

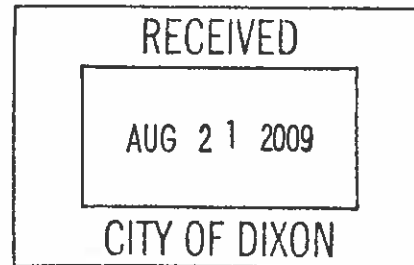
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 19, 2009

Ms. Nancy Huston
City Manager
City of Dixon
600 East A Street
Dixon, CA 95620



Dear Ms. Huston:

RE: Review of the City of Dixon's Adopted Housing Element

Thank you for submitting the City of Dixon's housing element adopted on July 14, 2009, and received for review on July 27, 2009. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The adopted element addresses the statutory requirements described in the Department's April 3, 2009 review. Therefore, the Department finds the City of Dixon's adopted element in compliance with State housing element law (Article 10.6 of the Government Code). Among other things, the element now includes analyses of residential capacity and potential governmental constraints.

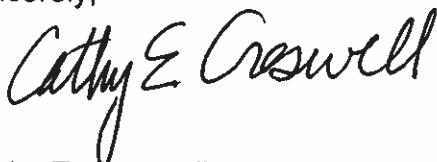
The City relies on Program 5.3.1 to rezone 30.13 acres to accommodate the remaining regional housing need for lower-income households of 250 units. To facilitate development on these sites, Program 6.1.3 amends the high density land-use designation to remove age-restriction requirements. It is critical the City implement these program pursuant to the timeframes described in the element and report on their status through the annual progress report required pursuant to Government Code Section 65400.

The Department commends Dixon's efforts to facilitate opportunities for a variety of housing types including mixed-use (Program 3.3.2), housing for special need populations (Program 4.1.1), second units (Program 4.1.3), and multifamily residential (Program 5.3.1). Additionally, policies and programs to address potential governmental constraints such as minimizing planning fee impacts (Program 6.1.2), streamlining processing procedures (Program 6.12.1), and the development of standard design criteria (Program 6.2.2) are particularly notable. Successful implementation of these and other programs will increase housing opportunities for families and the City's workforce while maximizing the effective use of land, creating livable neighborhoods, and promoting economic vitality.

In addition, Dixon now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks Programs, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Program include housing element compliance either as a threshold or competitive factor in rating and ranking applications. More specific information about these and other programs is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

We appreciate the cooperation and assistance provided by Mr. Dave Dowswell, Community Development Department Director, Ms. Jennifer Gastelum and Ms. Cynthia Deane-Alviso, the City's consultants, throughout the course of the review. The Department wishes the City of Dixon success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports required pursuant to Government Code Section 65400. If you have any questions, please contact Melinda Coy, of our staff, at (916) 445-5307.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Dave Dowswell, Community Development Department, Director, City of Dixon