



REQUEST FOR FUNDING

DATE: July 21st, 2026

TO: Anne Putney, Principal Management Analyst, Solano County Administrator's Office

FROM: Andrew Killeen, Chief Executive Officer, Solano-Napa Habitat for Humanity

RE: Funding Request for Harmony Village Affordable Housing Development in Vacaville

Anne,

I would like to hereby request County funding to support the completion of our Harmony Village development in Vacaville. Following are the relevant details:

WHO: Solano-Napa Habitat for Humanity, Inc., the local affiliate (covering Solano and Napa counties) for Habitat for Humanity International is requesting funding to help serve 10 local, low-income families.

WHAT: 10-Home Affordable Housing Development* in Vacaville

WHEN: Site Development is about to begin (scheduled for July, 2026), so the funding would be used between now and the end of calendar 2026.

WHERE: Corner of E. Monte Vista Avenue and Scoggins Avenue in Vacaville.

WHY: To help fill the current funding gap for the development to provide affordable homeownership opportunities to 10 local, low-income families. The requested funds would be used to cover costs to prepare the site for construction of the homes and to install the underground wet and dry utilities and a public street to provide the required infrastructure for the 10 single-family homes. Total Harmony Village development cost is projected to be \$5,700,000 and \$2,100,000 has been raised to date, so requested funds would be used to help fill that gap.

*See EXHIBIT A for a detailed description of Harmony Village.

We appreciate your considering this request for funding that will help provide affordable homeownership opportunities for 10 local, low-income families.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "A. Killeen", with a long horizontal flourish extending to the right.

Andrew Killeen
Chief Executive Officer

EXHIBIT A

PROJECT NARRATIVE: HARMONY VILLAGE

c/o E. Monte Vista Avenue and Scoggins Avenue, Vacaville, CA 95688

Solano-Napa Habitat for Humanity (SNHFH), a California non-profit corporation, is driven by the belief that access to decent, affordable housing is not a privilege, but a fundamental right. Everyone, regardless of who they are or where they come from, deserves a decent place to live. To that end, SNHFH utilizes volunteer labor, donations, and grants to build quality, affordable ownership housing for hard-working, low-income families in our community that would not otherwise have access to home ownership.

Sadly, too many families across California are “housing cost burdened.” Being “housing cost burdened” means that more than 30% of their household income goes to housing costs. These families live with the stress of moving often and trying to make ends meet with little flexibility.

It’s shocking but true that 30% of all California households are “housing cost burdened.” When we consider single mothers with children younger than 18, the percentage jumps to 50.51%. In Solano County, 58.3% of renters are “housing cost burdened” with 31.2% of residents paying over 50% of their household income on housing costs.

SNHFH will be developing a 1-acre parcel of land in Vacaville by building 10 single-family homes on it. We are calling the development: “Harmony Village.” Harmony Village is an infill housing development that will serve 10 local, low-income families. The development has received unanimous approval from the Vacaville Planning Commission. The 10-parcel residential subdivision on 1.07 acres in the City of Vacaville will include ten 1,554sqft Single Family Semi-Detached Duet Homes. The homes will be sold to households earning at or less than 80% of the Area Median Income (AMI). Lot sizes range from 2,700sqft to 3,680sqft. A Jiffy Lube auto maintenance facility creates an approximate 9,100sqft "carve out" of the site.

The so-called Habitat Partner Families selected to purchase the homes based on their need, willingness to partner, and ability to make payments on an affordable loan, will be required to contribute up to 500 hours of sweat equity during the construction of their homes. When construction is complete, SNHFH will sell the homes to the Partner Families by originating affordable mortgage loans resulting in monthly housing payments of no more than 30% of the Partner Family’s monthly gross income.

The Harmony Village development will begin with infrastructure site work and the construction of a new public street, Harmony Way. The first duet is expected to begin construction by the end of 2026.

Development of this underused site will result in much needed, affordable work-force housing in a location that is in reasonable proximity to retail facilities, services and transit stops. The new homes will greatly enhance the look and feel of the area, eliminating the nuisances common to vacant sites. And, most importantly, because of Solano-Napa Habitat for Humanity's unique housing partnership model, home-ownership opportunities will be available to hard working, low-income families in the community.

Attachments (see Page 2 below): Harmony Village Architectural Drawings and Site Plan

