



Community Investment Fund

Housing Affordability Funding Recommendations

Presented to Solano County Board of Supervisors
on October 27, 2020
County Administrator's Office

Michele Harris, MPA & Megan Richards, MPA
First 5 Solano as part of the County Administrator's Office

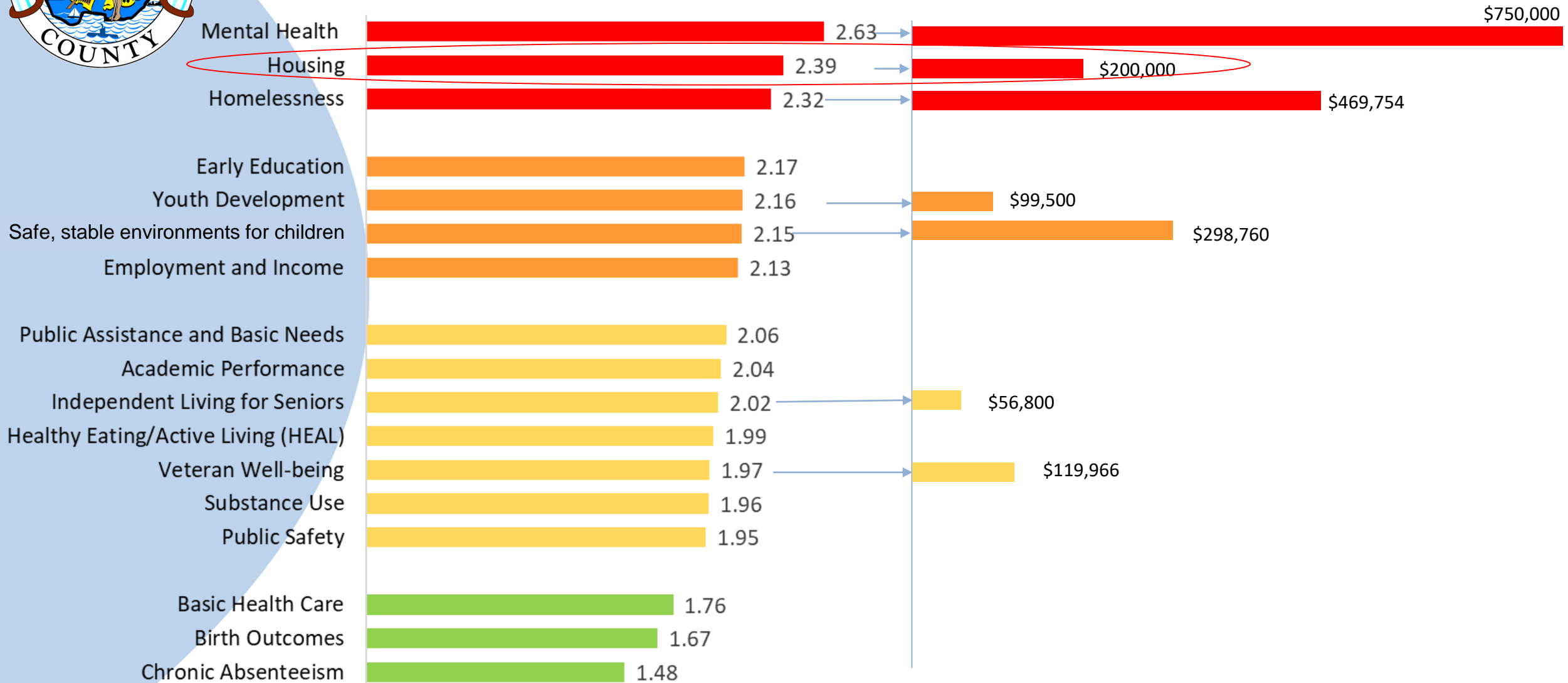


Three-pronged Community Investment Fund

<div>\$2,000,000</div> <div>Community Investment Fund</div> <div>(formerly non-county contributions)</div>		
<div>Legacy Programs</div> <div>\$450,000 Annually</div> <div>3-year commitment</div> <div>Addresses many needs</div>	<div>Deep Programming</div> <div>\$1,300,000 Annually</div> <div>3-year commitment</div> <div>Addresses top 3 needs</div>	<div>One-Time Programs</div> <div>\$250,000 Annually</div> <div>1-year commitment</div> <div>Addresses top 6 needs</div>



HSNA Top Needs vs. Post-2020+ Funding





Outcomes Framework: Housing Affordability

Community Goal: Reduce homelessness

Gap/problem to be addressed	Potential Program Strategies	Partners	Program Outcome Indicators
<ul style="list-style-type: none">• Shortage of affordable units• Lack of new development	<p>1. Increase cities' capacity to increase supply of affordable housing</p> <ul style="list-style-type: none">a. County has hired a consultant to evaluate affordable housing options and strategy.b. County may help facilitate, along with partners such as Solano Transportation Authority, identified housing strategies. Pool and facilitate access to resources needed to develop new supplyc. Maximize existing supply (e.g., address shortage of homes that take Section 8, seek funding to purchase units)	<ul style="list-style-type: none">• Cities/Housing Authorities• CAP Solano JPA• Housing Developers• Property Owners• Landlords	<ul style="list-style-type: none">• Number of new funding requests for affordable development• Number of existing units that are fair market• Increased number of Section 8 units



Recommendation

Invest \$200,000 with Habitat for Humanity for the purpose of constructing 3 Single Family Homes in Fairfield

- Positions Habitat for Humanity to commit to the City of Fairfield
- Provides an ability to leverage an additional \$250k from a foundation
- City of Fairfield has committed to selling the property to Habitat for Humanity at a discounted price, as the land requires flood mitigation work

Result: 3 Single Family Homes would be developed and occupied in approximately 2 years



Recommendation

Habitat for Humanity Process:

1. Acquire land
2. Begin entitlement process to create parcels
3. Select local low-income families in need of affordable housing (Partner Family)
4. Conduct site development work on the acquired property
5. Construction
6. Sell the house to the Partner Family
7. Record deed restrictions on title



Housing Affordability Funding Recommendations

Recommendation: Hold off on commitment for Year 2 & Year 3 for the purpose of exploring what opportunities may exist and may be needed at that time.

Year	Strategy	Agency	Amount
1	Develop 3 new affordable housing units	Habitat for Humanity	\$200,000
2	TBD	TBD	200,000
3	TBD	TBD	200,000
		Grand Total:	\$600,000



Community Investment Fund Summary

Board Consideration	CIF Component	Date Begins	Year 1 Amount
Complete	Legacy Programs	July 1, 2020	\$450,000
Complete	Annual Grants	July 1, 2020	350,000
Complete	Mapping the Mental Health System of Care & Navigation	August 1, 2020	340,000
Complete	Mental Health First Aid Training	Aug 1, 2020	240,000
Complete	Homelessness Innovation Ideas	Sept 1, 2020	420,000
Today	Housing Affordability as it related to reducing homelessness	Nov 1, 2020	200,000
		Total:	\$2,000,000



Today's Considerations

- Consider approval of a recommendation to allocate up to \$200,000 to Habitat for Humanity for the period of November 1, 2020 through June 30, 2023 from the Community Investment Fund, Deep Investments category, Housing Affordability Strategy to develop 3 single family homes in Fairfield for households earning less than 80% AMI