

Please Start Here

General Information	
Jurisdiction Name	Dixon
Reporting Calendar Year	2024
Contact Information	
First Name	Austin
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Phone	7076787000
Mailing Address	
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City	Dixon
Zipcode	95620

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Submittal Instructions

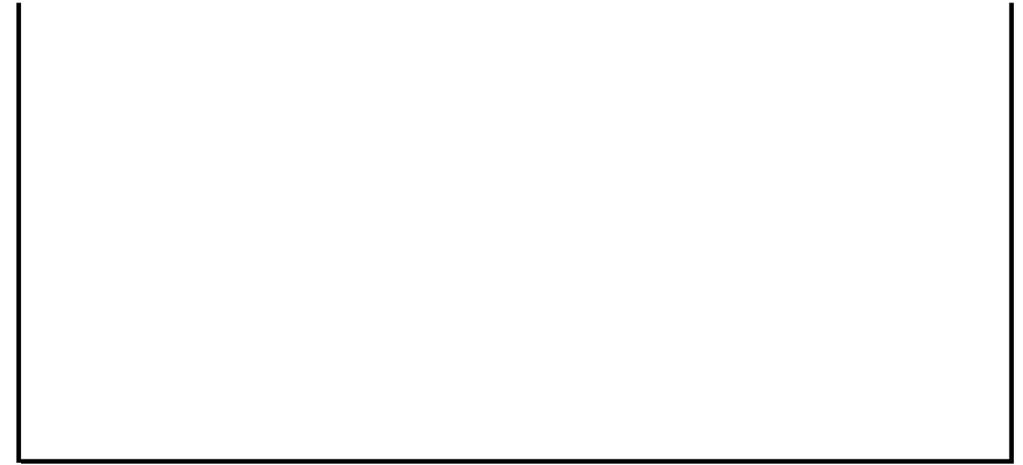
Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Toggles formatting that turns cells green/yellow/red based on data validation rules.



Jurisdiction	Dixon	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	12
	Non-Deed Restricted	0
Low	Deed Restricted	84
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		175
Total Units		272

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	149	0
2 to 4 units per structure	0	20	0
5+ units per structure	0	97	0
Accessory Dwelling Unit	0	6	0
Mobile/Manufactured Home	0	0	0
Total	0	272	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	166	272
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	24
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Dixon
Reporting Year	2024 (Jan. 1, Dec. 31)
Planning Period	8th Cycle 03/01/2023-03/31/2025

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "-" indicates an optional field
Cells in grey contain auto-calculation formulas

APN	Address	City	County	Parcel Type	Area	Units	Start Date	End Date	Construction Status	Notes
14443310	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	03/01/2024			NONE
14443300	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	12/29/2024			NONE
14442070	2065 LARK WAY DIXON, CA	DIXON	CA	SFD	0	1	2/15/2024			NONE
14442150	2065 LARK WAY DIXON, CA	DIXON	CA	SFD	0	1	2/15/2024			NONE
14443270	2065 LARK WAY DIXON, CA	DIXON	CA	SFD	0	1	6/28/2024			NONE
14443470	2215 LARK WAY DIXON, CA	DIXON	CA	SFD	0	1	7/26/2024			NONE
14443440	2215 LARK WAY DIXON, CA	DIXON	CA	SFD	0	1	7/26/2024			NONE
14442000	2065 LARK WAY DIXON, CA	DIXON	CA	SFD	0	1	2/12/2024			NONE
14443170	2065 LARK WAY DIXON, CA	DIXON	CA	SFD	0	1	6/24/2024			NONE
14442090	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	2/12/2024			NONE
14443030	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	3/8/2024			NONE
14442050	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	1/19/2024			NONE
14443180	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	6/24/2024			NONE
14443030	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	2/22/2024			NONE
14443000	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	1/19/2024			NONE
14443210	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	4/12/2024			NONE
14443010	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	3/8/2024			NONE
14442080	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	4/11/2024			NONE
14442190	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	1/31/2024			NONE
14443080	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	7/17/2024			NONE
14442030	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	5/31/2024			NONE
14443040	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	3/8/2024			NONE
14442110	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	4/23/2024			NONE
14441990	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	4/3/2024			NONE
14443110	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	2/13/2024			NONE
14443000	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	1/31/2024			NONE
14442170	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	2/12/2024			NONE
14443030	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	3/7/2024			NONE
14443430	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	2/19/2024			NONE
14443020	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	4/12/2024			NONE
14442130	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	7/26/2024			NONE
14442180	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	3/7/2024			NONE
14443030	185 BUCKLEY STREET DIXON, CA	DIXON	CA	SFD	0	1	1/19/2024			NONE

Jurisdiction	Dixon	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	113	-	16	12	-	-	-	-	-	-	28	85	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-			
Low	Deed Restricted	62	-	56	84	-	-	-	-	-	-	140	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-			
Moderate	Deed Restricted	62	-	-	-	-	-	-	-	-	-	1	61	
	Non-Deed Restricted		-	-	1	-	-	-	-	-	-			
Above Moderate		179	64	215	175	-	-	-	-	-	-	454	-	
Total RHNA		416												
Total Units			64	287	272	-	-	-	-	-	-	623	146	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low- Income Need	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		57	8	11	-	-	-	-	-	-	-	19	38	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Dixon		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1.1 Housing Rehabilitation	Loans to 3-5 units to rehab annually, Advertise program	Annual	The City did not facilitate any loans for 2024.
1.2.1 Code Enforcement	Continuing	Ongoing	Ongoing. The City maintains a full time code enforcement officer (CSO) and a building inspector to manage all building code enforcement.
2.2.1 Preservation of Units	Monitor status, provide technical support	Annual	The City continues to annually monitor the 65 at-risk units.
3.1.1 Measure B Exemptions	Continuing, annually determine if units above cap should be granted	Suspended	Suspended in 2023 due to SB330
3.2.1 Land Inventory	Continuing, monitor available sites	Annual	No formal inventory, however the Housing Element is current.
3.3.1 Large Site Prioritization	Facilitate affordable housing and development phases of 50-150 units.	Ongoing	Ongoing. Future consideration will be made towards potential new development standards/design flexibility for high-density residential projects on large sites.
3.3.2 Promotion of Accessory Dwelling Units	Encourage development of ADUs and JADUs.	Ongoing	Ongoing. ADU flyer creation to be a priority. Department has initiated development of pre-approved ADU program per AB 1332. Other ADU incentives to be considered.
3.3.3 Use of Previous Sites	To provide by-right development for certain lower-income housing prjects on non-vacant sites identified in the prior 5th housing cycle.	Completed	Accomplished upon adoption of Housing Element.
3.3.4 Small Site Development	To facilitate development on small residential lots and small lot consolidation by providing incentives.	Ongoing.	As projects come forward.
4.1.1 Special Needs Incentives	Encourage development of special needs housing	Ongoing	The City completed a 44 unit senior/special needs housing unit in 2017 and a 54 unit senior/special needs housing unit in 2016. In 2022, the city approved an affordable 72 apartment unit project for seniors.
4.1.2 Reasonable Accommodation	Develop and formalize a process for reasonable accommodation	Annual	The City shall provide appropriate information and issue building permits for individuals with disabilities.

4.1.3 Zoning Ord. Amendment, ADUs, Other Housing Types	To amend the Zoning Code to comply with recent state law re: ADUs, Employee, Transitional and Supportive Housing, Residential care facilities, Manufactured Housing, Parking Standards, etc.	Completed	Updated Zoning Ordinance as part of comprehensive update to Zoning Ordinance updated in 2024 reflects all relevant and current State legislation.
4.1.4 Density Bonus	To amend Chapter 18.20A of the Zoning Code to comply with changes in CA density bonus law.	Completed	As per Chapter 18.20A, Density Bonus of the Dixon Municipal Code. This section was updated as part of the Comprehensive update to the Zoning Ordinance adopted in 2024
4.1.5 Addressing Homelessness	To determine what efforts to take in the development of programs aimed at providing homeless shelters and related services.	Ongoing.	Ongoing. City to continue meeting with neighboring jurisdictions.
5.3.1 Extremely Low Income HH	Assist in development of ELIHH units	Ongoing	Ongoing. 11 Extremely Low Income units permitted and currently under construction as part of the Homestead subdivision's "Prospera" Apartments project in 2024.
5.4.1 Affordable Housing Assistance	Apply for State & Federal funding	Annual	Ongoing
5.4.2 Section 8 Assistance	Publicize Section 8 program	Annual	Ongoing. Annual updates to City website to be completed.
5.6.1 Large Family Unit Development	Pursue subsidies for 2+ developments per year	Annual	72-unit senior living apartments and 108 affordable family apartments were approved as part of the development of the Homestead subdivision in the SWDSP in 2022. Permits issued for all units in 2023 & 2024. Ongoing.
6.1.1 Regulatory Incentives and Financial Assistance for First Time Homebuyers	Assist average of 3 households annually thru 1st time homebuyer program	Ongoing	Ongoing, the city assisted in 1 loan in 2017. City to document all regulatory incentives or funds provided to such homebuyers by both the City and State.
6.1.2 Planning Fee Review	Periodic review and adjustment	Biannual	New fees adopted in July 2024.
6.2.1 Streamline Processing	Help to streamline processing	As projects come forward	Ongoing, as projects come in.
7.2.1 Fair Housing Program	Continue to publicize fair housing laws	Ongoing	Ongoing
7.2.2 Citizen Participation	Continue to encourage and solicit public input	Annual	Ongoing. Public Input was sought and incorporated into the 2024 Zoning Ordinance update.
8.1.1 Energy Efficiency Improvements	Assist low income residents with energy efficient improvements and programs	Annual	Ongoing

Jurisdiction	Dixon	
Reporting Period	2024	31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	Dixon	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022,

<p>Does the Jurisdiction have a local tenant preference policy?</p>	<p>No</p>	
<p>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</p>		
<p>Notes</p>		

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	12
	Non-Deed Restricted	0
Low	Deed Restricted	84
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		175
Total Units		272

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0