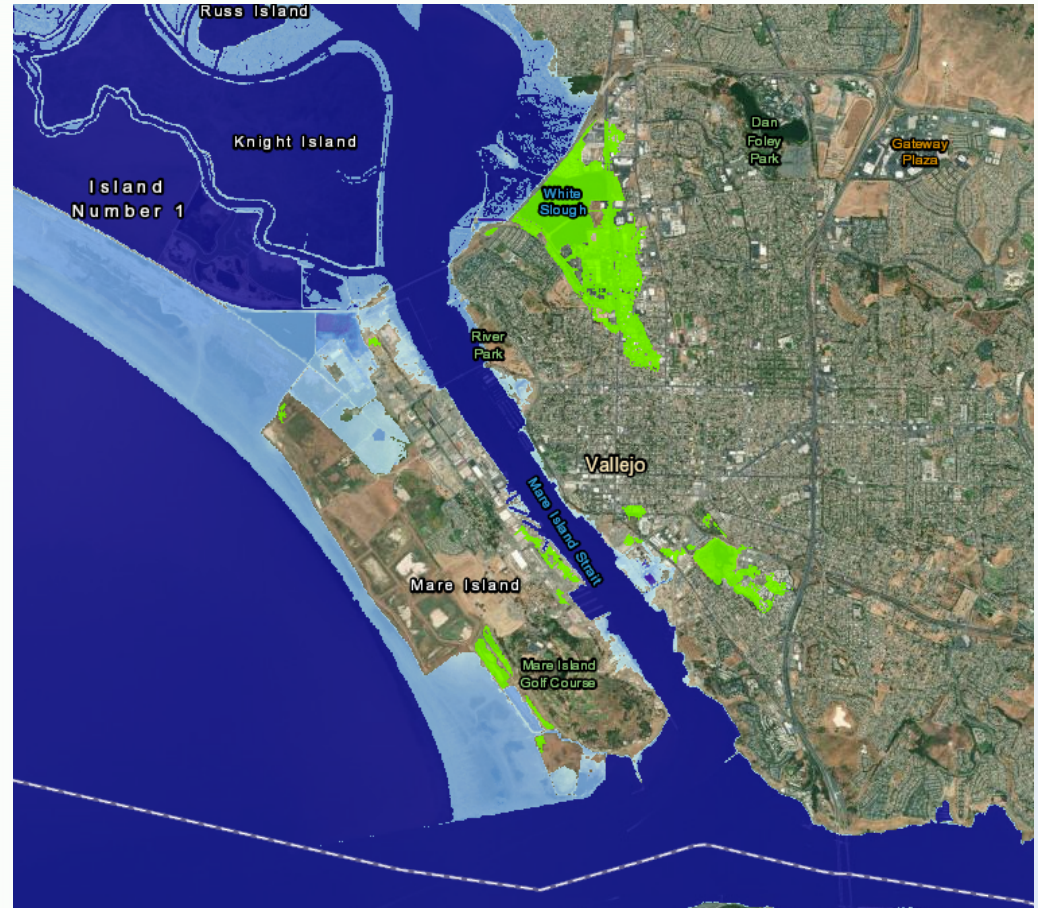


# City of Vallejo Housing Strategy Community Meeting February 25, 2020



# Today's Meeting Outline

1. Introductions
2. Overview of Housing Strategy Process
3. Initial Findings From Housing Analysis
  - *Housing needs, challenges and opportunities*
4. Small Group Discussions
5. Discussion Summaries
6. Wrap Up and Next Steps

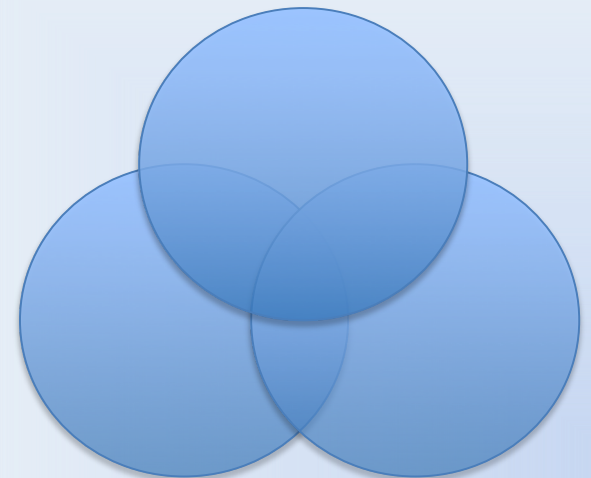
# Overview of the Housing Strategy Process



# Housing Strategy Principles

## “Three Ps”

- **Produce** housing for the entire spectrum of residents and workers
- **Preserve** existing housing and maintain housing affordability
- **Protect** vulnerable households from housing instability and displacement

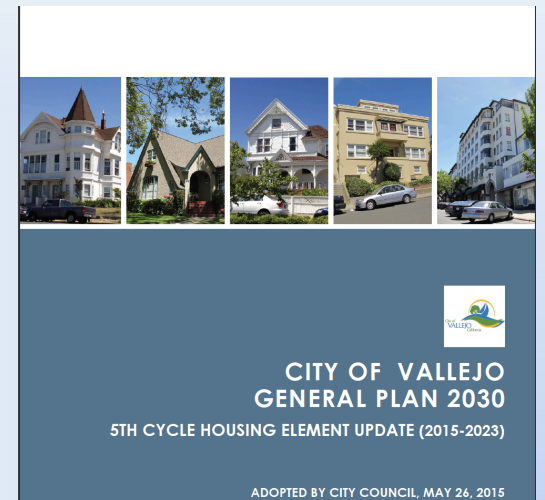


# New Housing

*Produce housing for the entire spectrum of residents and workers*

## Key Housing Element Goals and Programs

- Facilitate Production of Housing to Accommodate Vallejo's Fair Share of the Regional Housing Demand
- Increase the Range of Affordable Housing Opportunities
- Increase Homeownership Opportunities
- Encourage Housing to Meet the City's Special Needs Population
- Guide Development of Balanced Neighborhoods
- Promote Energy Efficiency



# Existing Residents and Housing

*Preserve existing housing and maintain housing affordability  
Protect vulnerable households from housing instability  
and displacement*

## Key Housing Element Goals and Programs

- Increase the Range of Affordable Housing Opportunities
- Improve and Preserve the City's Existing Supply of Affordable Housing
- Increase Homeownership Opportunities
- Provide Housing Choice for Vallejo Residents
- Build and Maintain the City's Quality Residential Environments and Where Necessary Substantially Rehabilitate the City's Aging Housing Stock
- Promote Energy Efficiency

# Questions to be Discussed After Presentation of Initial Findings from Housing Analysis

- How do we create more housing opportunities for our diverse array of residents and workers?
- How do we best leverage the City's publicly owned sites for housing?
- What is most important for the City to do to overcome our housing challenges?

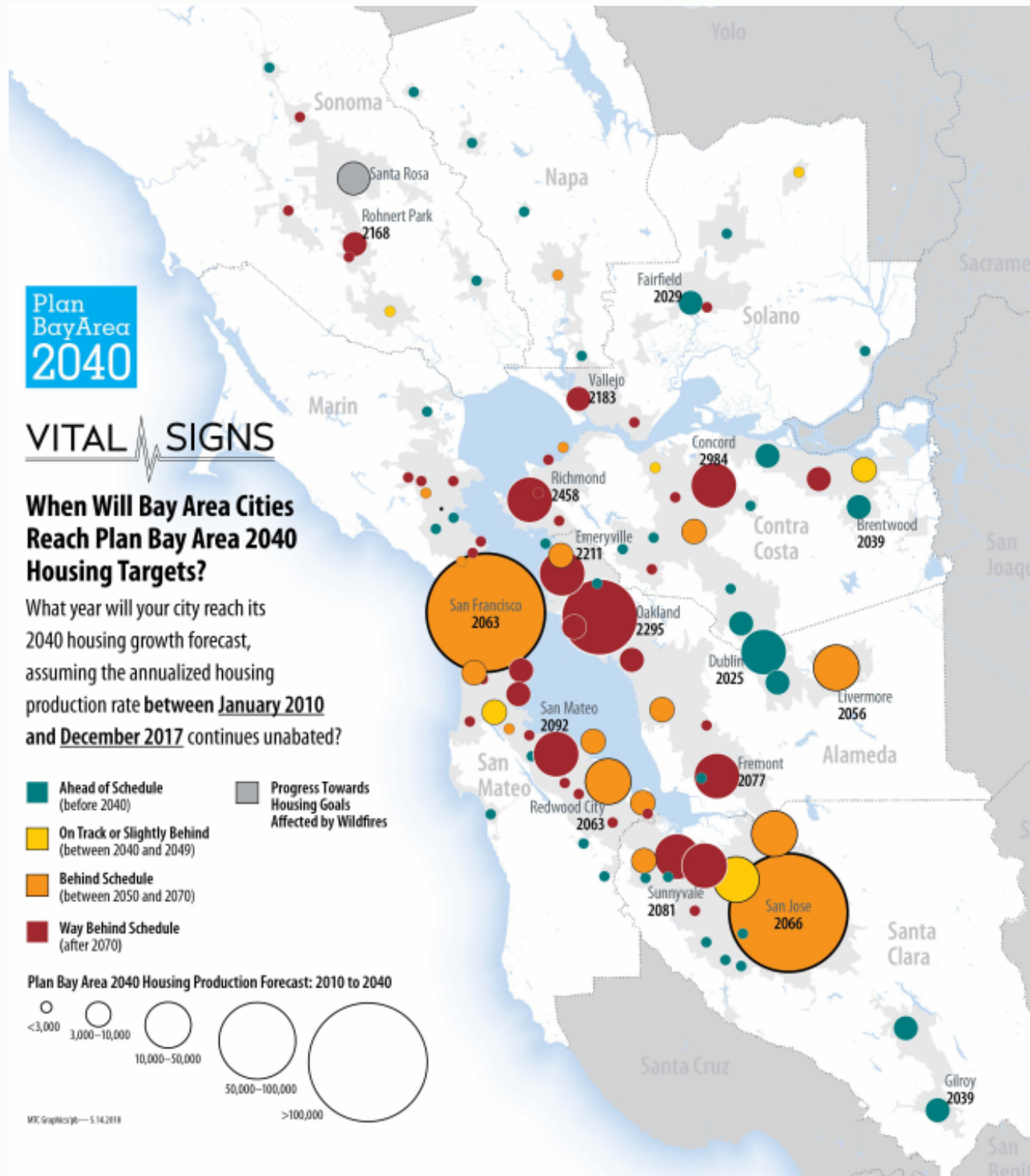


# Initial Findings from Housing Analysis



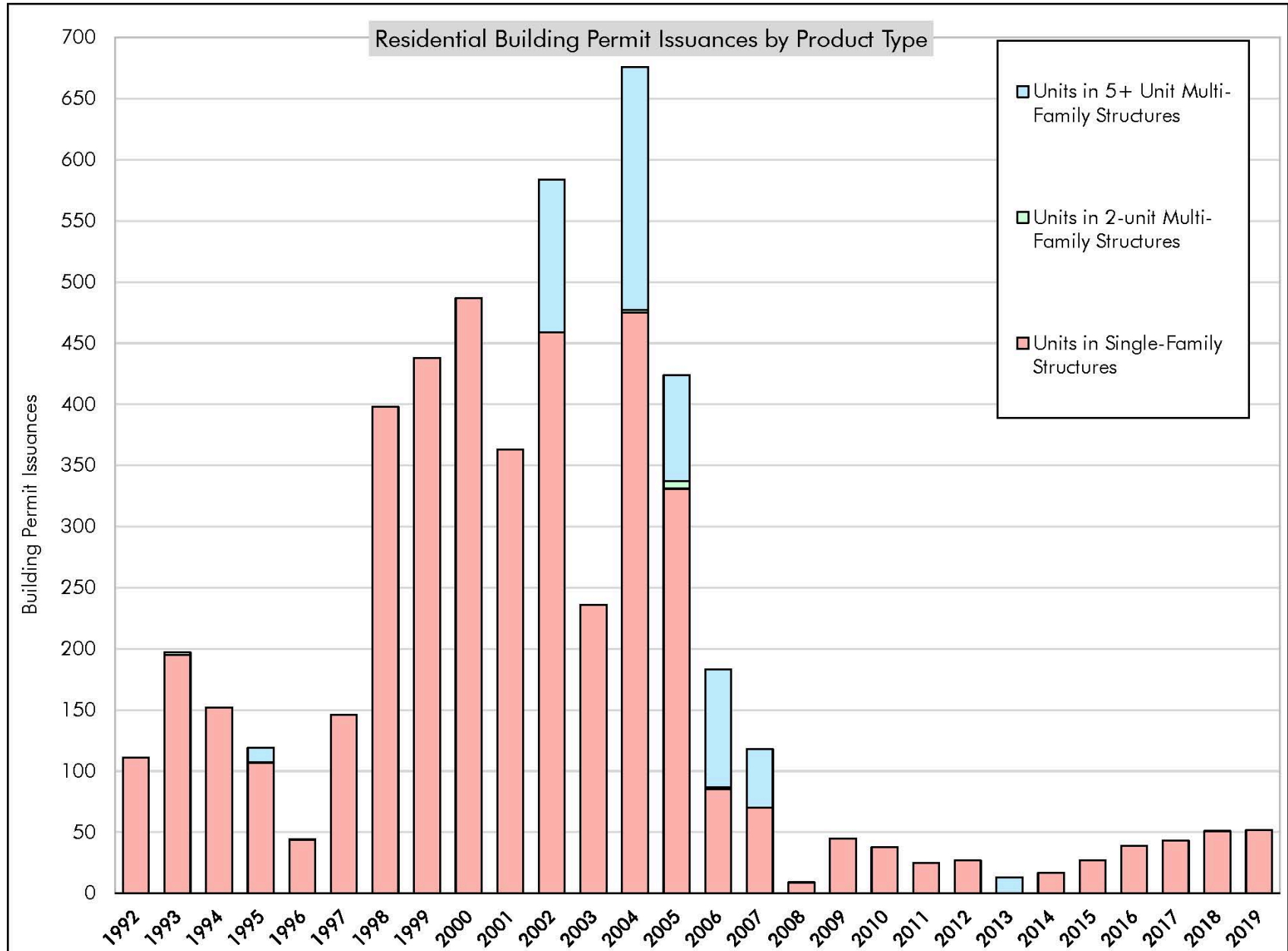


Many Bay Area cities have not produced enough housing, intensifying pressure on local housing markets



Source: MTC and ABAG

# Housing Production in Vallejo Has Significantly Slowed Since Recession

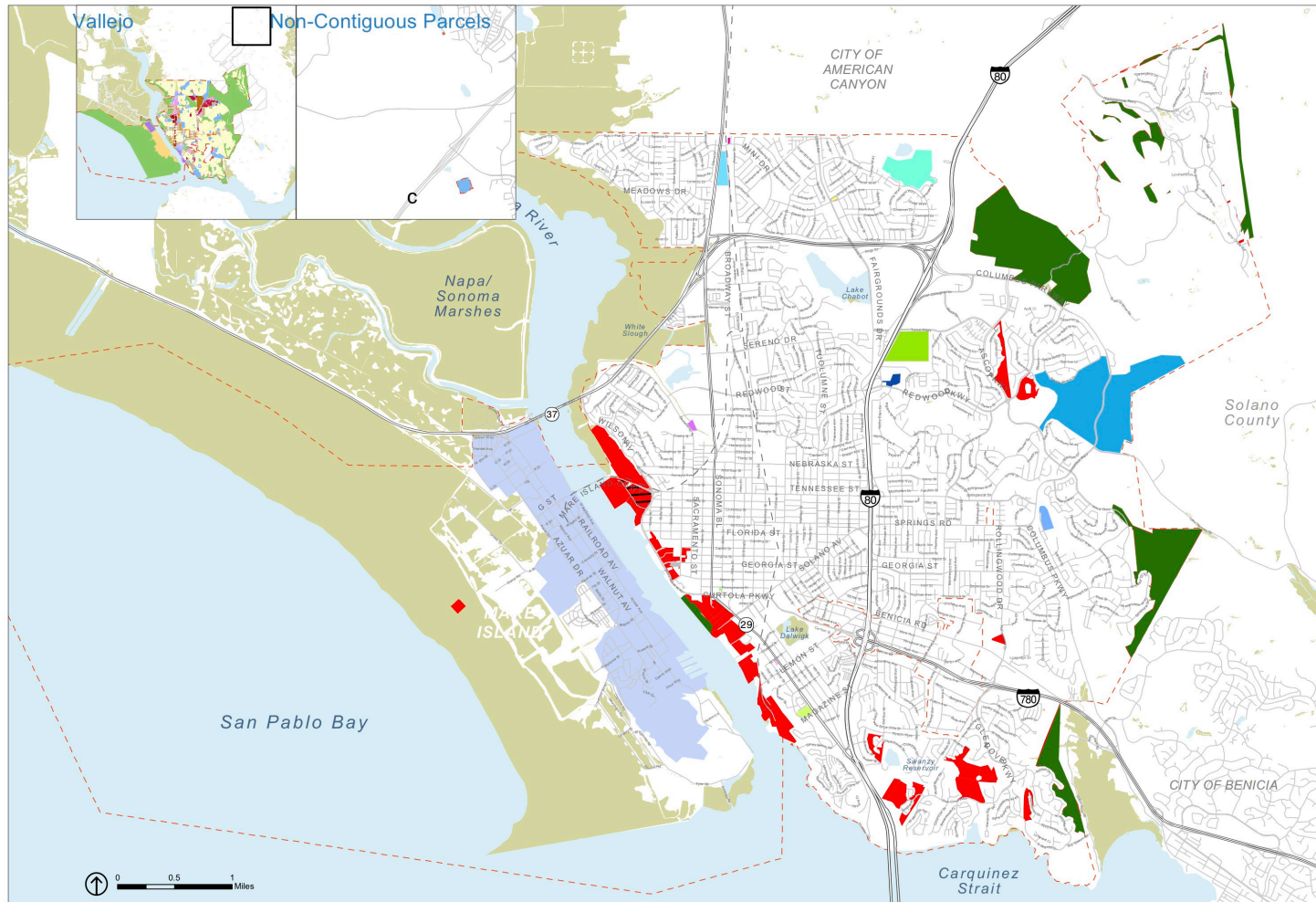


# Housing Units Permitted in Vallejo 2007 to 2018

Income Level	Units 2007 to 2014	Units 2015 to 2018	Total Units 2007 to 2018
Extremely Low	7	0	7
Very Low	19	0	19
Low	59	0	59
Moderate	20	0	20
Above Moderate	<u>105</u>	<u>148</u>	<u>253</u>
<b>Total Built</b>	<b>210</b>	<b>148</b>	<b>358</b>

*Significantly less housing has been built in Vallejo than what is needed according to City's regional housing need allocation (RHNA).*

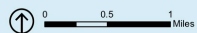
# Vallejo's Proposed Housing Developments and City Owned Properties



## CITY OF VALLEJO City Owned & Housing Map

- Sonoma Estates
- Old Post Office.
- City Owned Open Space
- City Owned Properties
- Downtown Infill Apartments
- Harbor Park Expansion, Sonoma Blvd. at Magazine
- Borges Ranch
- North Gateway
- Vista La Terraza
- Sacramento Street
- North Waterfront Mariner's Cove
- Blue Rock Springs
- Mare Island
- Cooke Fairview at Northgate
- North Gateway Apartments
- Carlton Senior Living
- Railroad
- Vallejo City Limit
- Wetland

2/21/2020



# Areas Being Planned for Future Growth, Industrial Production and Conservation in Vallejo

## **Priority Development Areas– PDAs**

Located near frequent transit that provides access to future housing and job growth.

## **Priority Production Areas– PPAs**

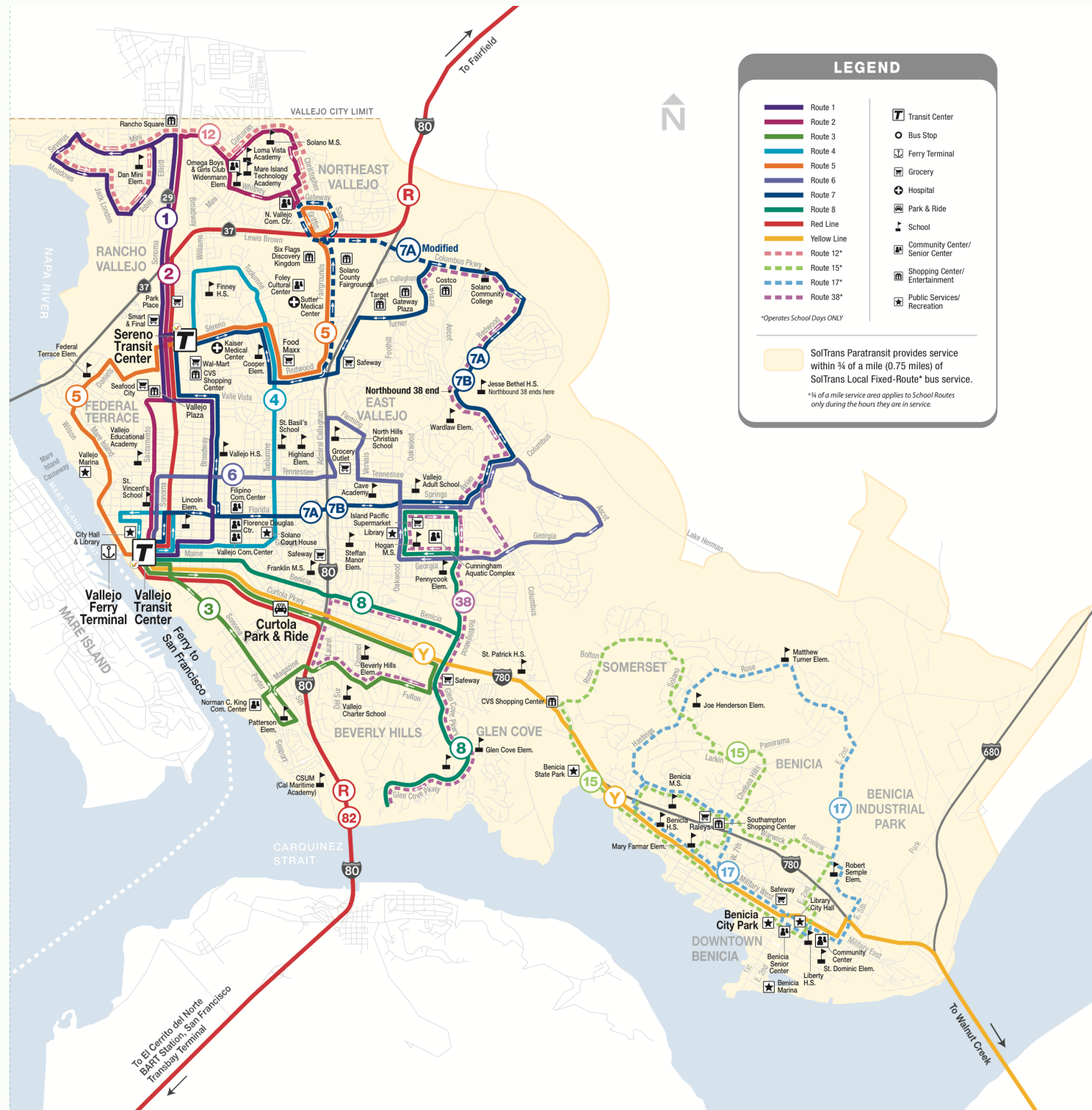
Zoned for industrial use or have a high concentration of industrial activities.

## **Priority Conservation Areas– PCAs**

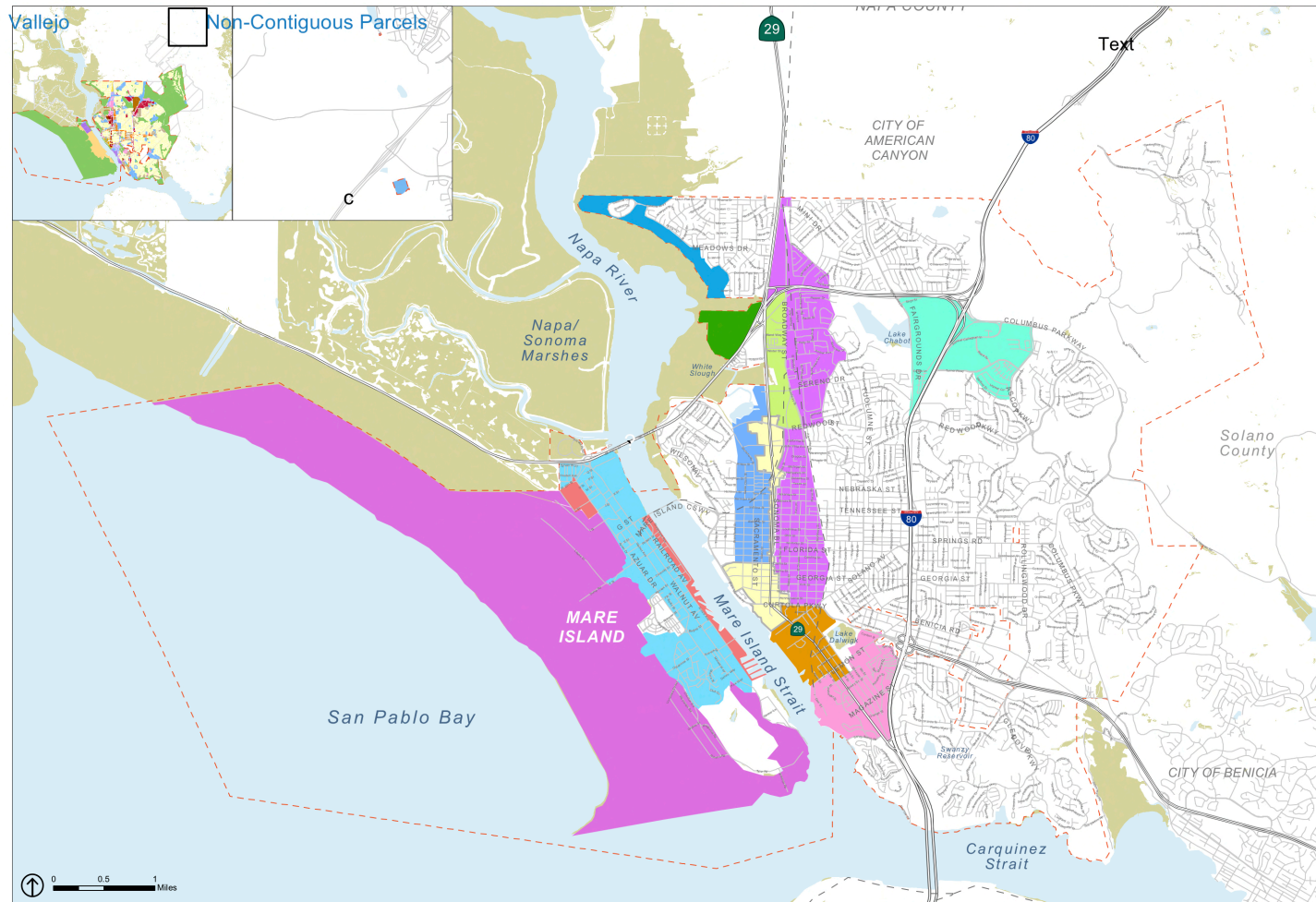
Regionally significant open spaces and protected resources, such as wetlands or sloughs.



# Soltrans Transit Map for Vallejo



# Current & Proposed Priority Development Areas (PDAs), Production Areas (PPAs) and Conservation Areas (PCAs)



## CITY OF VALLEJO PPA, PDA, PCA

### Existing PDAs

- Waterfront and Downtown
- Sonoma Boulevard

### Proposed PDAs

- Solano 360
- Central Corridor West
- Central Corridor East
- Mare Island
- Carquinez Heights

### Proposed PPAs

- South Vallejo
- Sonoma and Broadway
- Mare Island

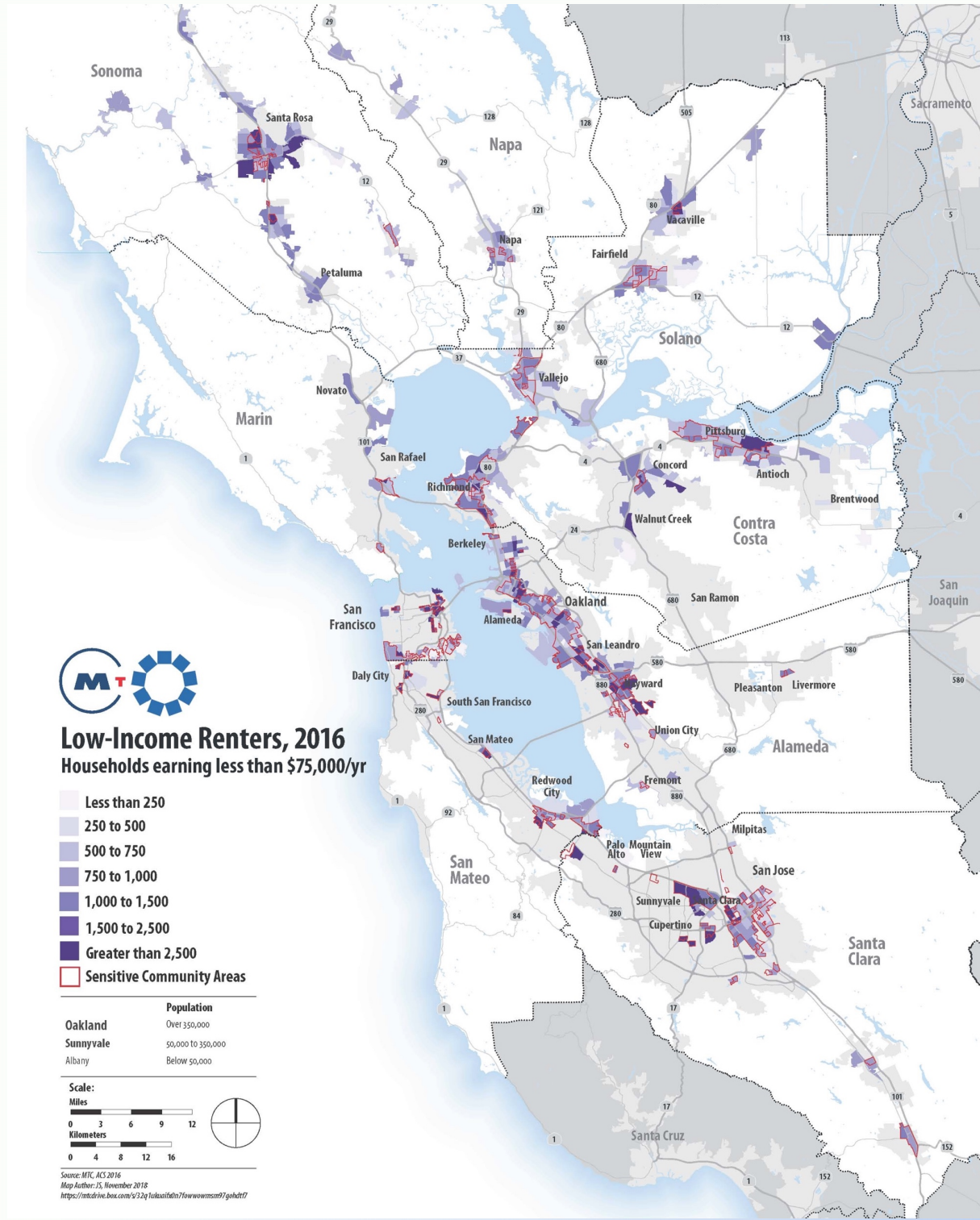
### Proposed PCAs

- White Slough Specific Plan
- Napa Sonoma Marshes
- Mare Island Open Space
- Railroad
- Vallejo City Limit
- Wetland

1/14/2020



Vallejo has significant number of households and renters with incomes Below \$75,000 per Year

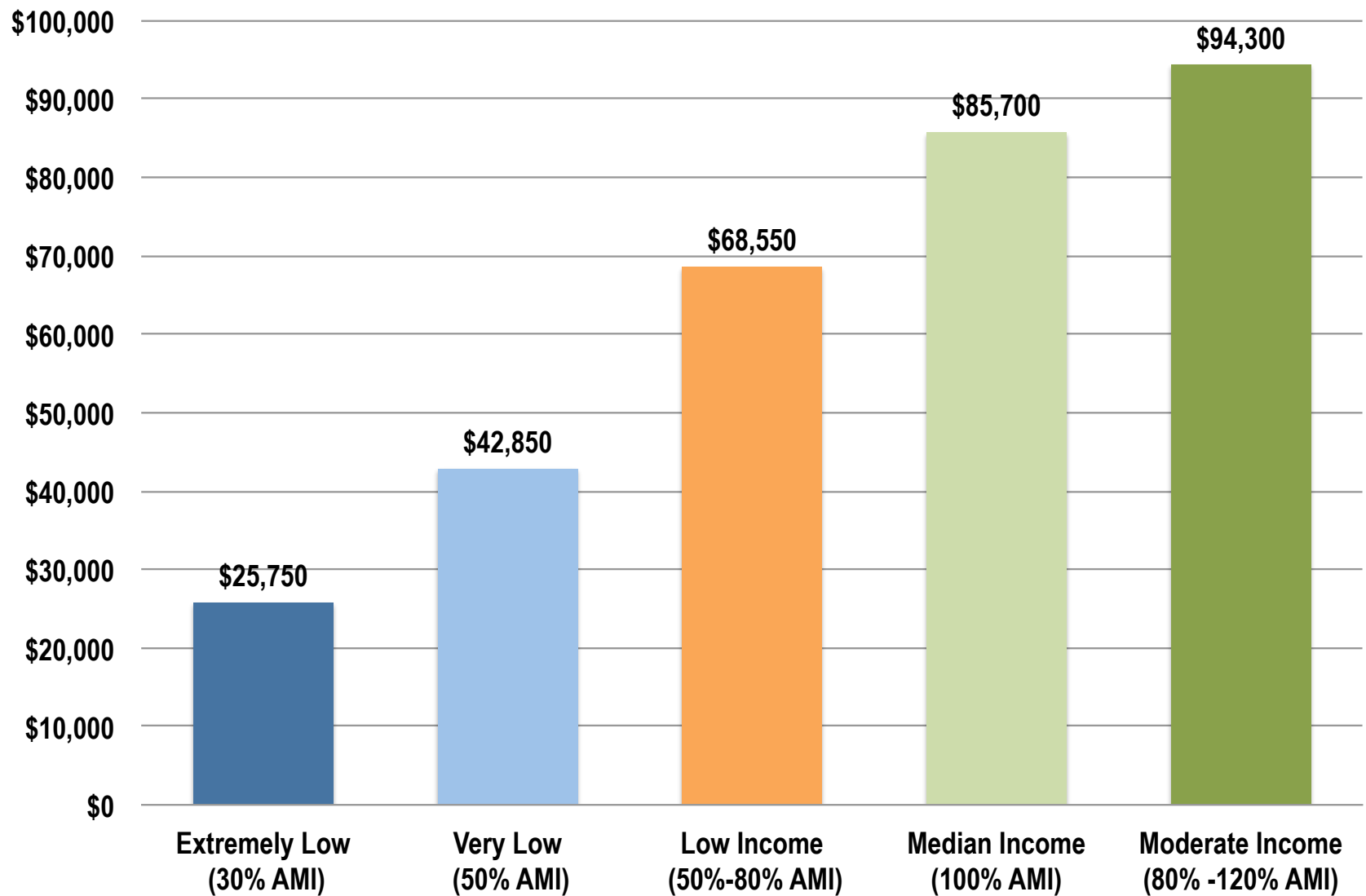


Source: MTC and ABAG



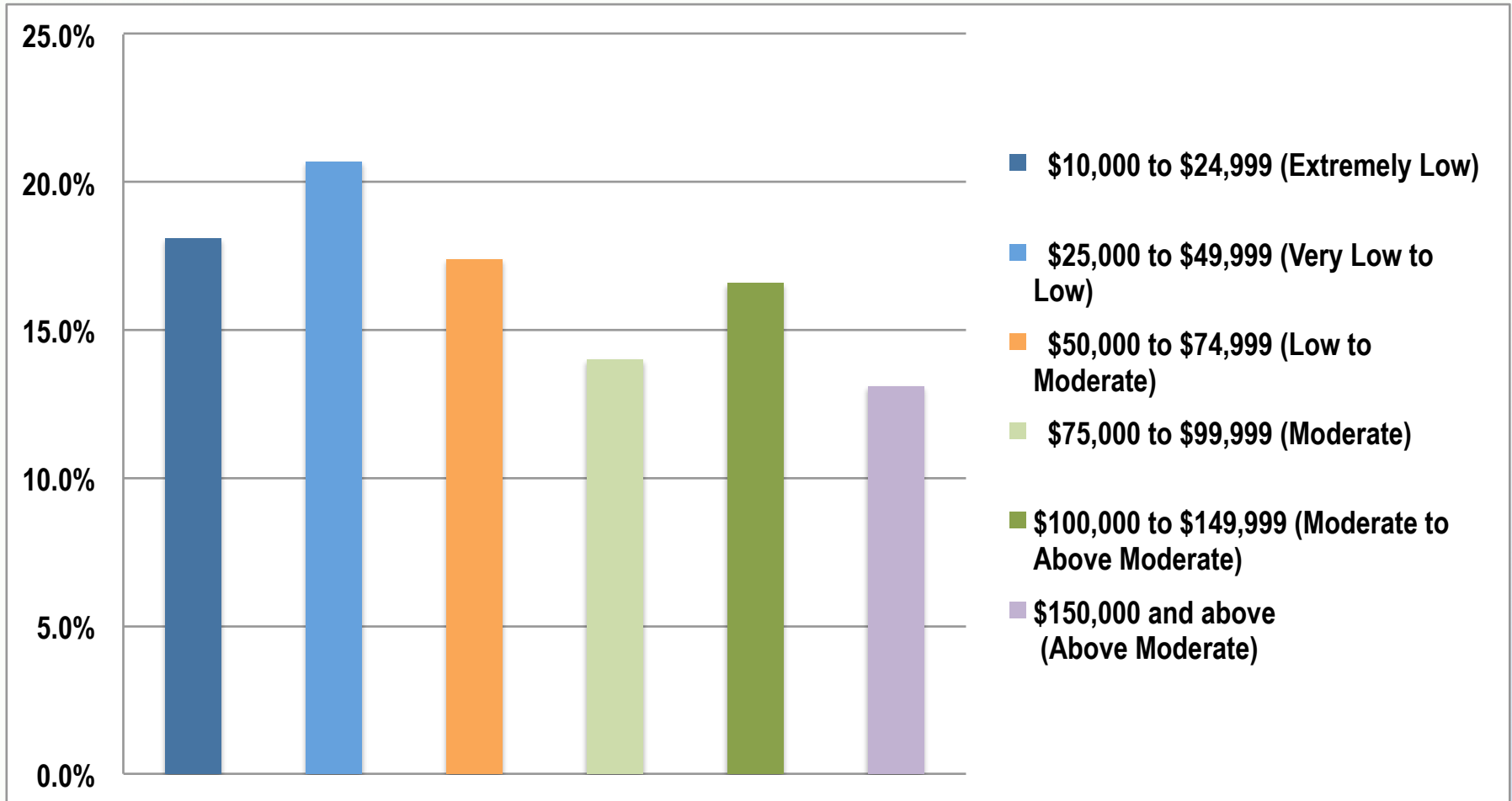
# Household Income Definitions for Affordable Housing in Vallejo

## Maximum Solano County AMI Limits for Family of 4



Source: California HCD, 2019 Area Median Income (AMI) Levels for Solano County.

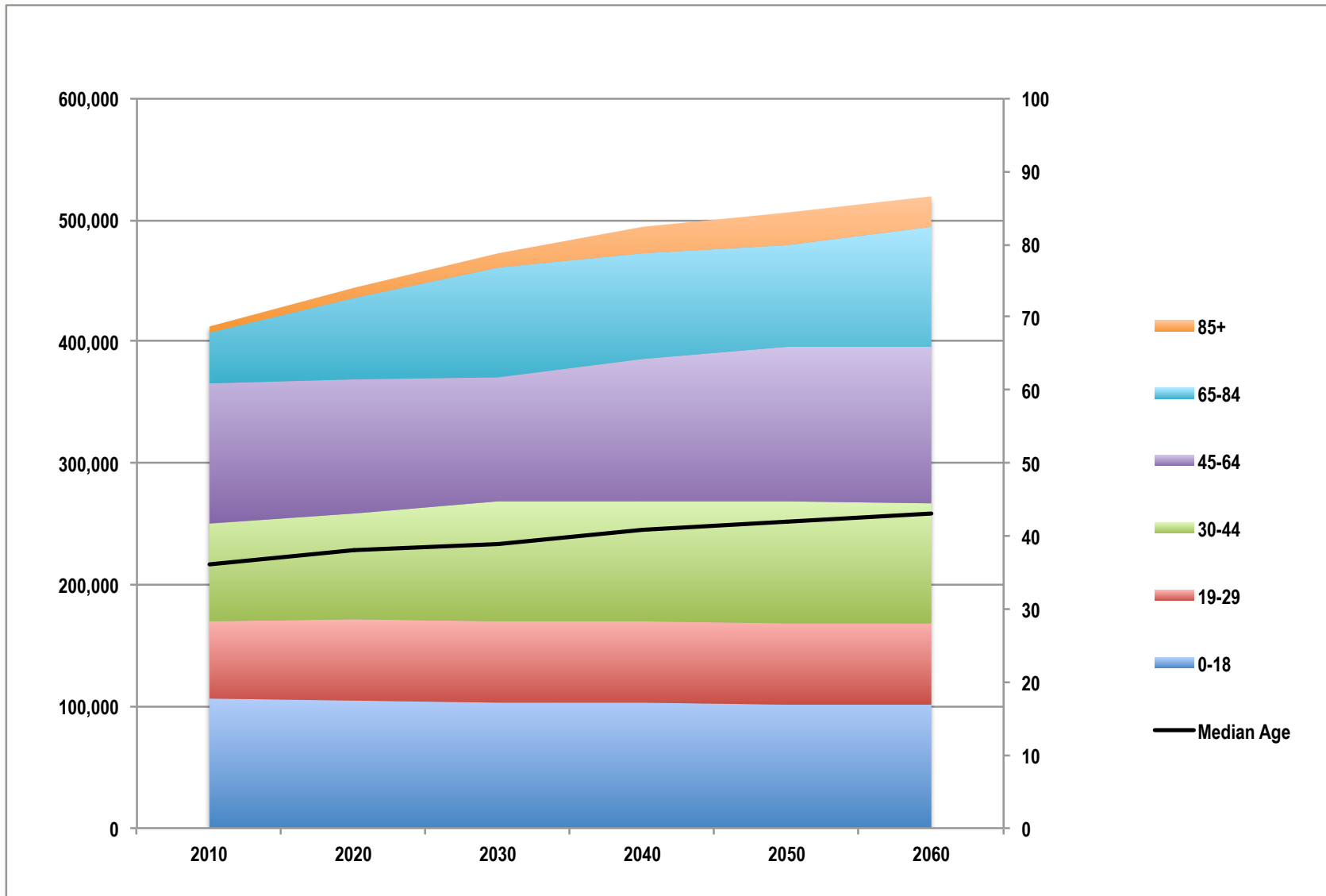
# About 56% of Vallejo Households Have Annual Incomes Below \$75,000



*The typical household size in Vallejo is 2.9 persons per household.*

Source: US Census American Community Survey, 2014-2018.

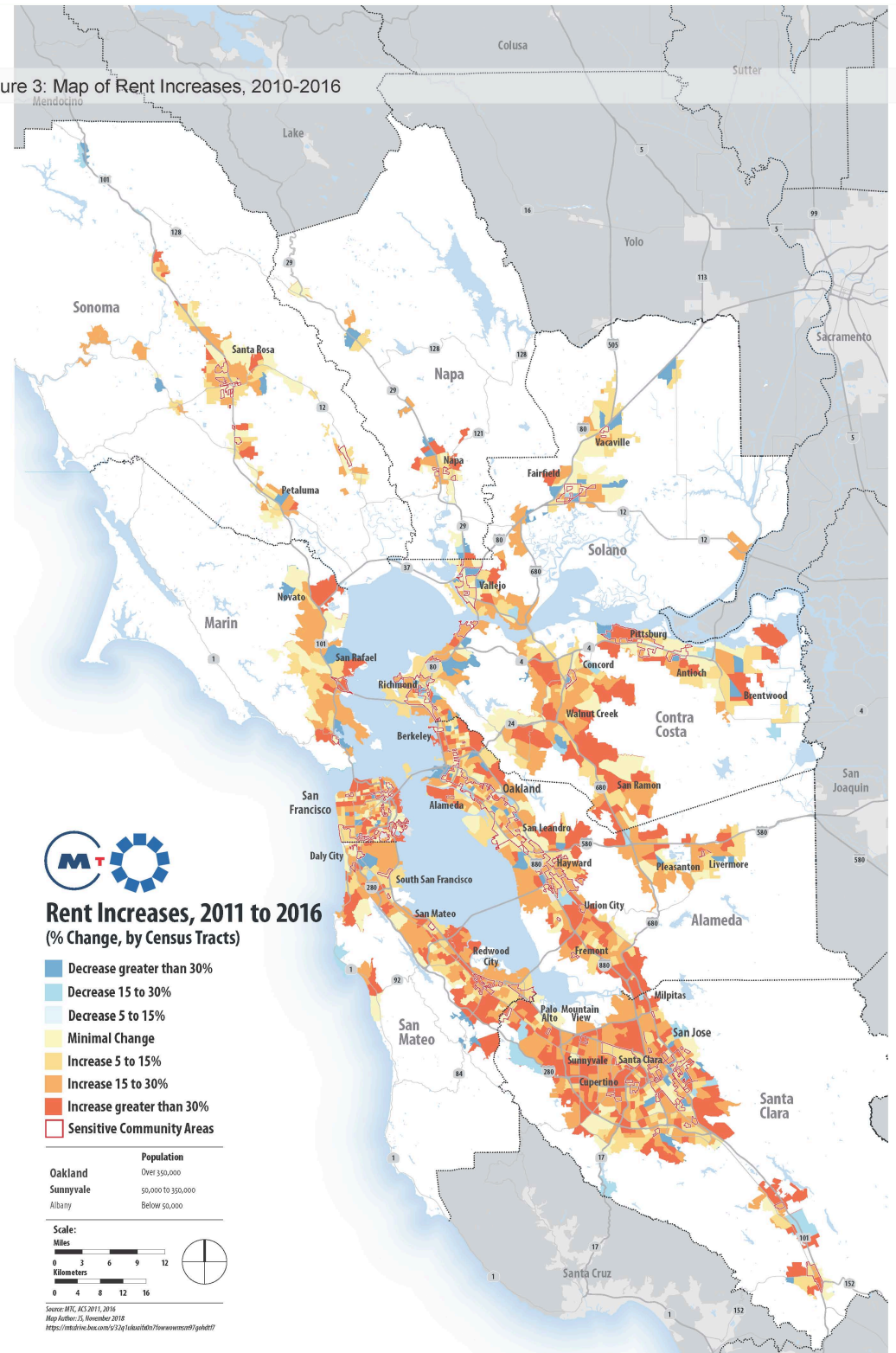
# Solano County's and Vallejo's Senior Population is Projected to Significantly Increase in the Future



Source: California Department of Finance Projections, Solano County, 2010 to 2060

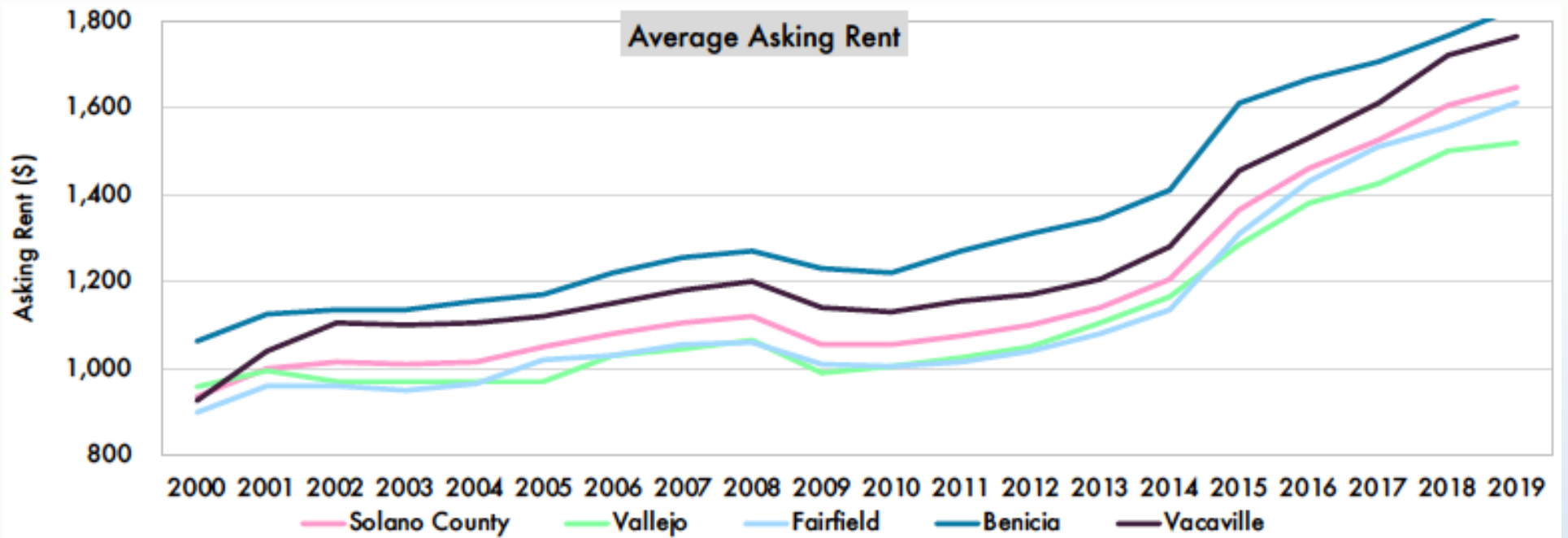
Rents have increased at different rates in different areas in Vallejo and rest of Bay Area

Figure 3: Map of Rent Increases, 2010-2016

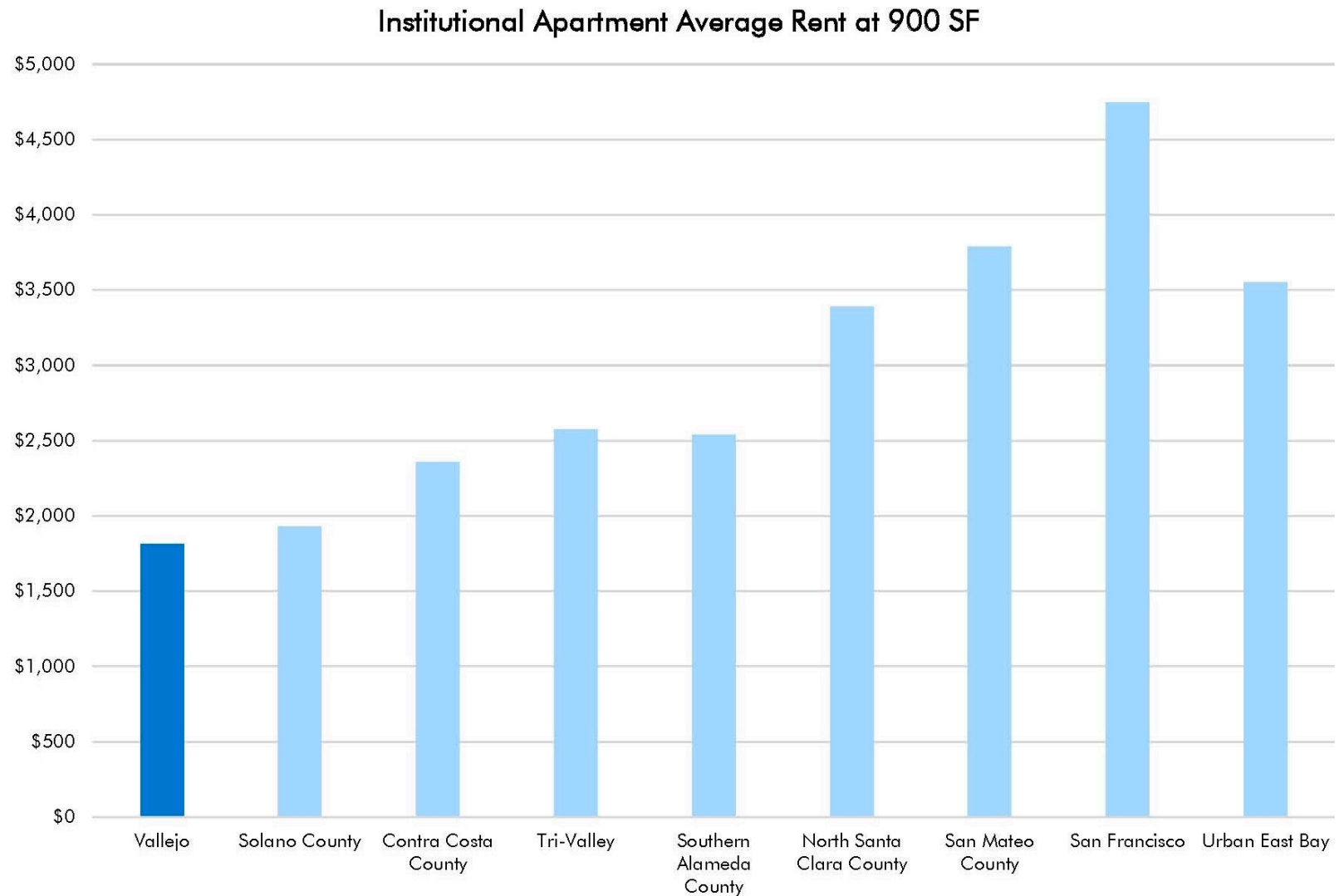


Source: MTC and ABAG

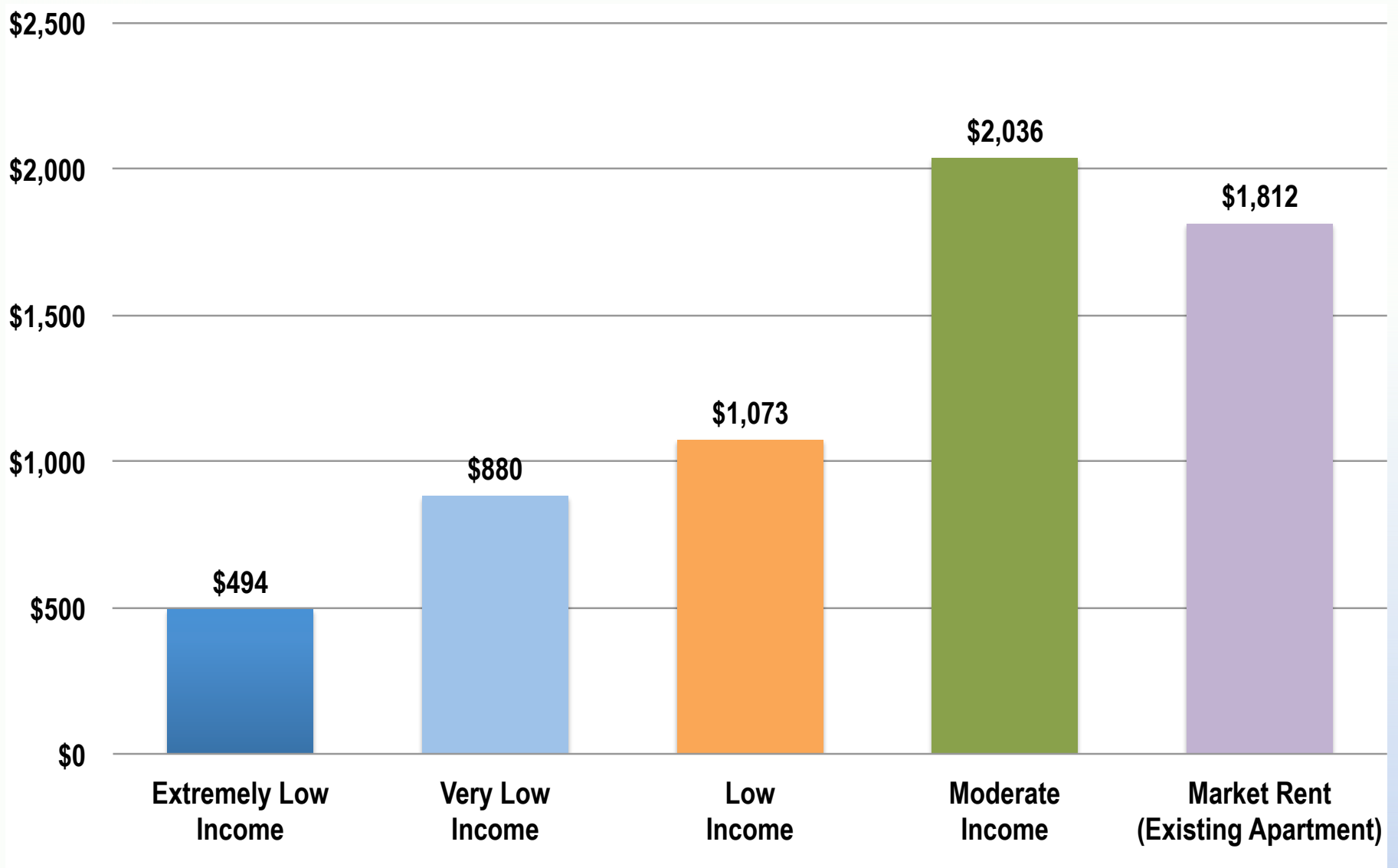
# Vallejo Has Lower Rents and Slower Rent Growth Compared to Other Solano County Cities



# Vallejo Also Has Lower Rents Compared to Other Bay Area Communities

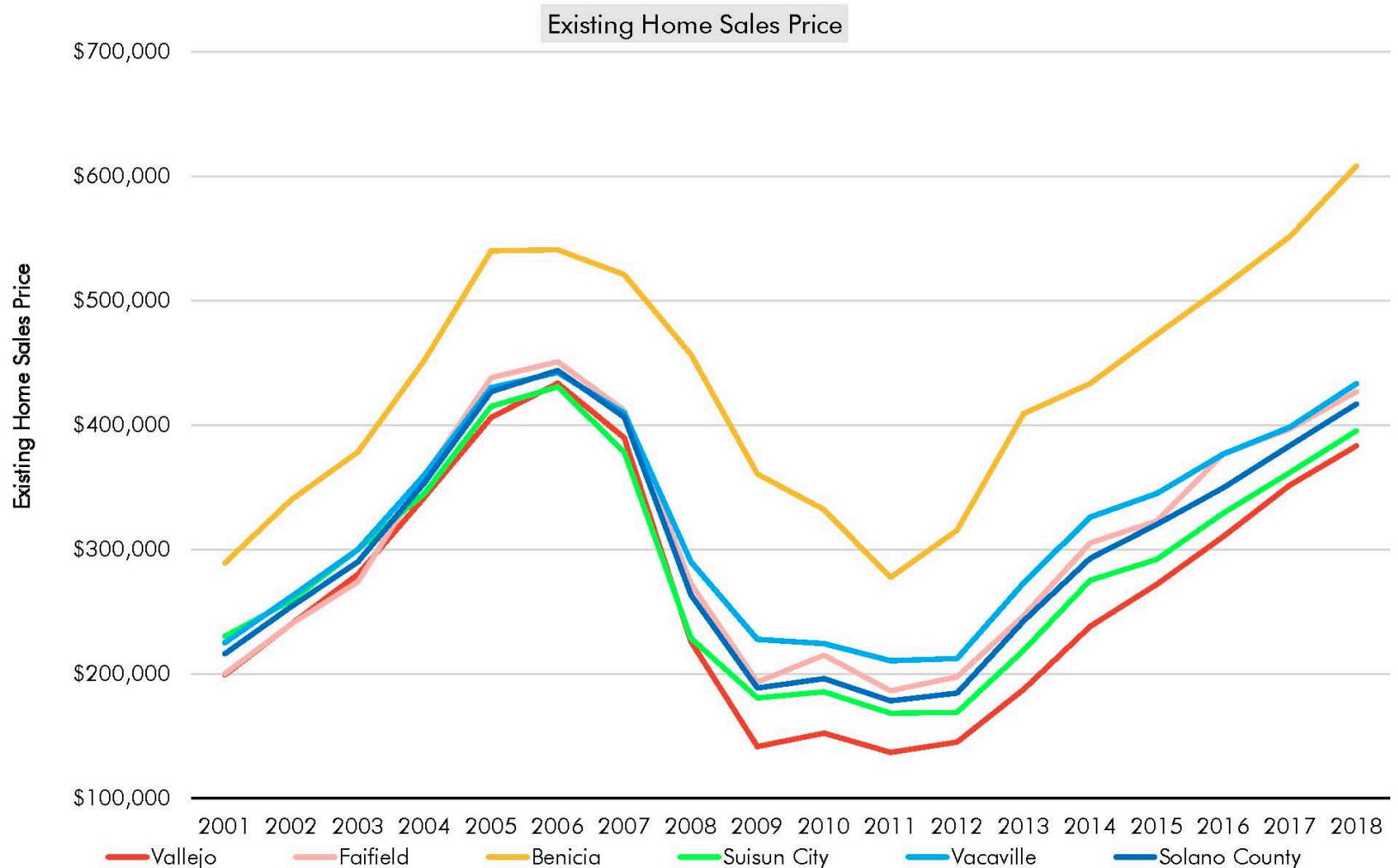


# Typical Affordable and Market Rate Rents Per Month Two Bedroom Apartment in Vallejo



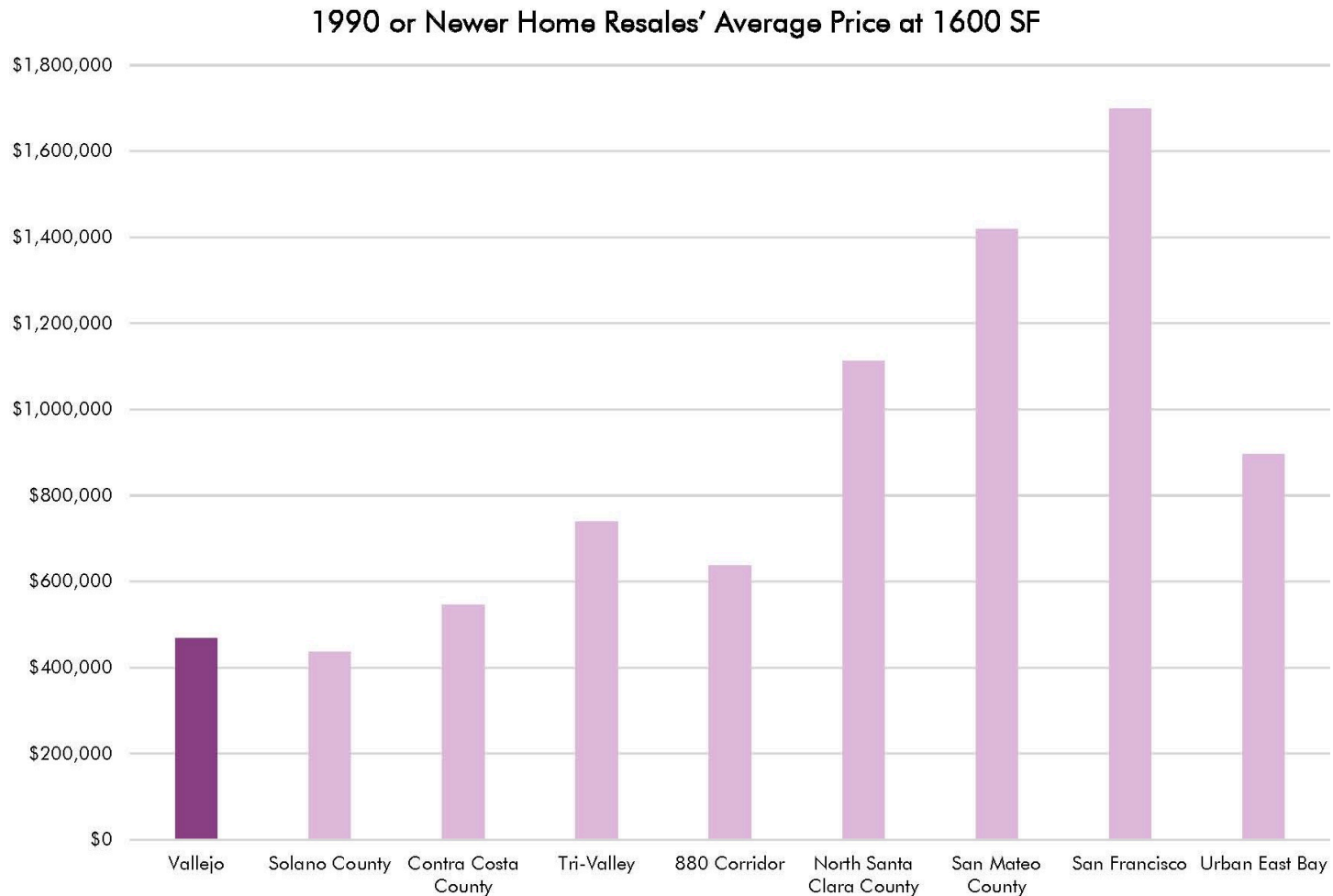
Source: California HCD, Seifel Consulting Inc. and The Concord Group

# Home Prices Also Lower Compared to Nearby Cities



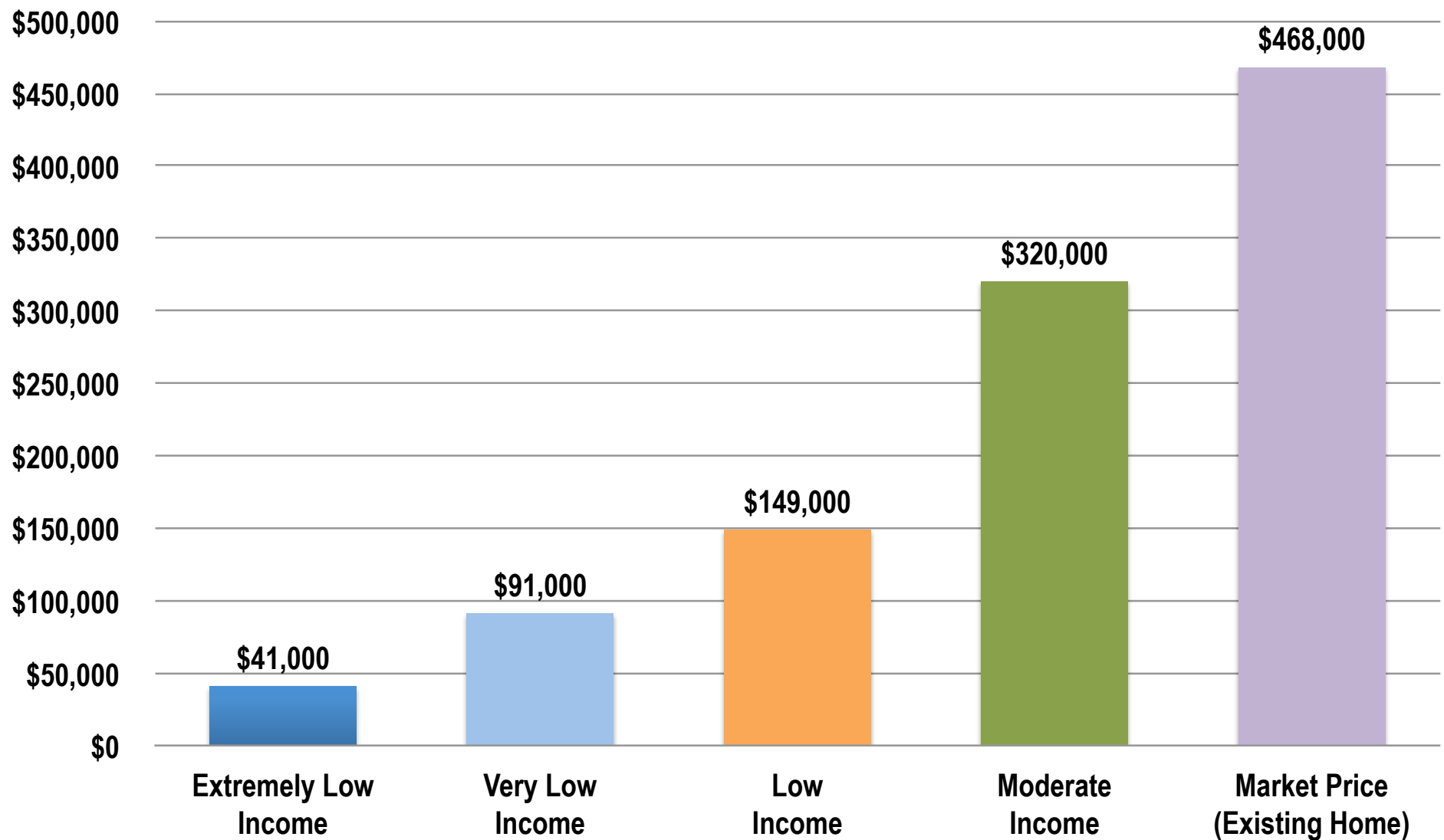


# Three Bedroom Home Prices in Vallejo Lower Than Most Other Bay Area Cities



# Typical Affordable and Market Sales Prices

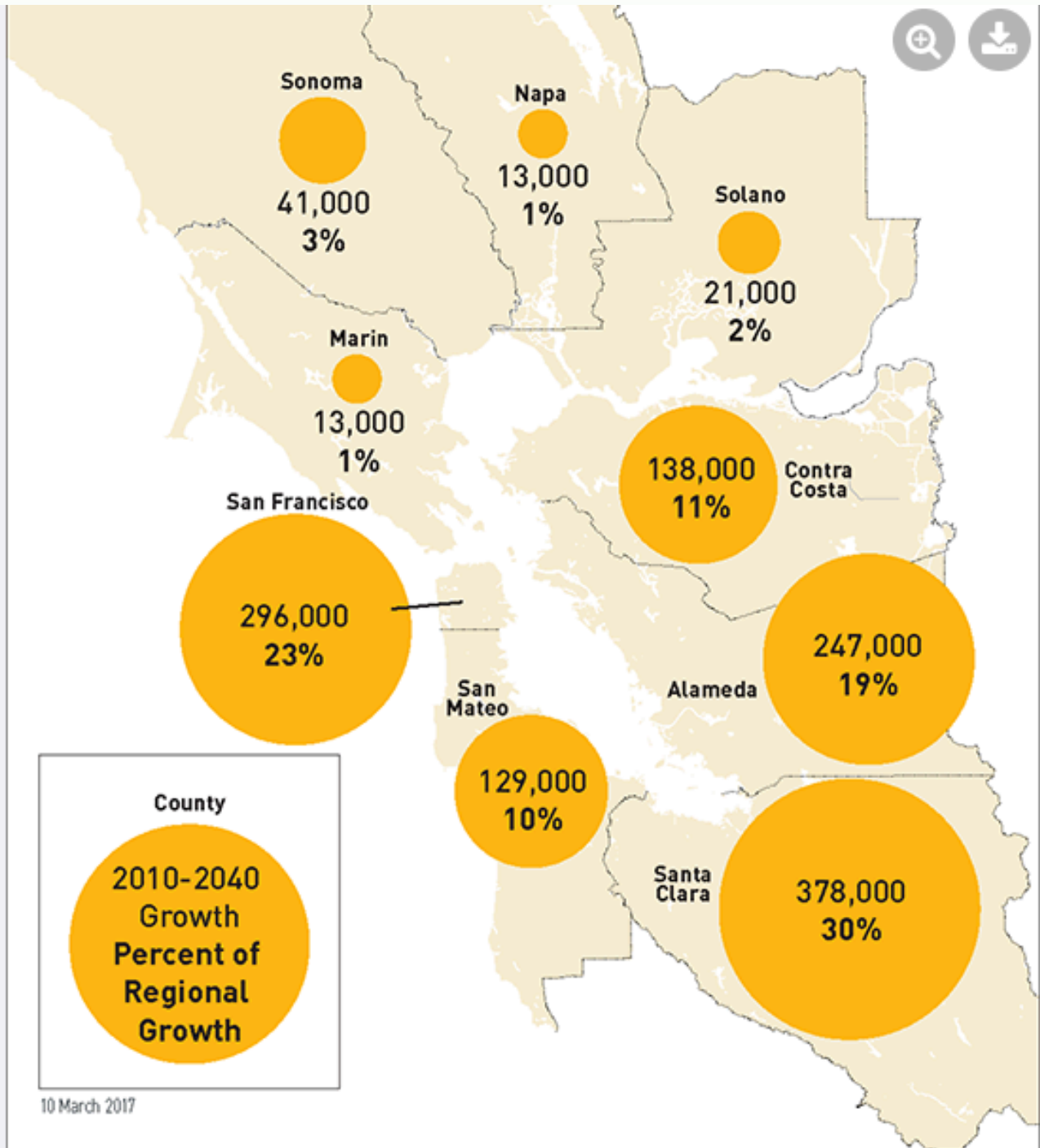
## Existing Home (Newer, 1600 SF, 3-Bedroom) in Vallejo



Source: California HCD, Seifel Consulting and The Concord Group

# Future Job Growth

Significant  
regional job  
growth  
projected in  
North Bay



**MAP 4.3 Employment growth by county.**

Source: Metropolitan Transportation Commission, 2016

# Vallejo Housing Challenges

- Significant slowdown in housing construction since recession, particularly for multifamily housing
- City has not been able to meet its regional share of new housing (RHNA) since 2007
- Many of the City's housing units are older and may need repair, with 83% of housing built before 1990
- Many households cannot afford to rent an apartment or buy a new home in Vallejo
- Development feasibility is more challenging as market rents and home prices may be lower than development costs
- Vulnerable residents are at risk of displacement and gentrification
- Growing number of seniors on fixed incomes
- Lack of local revenue tools and incentives for the production of housing development projects

# Vallejo Housing Opportunities

- Significant citywide support for three “Ps”
- Large parcels of undeveloped property, with many publicly owned
- Several transit hubs, with ferry and rapid bus transit service
- Affordable rents and home prices compared to other Bay Area cities
- Excellent local universities and colleges with growing number of students and faculty
- Increased interest in Vallejo as a location for new residents and businesses
- Growing number of organizations that provide job training and apprenticeship opportunities, including in building construction
- Ability to attract new businesses with higher paying jobs to support housing costs of new development
- Young residents interested in being involved to develop solutions

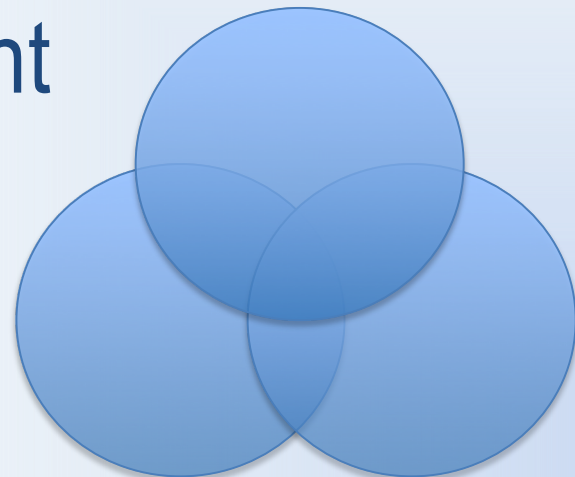
# Questions for Small Group Discussions

1. How do we create more housing opportunities for our diverse array of residents and workers?
2. How do we best leverage the City's publicly owned sites for housing?
3. What is most important for the City to do to overcome our housing challenges?



# Keep in Mind the “Three Ps” Housing Principles

- **Produce** housing for the entire spectrum of residents and workers
- **Preserve** existing housing and maintain housing affordability
- **Protect** vulnerable households from housing instability and displacement

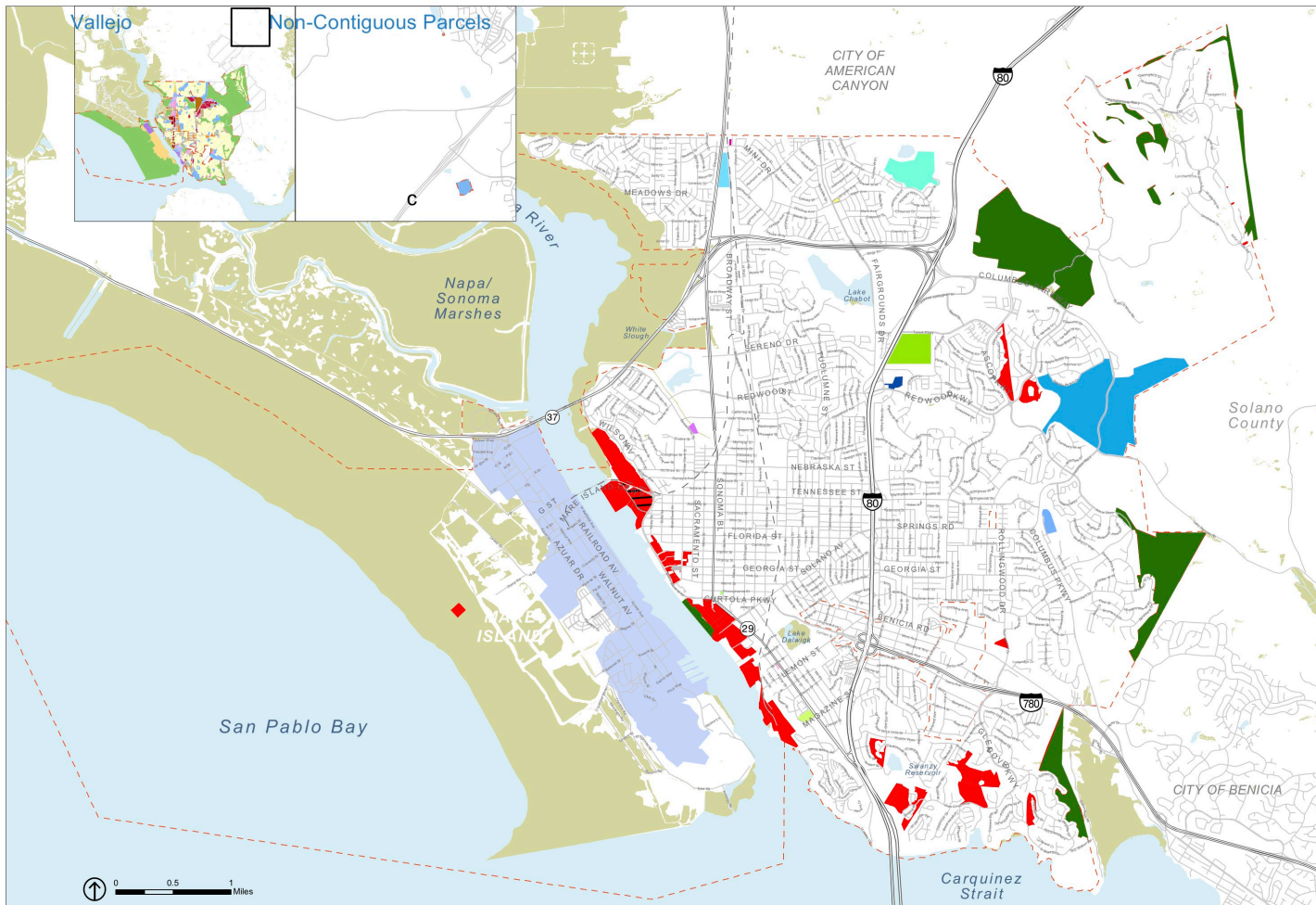


**QUESTION #1:** How do we create more housing opportunities for our diverse array of residents and workers?





# QUESTION #2: How do we best leverage the City's publicly owned sites for housing?



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2/21/2020



# QUESTION #3: What is most important for the City to do to overcome our housing challenges?



# Wrap Up and Next Steps

