



Solano Transportation Authority
...working for you!

SOLANO TRANSPORTATION AUTHORITY

Member Agencies:

Benicia ♦ Dixon ♦ Fairfield ♦ Rio Vista ♦ Suisun City ♦ Vacaville ♦ Vallejo ♦ Solano County

One Harbor Center, Ste. 130, Suisun City, CA 94585-2473 ♦ Phone (707) 424-6075 / Fax (707) 424-6074
Email: info@sta.ca.gov ♦ Website: sta.ca.gov

November 8, 2021

Sent Via Electronic Mail

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Solano County Clerk of the Board
County Administration Center
675 Texas Street, Suite 6500, 6th Floor
Fairfield, CA 94533

RE: Solano County ARPA Funding Letter of Interest

Dear Solano County Board of Supervisors:

The Solano Transportation Authority (STA) requests your consideration of allocating \$2 million to \$4 million in American Rescue Plan Act (ARPA) funding to provide matching funds for the STA's Suburban Housing Incentive Program (SubHIP). As stated in the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) Fact Sheet, the virus' impact is disproportionate to low-income families and communities of color, thereby exacerbating systemic health and economic inequities. Affordable housing development was challenging prior to the pandemic; however, STA, working with partnering cities and regional agencies, has demonstrated affordable housing projects can be implemented through partnerships and creative financing as demonstrated by the STA's SubHIP Pilot Program.

The STA, in coordination with the Metropolitan Transportation Commission (MTC), developed the SubHIP pilot program in 2019 to leverage transportation funding for affordable housing developments within Priority Development Areas (PDA). Although the SubHIP pilot program was a limited program of only \$4 million, it will result in over 380 affordable housing units located in two PDAs within close proximity to transit facilities of regional significance located the cities of Fairfield and Vacaville.

The Fairfield Vacaville Hannigan Train Station PDA in the city of Fairfield was approved for 199 affordable housing units which are currently under construction within walking distance to the Hannigan Train Station. The Allison Drive PDA in the City of Vacaville was recently approved for 185 affordable housing units located immediately adjacent to the Vacaville Transportation Center and Solano Express service. These affordable housing projects were not immediately planned to be implemented prior to the financial infrastructure incentives provided by the STA's SubHIP pilot program. Based on feedback from some of the other cities, STA issued a letter of interest to gauge the level of interest in follow up SubHIP effort if additional funding could be identified. Four cities (Dixon, Fairfield, Suisun City, and Vallejo) indicated their interest in another round of SubHIP funding and they collectively identified 10 potential affordable housing projects that would meet the criteria of the SubHIP pilot program.

Recently, the City County Coordinating Council (4Cs) approved the Regional Housing Needs Assessment (RHNA) numbers for Solano County which totals 10,992 new units for the 6th RHNA cycle 2023-2030 which included 2,803 very low units and 1,612 low units countywide. This includes the County of Solano being responsible for 315 units with 80 very low and 50 low units. One of the most common reasons for the difficulty in financing affordable housing projects in Solano County is the relative affordability of housing in Solano County, as compared to the rest of the Bay Area, and the costs of providing the necessary infrastructure for the affordable housing projects.

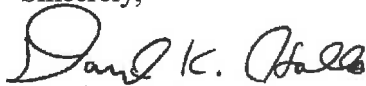
STA Ltr. Dated November 8, 2021 to Solano County Board of Supervisors
RE: Solano County ARPA Funding Letter of Interest

Earlier this year, the Board of Supervisors' designated the STA to serve as the County Collaborative for Solano County given the transportation and land use planning nexus and STA's efforts with the SubHIP pilot program. In that role, working with the Association of Bay Area Governments (ABAG), STA has partnered with all seven cities and the County to initiate the update of each agency's required housing element. Specifically, six of the cities and the County have partnered with the STA to utilize one planning consultant to save resources and expedite the housing element process which has a deadline of January 2023 for completion. This partnership approach between the STA, the cities and the County is unique and recognized by the State's Housing and Community Development (HCD) Department and ABAG as a great example for other counties to integrate transportation planning into land use planning.

The request for \$2 million to \$4 million from the County's ARPA funding would provide a much needed funding match to offset the cost of critical infrastructure and to continue the SubHIP program, potentially doubling the available funding incentives for affordable housing located in PDAs in close proximity to regional transit centers. This funding could be utilized to leverage future transportation funding from STA and housing funding from the ABAG and HCD.

Thank you for your consideration. Feel free to contact me at (707) 424-6075 or dkhalls@sta.ca.gov or Robert Guerrero, STA's Director of Planning, at (707) 399-3211 or rguerrero@sta.ca.gov if you have any questions regarding this request.

Sincerely,



Daryl K. Halls
Executive Director

Cc: STA Board Members
Birgitta Corsello, County Administrator, County of Solano
William Emlen, Assistant County Administrator, County of Solano
Ian Goldberg, Budget Officer, County of Solano

PRIORITY DEVELOPMENT AREAS

City of Benicia



Benicia PDA



Priority Development Areas are designated by the City, and approved by the Association of Bay Area Governments (ABAG), to focus future development growth near transit centers with Express Bus, Ferry, Rail or local bus services.

There are two designated PDAs in the City of Benicia:

1. Downtown PDA
2. East 5th Street PDA

The City of Benicia's PDAs provide the following benefits:

- Affordable, waterfront location on the Carquinez Strait
- Walkable downtown with mix of land uses
- Solano Express bus connections to the Vallejo Ferry, Sacramento, and BART
- SolTrans Benicia Lyft Program
- Access to 5,000+ jobs in the Benicia Industrial Park
- Bike and pedestrian access to Downtown Benicia and the Industrial Park (including planned improvements)



Completed PDA Investments



Downtown PDA	
Military West, Southhampton Drive, and 1st Street Intermodal Improvements	2012
East 5th Street/I-780 crosswalk improvements	2021



Proposed Projects

The City of Benicia has identified the following projects that would add to the infrastructure offered by their PDAs:

- **Benicia Urban Waterfront Improvements**
Multi-phase project to improve bike and pedestrian access along the Carquinez Strait Waterfront
- **TDM Program on I-680 Corridor**
- **Transit Access Improvements**
- **First/Last Mile Services**

Transit Service Headways*



Benicia Bus Hub:

- Solano Express Blue Line bus service every 30 minutes during peak commute hours.

Downtown PDA:

- Solano Express Yellow Line bus service every 30 minutes during peak commute hours.

*Pre-COVID transit service

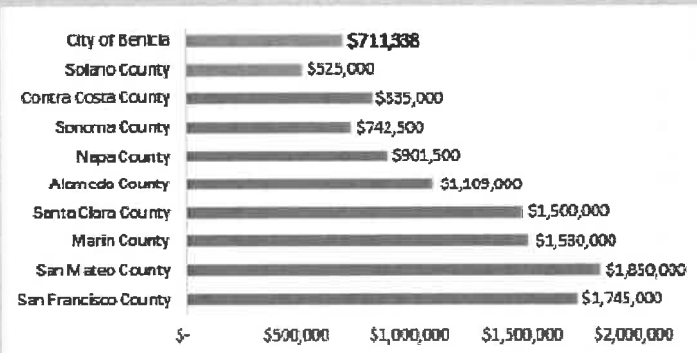
Planned Capital Projects



1. Benicia Urban Waterfront Improvements
2. Pedestrian Crossing Improvements
3. Transit Access Improvements & First/Last Mile Services

Benicia is Affordable!

Benicia's median home price of \$771,338 is less than the low income home price in 3 Bay Area counties.



Solano County Current 2015-2023 RHNA Progress

(Numbers Updated to Reflect 2020 Annual Progress Reports as reported to HCD as of October 2021– Year 6 of 9)

Legend		Very Low Income Required	Very Low Income Permits Issued	Percent Complete	Low Income Required	Low Income Permits Issued	Percent Complete	Moderate Income Required	Moderate Income Permits Issued	Percent Complete	Above Moderate Income Required	Above Moderate Income Permits Issued	Percent Complete	Total # of Permits Required	Total # of Permits Issued	Total RHNA Remaining
Very Low Income																
Low Income																
Moderate Income																
Above Moderate																
RHNA Target Met																
	Benicia	94	1	1.1%	54	3	5.6%	56	8	14.3%	123	18	14.6%	327	30	297
	Total Solano County	1811	149	8%	902	348	39%	1053	1288	122%	811	5417	170%	6977	7383	3965

Source: <https://www.hcd.ca.gov/community-development/annual-progress-reports.shtml>

For additional information, please contact:
Robert Guerrero, Director of Planning
rguerrero@sta.ca.gov



PRIORITY DEVELOPMENT AREAS

City of Fairfield



Fairfield PDAs



Priority Development Areas are designated by the City, and approved by the Association of Bay Area Governments (ABAG), to focus future development growth near transit centers with Express Bus, Ferry, Rail or local bus services.

There are four designated PDAs in the City of Fairfield:

1. Fairfield-Vacaville Train Station
2. North Texas Street Core
3. Heart of Fairfield
4. Fairfield Gateway

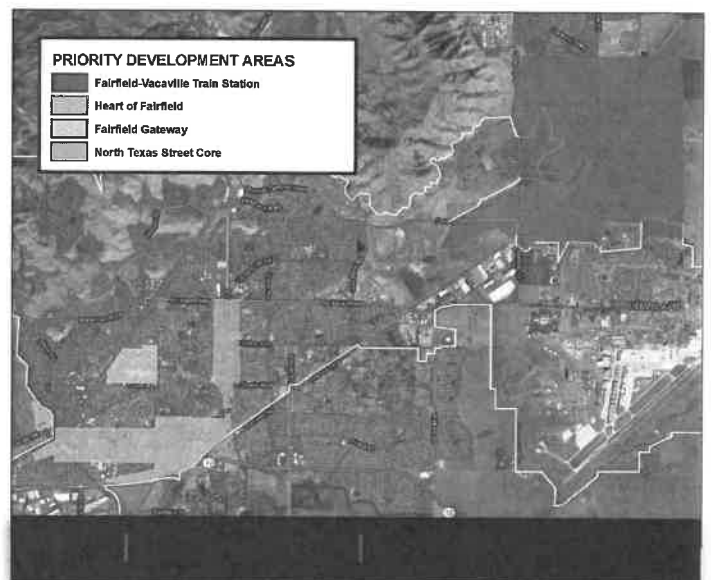
The City of Fairfield's PDAs provide the following benefits:

- High density multi-family housing planned directly adjacent to Capitol Corridor train service
- Capitol Corridor train service to Sacramento and the Bay Area
- Solano Express bus service to the Vallejo Ferry, Sacramento, and BART
- Bike & Pedestrian Connections to Transit (existing and planned)



Completed PDA Investments

Fairfield Gateway PDA	
Fairfield Transportation Center	2000
West Texas Street Gateway	2005
Fairfield Transportation Center - Slip-Ramp and Bike/Ped Improvements	2020
Heart of Fairfield PDA	
Jepson Parkway Specific Plan	2000
Downtown Fairfield Pedestrian Project - Union Ave	2008
Downtown Fairfield Pedestrian Project - Texas Street	2008
Heart of Fairfield Plan	2017
Fairfield-Vacaville Train Station PDA	
Fairfield/Vacaville Train Station Specific Plan	2011
Fairfield-Vacaville Hannigan Train Station	2017
Jepson Pkwy 1A, 2A, and 1B/C 2021	2018-2021



Proposed Projects



The City of Fairfield has identified the following projects that would add to the infrastructure offered by their PDAs:

- **High density, multi-family housing planned directly adjacent to Capitol Corridor train service**
- **Capitol Corridor train service to Sacramento and the Bay Area**
- **Solano Express bus service to the Vallejo Ferry, Sacramento, and BART**
- **Bike & Pedestrian Connections to Transit (existing and planned)**

Transit Service Headways*

Fairfield-Vacaville Hannigan Train Station:

- Intercity train passenger service every 30 minutes during peak commute hours.

Fairfield Transportation Center:

- Solano Express Blue, Green, and Red Line bus service every 30 minutes during peak commute hours.

*Pre-COVID transit service

Planned Capital Projects

The City of Fairfield has identified the following projects that would enhance the infrastructure offered by the PDAs:

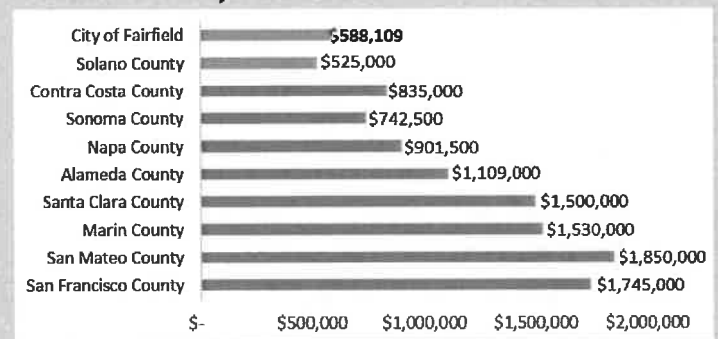
1. I-80 Express Lanes
2. West Texas Road Diet and Complete Streets
3. Jepson Parkway Phase 2B and 2C
4. Fairfield Vacaville Train Station: Parking, Bike, Pedestrian, and Housing Improvements

Estimated Housing Production

1. One Lake Family Apartments - 181 units
2. Great Jones - 28 units
3. 1740 West Texas - 59 units
4. Parkside Flats (Woolner) - 168 units

Fairfield is Affordable!

Fairfield's median home price of \$588,019 is slightly more than the median home price of Solano County \$525,000.



Solano County Current 2015-2023 RHNA Progress

(Numbers Updated to Reflect 2020 Annual Progress Reports as reported to HCD as of October 2021– Year 6 of 9)

Legend		Very Low Income Required	Very Low Income Permits Issued	Percent Complete	Low Income Required	Low Income Permits Issued	Percent Complete	Moderate Income Required	Moderate Income Permits Issued	Percent Complete	Above Moderate Income Required	Above Moderate Income Permits Issued	Percent Complete	Total # of Permits Required	Total # of Permits Issued	Total # RHNA Permits
Very Low Income																
Low Income	Fairfield	729	94	12.1%	404	95	23.5%	456	364	79.8%	1,461	2735	187%	3,100	3288	1086
Moderate Income																
Above Moderate	Total-Solano County	3,711	1,100	29%	803	348	43%	1,053	1,289	121%	3,711	5,617	170%	6,977	7,983	3,965
RHNA Target Met																

Source: <https://www.hcd.ca.gov/community-development/annual-progress-reports.shtml>

For additional information, please contact:

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rguerrero@sta.ca.gov



PRIORITY DEVELOPMENT AREAS

City of Suisun City



Suisun City PDA



Priority Development Areas are designated by the City, and approved by the Association of Bay Area Governments (ABAG), to focus future development growth near transit centers with Express Bus, Ferry, Rail or local bus services.

There is one designated PDA in the City of Suisun City:

1. Downtown and Waterfront

The City of Suisun City's PDAs provide the following benefits:

- Unique affordable waterfront location
- Capitol Corridor train service to Sacramento and the Bay Area
- Solano Express bus service to BART
- Well-connected network of walking paths and off-street bicycling



Completed PDA Investments



Downtown and Waterfront PDA	
Main Street Bike/Pedestrian Improvements	1999
Driftwood Drive Pedestrian Project	2004
Driftwood Drive Waterfront Project	2008
Central County Bikeway Connection to Downtown	2009
Main Street Rehabilitation (from Solano Street to Common Street)	2010
Grizzly Island Trail Phase 1	2012
Amtrak Station Park and Ride EV Charging Station	2016
Suisun/Fairfield Train Depot Rehabilitation	2016
Suisun City Waterfront District Specific Plan	2016
Driftwood Drive SR2S Class I Path	2017



Proposed Projects



The City of Suisun City has identified the following projects that would add to the infrastructure offered by their PDAs:

- **Unique affordable waterfront location**
- **Capitol Corridor train service to the Bay Area and Sacramento**
- **Solano Express bus service to BART**
- **Well-connected network of off-street bicycling and walking paths**

Transit Service Headways*

The Solano Rail Hub:

- Capitol Corridor intercity train passenger service every 30 minutes during peak commute times
- Solano Express Green Express and Red Line bus service every 30 minutes during peak commute hours.

*Pre-COVID transit service

Estimated Housing Production

1. Marina Village Apartments - 160 units
2. Almond Gardens - 23 units

Planned Capital Projects

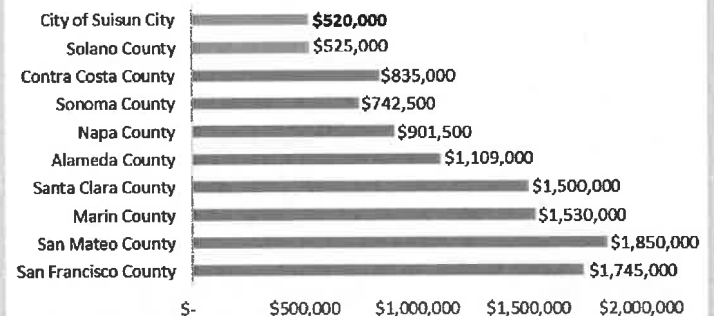
Suisun City has identified the following projects that would enhance the infrastructure offered by the PDAs:

1. Solano Rail Hub
2. Main Street Bike Improvements
3. Crystal Middle School Traffic Calming
4. HSIP Cycle 10 Pedestrian Safety Improvements
5. Bus Inductive Charging Stations at Fairfield Suisun Train Depot
6. Driftwood Drive Class I Gap Closure



Suisun City is Affordable!

Suisun City's median home price of \$520,000 is less than the median home price of Solano County \$525,000.



Solano County Current 2015-2023 RHNA Progress

(Numbers Updated to Reflect 2020 Annual Progress Reports as reported to HCD as of October 2021– Year 6 of 9)

Legend		Very Low Income Required	Very Low Income Permits Issued	Percent Complete	Low Income Required	Low Income Permits Issued	Percent Complete	Moderate Income Required	Moderate Income Permits Issued	Percent Complete	Above Moderate Income Required	Above Moderate Income Permits Issued	Percent Complete	Total # of Permits Required	Total # of Permits Issued	Total # of Permits Remaining
Very Low Income																
Low Income	Suisun City	147	0	0%	57	0	0%	60	0	0%	241	84	35%	505	84	421
Moderate Income																
Above Moderate	Total-Solano County	1271	149	12%	902	348	39%	1053	1269	121%	3311	3617	109%	6977	7983	3365
RHNA Target Met																

Source: <https://www.hcd.ca.gov/community-development/annual-progress-reports.shtml>

For additional information, please contact:

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PRIORITY DEVELOPMENT AREAS

City of Vacaville



Vacaville PDAs



Priority Development Areas are designated by the City, and approved by the Association of Bay Area Governments (ABAG), to focus future development growth near transit centers with Express Bus, Ferry, Rail or local bus services.

There are two designated PDAs in the City of Vacaville:

1. Downtown Vacaville
2. Allison Area

The City of Vacaville's PDAs provide the following benefits:

- Solano Express Transit Service to Sacramento and BART
- Local City Coach transit service connecting both PDAs to all of Vacaville
- Mixed-Use development nearing construction in Downtown, and another planned adjacent to the Vacaville Transportation Center
- Bike & Pedestrian Connections

Completed PDA Investments



Downtown Vacaville PDA	
Davis Street Pedestrian & Gateway Improvements	2004
Vacaville Creekwalk Extension Planning Funds	2005
Vacaville Regional Transportation Center Landscaping	2007
Vacaville Downtown Creekwalk Extension	2009
Allison Area PDA	
Vacaville Transportation Center	2010
Allison Drive Sidewalk & Class 1 to Transit Center	2017
Vacaville-Pavement Preservation	2018
Allison PDA Housing	2021



Proposed Projects

The City of Vacaville has identified the following projects that would add to the infrastructure offered by their PDAs:

- **Downtown Vacaville PDA & Allison**

- **Policy Plan PDA**

- **Ulatis Creek Trail Extension to Downtown**

Extend the current Ulatis Creek Bike Path from Allison Drive, under I-80, and to the Downtown Vacaville Creekwalk, connecting the two PDAs

- **Allison Policy Plan PDA**

- **Allison Drive & Ulatis Drive Intersection Improvements**

- **Parking Garage at Vacaville Transportation Center**

Build a multi-story parking garage to create a shuttle route to the Hannigan Train Station

Transit Service Headways*

Vacaville Transportation Center in the Allison Area PDA:

- Solano Express Blue Line bus service every 30 minutes during peak commute hours.

*Pre-COVID transit service

Planned Capital Projects

1. Ulatis Creek Bike Trail Extension to Downtown
2. Allison Drive/Ulatis Drive Intersection Improvements
3. Downtown Sidewalk & Bicycle Improvements
4. First/Last Mile Services

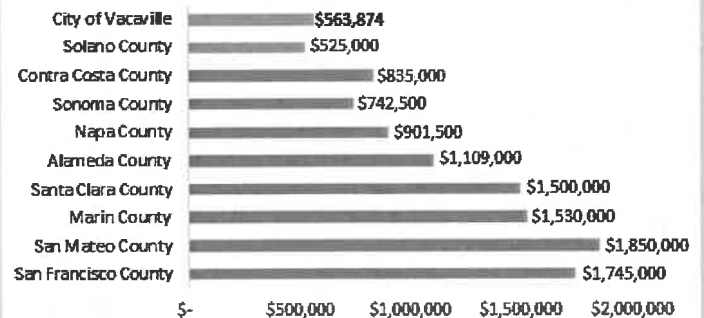
Estimated Housing Production

1. Peabody Apartments - 120 units
2. Pony Express (Sr. Apt Complex) - 60 units
3. Allison Apartments (Affordable) - 187units
4. Harbison Apartments - 160 units
5. Farmstead - 130 units
6. East Main Street - 83 units



Vacaville is Affordable!

Vacaville's median home price of \$563,874 is less than the low income home price in 5 Bay Area counties, and slightly above the median home price for Solano County (\$525,000).



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Very Low Income																
Low Income	Vacaville	287	48	16.7%	134	109	81.3%	173	565	327%	490	1664	340%	1,084	2,386	364
Moderate Income																
Above Moderate	Total-Solano County	1731	136	8%	902	948	99%	1053	1283	121%	3111	3617	170%	6977	7383	3365
RHNA Target Met																

Source: <https://www.hcd.ca.gov/community-development/annual-progress-reports.shtml>

For additional information, please contact:

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 rguerrero@sta.ca.gov

PRIORITY DEVELOPMENT AREAS

City of Vallejo



Vallejo PDAs



Priority Development Areas are designated by the City, and approved by the Association of Bay Area Governments (ABAG), to focus future development growth near transit centers with Express Bus, Ferry, Rail or local bus services. There are seven designated PDAs in the City of Vallejo:

1. Mare Island PDA
2. Waterfront & Downtown
3. Carquinez Heights PDA
4. Central Corridor East PDA
5. Central Corridor West PDA
6. Solano 360 PDA
7. Sonoma Boulevard

The City of Vallejo's PDAs provide the following benefits:

- Potential for additional units to be preserved as low income
- Ferry service direct to San Francisco
- Solano Express bus connections to Fairfield, Benicia, and BART
- Planned high density, mixed use developments walkable to transit
- Waterfront promenade allowing safe pedestrian and bike access to downtown and transit service
- Unique, affordable waterfront location on the Mare Island Strait



Completed PDA Investments

Carquinez Heights PDA	
Curtola Park & Ride Lot	2016
Central Corridor West PDA	
Sacramento St Bridge Project	2021
Waterfront & Downtown PDA	
Georgia Street Extension	2004
Vallejo Ferry Intermodal Terminal	2012
Downtown Streetscape Improvements Phases 1-3	2020
Sacramento Street Streetscape	2021
Mare Island PDA	
Mare Island Parkway Widening	2003
Solano 360 PDA	
Fairgrounds Dr/SR37 Bus & Bike/Ped Improvements	2019
Sonoma Boulevard PDA	
Sereno Bus transfer Center/Affordable Housing Concept Plan	2001
Sonoma Boulevard Improvements	2019



Proposed Projects

The City of Vallejo has identified the following projects that would add to the infrastructure offered by their PDAs:

- **Downtown Vallejo PDA**
 - **Sacramento Street Streetscape Improvements**
Implements a Road Diet on Sacramento Street from Tennessee St. to Capitol St
- **Central Corridor East PDA**
 - **Bay Trail-Vine Trail Project**
Closes gaps in the SF Bay Trail and Napa Valley Vine Trail by providing a continuous bike facility from downtown Vallejo to American Canyon
- **Vallejo Station Phase B**
Provide mixed-use residential/commercial space, including 550 parking spaces
- **Carquinez Heights PDA**
 - **Vallejo Bluffs Trail**
Bike trail connecting from the existing unpaved Bay/Ridge Trail on the bluff north of the Carquinez Strait to the west side of the Carquinez Bridge

Transit Service Headways*

Vallejo Transit Center located in the Waterfront & Downtown PDA:

- Solano Express Red Line and Yellow Line bus service every 30 minutes during peak commute hours.

Vallejo Ferry Terminal located in the Waterfront & Downtown PDA:

- Ferry service every 30 minutes during peak commute hours.

*Pre-COVID transit service

PDA Estimated Housing Production

1. Sacramento Eden Housing - 75 units
2. Old Post Office - 130 units

Vallejo is Affordable!

Vallejo's median home price of \$511,779 is less than the low income home price in all other 9 Bay Area counties, and less than the median home price for Solano County (\$525,000).

Planned Capital Projects

1. Sacramento Street Streetscape
2. Bay Trail/Vine Trail Gap Closure Project
3. SR 37/Fairgrounds Drive Interchange Improvements
4. Pedestrian Crossing Enhancements
5. Transit Access Improvements & First/Last Mile Services



Solano County Current 2015-2023 RHNA Progress

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Very Low Income																
Low Income	Vallejo	283	0	0%	178	0	0%	211	0	0%	690	251	36.4%	1,362	251	1,111
Moderate Income																
Above Moderate	Total-Solano County	1711	141	8%	902	348	39%	1053	1289	121%	3311	3617	170%	6977	7383	3365
RHNA Target Met																

Source: <https://www.hcd.ca.gov/community-development/annual-progress-reports.shtml>

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