



2023 – 2031 Housing Element Update & 2023 Natural Environment Element

City Council Meeting –
March 15, 2022

Agenda



Housing Element Overview/Contents



Regional Housing Needs Allocation (RHNA)



Key Changes to State Housing Law



Safety Element Overview



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

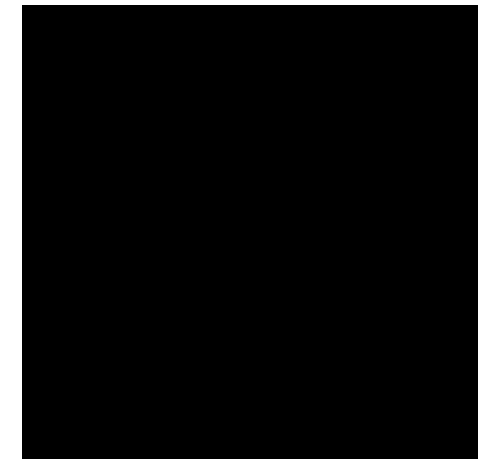
» State-mandated update schedule

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

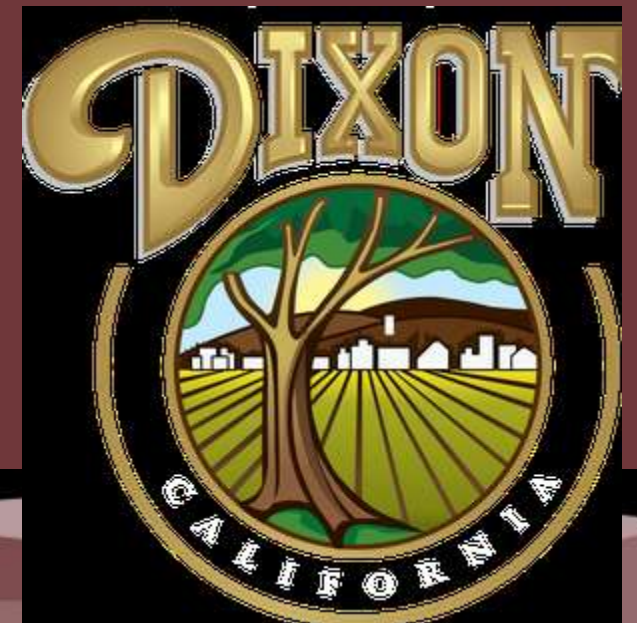
» Plan for accommodating a jurisdiction's "fair share" of the regional housing need

Housing Element Contents

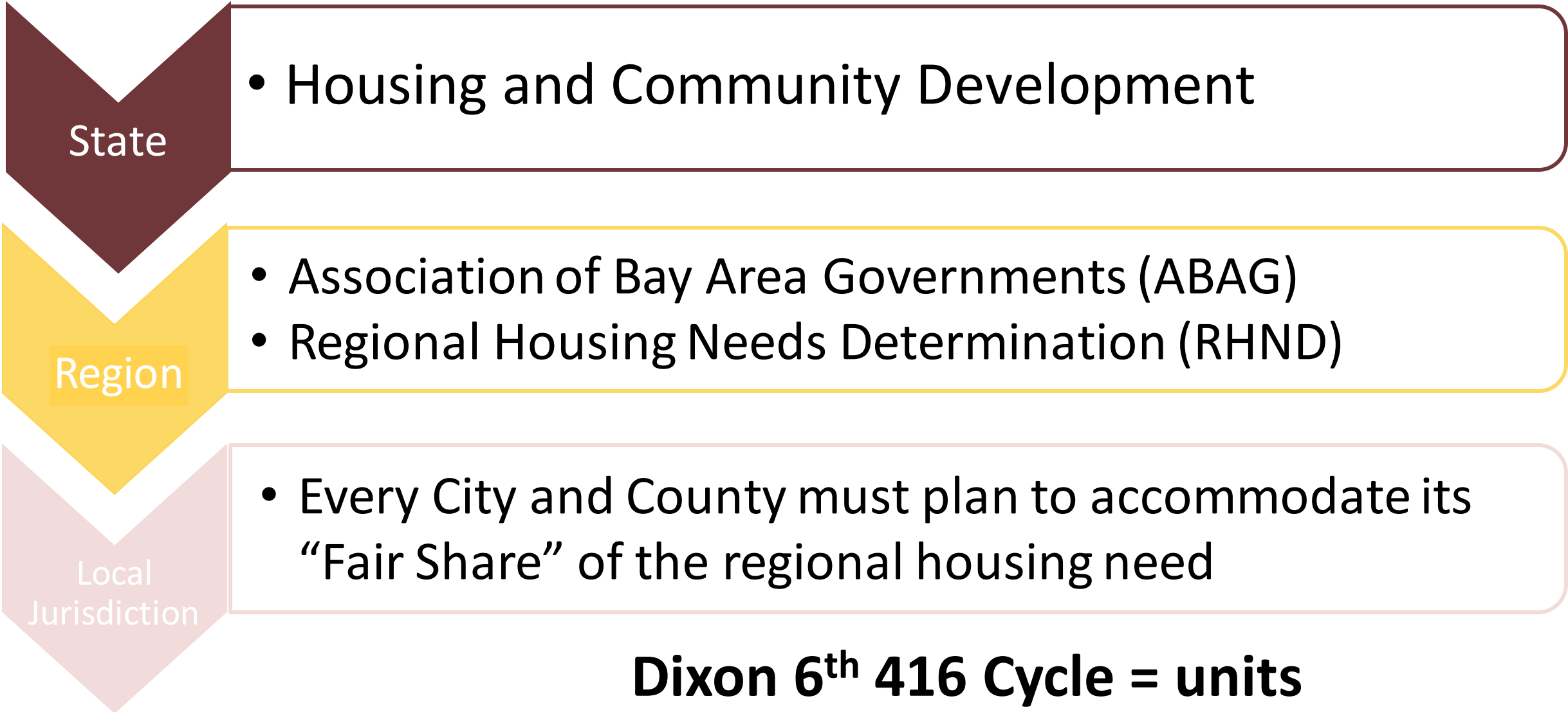
- » Analysis of existing and projected housing needs (regional effort)
- » Fair Housing Assessment (regional effort)
- » Inventory of available land for housing
- » Analysis of potential constraints on housing
- » Evaluation of the previous housing element
- » Goals, policies, and programs



Regional Housing Needs Allocation (RHNA)



Regional Housing Needs Allocation (RHNA)



Dixon 6th 416 Cycle = units

5th 197 Cycle = units

Solano County RHNA Breakdown

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Benicia	212	127	123	288	750
Dixon	113	62	62	179	416
Fairfield	792	464	539	1,274	3,069
Rio Vista	79	41	50	157	327
Suisun City	160	95	98	267	620
Unincorporated Solano	80	50	56	129	315
Vacaville	677	404	409	1,105	2,595
Vallejo	690	369	495	1,346	2,900
Total	2,803	1,612	1,832	4,745	10,992

Accommodating the RHNA

- » Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
- » Default density standard for lower-income housing (Section 65583.2(c)(3)(B)):

Type of Jurisdiction	Default Density
Metropolitan jurisdictions	30 units per acre
Suburban jurisdictions	20 units per acre
Nonmetropolitan jurisdictions with a micro-metropolitan area	15 units per acre
Nonmetropolitan jurisdictions	10 units per acre

Dixon 2023-2031 Allocation

Income Category	Income Range	RHNA	Applicable Zoning
Very Low Income (31-50% of Median Income)	≤ \$48,550	113	DT, Downtown Mixed Use (30 du/acre) MDR, Medium Density Residential (10-22 du/acre) CMU, Corridor Mixed Use (12-28 du/acre) CAMU, Campus Mixed Use (30 du/acre)
Low Income (51% - 80% of Median Income)	\$48,550 - \$77,600	62	MDR, Medium Density Residential (10-22 du/acre) CMU, Corridor Mixed Use (12-28 du/acre) LDR, Low Density Residential (9 du/acre)
Moderate Income (81% - 120% of Median Income)	\$77,660 – \$119,150	62	MDR, Medium Density Residential (10-22 du/acre) CMU, Corridor Mixed Use (12-28 du/acre) LDR, Low Density Residential (9 du/acre)
Above Moderate >120% of Median Income	≥ \$119,150	179	LDR, Low Density Residential (9 du/acre)
Total		416	

Building Progress During the 5th Cycle

» Building Permits Issued by year: 2015 – 2020

	2015	2016	2017	2018	2019	2020	Total Building Permits	5 th Cycle RHNA Goal
Very Low-Income Units	0	0	0	0	0	0	0	50
Low-Income Units	0	54	44	0	0	0	98	24
Moderate-Income Units	59	0	0	0	71	15	145	30
Above Moderate-Income Units	0	43	104	0	44	159	350	93
Total Production	59	97	148	0	115	174	593	197

Strategies to meet the 6th Cycle RHNA

Starting with sites from the 5th cycle element



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



Look and Vacant and Underutilized sites

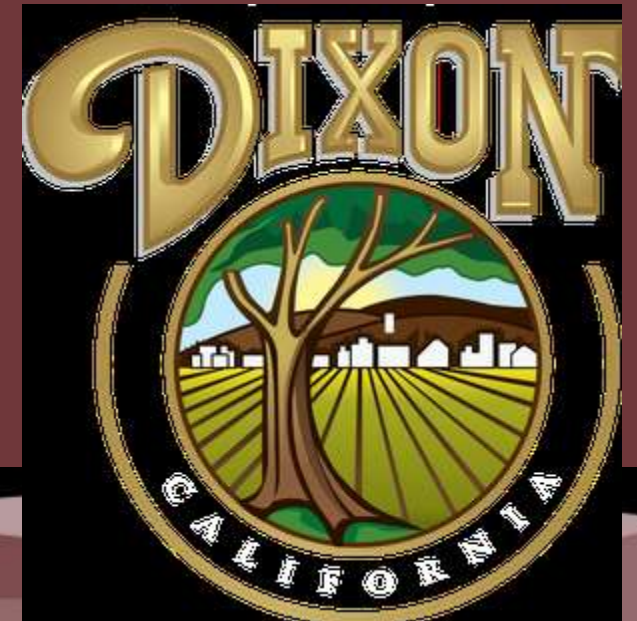


Projected Accessory Dwelling Units (ADU)



Pipeline Projects

Key Changes to State Housing Law



New Laws

» **SB9: Housing Development Approvals**

- Streamlines the process for a homeowner to create a duplex or subdivide an existing lot
- A parcel must meet a specific list of qualifications that protects historic districts, preserves the environmental quality of communities, and prevents tenants from being displaced
- Provides options for homeowners and does NOT require any demolition

» **AB215: Housing Element Violations**

- Requires a 30-day public review prior to submittal to HCD
 - Additional 10 days if public comment is received
- HCD initial review period changes from 60-days to 90-days

New Laws

» AB 1398: Rezone Timeframe

- Requires jurisdictions to adopt a compliant Housing Element within 120 days of the deadline
 - If not in compliance by deadline, rezones must be completed within one year of the beginning of the planning period – if not completed, compliance may be revoked
 - If the Housing Element is adopted more than one year from the element due date, the element cannot be found in compliance until rezones are complete
- Removes the 4-year update consequence if adopted outside of the 120-day deadline

» AB 72: Accountability and HCD Enforcement

- HCD may revoke housing element compliance for failure to complete housing element rezone obligation (or any other act or failure to act that is inconsistent with the housing element)
- HCD may report to the Attorney General violations of no net loss statute, housing accountability act, density bonus law, and fair housing law

New Laws

» **AB 686 Affirmatively Furthering Fair Housing:**

- Assess fair housing issues in the community
- Analyze areas of opportunity and access to resources
- Identify housing sites that foster an inclusive community and provide equitable access to resources
- Identify strategies to address barriers to fair housing and combat discrimination
- Include a program to implement these strategies

New Laws

» **AB 1397: Identification of Realistic Sites**

- If more than 50% of high-density sites are non-vacant, the law assumes that the existing use will prevent redevelopment unless additional analysis is made
- Sites smaller than 0.5 acres or larger than 10 acres are presumed inappropriate for lower-income housing unless there is a track record of similar development
- Requires by-right development for sites that include a 20% affordable component and have been included in the previous two cycles.

New Laws

» **SB 166: No Net Loss Zoning**

- If a project is approved on a housing element site with fewer units or a different income category, cities must either:
- Make a written finding that other housing element sites are adequate to meet the RHNA for lower- or moderate-income housing; or
- Identify and make available within 180 days other sites zoned at a density suitable for lower- or moderate-income housing

Safety Element



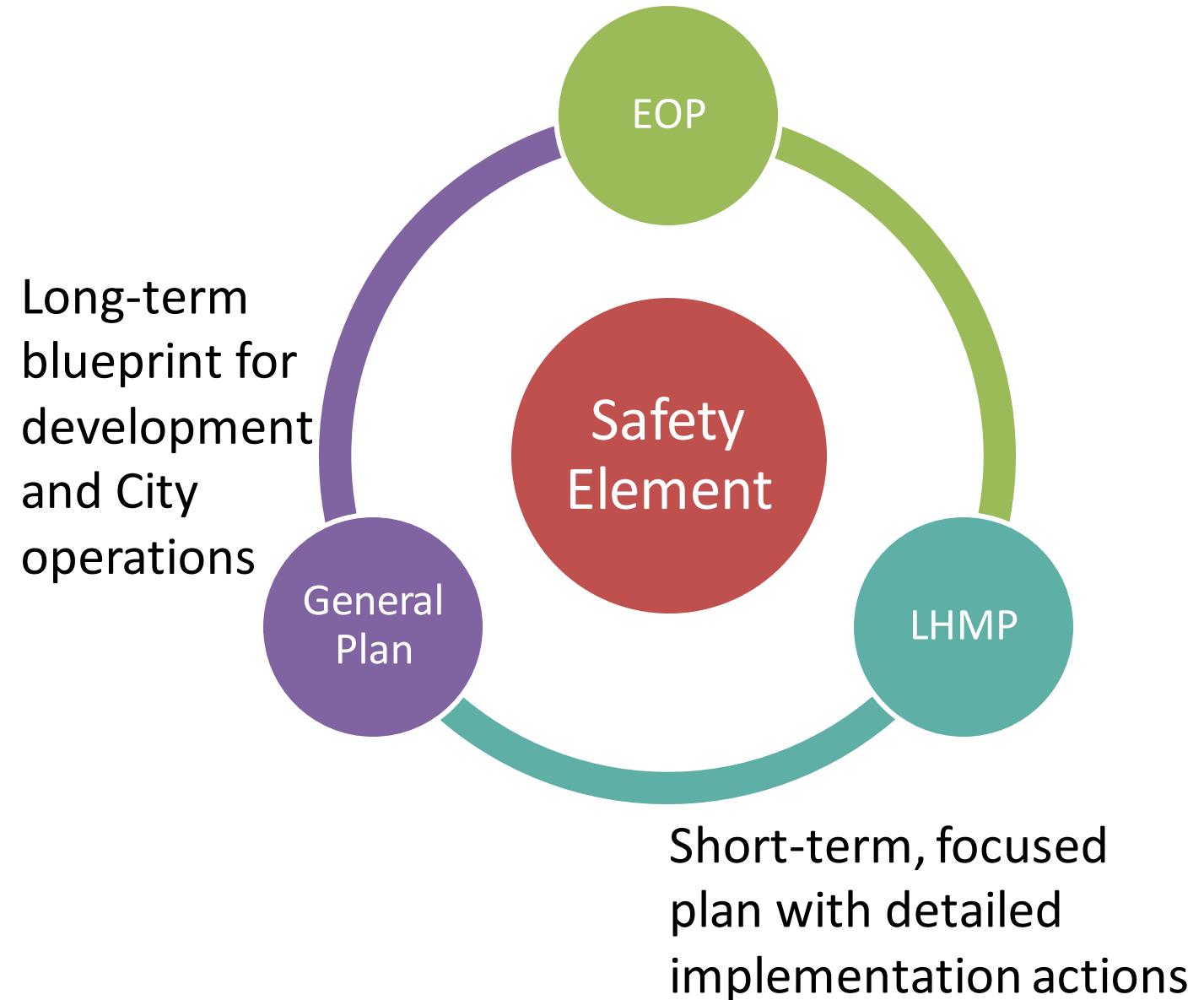
What is a Safety Element?

- » **Mandatory part of a General Plan.**
- » **Identifies hazards of concern.**
- » **Helps protect the city against natural disasters and other hazards.**
 - Flooding
 - Fire and smoke
 - Emergency evacuations
 - Earthquakes
 - Other topics of concern

Why Update the Safety Element?

- » Required to review and update with the Housing Element update.
- » Update background information and policies.
- » Incorporation updated LHMP.
- » Maintain consistency with other City documents.
- » Maintain eligibility for grant funding.

Details City's approach for emergency response and recovery



Safety Element Update per State Law

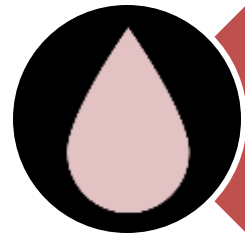
- » **SB 1241: Increased requirements for flood and wildfire sections.**
 - Identify responsible agencies for protecting against these hazards and ensure continued coordination.
 - Refine current policies to minimize the risk for new buildings and essential facilities.
- » **SB 379: Requires a Safety Element to address climate change adaptation and resilience.**
 - Prepare vulnerability assessment to identify the risks from climate change hazards.
 - Develop adaptation and resilience goals, policies, and implementation actions to increase community adaptation and build resilience.
- » **AB 2140: Incorporation of the LHMP.**
- » **SB 99 / AB 747: Show evacuation routes and assess evacuation-constrained areas.**

Climate Change Vulnerability Assessment

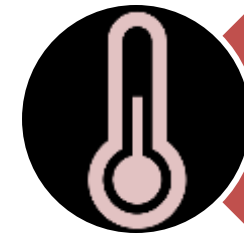
- » Identifies how people and key community assets may be affected by climate change.
- » Evaluates availability of existing policies or programs to help people avoid or recover from impacts.
- » Expected local impacts of climate change:
 - More frequent and intense regional wildfires.
 - More intense rainfall, which may trigger flooding.
 - Increases in drought conditions.
 - More frequent extreme heat events.

Hazards in Dixon

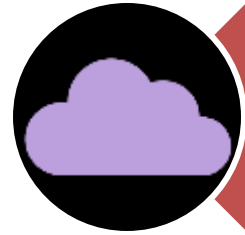
» The official hazards in the city and the populations and assets they impact, will be determined through the Vulnerability Assessment. Some preliminary ones include:



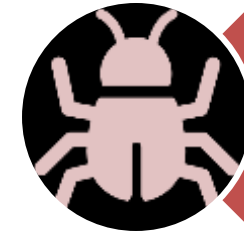
Floods



Extreme heat



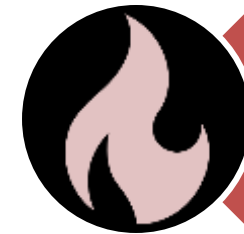
Air quality



Agricultural pests and diseases



Drought



Fires



Severe weather

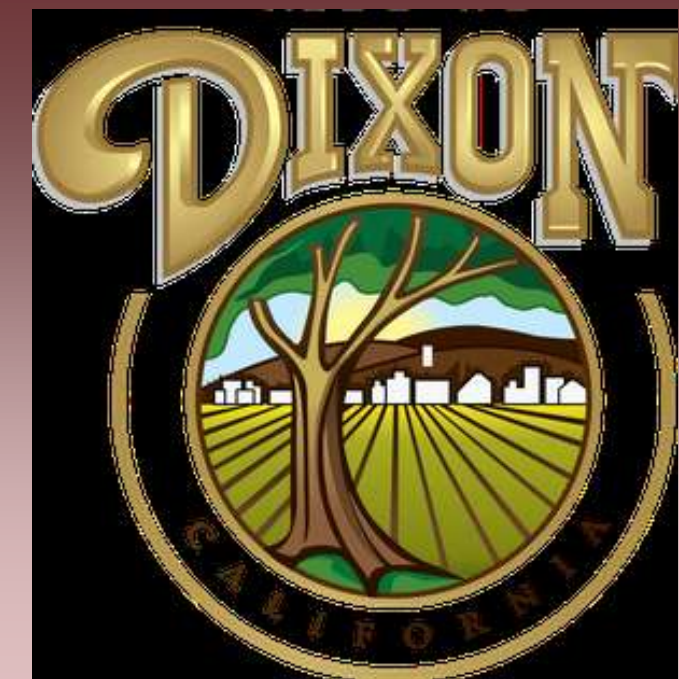


Human health hazards

Schedule



Task	Proposed Timeline
2021	
Project Kick off Meeting	October 18
Service Provider Interviews	November/December
2022	
Regional Housing Element Workshops	January 26 and 27
Planning Commission Study Session	March 8
City Council Study Session	March 15
Public Draft Housing Element	May
Release Public Review Draft (30-45 days)	June
Planning Commission and City Council Meetings to present the draft	June
Submit Draft Housing Element to HCD (90-Day Review)	July – September
Submit Draft Housing Element to HCD (2 nd review 60-days)	November - December
2023	
Planning Commission and City Council for Adoption hearings	January/February 2023
Submit Adopted Housing Element to HCD – Certification (60 Days)	February 2023



Thank You