



***CITY OF VACAVILLE
ANALYSIS OF IMPEDIMENTS TO FAIR
HOUSING***

***DEPARTMENT OF HOUSING SERVICES
2015***



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1. INTRODUCTION

Nestled in the rolling hills just west of Sacramento Valley -- an hour from San Francisco, and within minutes of the Napa and Sonoma wine countries, Vacaville California is a special place to live, work, play & visit. Vacaville is a vibrant community in one of the fastest growing areas of the nation and has become home to some of the largest and most successful life-science companies in the world, including Genentech, Alza, and Chiron. Its location makes it one of California's most attractive family communities. Yet, through it all, the pioneering spirit of Vacaville continues to thrive and bring prosperity to the residents.

Today, the City strives to provide a full continuum of housing services, such as support services to entities serving the homeless, rental assistance, assistance for first time homebuyers, housing counseling, and fair housing assistance.

1.1 Purpose of Impediments to Fair Housing Report

All state and local governments which receive certain federal funding from the U.S. Department of Housing and Urban Development (HUD) are required to prepare an Analysis of Impediments to Fair Housing in accordance with Community Development Block Grant (CDBG) Entitlement program regulations at 24 CFR 91.225(a)(1). To comply with the regulation, each jurisdiction must certify that it "actively furthers fair housing choice" through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records.

This analysis was first completed by the City of Vacaville in 1996 and updated in early 2003, 2005, and in 2010. This 2015 analysis identifies impediments to fair housing choice within Vacaville and establishes actions to reduce and overcome the effects of actual and potential impediments. Records used in this analysis and the actions taken are available for review at:

*City of Vacaville
Department of Housing Services
Vacaville Social Services Center
40 Eldridge Avenue, Suite 2
Vacaville, CA 95688*

1.2 What is an Impediment to Fair Housing Choice

As defined by the U.S. Department of Housing and Urban Development Fair Housing Planning Guide (1996), impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor.

This Analysis of Impediments (AI) to Fair Housing Choice provides an overview of laws, regulations, conditions or other possible obstacles that may affect an individual or a household's access to housing. The AI involves:

- A comprehensive review of the laws, regulations, and administrative policies, procedures, and practices;
- An assessment of how those laws, regulations, policies, procedures, and practices affect the location, availability, and accessibility of housing; and
- An assessment of conditions, both public and private, affecting fair housing choice.

1.3 Resources & Methodology Used To Prepare Analysis

The City utilized the following information/documents when completing this analysis update:

- ✓ *U.S. Census Data 2010*
- ✓ *Association of Bay Area Governments Projections 2009*
- ✓ *Consolidated Plan FY 2015-2020*
- ✓ *Consolidated Annual Performance & Evaluation Reports (FY 2010-2015)*
- ✓ *General Plan Housing Element (2015-2023)*
- ✓ *Vacaville Housing Authority Agency Plan (2015)*
- ✓ *Home Mortgage Disclosure Act*
- ✓ *US Census - 2009-2013 American Community Survey*
- ✓ *226 Least Affordable Metro Areas (4th Quarter 2014)*
- ✓ *Zillow Median Home Price Data*

Finally, the City of Vacaville Housing Services Department wishes to thank the following agencies who partner with the City to identify needs and ensure minority individuals and agencies representing people with disabilities seeking housing in Vacaville are not discriminated against on the basis of age, sex, family structure, national origin, or other arbitrary factors:

*Independent Living Resource
 City of Vacaville Community Development Department
 City of Vacaville Police Department
 Vacaville Housing Authority
 Northern Solano County Association of Realtors
 Solano County Health and Social Services Department
 Legal Services of Northern California (LSNC)
 Vacaville Unified School District
 Vacaville Community Housing, Inc. (VCH)
 Vacaville Neighborhood Boys & Girls Clubs
 Opportunity House Emergency Homeless Shelter/Transitional Housing Program
 Vacaville Family Resource Center
 Vacaville Social Services Corporation (VSSC)
 Vacaville Community Welfare Association (VCWA)
 HUD Fair Housing and Equal Opportunity (FHEO) Office in San Francisco*

This analysis update is part of an ongoing effort to promote fair housing opportunity and equal access to housing in Vacaville, which is protected by state and federal law. Discrimination on the basis of race, ethnicity or national origin, religion or marital status is prohibited by the federal Civil Rights Act of 1968 and by Section 53 of the California Unruh Civil Rights Act. The federal Fair Housing Amendments Act of 1988 prohibits discrimination based on handicap and familial status. The Rumford Fair Housing Law (part of the California Fair Employment and Housing Act of 1980) also protects an individual's access to housing.

1.4 How Funded

The City's fair housing activities have been funded through a combination of U.S. Department of Housing and Urban Development (HUD) CDBG and, Section 8 Housing Choice Voucher Program administrative fees, Successor Housing Agency Low-Income Housing Fund set-asides, and private donations.

1.5 Impediments Identified

- Affordable Housing
 - Insufficient stock of affordable rental units reduces housing choice for low-income households
 - Reduction in owner participation in the Vacaville Housing Choice Voucher Program reduces housing choice for low-income households
 - Concentration of low-income and/or minority households in identified census block groups
- Public Policies
 - Code Enforcement on older properties
 - Land Use ordinances that may restrict ability to develop multi-family/high density housing units
 - Development Impact Fees
- Public Financial Assistance
 - Sources of down payment assistance for low-income households
- Access to Community Assets
 - Access to quality education in areas with high concentration of low-income and/or minority households
 - Access to public transportation in areas with high concentration of low-income and/or minority households
 - Access to social services in areas with high concentration of low-income and/or minority households
 - Neighborhood safety in areas with high concentration of low-income and/or minority households
 - Access to parks and open space in areas with high concentration of low-income and/or minority households
- Fair Housing Issues
 - High percentage of fair housing complaints go unreported
 - Management/ Owner lack of knowledge in regards to fair housing policies in relation to reasonable accommodation requests by disabled individuals
 - Potential housing discrimination victims do not understand complaint process and outcomes

2. ANALYSIS

The following information was analyzed to identify potential impediments to fair housing in Vacaville.

2.1 Demographic Data

Population: According to *City of Vacaville 2010 Census Data*, the City of Vacaville has grown rapidly over the past four decades. For historical perspective, the population of Vacaville doubled from 1970 to 1980 and nearly doubled again from 1980 to 2000. The average yearly growth rate has stabilized since 2000 where Vacaville's population increased 4% between 2000 from 88,628 to 92,217 in 2010.

The U.S Census' 2009-2013 American Community Survey 5-Year Estimates Vacaville currently has a total population of 94,275; but only 30,749 households, and 3.06 persons per household.

Racial/Ethnic Population: According to the *2010 Census and the City of Vacaville CDBG Consolidated Plan*, the largest population increases since 2000 have occurred in the non-white populations. By racial/ethnic categories, Vacaville's racial/ethnic breakdown is as follows:

2010 Census Population By Race for the City of Vacaville		
RACE	TOTAL POPULATION	% OF OVERALL POPULATION
White	61,301	66.3
Black or African American	9,510	10.3
American Indian or Alaskan Native	846	0.9
Asian	5,606	6.1
Native Hawaiian & Other Pacific Islander	532	0.6
Some other race	8,136	8.8
Two or more races	6,497	7.0
Total	92,428	100.0

Source: U.S. Census Bureau, 2010 Census & American FactFinder Estimates

2010 Census Population By Ethnicity for the City of Vacaville		
ETHNICITY	TOTAL POPULATION	% OF OVERALL POPULATION
Hispanic or Latino (of any race)	21,121	22.9
Not Hispanic or Latino	71,307	77.1
Total	92,428	100.0

Source: U.S. Census Bureau, 2010 Census & American FactFinder Estimates

Age Distribution of Population: The following table summarizes the city's 2010 age distribution. The table shows that the city's population is distributed nearly even through age 44 with a slight increase in the population ages 45 to 54.

Age	Number	Percent
Total population	92,428	100.0
Median age (years)	37.2	(X)
Under 5 years	5,510	6.0
5 to 9 years	5,850	6.3
10 to 14 years	6,113	6.6

15 to 19 years	6,527	7.1
20 to 24 years	6,474	7.0
25 to 29 years	6,958	7.5
30 to 34 years	6,131	6.6
35 to 39 years	6,370	6.9
40 to 44 years	6,810	7.4
45 to 49 years	7,997	8.7
50 to 54 years	7,393	8.0
55 to 59 years	5,854	6.3
60 to 64 years	4,772	5.2
65 to 69 years	2,959	3.2
70 to 74 years	2,169	2.3
75 to 79 years	1,823	2.0
80 to 84 years	1,366	1.5
85 to 89 years	910	1.0
90 years and over	442	0.5
Source: U.S. Census Bureau, 2010 Census.		

Disabled Persons: According to 2009-2013 American Community Survey 5-Year Estimates, 8,492 Vacaville residents are disabled due to self care or mobility limitations. No data was available as to the degree of their disability.

2.2 Employment Data

Economic sectors in the City of Vacaville where job opportunities exist and identifies reasons why some employment sector positions are not being filled. The unemployment rate in the City of Vacaville was 7.99% according to the 2007-2011 CHAS and decreased to 4.5% as of December 2014 per the U.S. Bureau of Labor Statistics. According to the 2007-2011 CHAS the unemployment rate is only 4.41% among adults age 25-65.

The City of Vacaville is a regional center for Bio-Technology, pharmaceutical manufacturing, and aviation technology in Solano County. Major employers include California State Department of Corrections, Vacaville Unified School District, Kaiser Permanente, State Compensation Insurance Fund, Alza Corp, NorthBay Vaca Valley Hospital, Travis Credit Union, Mariani Packaging Co. Albertsons, and Himes Nursery, Inc. While economic conditions in the area are fairly stable, like the rest of the State and country, Vacaville experienced the impact of the recession. Unemployment peaked at 9.4% in 2010 but with the economic recovery, service and retail sectors, like the Vacaville Premium outlets offering over 120 outlets stores and Nut Tree plaza, adding restaurants like Buffalo Wild Wings, Chipotle, Boudin's SF Bakery, and Buckhorn Steakhouse BBQ, have seen sales increase.

2.3 Income Data

According to 2009-2013 American Community Survey 5-Year Estimates, the median income of households in Vacaville city is \$73,582. Of the households receiving income in Vacaville, 82.5% of the households received earnings, 25.5% of the households received Social Security, and 25.4% received retirement income other than Social Security. The average income from Social Security was \$17,404. These income sources are not mutually exclusive; that is, some households received income from more than one source.

The 2009-2013 American Community Survey 5-Year Estimates that 8.5%, or nearly 1,828 households were living in poverty in as of 2013 in the City of Vacaville. The survey shows that the majority of households in poverty in the City of Vacaville are households with female householder and no husband present at 25.1% (roughly 1,088 households). Table 4 summarizes the poverty level in 2013.

POVERTY STATUS IN 2013 (BELOW POVERTY LEVEL)			
Subject	Number		Percent below poverty level
	All income levels	Below poverty level	
Families	21,510	1,828	8.5
With related children under 18 years	11,112	1,311	11.8
Families with female householder, no husband present	4,334	1,088	25.1
With related children under 18 years	2,700	824	30.5
All individuals for whom poverty status is determined	84,391	8,382	9.9
Under 18 years	21,379	3,302	15.4
65 years and over	9,420	689	7.3
Unrelated individuals for whom poverty status is determined	13,896	1,998	14.4
All individuals below:			
50 percent of poverty level		3,804	
125 percent of poverty level		10,188	
150 percent of poverty level		12,581	
Source: U.S. Census Bureau, 2009-2013 American Community Survey			

2.4 HOUSING PROFILE

The table below summarizes housing units in 2010 by tenure; whether they are owner-occupied or rented. Ownership housing may include single-family units, condominiums, or mobile homes. Rental housing includes rented single-family houses and duplexes as well as apartments.

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	32,814	100.0
Occupied housing units	31,092	94.8
Vacant housing units	1,722	5.2
TENURE		
Occupied housing units	31,092	100.0
Owner occupied	19,721	63.4
Owned with a mortgage or loan	16,341	52.6
Owned free and clear	3,380	10.9
Renter occupied	11,371	36.6
VACANCY STATUS		
Vacant housing units	1,722	100.0
Source: U.S. Census Bureau, 2010 Census.		

Housing Affordability: During the fourth quarter of 2014, the National Association of Homebuilders ranked the Vallejo-Fairfield-Napa MSA (of which Vacaville is a part) as the 180th least affordable housing market in the nation, out of 226 MSAs surveyed.

Home Ownership: The median price of a home in Vacaville in January 2015 was \$352,000 (includes both new and resale housing units). Based on a 30-year fixed mortgage at 3.78 % (current Freddie Mac weekly survey rate) with a 3.5% down payment, a Vacaville family of four with a median income of \$61,360 can afford to purchase a \$430,000 home. While home prices have increased since the foreclosure crisis in 2009, a family of four earning 80% of area median income can purchase a home.

COMPARATIVE MEDIAN HOUSE PRICES VACAVILLE, BAY AREA, SACRAMENTO, & CALIFORNIA

City/Area	Nov-09	January 14	January 15	Percentage Change Nov. 09 to Jan. 14	Percentage Change Jan. 14 to Jan. 15
California	\$304,520	\$409,000	\$436,000	34%	7%
SF Bay Area	\$665,000	\$658,000	\$706,000	-.01%	7%
Sacramento	\$142,000	\$238,000	\$259,000	68%	9%
Vacaville	\$230,000	\$318,000	\$352,000	38%	11%
Vacaville House Prices as a Percent of the California Median %	76%	78%	81%		
Vacaville House Prices as a Percent of the San Francisco Bay Area Median	35%	48%	50%		

2.5 Vacancy Rates:

The Department of Housing Services (DHS) surveys the Vacaville apartment rental housing stock to determine the availability of apartment rental housing. DHS conducted its 2014 survey of the vacancy and monthly rent levels of apartment-type rental units in the City of Vacaville over a sixty-day period between July and September, 2014. During that time, information was requested from 5,963 apartment units in the City of Vacaville. This number is based on the availability of ownership and contact information for multi-family, non owner-occupied dwellings consisting of 4 or more units.

This survey does not consider: 1) single-family dwellings that are rented; 2) multi-family units that are owner-occupied (condominiums); 3) rental properties with less than four units; or 3) apartments with restricted rents.

Of the 5,963 units 1,056 units were not included in the survey because they have restricted rents. Therefore, 4,907 units were surveyed. In addition, 374 units known to be under rehabilitation and/or new construction were not surveyed (130 of which have restricted rents).

Of the 4,907 units surveyed, 4,238 units responded to the survey. Of the 4,238 available rental apartment-type units that reported, 97 were reported to be vacant and available for rent while an additional 104 units were reported to be vacant but unavailable for renting. These 104 unavailable units are not included in the vacancy rate.

Units In Survey	Units Reported	Vacant Ready
4,907	4,238	97

2.6 HOUSING COST BURDEN

During the time period from 2009 to 2014, median rents increased by 15% for one-bedroom units; increased by 16% for two-bedroom units and three-bedroom units had no change. Over the ten-year period from 2004 - 2014, median rents have increased 24% for one-bedroom units, 30% for two-bedroom units, and 27% for three-bedroom units.

Median Area Rents (2014 Vacaville Vacancy Survey)

	2009	2010	2011	2014	% increase 2009-2014
1 bedroom	\$947	\$925	\$950	\$1,085	15%
2 bedroom	\$1,125	\$1,120	\$1,103	\$1,300	16%
3 bedroom	\$1,400	\$1,335	\$1,300	\$1,400	0%

The U. S. Census Bureau defines cost burden as the percentage of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage principal and interest payment, taxes, homeowners insurance, and utilities.

According to 2009-2013 American Community Survey 5-Year Estimates, there are 2,335 extremely low-income (0 - 30% of household median family income (HMFII)) Vacaville households. Of these, 53.7% are renters with a housing cost burden greater than 50% of household income and 20.6% are homeowners with a housing cost burden greater than 50% of household income. 59.7% are renters with a housing cost burden greater than 30% of household income while 30.2% are homeowners with a housing cost burden greater than 30% of household income.

There are 2,380 very low-income (31 - 50% of household median family income (HMFII)) Vacaville households. Of these, 30.5% are renters with a housing cost burden greater than 50% of household income and 20.8% are homeowners with a housing cost burden greater than 50% of household income. 52.1% are renters with a housing cost burden greater than 30% of household income while 29.2% are homeowners with a housing cost burden greater than 30% of household income.

There are 5,010 low-income (51 - 80% of household median family income (HMFII)) Vacaville households. Of these, 6.1% are renters with a housing cost burden greater than 50% of household income and 16.6% are homeowners with a housing cost burden greater than 50% of household income. 34.8% are renters with a housing cost burden greater than 30% of household income while 29.8% are homeowners with a housing cost burden greater than 30% of household income.

3. SEGRAGATION AND INTEGRATION

Maps at the block group level were created showing percentage of the population by racial and ethnic groups identified in the 2010 U.S. Decennial Census.

3.1 AREAS OF RACIAL AND ETHNIC CONCENTRATION

Hispanic

The percentage of households identifying as Hispanic in a block group area ranged from 6.18 % to 69.25 %. The citywide percentage for Hispanic was 22.9 %. There were 9 block group areas in the city that had a concentration of Hispanic households:

- Census Tract 2535.01
Block Group 1
Block Group 2
- Census Tract 2531.05
Block Group 1
Block Group 4
- Census Tract 2531.07
Block Group 3
- Census Tract 2532.03
Block Group 1
- Census Tract 2532.04
Block Group 4
Block Group 5
- Census Tract 2532.05
Block Group 3

Asian

The percentage of households identifying as Asian in a block group area ranged from 0.58 to 17.86 %. The citywide percentage for Asian was 6.1 %. There was 1 block group areas in the city that had a concentration of Asian households:

- Census Tract 2529.05
Block Group 2

3.2 AREAS OF LOW-INCOME CONCENTRATION

After reviewing 2006-2010 American Community Surveys data, HUD has designated Vacaville as a CDBG “exception grantee” for 2014 area benefit activities. These exceptions generally occur in communities where there are few areas in which 51% of the residents are low and moderate-income (HUD’s normal required percentage for area benefit activities). Vacaville’s exception threshold when considering the minimum percentage of low and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds is 50.40%. Vacaville has 18 Census Tract/Block Group that falls within the exception threshold.

Core Target Area

Census Tract 2529.11, Block Group 1, 59.59%, Block Group 2, 64.25%, and Block Group 4, 68.78%
Census Tract 2531.01, Block Group 1, 69.23%, Block Group 2, 90.58%, and Block Group 4, 63.86%
Census Tract 2531.05, Block Group 1, 72.47%
Census Tract 2531.08, Block Group 3, 52.28%

Census Tract 2532.04, Block Group 4, 67.46%, and Block Group 5, 75.90%
Census Tract 2532.05, Block Group 3, 78.39%

Mariposa

Census Tract 2531.07, Block Group 3, 76.50%, and Block Group 4, 58.33%

Fairmont Target Area

Census Tract 2531.05, Block Group 1, 72.47%, and Block Group 4, 59.22%
Census Tract 2531.06, Block Group 1, 55.66%, and Block Group 2, 60.85%
Census Tract 2529.08, Block Group 2, 52.28%
Census Tract 2529.10, Block Group 1, 51.03% (Note: Block Group 2 is at 50.32%)

4. PUBLIC AND PRIVATE SECTOR FACTORS AFFECTING FAIR HOUSING CHOICE

The City's Planning Commission recommends and the City Council approves all public policies and actions that affect Fair Housing. Review of the City of Vacaville's current policies and actions do not reveal having any direct negative fair housing impacts. However, there are policies that impact new construction costs and affordability (e.g.: approval of sites and/or other requirements used in the approval process for the construction of housing, fees, etc.).

4.1 Land Use Controls and Growth Management

The City implements the General Plan's land use policies through its Land Use & Development Code and zoning map as well as policy plans, and Successor Agency plans. Vacaville's General Plan contains policies that emphasize maintaining Vacaville's single-family environment while encouraging a mix of housing types in new projects and coordinating the approval of such projects with the availability of needed infrastructure. Two City land use actions could potentially be considered restraints in that they seek to control, beyond the extent of usual land use and zoning measures, the type and amount of residential growth.

Housing Mix Policy (Land Use Element Policy 2.5-G2)

The first potential restraint measure is the General Plan housing mix policy, which specifies that there should be the following "approximate" housing mix:

- 60 % standard single-family-detached units;
- 20 % moderate density units (zero-lot-line single-family units, mobile homes, duplexes, triplexes and townhouses); and
- 20 % apartment-type units (garden apartments, condominiums).

Planned Growth Ordinance: The second potential restraint measure is the City's Planned Growth Ordinance (PGO), adopted in 1991 and revised in 2000. The PGO was originally adopted following rapid residential growth that occurred in the 1990s. As a result of the rapid growth, water, sewer, streets, and schools were operating at or beyond capacity. The PGO is structured to ensure that new residential development has adequate infrastructure and public services in place to serve the new housing units and future residents. The PGO, as amended in 2000, is based upon maintaining an inventory of 1,000 units within approved and unbuilt projects which have building permit allocations and are eligible to be issued building permits at any time.

4.2 Building Codes and Enforcement

The City of Vacaville implements the California Building Code. While building code requirements have, over the years, greatly improved the safety and energy efficiency of homes, it is undeniable that modern codes require the construction of more costly dwelling units than codes used twenty, thirty, or forty years ago. The City considers the Building Code a "minimum" standard for building construction^[d1].

The City of Vacaville 2015-2023 Housing Element estimates the rehabilitation needs, building code, and HQS violations for older homes constructed prior to 1980 in the CDBG target areas. 2,609 units constructed before 1980 were surveyed. Of the 2,609 units, 894 units required repairs costing under \$20,000 to improve curb appeal of the unit. 922 units required repairs within three years to avoid structural damage. An additional 387 units required significant repairs to correct structural deficiencies; 17 units had extensive damage to the exterior and are categorized as having major structural deficiencies. Of the units surveyed, approximately 51% require rehabilitation.

Vacaville's CDBG target areas are defined as areas where at least 47.6% of households in that area are low and moderate-income. The survey results above indicate that over half of the housing units occupied by low-to moderate-income households are some stage of disrepair.

4.3 Community Facility Districts for Police and Fire Services

The 2007-2009 Strategic Plan emphasizes the need to maintain and improve public safety for the community. Historically, the City's General Fund revenues have been used as the primary source of funding for police and fire protection services. However, as City access to funding sources has continued to decline due to State takeaways, the City has been tasked with the need to establish new funding sources to continue to provide public safety services. The formation of community facilities districts ("CFDs") is a funding source that mitigates the added cost of providing public safety services for new development and helps avoid any degradation of public safety services to current residents.

4.4 Public Financial Assistance

CalHOME Down Payment Assistance Program: The City of Vacaville also made available down payment and/or closing cost assistance loans through the CalHOME program of up to \$50,000 at 0% interest. The loans are due upon sale of the property; transfer of title, or at the 30 year maturity date.

Section 8 Homeownership Program: This program allows qualified Section 8 participants to utilize their Section 8 Voucher towards payment on a home mortgage, rather than towards payment of rent.

The VHA is targeting prospective Family Self-Sufficiency (FSS) families for participation in this program. The VHA has formed partnerships with several funding sources in the community to finance homes for purchase by those Section 8 participants who qualify. The VHA requires that financing for purchase of a home under its Section 8 Homeownership Program will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards. The VHA will also partner and refer participants to other homeownership programs (including the City of Vacaville CalHOME Program) in an effort to facilitate the families search for suitable housing and increase their buying power.

Extra Credit Teacher Program: This Program provides a below market interest rate California Housing Finance Agency (CalHFA) first loan, together with a forgivable interest CalHFA second loan to assist eligible teachers, administrators, staff members and classified employees to purchase their first home. All borrowers must be teachers, administrators, classified employees and staff members who are first-time homebuyers and whose income does not exceed CalHFA income limits that vary based on location and family size.

This Extra Credit Teacher Program is intended to assist members in **high priority** school areas across the state to achieve homeownership. Vacaville is considered a high priority area and has 9 qualifying schools.

4.5 Housing Choice Vouchers and Housing Subsidy Programs

Vacaville Housing Choice Voucher Program: The Vacaville Housing Authority (VHA) has administered the Section 8 rental assistance program since 1978 to provide rent subsidies to extremely low- and very low-income households. Participating families pay approximately 30 % of their income toward their rent. The VHA currently administers 1,193 vouchers.

With rent levels increasing, families in Vacaville with annual incomes at or below 50% of the median income, which are clients served by the Section 8 program, cannot afford the median apartment rent without a landlord's willingness to accept rental subsidy assistance (i.e., a family of four with a \$38,350 annual income can only afford to pay \$959 a month in rent while the median rent for a two-bedroom apartment in Vacaville is \$1,300). Because of the tight market and no requirement to accept vouchers, owners and apartment managers have been reluctant in accepting applicants with housing choice vouchers over equally qualified applicants without housing vouchers. Some owners and apartment communities have even stopped accepting applications from voucher holders.

Privately Funded Housing Assistance:

During the mid 1980s, the former Vacaville Redevelopment Agency assisted with financing of 195 apartments affordable to households with low- and moderate income at the following complexes:

- The Sycamores 53 units
- Hidden Creek 48 units
- Quail Run 60 units
- Spring Glenn 35 units

Through acquisition, rehabilitation, and/or reduced unit density, the non-profit Vacaville Community Housing (VCH) provided 482 housing units and an additional 130 units, in partnership with CFY Development, at affordable rents to families with income below 60 % of area median family income. These units are affordable to lower income households located in the Trower and Acacia neighborhoods. Over 70 % of VCH-owned units are set aside for families with income at or below 60 % of median family income; however, market conditions reflect at least 90 % of units are rented to families with income below 60 % of median income.

The City of Vacaville has 1,043 units of subsidized below market-rate housing, and 274 units are at risk of conversion to market-rent status within the next ten years (2015 – 2025). The complexes at risk are Quail Run (60 units), Vaca Gables (65 units), Hillside Seniors (15 units), and Vacaville Depot (134 units).

5. NEIGHBORHOOD DISPARITIES IN ACCESS TO COMMUNITY ASSETS

Access to good schools, economic opportunities, social services, and a safe community can affect quality of life for residents in the community. Research shows that minorities, individuals with disabilities, and other protected classes have less ability to access these community assets.

5.1 School Rankings

The **Academic Performance Index (API)** is a measurement of academic performance and progress of individual schools in California, United States. It is one of the main components of the Public Schools Accountability Act passed by the California legislature in 1999. **API scores** ranges from a low of 200 to a high of 1000. Each year, schools receive a state decile rank according to their Base API score. API scores are sorted from the highest to the lowest, by school type, and divided into 10 equal ranks (i.e., deciles). A rank of 10 is the highest and a rank of 1 is the lowest.

List of Schools	School Level E=Elem M=Middle H=High	2013 Growth API	Weighted 3-Year API Average*	2013 School Ranking
Travis Unified				
Cambridge Elementary	E	788	791	4
Foxboro Elementary	E	828	833	7
Golden West Middle	M	833	826	7
Vanden High	H	826	830	8
Vacaville Unified				
Alamo Elementary	E	851	853	7
Alternative Cooperative Education Charter	E	853	852	7
Browns Valley Elementary	E	841	843	7
Cooper Elementary	E	872	872	8
Edwin Markham Elementary	E	747	737	2
Eugene Padan Elementary	E	749	753	3
Fairmont Charter Elementary	E	738	740	1
Hemlock Elementary	E	811	798	5
Jean Callison Elementary	E	832	831	6
Orchard Elementary	E	864	867	8
Vaca Pena Middle	M	799	787	5
Willis Jepson Middle	M	805	786	5
Elise P. Buckingham Charter Magnet High	H	853	847	9
Vacaville High	H	752	751	5
Will C. Wood High	H	738	735	4

A school is labeled high priority if it has a ranking between 1 and 5. Of the elementary schools in the City of Vacaville with a ranking of 5 or less, Edwin Markham Elementary, Eugene Padan Elementary, Fairmont

Charter Elementary, and Hemlock Elementary schools are located in areas of minority and/or low-income concentration.

5.2 Economic Opportunities

Industries: In 2009-2013, for the employed population 16 years and older, the leading industries in Vacaville city were Educational services, and health care, and social assistance, 23.1 %, and Retail trade, 13.4 %.

Occupations and Type of Employer: Among the most common occupations were: Management, business, science, and arts occupations, 32.1 %; Sales and office occupations, 25.2 %; Service occupations, 21.4 %; Production, transportation, and material moving occupations, 11.0 %; and Natural resources, construction, and maintenance occupations, 10.4 %. Seventy-one percent of the people employed were Private wage and salary workers; 23.6 % were Government workers; and 5.2 % were Self-employed in own not incorporated business workers.

Travel to Work: Eighty-three percent of Vacaville city workers drove to work alone in 2009-2013, 11.1 % carpooled, 0.8 % took public transportation, and 2.8 % used other means. The remaining 2.6 % worked at home. Among those who commuted to work, it took them on average 25.8 minutes to get to work.

Many Vacaville residents commute to work (primarily to the Bay Area or Sacramento Regions). According to the 2010 Census, 37.3 % of Vacaville residents work in Vacaville. The remaining employed residents commuted to jobs outside of Vacaville. ABAG forecasts that Solano County will add 7,000 jobs between 2015 and 2035. The ratio of jobs to employed residents in Vacaville is projected to increase from .77 jobs per resident in 2015 to 0.85 jobs per resident by 2035. This is less than an ideal ratio of one or more jobs per employed resident and is not consistent with local policy. Local policy is that the City will continue to actively pursue economic development opportunities, which should result in local jobs for existing residents.

5.3 Social Services

The Association of Bay Area Governments (ABAG) Projections 2007 projects Vacaville to grow by 37%, an increase of 36,000 residents, by the year 2035. This level of growth is consistent with the overall growth rate projected for Solano County. Vacaville's increased population has brought with it numerous additional amenities including a hospital, recreation and cultural facilities, new businesses, and jobs.

The City of Vacaville sees an increased need for Public Services including, homeless services, senior services, youth services, transportation services, services for battered and abused spouses, health services, services for neglected and abused children, substance abuse services, employment training, crime awareness, fair housing counseling, child care, legal services, and mental health services.

5.4 Public Transportation

Transportation is, and will remain, a major issue for the citizens and businesses of Vacaville. Public transportation service in Vacaville includes local and regional bus service and taxi operations. Public transportation plays an important role in low-income areas where households either do not have personal transportation options or two or more persons must share personal transportation. Public transportation is also important for elderly and/or disabled persons to remain independent and not be forced to make housing choices based on proximity to doctors, grocery stores, employment, or other supportive services.

Access to public transportation expands housing choice for low-income, elderly, and/or disabled families that rely on public transportation to get to work and/or school, doctor's visits, and other important daily tasks. Residents that rely on public transportation are affected most by the days and times that public transportation are available.

5.5 Neighborhood Safety

The City's goals are to: create safer rental properties and neighborhoods, enhance security and reduce the fear of crime for residents, facilitate a cooperative effort between rental property owners, managers, residents and police to minimize crime, promote effective property management through landlord training, reduce blight on rental properties , and reduce police calls for service at rental properties.

The police cannot solve crime problems alone. Neither can the management or residents of rental properties. When we work together the end result is the most successful approach to crimes in rental communities. There are three ways criminal activity comes into a rental community: the criminal lives there, the criminal visits friends there, and the criminal comes to the property to commit crimes.

5.6 Community Parks, Recreation, and Open Space

According to the National Recreation and Park Association, parks and recreation have three values that make them essential services to communities:

- Economic value
- Health and Environmental benefits
- Social importance

Parks are vitally important to establishing and maintaining the quality of life in a community, ensuring the health of families and youth, and contributing to the economic and environmental well-being of a community and a region. This is especially important to single mothers, which are identified as a special needs group because their level of income is often too low to pay for housing adequate to meet space and lifestyle needs. In 2010, female households with no husband present (single mothers) comprise 13.1 % of all households compared to 12.4 % in 2000. In 2010, there were 2,282 households consisting of single mothers with children under 18 years old. The special housing needs of this group include low-cost housing, that is suitable for children (outdoor play space or proximity to parks would be preferable), and located near schools and childcare.

There are approximately 32 parks and fields in the City of Vacaville. Of those, only 7 are located within the identified areas of low-income and/or racial concentration.

6. FAIR HOUSING PROFILE

In order to determine Vacaville's Fair Housing profile, discrimination complaints, and HUD Fair Housing monitoring results were reviewed:

6.1 Discrimination Complaints

Vacaville residents with Fair Housing complaints that contact the Housing Services Department are referred to three different agencies. Staff indicated that they were not aware of the status of these complaints, whether HUD investigated them and/or made a finding of discrimination, or whether the Department of Justice filed lawsuits.

Legal Services of Northern California (LSNC): The mission of Legal Services of Northern California is to provide quality legal services to empower the poor to identify and defeat the causes and effects of poverty within the community efficiently utilizing all available resources. The local office serving Solano County assists with preservation of Housing (e.g. creation and/or preservation of low-income housing, tenants' rights, evictions and lock outs, foreclosures, quality of housing, mobile homes, mitigation of homelessness, termination of utilities, unsafe housing, and natural disasters).

LSNC reports that in the period from January 1, 2012 to December 31, 2014, their offices received housing related complaints* from approximately 645 Vacaville households (affecting 1,337 individuals). These housing related complaints breakdown as follows:

- 411 complaints involving private tenant/ landlord issues. These issues include, but are not limited to, housing discrimination in relation to age, ancestry, color, disability, national origin, race, religion, sex, sexual orientation, and/or source of income.
- 141 complaints involving the Vacaville Housing Authority
- 30 complaints involving homeowners in foreclosure with no evidence of predatory lending issues
- 30 complaints involving residents in mobile home parks
- 22 complaints involving utilities payments (i.e. payments not being made by responsible party)
- 6 complaints involving homeowners with non-foreclosure related issues
- 5 other

Unlawful Detainer Advisory Clinic: The Superior Court of Solano offers an Unlawful Detainer Advisory Clinic Hotline (UD Clinic in the Fairfield and Vallejo Courthouses. The advisory services, available to both landlords and tenants, are provided by telephone by licensed attorneys and supervised legal interns who assist in resolving landlord-tenant problems informally and function as an alternative to more formal court proceedings.

HUD Fair Housing and Equal Opportunity Office (FHEO): Residents who feel they have experienced housing discrimination are also referred to the San Francisco FHEO Office to file a complaint directly. If the complaint involves a possible violation of the Fair Housing Act, a specialist will assist the resident in filing an official housing discrimination complaint. From September 2011 to March 2015, the FEHO has received housing discrimination complaints from 19 Vacaville households. These complaints are categorized as follows:

- 6 complaints based on disability
- 5 complaints based on religion
- 4 complaints based on National Origin
- 2 complaints based on familial status
- 1 complaint based on sexual orientation
- 1 complaint based on marital status

*Complaints are defined as issues reported to and recorded by LSNC and are not to be interpreted as documented accounts of actual housing discrimination

Of the complaints filed with the FHEO Office, only one complaint was confirmed and settled by enforcement.

As part of the Citizen Participation Process, the Housing Services Department conducted a survey of community members to gauge the fair housing climate in Vacaville:

22% of survey participants believed they had experienced discrimination in the purchase and/or rental of housing in the City of Vacaville.

Of these respondents:

60% of respondents identified Disability as the basis of the discrimination
40% of respondents identified Race/Color as the basis of the discrimination

80% of the respondents did not report the incident:

50% did not believe it would make a difference
25% fear retaliation from reporting
25% did not know where to go

The City of Vacaville does not appear to have a high amount of fair housing complaints or fair housing enforcement activity. This could be due to, what the survey reveals as, a significant amount of under reporting of fair housing complaints.

The survey results suggest that the majority of issues have been based on disability. The respondents noted specifically failure to provide reasonable accommodation. They state lack of knowledge regarding the responsibilities of landlords and managers to make reasonable accommodations for disabled persons and fair housing laws and practices as a concern.

6.2 Vacaville Housing Authority Experience

The Vacaville Housing Authority (VHA) staff report receiving few formal fair housing complaints between 2010 and 2014.

VHA Waiting List: The VHA received a complaint regarding an applicants removal from the VHA waiting list. Once the VHA received the complaint, the VHA contacted the applicant and explained the VHA's Reasonable Accommodation process. The issue was resolved and the complaint was withdrawn.

HCV Program Participation Termination: The VHA received notification of a former participant's belief of wrongful termination from the HCV program. A complaint was filed but not accepted by HUD FHEO Office.

6.3 HUD Fair Housing and Equal Opportunity Monitoring:

In April 2015, HUD Fair Housing and Equal Opportunity conducted a Fair Housing monitoring of the City's Housing Authority.

(results)

7. IMPEDIMENTS TO FAIR HOUSING CHOICE AND ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING

After carefully analyzing jurisdictional background data, public and private sector actions affecting fair housing activities, and disparities in access to community assets, the following are conclusions that have been made concerning whether any impediments to Fair Housing Choice are prevalent in Vacaville.

7.1 Affordable Housing

A combination of low vacancy rates, increasing median rents, and limited funding for development of affordable housing has created multiple housing issues for low-income families. Approximately 27.73% of all households are cost-burdened spending between 30%-50% of their income on housing and 15.94% are severely cost burdened spending greater than 50% on housing costs.

There are two instances of disproportionate need among households with a severe cost burden. They both fall in the category of cost burden >50% AMI. There are no instances of disproportionate need present among those 30%-50% cost burdened.

Disproportionate Need: Housing cost burden >50%

- 15.94% of all households have a severe cost burden
- American Indian / Alaska Native households – 23.40%
- Hispanic households – 25.81%

The VHA provides opportunities for its participants to select housing on a community basis through its flexibility and by promoting the portability feature. Due to the lack of available affordable units (as evidenced by the increase in median rent levels), the Vacaville Housing Authority is granting the maximum search time of 120 days allowed under their Administrative Plan to facilitate clients' search.

The VHA has designated a Housing Specialist as Landlord Liaison to provide information and mediate issues between HCV holders and their landlords. The Landlord Liaison also conducts annual landlord trainings to provide information on the benefits of participating in the HCV Program.

The Department of Housing Services consistently works to preserve affordable housing in the City of Vacaville by leveraging financial resources from State and federal programs in order to reinvest and rehabilitate existing affordable housing projects nearing the end of the affordability restrictions extending their subsidy into the future.

It is anticipated that the 60 units at Quail Run that are currently affordable to households earning 80 % of Area Median Income (20 % of the total units), will be replaced either by units that have been rehabilitated with government assistance in exchange for affordability restrictions or by newly constructed units with affordability restrictions. Vaca Gables (65 units) and Hillside Senior apartments (15 units) are owned by a local non-profit affordable housing provider. Department of Housing Services staff will continue to communicate regularly with the owner, who is committed to providing affordable housing at these complexes in perpetuity.

In 2012, the regulatory agreement for Vacaville Meadows, that restricts rents to affordable rates, was extended to June 2067. In 2014, the 12 Rocky Hill Villages apartments were incorporated into a rehabilitation project with 52 additional apartment units (Bennett Hill/Callen) and the regulatory agreement was renewed and extended to 2069.

Two complexes that were considered at-risk previously are currently stable. Autumn Leaves (56 senior units), which expired in 2010, is still affordable, with rents subsidized by HUD. Twin Oaks (45 units) was sold to Highlands Properties, which used tax credits for acquisition and rehabilitation and is therefore required to maintain the units' affordability.

In 2014 Low Income Housing Tax Credits (LIHTC) along with tax-exempt bonds are planned to finance the construction/rehabilitation of 130 affordable units on Callen Street/Bennett Hill Court area.

7.2 Public Policies

While it may lead to increased costs of construction, reducing building code requirements may lead to long-term health and safety risks, particularly in a seismically active area like Vacaville. The Fire Department Code Enforcement Division works closely with all City departments in order to resolve health, safety, and public nuisance problems that adversely affect the quality of life for Vacaville residents. Code Compliance enforces the City of Vacaville Municipal Code as it applies to property maintenance, property nuisances, and other violations in residential and commercial districts.

In conjunction with adoption of this Housing Element, the Community Development Department will request that the Planning Commission initiate an amendment to the Land Use and Development Code to allow secondary living units to be a permitted use when constructed at the same time as a new single family home and to permit duplexes and attached single homes to be allowed in residential Planned Developments where the overall density of the project is consistent with the underlying zoning and General Plan designations.

Following the adoption of the comprehensive General Plan Update expected in early 2015, the City will conduct impact fee studies that will include an evaluation of changes to the current fee structure. At that time, the City will consider a lower impact fee structure for small single-family starter homes as compared to larger move-up and executive homes, as well as a lower new impact fee structure for multi-family housing.

7.3 Public Financial Assistance

Decreasing property values and sales prices has expanded the affordability of homeownership to families earning less than 80% of area median income in Vacaville. But with up to 53.7% of low-income renters paying 50% of their income to housing costs, the lack of ability to pay for down payment can make homeownership impossible.

The City of Vacaville has made available down payment and/or closing cost assistance loans through the CalHOME program of up to \$50,000 at 0% interest. The loans are due upon sale of the property; transfer of title, or at the 30 year maturity date. The loans are for households up 80% or HAMI. The City completed over \$150,000 in down payment assistance in 2014.

The City of Vacaville continues to actively promote fair housing opportunities through its Housing Counseling Center, various financial assistance alternatives, and affordable housing/neighborhood revitalization programs. There are also numerous private forums/networks where fair housing educational opportunities are available.

7.4 Access to Community Assets

According to ABAG Projections 2013, employed residents are expected to increase between 2015 and 2025 by 7.6 %, from 41,700 to 44,860 persons, and continue to increase by an additional 3.2 % between 2025 and 2035, from 44,860 to 46,300 persons. Based on this data, Solano County will experience a moderately high percentage of job growth over the next decade. Between 2015 and 2025, Vacaville is projected to add 3,900 jobs.

The Vacaville Housing Authority will continue to promote the Family Self-Sufficiency Program which has the goal of promoting economic independence (for its clients on rental assistance). Existing opportunities for education, occupational training and job seeking assistance are coordinated to assist families in overcoming the barriers which prohibited them from achieving self sufficiency. Participants in the Family Self Sufficiency work towards setting and obtaining future life and career goals by accomplishing specific activities and objectives.

Bus service in Vacaville is provided by Vacaville City Coach, Fairfield and Suisun Transit (FAST), and YOLOBUS, as described further below.

- Vacaville City Coach, operated by the City of Vacaville, offers local service. Most of its routes either begin or end at one of the two City transportation centers: the Vacaville Transit Plaza, located at the corner of Monte Vista Avenue and Cernon Street in the Downtown, and the Vacaville Transportation Center, located at the northeasterly corner of Allison and Ulatis Drives, near access to the Interstate 80 corridor and a key commercial area.
- Fairfield and Suisun Transit (FAST), a public transportation agency, operates intercity service from the Vacaville Regional Transportation Center and the Bella Vista Park & Ride Lot.
- YOLOBUS, which is administered by the Yolo County Transportation District, offers one fixed bus route between Vacaville and Davis.

City Coach provides special services to eligible residents as an ADA paratransit service within Vacaville. Trips beyond the city limits may be specially arranged with City Coach. As of January 1, 2015, City Coach has expanded service times and added Saturday Service for all routes.

Vacaville is served by a number of privately-operated taxi companies, including Yellow Cab of Vacaville, Veteran's Cab, and Vacaville Checker Cab. In addition, the City of Vacaville administers the Taxi Scrip Program, which provides elderly and disabled Vacaville residents the opportunity to use Vacaville's local Taxi Cab companies at a discount to the regular fare. This program is subject to funding availability as part of the Solano Transportation Authority's mobility resources for seniors and people with disabilities.

Safe neighborhoods are important to the entire community. The Police Department, Code Enforcement, Housing Authority, Housing Services Department, Vacaville Community Housing and Vacaville Neighborhood Boys & Girls Club work collaboratively to revitalize at-risk and deteriorated neighborhoods. They do this by involving and educating neighborhood residents, providing resident access to crime prevention programs as "Neighborhood Watch" "Safe Streets," and the "Crime Free Multi-Housing Program," advertising about the availability of housing rehabilitation and code enforcement programs, assisting to resolve landlord-tenant problems timely, raising self-esteem, and providing volunteer and employment opportunities for at-risk youth and young adults, particularly in CDBG target neighborhoods.

Crime Free Multi-Housing is successful because it approaches crime on many fronts. The Crime Free Multi-Housing program addresses all three of these possibilities. When managers do not rent to people with criminal intent, they not only reduce the likelihood of crime in the community, they also reduce the number of visitors who come to the property with criminal intent (i.e., to purchase/sell drugs.) For the opportunistic criminal, the use of **C.P.T.E.D.** (Crime Prevention Through Environmental Design) has been used to combat crimes that might occur in the parking lots or common areas. Proper landscaping and lighting can lessen assaults, robberies, drive-by shootings, auto burglaries and auto thefts. When police, property managers, and residents make a dedicated effort to crime prevention and the Crime Free Multi-Housing program, the outlook for success is extremely high.

7.5 Fair Housing Complaints

Based on survey results, many possible fair housing complaints go unreported. The lack of reporting can be tied to two causes; those affected by housing discrimination are unaware of where to file a complaint or how the complaint process works and feel their complaint will go unheard, and fear of retaliation from the owner/landlord. Respondents also stated that management/owner lack of knowledge in regards to fair housing policies in relation to reasonable accommodation requests by disabled individuals was an issue.

The City of Vacaville will provide fair housing information through its Department of Housing Services. The VHA will conduct landlord workshops that will provide information on fair housing rights. And fair housing materials will be available to the public in the housing office.

The VHA will also refer clients with fair housing complaints to LSNC and/or HUD FHEO office and assist clients in completing fair housing complaints if needed.

To better address the needs of the Hispanic population, which is Vacaville's greatest ethnic minority, there needs to continue to be a greater emphasis on bilingual fair housing services and activities to ensure that all members know their housing rights and the benefits.

The VHA and Housing Counseling Center will offer face-to-face counseling services in Spanish as well as provide available vital documents in Spanish. The Housing Counseling Center will also conduct at least one First Time Home Buyer Workshop per year in Spanish.

8. ADDITIONAL ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING

Public and private fair housing programs and activities are instrumental in providing housing opportunities for people, as well as educating and advancing fair housing education. These are additional actions that will Affirmatively Further Fair Housing

8.1 Public Fair Housing Programs

City sponsored fair housing programs and activities include:

Fair Housing Month Public Education Activities include activities specifically geared toward youth (i.e. coloring, essay and/or poetry contests with awards and pizza parties provided for those schools/clubs with the most participation). For adults, activities have included Fair Housing education forums, newspaper articles, public service announcements and Homebuyer Education Learning Program trainings. The Mayor also signs a proclamation declaring April as Fair Housing Month in Vacaville that is announced to the whole community at a City Council meeting. The local cable channel also runs a program entitled “Talk of the Town”, which advertises Fair Housing Month activities in the City. Fair Housing month activities are typically coordinated through a collaboration that has included City staff, the Vacaville and Travis Unified School Districts, clergy, residential property managers, social services agencies, and real estate professionals.

Homebuyer Education Learning Program (HELP): HELP workshops are provided via a partnership between the Vacaville Housing Counseling Center, Solano County Library, and private professionals in the real estate and lending industries. The HELP workshop is designed to assist prospective first-time homebuyers in understanding the complexities and responsibilities of the home buying process. Participants receive eight hours of educational instruction. These workshops provide participants with an overview of the various parts of the home buying process (down payment, financing options, budgeting, maintenance, etc.) and are often the first opportunity an individual has to see how it might be possible to purchase a home.

8.2 Private Sector Fair Housing Programs

Fair housing programs and activities sponsored by the private sector include:

Training and Networking: The California Apartment Association provides monthly training and networking meetings to provide training opportunities for rental housing professionals in related areas including fair housing and discrimination concerns.

Homebuyer Trainings: Local lenders and real estate professionals collaborate with the City to provide Homebuyer Education Learning Program (HELP) workshops and also hold lender-sponsored workshops on their own throughout the year. In addition, homebuyer workshops in Spanish are also being offered to meet the needs of the local Spanish speaking population in Vacaville who might otherwise be unaware of or unable to access the variety of services offered locally by the private sector.

9. FUTURE STRATEGIES

The City of Vacaville will implement the following Fair Housing Action Plan:

Action --Description	Start Up/Completion Date	Responsible Entity/ Resources Needed
Invest in Community Assets <ul style="list-style-type: none"> ✓ Conduct a feasibility study for financing the construction on a Multi-Purpose Recreation facility to provide social services in low-income/minority neighborhoods ✓ Increase the amount of parks and/or designated open space in low-income/minority neighborhoods 	Ongoing	DHS
Continue CalHOME Down Payment Assistance Program	Ongoing	DHS
Continue Homebuyer Education Learning Program (H.E.L.P.) in both English and Spanish	Ongoing	Housing Counseling Center/ Private Lenders/ Real Estate Professionals
Continue Housing Counseling Program Outreach <ul style="list-style-type: none"> ✓ To include bilingual outreach ✓ Meet with local lenders and real estate brokers ✓ Develop ongoing Public Service Announcements in both English and Spanish ✓ Update brochures as necessary 	Ongoing	Housing Counseling Center
Continue Fair Housing Month Activities <ul style="list-style-type: none"> ✓ Promote Fair Housing during Fair Housing Month in April. 	Annually	Housing Counseling Center
Continue to encourage HCV participants to seek Housing outside of indented areas of low-income And/or minority concentration <ul style="list-style-type: none"> ✓ Counsel Section 8 participants as to the location of units outside of areas of poverty or minority concentration and assist them to locate those units. ✓ Market the Section 8 program to owners of properties outside of areas of poverty /minority concentration. ✓ Continue to provide translation of vital documents in Spanish. 	Ongoing	Vacaville Housing Authority
Continue to Supply Fair Housing Information <ul style="list-style-type: none"> ✓ Inform participants of their right to housing free from discrimination and assist with the Fair Housing complaint process, if needed. ✓ Provide training to staff on any changes to Fair Housing laws so that procedures ensure equal access to assisted housing to all persons. ✓ Educate the community about Fair Housing through a Fair Housing workshop for landlords and others associated with the rental housing industry. 	Ongoing	Vacaville Housing Authority
Continue to provide a Landlord Liaison for Owners Participating in HCV Program <ul style="list-style-type: none"> ✓ To provide information on tenant issues ✓ Make referrals on legal issues ✓ Educate Landlords on Fair Housing practices ✓ Promote continued participation in HCV program 	Ongoing	Vacaville Housing Authority

Continue Regular Landlord Roundtable Educational Activities **Annually** **Vacaville Housing Authority**

- ✓ Conduct 2 Landlord Workshops to recruit new landlords and educate current landlords, including training in Fair Housing.

Expand the Supply of Assisted Housing Choices **Ongoing** **Vacaville Housing Authority**

- ✓ Apply for additional rental vouchers when available.
- ✓ Review payment standards/rents annually and adjust as necessary to ensure families have a reasonable selection of housing in a range of neighborhoods, allowing families to rent units in more desirable areas.
- ✓ Continue to administer the Section 8 Homeownership Program that was implemented in 2003.
- ✓ Assist households who have disabled household members find suitable housing upon request and provide a list of accessible units to disabled household members every time a Housing Choice Voucher is issued.

Progress with implementing these activities will be reported to HUD in the City's Consolidated Plan/Annual Action Plan and in the City's Consolidated Annual Performance and Evaluation Report (CAPER).