



2023 – 2031 Housing Element Update

City Council Meeting –
September 20, 2022

Agenda



Housing Element Overview/Contents



Housing Element Outreach



Regional Housing Needs Allocation (RHNA)



Housing Element Programs



Schedule

Housing Element Overview

» Adoption Deadline: January 31, 2023

- 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
- 5th Cycle Planning Period: January 31, 2015 – January 31, 2023

» Required element of the General Plan

» State-mandated update schedule

» Reviewed and certified by State (HCD) for compliance with State law

» Plan for accommodating a jurisdiction's "fair share" of the regional housing need

Housing Element Contents

Housing Element

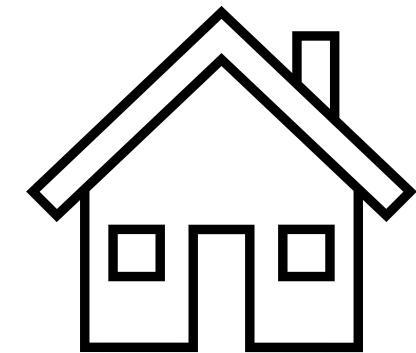
- Review of 5th Cycle Programs
- 6th Cycle Housing Programs
- Sites Analysis
- Housing Constraints

Appendices

- Appendix 1 – Regional Outreach
- Appendix 2 – Regional Housing Needs Assessment
- Appendix 3 – Regional and Local Fair Housing Assessment

Housing Element Contents

- » Analysis of existing and projected housing needs (regional effort)
- » Fair Housing Assessment (regional effort)
- » Inventory of available land for housing
- » Analysis of potential constraints on housing
- » Evaluation of the previous housing element
- » Goals, policies, and programs



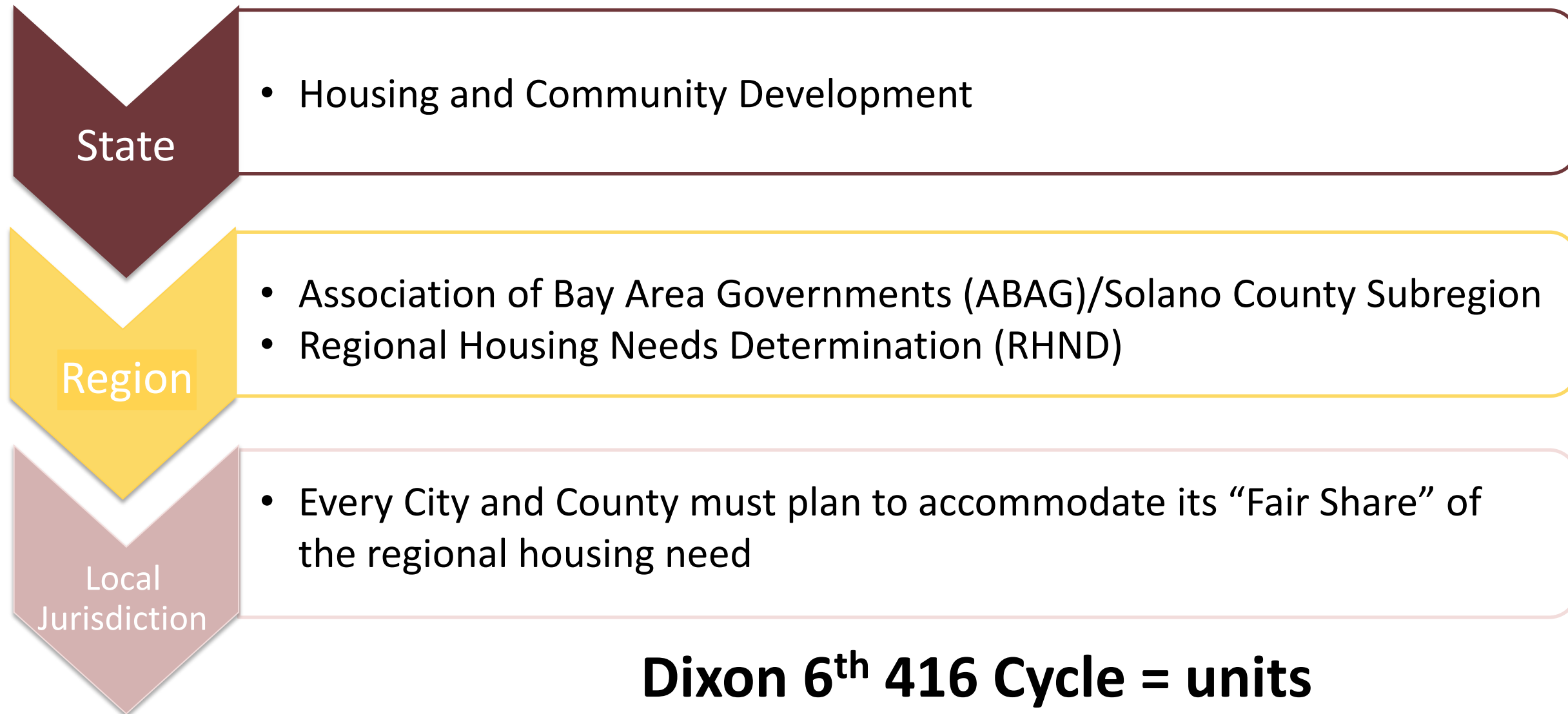
Housing Element Outreach

| Activity | Dates |
|--|--------------------------|
| Stakeholder Consultations | January – June 2022 |
| Regional Housing Element Introduction Workshops | January 26 and 27, 2022 |
| Planning Commission Study Session | March 8, 2022 |
| City Council Study Session | March 15, 2022 |
| Countywide Housing Survey | March 17 – June 16, 2022 |
| Regional Housing Needs Assessment Workshops | March 30, 2022 |
| Regional Fair Housing Needs Assessment Workshops | June 1, 2022 |

Regional Housing Needs Allocation (RHNA)



Regional Housing Needs Allocation (RHNA)



Dixon 6th 416 Cycle = units

5th 197 Cycle = units

Dixon's 6th Cycle RHNA

| Income Category | Income Range* | 2023-2031 6 th Cycle RHNA | Density Needed |
|-----------------|----------------------|---|----------------|
| Very Low | Up to \$48,550 | 113 | 20+ du/acre |
| Low | \$48,551 – \$77,600 | 62 | 20+ du/acre |
| Moderate | \$77,601 – \$119,150 | 62 | 5-10 du/acre |
| Above Moderate | More than \$119,150 | 179 | 0-3 du/acre |
| Total | | 416 | |

Source: HCD Income Limits 2021, ABAG, 2021

*Based on a four-person household

Strategies to Meet the RHNA

Start with sites from the 5th cycle element

Focus on sites larger than 0.5 acres and smaller than 10 acres

Look at Vacant and Underutilized sites

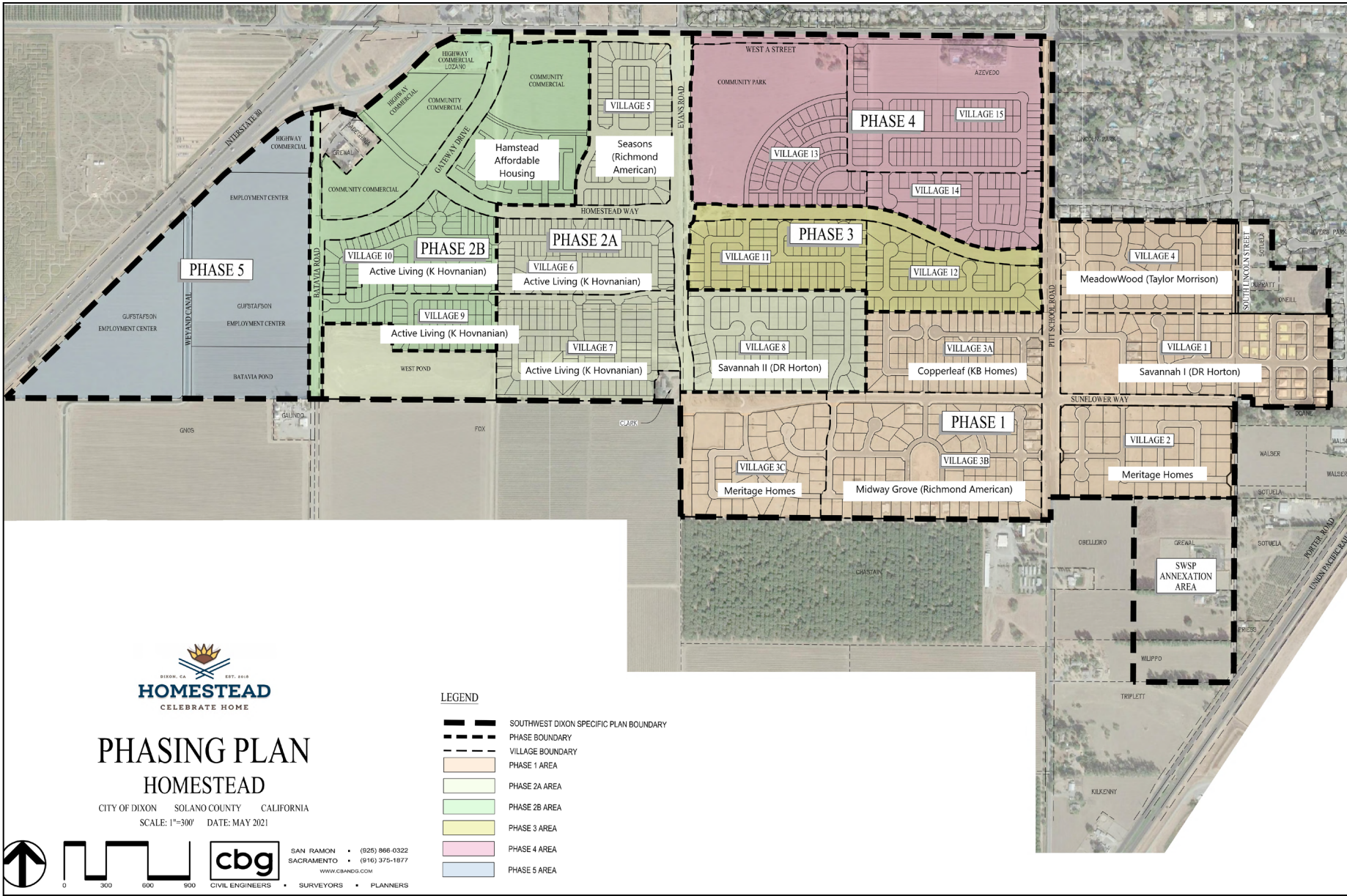
Projected Accessory Dwelling Units (ADU)

Consider Pipeline Projects and Specific Plans

Project Capacity: Homestead

| Residential Density | Gross Acres | Max. Units |
|----------------------------|-------------|------------|
| Low to Medium-High Density | 90.7 | 664 |

Note: The inventory projects that only phases 2B, 3, and 4 will be constructed during the planning period.



Project Capacity: Lincoln Square

| Residential Density | Gross Acres | Max. Units |
|-----------------------------------|-------------|------------|
| Low-Density Residential (9 du/ac) | 10.99 | 100 |



PLANT SCHEDULE

| SYMBOL | BOTANICAL / COMMON NAME | SIZE | WATER USE | QTY |
|----------|---|-------------|-----------|-----|
| (Symbol) | CHONNACHOS BILTUBUS 'SPICY' TM / SPICY CHERRY PRINCE TREE | 18 GAL | LOW | 40 |
| (Symbol) | LACINSTRONIA L. 'MURDOCKE' / CHAPEL HILL | 18" X 18" W | LOW | 34 |
| (Symbol) | QUERCUS RUBRA / RED OAK | 18" X 18" W | MEDIUM | 30 |
| (Symbol) | PHIL LANDEA / AFRICAN BLANC | 18" X 18" W | LOW | 40 |
| (Symbol) | ROBINIA X NARROWA 'DECORNEANA' / FINE LINE LOCUST | 18" X 18" W | LOW | 10 |
| (Symbol) | TELA X EUCALYPTA / ORNAMENTAL | 18" X 18" W | MEDIUM | 30 |

OPEN SPACE

- ANCTOBIANUS D. 'HOWARD MCMANN' / MANDARIN
- CHALAMKORIS X ADUPTORA 'NAAL' / PINEAPPLE
- CHALAMKORIS LITTLE 'JOHN' / BOTTLE BRUSH
- DIETES X NICLA ALBA / KATINA AFRICAN PINE
- FLACOCAPUS 'DESPERIS' TM / JAPANESE BLUEBERRY TREE
- GLYCYRRHIZA X MICROPHYLLA / BLOSSOM BUSH
- FELIX BELLOMANA / PINEAPPLE CACTUS
- GAURIA L. 'WHIRLING BUTTERFLY' / WHIRLING BUTTERFLY GAURIA
- GREVILLEA LANCINA 'DOROTHY' / COASTAL GEM GREVILLEA
- HEBRICALCE PANIFLORA 'BRANDELITE' TM / BRANDELITE RED YUCCA
- LAGURIA 'ROBLES' 'MORBY' TM / LITTLE PINK BERRY BAY
- LEUCOPHYLLON 'PROTECTOR' 'COMPACTA' / COMPACT TEXAS RANGER
- LOMBARDIA LONGIFOLIA 'BREEZE' / CHERRY BAY
- LOMBARDIA LONGIFOLIA 'PLATINUM BEAUTY' / PLATINUM BEAUTY MATT RUBY
- NANDINA 'COMESTICA' 'TULIP STREAM' / NANDINA Y BAMBINO
- PEROVSKIA 'ATROPURPUREA' / RUSSIAN BELL
- PRODRUM TEXAS 'ATROPURPUREA' 'COMPACTUM' / BRIDGE NEW ZEALAND FLAX
- PTEROPHYLLON 'TOBIA' 'DREAM DE MINT' TM / DREAM DE MINT DWARF MUCK ORANGE
- PHAROS CALIFORNICA 'BROWN' 'N. TONY' / CHINESE LAUREL
- PHAROS CALIFORNICA 'EYE OF THE GAE' / CALIFORNIA COPPERBERRY
- PHAROS CALIFORNICA 'JACK EVANS' / IRISH HAYTHORN
- ROSA X 'ESQUEL' / COUSINS WHITE ROSE
- WESTRINGIA 'MULTICOLOR' 'LE GEM' / COAST ROSEMARY
- XYLODIA 'COMESTICA' / BERRY XYLODIA 'ESPALE'

BIORETENTION

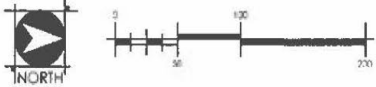
- BIOPERFILATION MIX / DELTA BLUE GRASS

- LANDSCAPE PLAN NOTES**
1. ALL LANDSCAPE AREAS MUST COMPLY WITH CITY OF DIXON LANDSCAPE STANDARDS.
 2. ALL LANDSCAPE AREAS MUST UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIALS.
 3. ALL SHRUBS AND GROUNDCOVER AREAS ARE TO RECEIVE 2 LAYERS OF BARK MULCH.
 4. IRRIGATION DESIGN SHALL COMPLY WITH CITY OF DIXON LOCAL WATER EFFICIENCY LANDSCAPE ORDINANCE. ALL IRRIGATION / FERTIGATION SYSTEMS INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
 5. IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY, POINT SOURCE BUBBLERS AND/OR Drip Emitters SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER. SOIL DATA SOIL DRAINS AND BARRIERS SHALL BE CAPABLE.
 6. ALL STORMWATER QUALITY FEATURE LANDSCAPING SHALL BE PER THE STORMWATER QUALITY DESIGN MANUAL FOR CALIFORNIA'S QUALITY WATER QUALITY ASSOCIATION. STORMWATER BEST MANAGEMENT PRACTICE.
 7. TOTAL OPEN SPACE LANDSCAPE AREA PROVIDED = 272,992 SF

LINCOLN SQUARE
DIXON, CA
OCTOBER 2021

Lewis Community Developers
A Member of the Lewis Group of Companies
9216 KIEFER BOULEVARD SACRAMENTO, CA 95826

SHEET WILL BE UPDATED TO REFLECT 100 LOTS PER CITY OF DIXON COMMENTS FROM JANUARY 2022



PRELIMINARY LANDS

WOOD RIVER
BUILDING RELATIONSHIPS OF
4670 WILLOW ROAD, SUITE
PLEASANTON, CA. 94588



Project Capacity: Sutton at Parklane

| Residential Density | Gross Acres | Max. Units |
|-----------------------------------|-------------|------------|
| Low-Density Residential (9 du/ac) | 94 acres | 57 |

Note: The inventory only includes those parcels that have not yet had a building permit issued.



VICINITY MAP

Project Capacity: Orchard (III) at Valley Glen

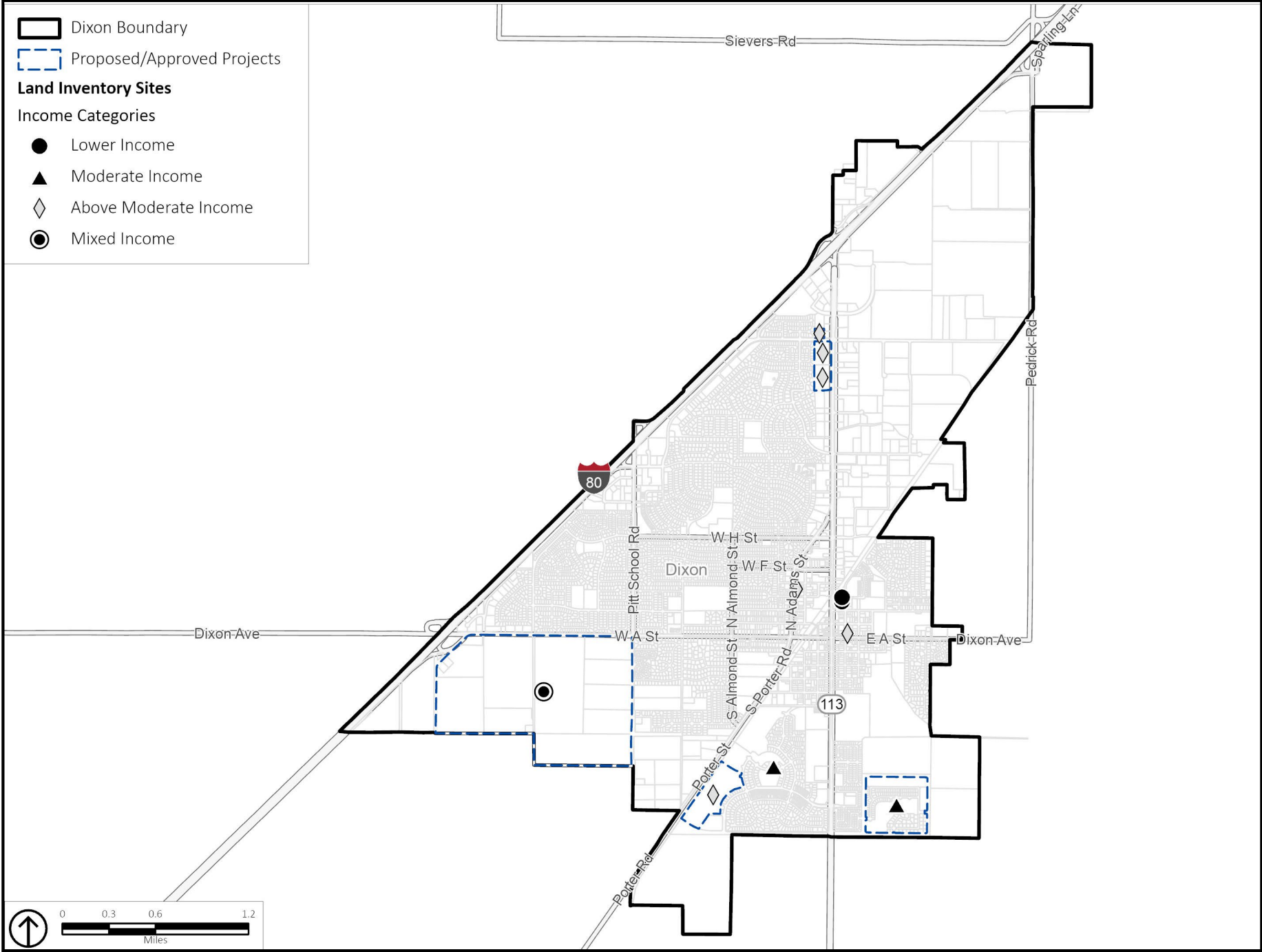
| Residential Density | Gross Acres | Max. Units |
|---|-----------------|------------|
| Low-Density and Medium Density (9-22 du/ac) | 234 total acres | 41 |

Note: The inventory only includes those parcels that have not yet had a building permit issued.



Vacant Site Capacity

| Income Category | Capacity |
|-----------------|-----------|
| Lower (VL/L) | 11 |
| Moderate | 2 |
| Above Moderate | 2 |
| Total | 15 |



Projected Accessory Dwelling Units (ADU's)

» Relying on HCD's Projection Methodology

| Year | ADU Permits |
|-------------------------------|-------------|
| 2017 | 0 |
| 2018 | 0 |
| 2019 | 3 |
| 2020 | 0 |
| 2021 | 0 |
| Annual Avg. | 0.6 |
| Projected Over 8 Years | 6 |

» ABAG's Affordability Methodology

| Income Category | Projected Affordability | Capacity |
|-----------------|-------------------------|----------|
| Lower | 60% | 1 |
| Moderate | 30% | 2 |
| Above Moderate | 10% | 3 |
| Total | 100% | 6 |

Plan to Meet the 6th Cycle RHNA

| Income Category | 6 th Cycle RHNA | Vacant Site Capacity | Approved Projects | Projected ADU's | Total Capacity | Surplus |
|-----------------|----------------------------|----------------------|-------------------|-----------------|----------------|------------|
| Very Low | 113 | 11 | 180 | 1 | 192 | 17 |
| Low | 62 | | | | | |
| Moderate | 62 | 2 | 148 | 2 | 152 | 90 |
| Above Moderate | 179 | 2 | 575 | 3 | 580 | 401 |
| Total | 416 | 15 | 903 | 6 | 924 | 508 |

Housing Element Programs



Housing Element Programs

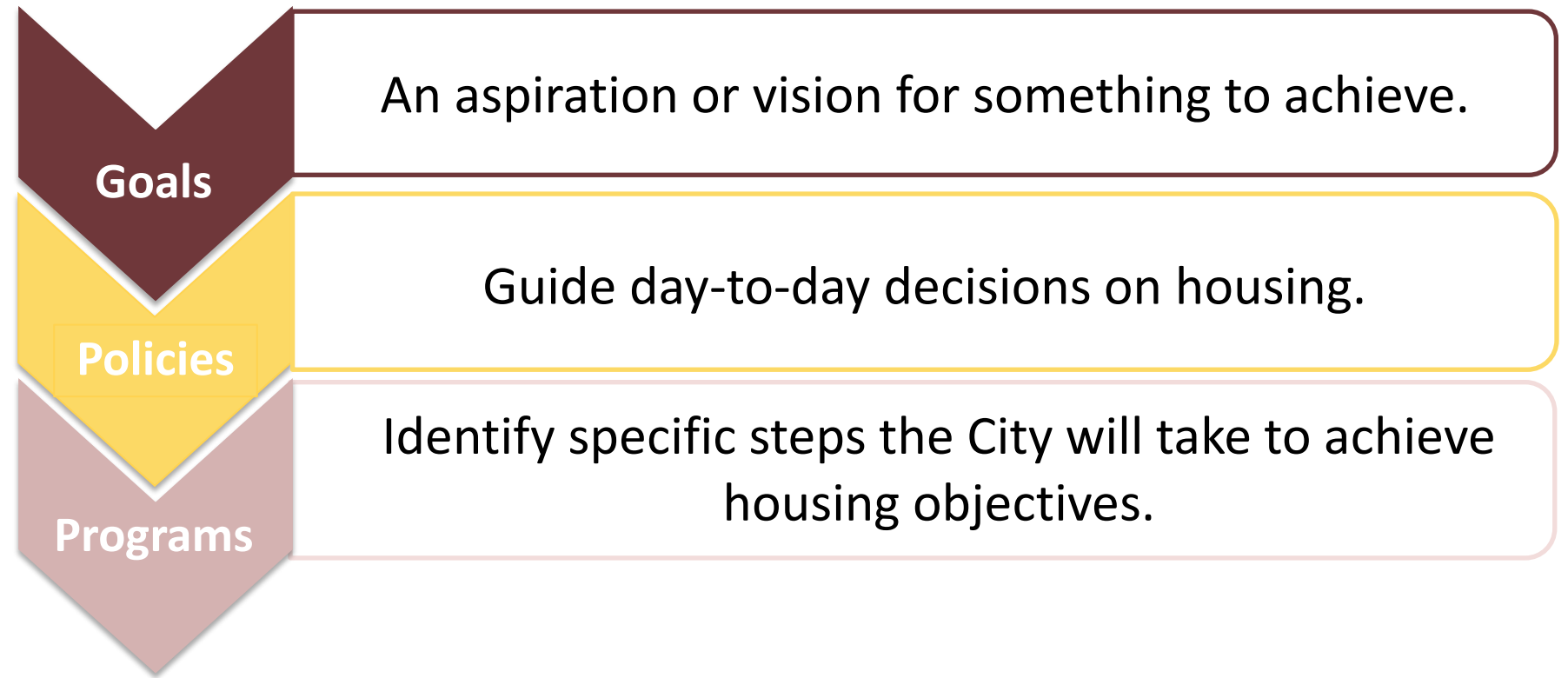
» 2023-2031 Housing Element includes:

- 8 goals
- 20 policies
- 24 programs

» Programs include:

- 21 modified programs
- 3 new programs

» **Proposed changes to the programs were made as a result of public comments received, along with changes in State Law.**



Programs to Address New State Law

- » *SB 166*: Requires local governments to maintain enough land to meet the RHNA [**Program 3.2.1**]
- » *AB 686*: Requires local governments to include a goal and policies to affirmatively further fair housing [**Program 7.2.1**]
- » *AB 1397*: Allow housing developments with at least 20 percent affordable housing by-right consistent with objective development and design [**Program 3.3.3**]

Programs to Address New State Law

- » *Family definition:* Amend the definition of Family to be consistent with state law
- » *Residential Care Facilities:* Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's revised definition of family.
- » *Low-Barrier Navigation Center:* Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses.
- » *Employee/Farmworker Housing:* Comply with California Employee Housing Act (Health and Safety Code Sections 17021.5)

[Program 4.1.3]

Programs to Address New State Law

- » *Emergency Shelters*: Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). **[Program 4.13]**
- » *Transitional and Supportive Housing*: Allow for the approval of 100 percent affordable developments consistent with Government Code Section 65583(c)(3). **[Program 4.13]**
- » *Reasonable Accommodations*: Review and revise findings for approving reasonable accommodation requests to ensure they do not pose any barriers to housing for persons with disabilities. **[Program 4.1.2]**

Modified Programs

| Modified Programs | |
|---|---|
| Program 1.1.1: Housing Rehabilitation | Program 4.1.1: Incentives for Special Needs-Housing |
| Program 1.2.1: Code Enforcement | Program 4.1.2: Reasonable Accommodation and Universal Design |
| Program 2.2.1: Preservation of Units | Program 4.1.3: Zoning Ordinance Amendment |
| Program 3.1.1: Implementation of Measure B | Program 4.1.4: Density Bonus Ordinance |
| Program 3.2.1: Adequate Sites for Housing | Program 4.1.5: Addressing Homelessness |
| Program 3.3.1: Large Sites | Program 5.3.1: Extremely Low-Income Households |

Modified Programs

| Modified Programs | |
|--|--|
| Program 5.4.1: Seek Funding to Support Affordable Development | Program 6.2.1: Streamline Processing |
| Program 5.4.2: Section 8 Rental Assistance | Program 7.2.1: Fair Housing Program |
| Program 5.6.1: Large Unit Development | Program 7.2.2: Citizen Participation |
| Program 6.1.1: First-Time Homebuyer Assistance Program | Program 8.1.1: Energy Efficiency Improvements |
| Program 6.1.2: Planning Fee Review | |

New Programs

New Programs

Program 3.3.2: Promotion of Accessory Dwelling

Program 3.3.4: Small Site Development

Program 3.3.3: Use of Previous Cycle Sites

Schedule

| Task | Proposed Timeline |
|--|----------------------------|
| 2021 | |
| Project Kick off | October 18 |
| 2022 | |
| Planning Commission and City Council Study Sessions | March 8 and 15 |
| Release Public Review Draft (30 days) | August 12– September 12 |
| Planning Commission and City Council Meetings to Present the Draft | September 13 and 20 |
| Consider and Incorporate Public Comments (10 business days) | September 13 - 26 |
| Submit Draft Housing Element to HCD (90 Day Review) | September 27 – December 26 |
| Submit Draft Housing Element to HCD (2 nd review 60 days) – if needed | January – March |
| 2023 | |
| Planning Commission and City Council for Adoption hearings* | March/April |
| Submit Adopted Housing Element to HCD – Certification (60 days) | April - June |



**A corresponding General Plan amendment to the Safety Element is occurring concurrently with the Housing Element Update, as is required by recent legislation. Any proposed revisions to the Safety Element will be considered separately from the Housing Element during the adoption hearings.*

Recommendation

- » It is recommended by the Community Development Department that the Planning Commission receive and provide input on the Draft Housing Element.



Thank You