Program that is typically implemented as part of the City's Rehabilitation Loan Program for low-income residents, and plans to continue this program during the five-year planning period. All low-income residents of Fairfield are eligible for the program and lead based paint testing. Most of the housing units assisted with CDBG funds were built before 1978 and are therefore impacted by lead based paint regulations. Units built before 1978 that are assisted with CDBG funds are inspected and tested for lead hazards and all construction activities are monitored for compliance with HUD's Safe Work Practices. Clearance testing is conducted at the completion of the projects to ensure that the site is free of hazards and safe for occupancy. In addition to the Lead Based Paint Program, the City of Fairfield also performs lead based paint testing on any properties affected by CDBG funds and built prior to 1978.

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

As discussed above, units that were constructed before 1978 are tested for lead based paint hazards, which is consistent with the factors associated with risk of lead based paint hazards. The Housing Division will continue to implement the Lead Based Paint Abatement Program and reduce lead based paint hazards in accordance with HUD regulations and guidelines.

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

Actions to address lead based paint programs are thoroughly integrated into housing policies and procedures due to the incorporation of testing and remediation of lead hazards through the City's Housing Rehabilitation Program and Housing Choice Voucher Program. The Housing Rehabilitation Specialist in charge of the Rehabilitation Loan Program is certified as a lead based paint inspector and risk assessor with the California Department of Public Health. The City also distributes information on lead based paint to participants in the Housing Choice Voucher Program and Housing Rehabilitation Loan Program. In addition, the City specifically prohibits contractors that participate in City housing programs from using lead based paint in their work.

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

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

Actions to address lead based paint programs are thoroughly integrated into housing policies and procedures due to the incorporation of testing and remediation of lead hazards through the City's Housing Rehabilitation Program and Housing Choice Voucher Program. The Housing Rehabilitation Specialist in charge of the Rehabilitation Loan Program is certified as a lead based paint inspector and risk assessor with the California Department of Public Health. The City also distributes information on lead based paint to participants in the Housing Choice Voucher Program and Housing Rehabilitation Loan Program. In addition, the City specifically prohibits contractors that participate in City housing programs from using lead based paint in their work.

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

Mission Solano has successfully met the basic necessities of the homeless and poverty stricken population since 1998. They provide an emergency shelter and distribute food, clothing, and ongoing community services. Their emergency shelter provides over 17,000 beds per year.

Heather House provides hands on services as well as working with local grass roots organizations to create and spread awareness, and find means to root out poverty and homelessness. Heather House provides temporary shelter, food, and case management to the homeless. The shelter has 24 beds and 4 transitional apartments for families and single women. Clients receive assistance in job searches and in locating permanent housing, as well as life skills training which includes budgeting, parenting, and nutrition.

SP-80 Monitoring – 91.230

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

The City of Fairfield’s CDBG Monitoring Program includes performance monitoring, financial monitoring, Davis-Bacon compliance and environmental review compliance. Sub-recipients are required to submit quarterly beneficiary reports, including the numbers of persons served by income level, race, ethnicity, disability status and female head of household. Project costs are paid on a reimbursement basis. A request for reimbursement must have appropriate documentation attached to verify all expenditures. A report of program activities accompanies the draw down request.

In addition to regular ongoing emails and phone calls with all subrecipients regarding program questions, project status updates, etc., the City also performs scheduled on site monitoring during the year. The purpose of monitoring is to ensure that all sub-recipients are in compliance with applicable federal requirements and that performance goals are being achieved.

The City uses a Sub-recipient Monitoring Checklist to document each site visit. The checklist includes information on project accountability, project progress, progress on planned activities, beneficiary data compilation/reporting, program compliance, financial management compliance, property records, accounting procedures, procurement procedures, budget tracking, and cost allocation plans.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the Five-Year Consolidated Plan period, Fairfield anticipates receiving approximately \$2.9 million in CDBG funds, as shown in the table below. In addition to CDBG funds, other potential funding sources available to address housing and community development needs in Fairfield include HOME funds through the State Department of Housing and Community Development's HOME Program, state and federal Low-Income Housing Tax Credits, CalHome, Federal Home Loan Bank Affordable Housing Program, federal Continuum of Care funds, and Housing Choice Vouchers. Fairfield also contributes staff time and City General Fund revenue to support housing and community development activities. However, despite these potential resources, funding is not expected to be sufficient to address all needs identified in the Consolidated Plan. Funding shortages are consistently the most significant barrier to fully addressing Fairfield's housing and community

development needs, and have recently become more acute because of the dissolution of California Redevelopment Agencies.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	736,762	0	813,321	1,550,083	2,947,048	All reserves have been expended from FY 2016-2017. Expected amount for Year 1 from actual FY 2016/17 CDBG allocation. Expected amount for Years 2 through 5 based on allocation for Year 1. Prior year resources are a combination of reprogrammed funding to Neighborhood Revitalization in the amounts of \$152,704.60 from Archway, Housing Rehab and Reserves and an amount of \$660.616.45 from Housing Rehab.

Table 54 - Expected Resources – Priority Table

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

Many of the activities that the City intends to fund through CDBG will require additional public and private resources, and CDBG funds will be

used to leverage these other funding sources. The City of Fairfield plans to use CDBG funds for a range of activities during the five-year planning period, including sidewalk improvements, housing rehabilitation, fair housing services, and emergency shelter operations, consistent with activities that the City has funded in recent years. The City has a history of using CDBG funds to leverage General Fund revenue and other resources to complete sidewalk improvements and fund fair housing services and emergency shelter operations, and anticipates continuing to fund these activities similarly during the five-year planning period. Housing rehabilitation grants are not typically used to leverage other resources to fund individual projects, but instead provide a means for the residents to maintain existing housing resources, thereby greatly reducing the cost that would otherwise be associated with providing housing for the households that receive assistance through this activity.

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

There are several City-owned parcels that may be used to meet needs identified in this Plan.

Discussion

See above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Services	2017	2021	Homeless			CDBG: \$38,476	Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 600 Persons Assisted
2	Drug or Violence Prevention	2017	2021	Affordable Housing			CDBG: \$0	
3	Youth Services	2017	2021	Non-Housing Community Development			CDBG: \$55,539	Public service activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted
4	Senior Services	2017	2021	Non-Housing Community Development			CDBG: \$15,000	
5	Neighborhood Revitalization Strategy Area	2017	2021	Affordable Housing Homeless Non-Housing Community Development			CDBG: \$1,139,512	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Services
	Goal Description	<p>A comprehensive Homeless Strategy was adopted by City Council in April 2015 to focus resources and consolidate and coordinate services for the City's homeless population. The City's Homeless Strategy is based on widely recognized and adopted principles that include: case management, enforcement, coordinated navigation, and increasing housing (emergency, transitional, and permanent supportive) supply based on HUD's Housing First Model. The four key components of the City's strategy are:</p> <ol style="list-style-type: none"> 1. Protect Health and Welfare 2. Connection to Services 3. Supportive Housing 4. Regional Homeless Strategy to reduce homelessness
2	Goal Name	Drug or Violence Prevention
	Goal Description	Although community input, community surveys and City Council goals showed Drug or Violence Prevention as one of the top goals, the City of Fairfield did not receive any CDBG applications for this type of activity.
3	Goal Name	Youth Services
	Goal Description	Provide at-risk and underperforming youth with tutoring and mentoring programs, including a mobile recreation program that visits sites in CDBG-qualified census tracts and a scholarship program that enables youth of low-income families to participate in community programs.
4	Goal Name	Senior Services
	Goal Description	Provide nutritious meals that are planned by a registered dietician and prepared in a central kitchen seven days a week to the senior population who is 60 years or older. These meals will be provided to Fairfield residents via home-delivery designed to aid seniors who cannot leave their homes or have difficulty preparing their own meals.

5	Goal Name	Neighborhood Revitalization Strategy Area
	Goal Description	HUD encourages the establishment of a Neighborhood Revitalization Strategy Area (NRSA) to create communities of opportunity in distressed neighborhoods. The goal of this program is to reinvest in human and economic capital, and economically empower low-income residents as part of an overall community revitalization strategy. Comprehensive community revitalization strategies seek to create partnerships among federal and local governments, the private sector, community organizations and neighborhood residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Fairfield has allocated CDBG funding to three projects during the 2017/18 program year, as summarized in Table 3 below. Funding allocated to CDBG Administration will provide support to City staff to administer and monitor grants and to prepare CDBG reporting documents. The Public Services project included in the table below encompasses Homeless Services, Youth Services and Senior Services. Neighborhood Revitalization encompasses a variety of activities.

Funded activities can include:

- 1) Acquisition Rehab
- 2) Multi-family rehab
- 3) Clearance, Demolition and Remediation
- 4) Privately-Owned Utilities
- 5) Code Enforcement
- 6) Lighting Improvements
- 7) Economic Development Assistance to For-Profits (Technical Assistance)
- 8) Micro-Enterprise Assistance
- 9) Non-Profit Capacity Building
- 10) Fair Housing Activities
- 11) Planning and Capacity Building
- 12) Street Improvements
- 13) Sidewalks
- 14) Pre-Development Costs

15) Low/Moderate Income Job Creation, Training, and Workforce Preparation

16) ED technical Assistance

17) Public Safety Improvements

18) Closed Building Renovation

19) Shelter Improvements

20) Single Family Rehab

21) Rehabilitation Administration

22) Parks, Recreational Facilities

The Neighborhood Revitalization Strategy Area (NRSA) designation includes two sub areas and neighborhoods: south of Air Base Parkway, west of Sunset Avenue, north of Highway 12 and east of Interstate 80. The NRSA also includes the downtown area and the surrounding neighborhoods considered to be Central Fairfield running east toward Travis Air Force Base.

The Neighborhood Strategy Initiative provides greater detail which is a port of this Consolidated Plan.

Projects

#	Project Name
1	CDBG Administration
2	Public Services
3	Neighborhood Revitalization Strategy

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Public Service allocation priorities are a result of public input and City Council goals. Although Drug and Violence Prevention was a highly favored activity in the community, there were no CDBG applications submitted that qualifies for Drug or Violence Prevention, therefore, there will be no funding for this activity. Non-Public Services will be encompassed entirely by Neighborhood Revitalization Strategy in various parts of the CDBG-eligible areas including various activities.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Homeless Services Youth Services Senior Services Neighborhood Revitalization Strategy Area
	Needs Addressed	
	Funding	CDBG: \$147,352
	Description	General management, oversight, monitoring, environmental review, accounting, and coordination of all CDBG programs.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Citywide
	Planned Activities	See description.
2	Project Name	Public Services
	Target Area	
	Goals Supported	Homeless Services Youth Services Senior Services
	Needs Addressed	
	Funding	CDBG: \$110,514
	Description	All Public Services approved for the 2017 Annual Action Plan.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	<p>150 youth to receive youth fee assistance from Youth Services</p> <p>1300 youth to receive assistance for participation in the Fun on the Run Van activities</p> <p>400 seniors to receive meals</p> <p>4 homeless women to receive supportive services</p> <p>4 homeless men to receive supportive services</p> <p>120 at-risk youth to receive tutoring and mentoring services</p> <p>2 youths to receive career internship opportunities</p>
	Location Description	CDBG eligible areas of Fairfield
	Planned Activities	<p>Youth activities</p> <p>Meals for homebound seniors</p> <p>Supportive services for homeless men and women</p>
3	Project Name	Neighborhood Revitalization Strategy
	Target Area	
	Goals Supported	Neighborhood Revitalization Strategy Area
	Needs Addressed	
	Funding	CDBG: \$1,292,216
	Description	Reinvest in human and economic capital, and economically empower low-income residents as part of an overall community revitalization strategy. Comprehensive community revitalization strategies seek to create partnerships among federal and local governments, the private sector, community organizations and neighborhood residents.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	<p>Create thirty (30) new first time homebuyer opportunities in the Neighborhood Revitalization Area</p> <p>Provide twenty (20) housing rehabilitaiton and repair loans</p> <p>Assist in the development of forty (40) units of market rate rental housing</p> <p>Provide funding for multi-family rehabilitation projects of fifty (50) units or greater.</p>

	Location Description	Within the Neighborhood Revitalization Strategy Area.
	Planned Activities	See description.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

To the extent that activities funded through CDBG serve a geographic area, these activities are in lower-income Census Tracts, according to CDBG regulations (i.e. low/moderate income area benefit). During the 2017/18 program year, projects located in the various Neighborhood Revitalization Strategy areas will consist of single and multi-family acquisition rehab, clearance, demolition and remediation, lighting improvements, street improvements and many other activities.

In addition, Fairfield plans to allocate funds to organizations that provide housing and services to low- and moderate-income persons, based on CDBG program regulations (low/moderate income limited clientele). This consists of funding allocated to facilities and organizations providing services to homeless individuals and at-risk youth as well as to support fair housing activities.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above.

Discussion

See above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section specifies goals for the number of households to be provided with affordable housing due to City of Fairfield CDBG expenditures within the 2017/18 program year by household type and type of activity. Per HUD guidelines, this section does not include the provision of emergency shelter, transitional shelter or social services.

One Year Goals for the Number of Households to be Supported	
Homeless	16
Non-Homeless	38
Special-Needs	0
Total	54

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	23
Acquisition of Existing Units	16
Total	54

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable. The City of Fairfield does not own or operate any public housing units.

Actions planned during the next year to address the needs to public housing

This section is not applicable. The City of Fairfield does not own or operate any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

This section is not applicable. The City of Fairfield does not own or operate any public housing units.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This section is not applicable. The City of Fairfield does not own or operate any public housing units.

Discussion

This section is not applicable. The City of Fairfield does not own or operate any public housing units.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Fairfield participates in the Solano County Continuum of Care, which seeks to coordinate housing and supportive services to assist homeless individuals and families in securing permanent housing. The City's First Year Annual Action Plan supports the Continuum of Care's activities to address homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The HUD Homeless Point-In-Time Count conducted January 2015 showed 344 people were homeless on a single night in Fairfield. Of those 344, 166 were without shelter. The most recent count conducted in January 2017 is predicted to be higher. Since the implementation of the Homeless Strategy, public safety enforcement has increased, yet housing remains a barrier. Thus, residents and businesses are experiencing an increase of homeless visibility along the North Texas and West Texas corridor, causing more negative impacts on the community while the homeless attempt to find shelter and services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The first year Annual Action Plan allocates funding to provide support to Community Action North Bay, which supports the City's ongoing efforts to address emergency and transitional housing needs in Fairfield. The City of Fairfield also engages in ongoing activities to address the emergency shelter and transitional housing needs of homeless persons through participating on the Continuum of Care and by maintaining close networks with agencies that provide emergency and transitional housing to Fairfield residents.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Along with the City of Fairfield, there are many agencies in and near Fairfield that provide assistance

to help homeless persons make the transition to permanent housing and independent living, as detailed in the Consolidated Plan. The City engages in ongoing coordination with these agencies, in part through participation in the Solano Continuum of Care.

The Annual Action Plan allocates funding to Community Action North Bay which provides services to assist people that are staying in shelters to make the transition to permanent housing and independent living. The City's ability to further support services for people transitioning from homelessness is somewhat limited by funding constraints, including the CDBG Program's 15% cap on public services spending.

In addition to services that are targeted specifically to households transitioning from homelessness, access to affordable housing is critical to help homeless individuals and families transition from homelessness. Although Fairfield's First-Year Annual Action Plan does not allocate CDBG funds to support the construction of new affordable units, the City uses other funding sources to provide financial support to affordable developments. Programs to address the City's affordable housing needs are discussed in greater detail elsewhere in the Consolidated Plan and in the City's Housing Element.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City implements several policies and programs to provide access to affordable housing, which is essential to prevent homelessness among at-risk households, as detailed elsewhere in the 2017-2021 Consolidated Plan and in the City's Housing Element. Ongoing actions that the City of Fairfield engages in to provide access to affordable housing include, but are not limited to:

- Providing financial support for affordable housing activities
- Operating a Section 8 Housing Choice voucher program
- Providing tenant-based rental assistance through the HOME Program
- Providing Project-based vouchers at various properties

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In accordance with State law, the City of Fairfield adopted a Housing Element Update in 2015 that details how the jurisdiction will plan for affordable housing, including an analysis of public policies that serve as barriers to affordable housing and specific actions that the City will take to remove any barriers. The City's 2015 Housing Element found that City policies generally support affordable housing production rather than serve as a constraint (see Section MA-40 of the Consolidated Plan). Nonetheless, the Housing Element includes actions that the City will take to further support affordable housing through City policies.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As stated in HUD's study of Subdivision Requirements as a Regulatory Barrier, such requirements can reasonably be considered regulatory barriers to affordable housing if the jurisdiction determined requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community. Subdivision requirements address streets, water, sewer, and drainage facilities; park, school, and other development fees; and tree planting. These standards and fees, while related to legitimate health, safety, and public service needs, nonetheless increase development costs. City fees add another \$30,000 in costs, and streets, sewers, sidewalks, water lines, and off-site improvement costs can be substantial for many new subdivisions. Off-site improvements vision perimeter landscaping improvements, and major water/sewer utility improvements needed to serve the subdivision.

Discussion:

See above.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Fairfield uses many strategies to address the affordable housing, enforcement of building codes, homeless, and community development needs identified in the Consolidated Plan. This section provides an overview of the City's ongoing activities and planned future actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between housing providers and social service agencies.

Actions planned to address obstacles to meeting underserved needs

A shortage of funding for affordable housing, homeless services, and community development activities is the primary obstacle to meeting underserved needs in Fairfield. The City of Fairfield actively pursues federal, state, local, and private funding sources to address underserved needs, and will continue to explore new and existing funding sources during the planning period and in subsequent years.

Actions planned to foster and maintain affordable housing

The City of Fairfield has several policies already in place and additional planned actions to foster and maintain affordable housing during the 2017/18 program year as well as in subsequent years. Ongoing and planned future actions to support the development and preservation of affordable housing are detailed in the City's 2015 Housing Element and through the 2017-2021 Consolidated Plan. These actions include, but are not limited to:

- Reduce the impact of development fees on affordable housing
- Provide fee deferrals
- Providing Section 8 Housing Choice vouchers to low-income households through the Housing Authority
- Efforts to ensure that City zoning regulations and other policies support the development of affordable and special needs housing
- Monitoring properties with affordability restrictions to determine when restrictions are set to expire and working with property owners to maintain affordability
- Encourage development of second dwelling units as another source of affordable housing,

especially for senior citizens and individuals

- Provide fee credits for affordable housing developers
- Provide first-time homebuyer down payment assistance

Actions planned to reduce lead-based paint hazards

Lead based paint risk assessment performed annually. Fails if paint loose from surface material (chipping, peeling, cracking). All failed items must be generally be corrected within 30 days. Inspector reinspects to ensure properties are in compliance.

Actions planned to reduce the number of poverty-level families

The Annual Action Plan allocates funding for Community Action North Bay which provides shelter and services to families in crisis. Services provided are affordable permanent housing with supportive services such as intensive case management, supplemental food, transportation, life skills, employment access, job training and shared housing. The City of Fairfield also has other agencies that provide services such as counseling, assistance with finding employment and other services to help families to exit from homelessness.

On an ongoing basis, the City of Fairfield addresses poverty more broadly through City programs and in cooperation with other governmental agencies and local service organizations. The City's affordable housing policies discussed in the Consolidated Plan and in the City's 2015 Housing Element, assist in providing affordable housing to lower-income households. For many households with poverty-level incomes, affordable housing is a necessary first step in overcoming poverty because households experiencing high housing cost burden, overcrowding or other unstable living environments are often unable to take steps to overcome poverty without first securing suitable affordable housing. Fairfield's ongoing economic development efforts help to stimulate economic expansion and job growth, potentially providing employment opportunities that will serve as a means for local households to earn incomes sufficient to overcome poverty.

Actions planned to develop institutional structure

The City of Fairfield engages in ongoing internal coordination and coordination with other agencies to address affordable housing, homelessness, and community development needs in the City, and will continue this coordination during the 2017/18 program year and in subsequent years. Key agencies in the institutional structure include the City of Fairfield, the Fairfield Housing Authority, Successor Housing Agency, Solano County Health and Human Services Department, affordable housing providers, homeless service providers, agencies that offer housing and supportive services to formerly homeless individuals and families and those at risk of homelessness and other health and social service agencies.

Actions planned to enhance coordination between public and private housing and social

service agencies

The City of Fairfield continues to participate in the Solano County Continuum of Care, which serves a critical role in coordinating services between public agencies, affordable housing providers, and social service agencies. Representatives from the City of Fairfield and Fairfield Housing Authority plan to continue to serve on the Continuum of Care Governing Board to further these efforts.

In addition, on an ongoing basis the City of Fairfield works with affordable housing developers to construct and manage affordable housing in the City and with County agencies and non-profit service providers to provide social services to residents. The City will continue to support these entities to achieve affordable housing, homeless services, and community development goals during the program year and in subsequent years.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

N/A

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

N/A

Attachments