



# City of Dixon Housing Element Update 2015–2023

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**CITY OF DIXON  
2015–2023 HOUSING ELEMENT**

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## I. INTRODUCTION

In order to plan for the development of adequate housing for everyone in the community, a housing element is prepared as a part of a city’s general plan. This Housing Element specifically addresses housing needs and resources in Dixon. Section I provides a brief overview of Dixon and its housing issues, the purpose and content of the element, the public participation process undertaken to assist in the development of the element, and the Housing Element’s relationship with the rest of the General Plan.



### A. COMMUNITY CONTEXT

Dixon is located in eastern Solano County, approximately 21 miles southwest of Sacramento and 65 miles east of San Francisco (see **Figure I-1**). Since its incorporation in 1878, Dixon has grown from a small town of about 300 residents to a community of over 18,500. Much of this growth has occurred since the 1950s, and Dixon’s population has continued to grow as more and more families have been attracted because of the city’s location and rural small-town character.

Though more businesses have located in the city, Dixon remains a community with rich agricultural roots. Unlike much of the rest of the northern Bay Area, Dixon has flat terrain and climate similar to that of the Central Valley. Dixon is home to the annual Lambtown Festival as well as the May Fair, one of the oldest state fairs in California.

Dixon is primarily a residential community, with much of its developed land occupied by housing. The predominant housing type is single-family homes, representing 83 percent of the housing stock. Multi-family developments, including apartment and condominium complexes, comprise the remaining 17 percent of the dwelling units. As is the case in many communities throughout the region, housing costs in Dixon have increased over the last year. The median price of a single-family home sold in Dixon in 2013 was \$275,000, an increase of 31 percent over the previous year.

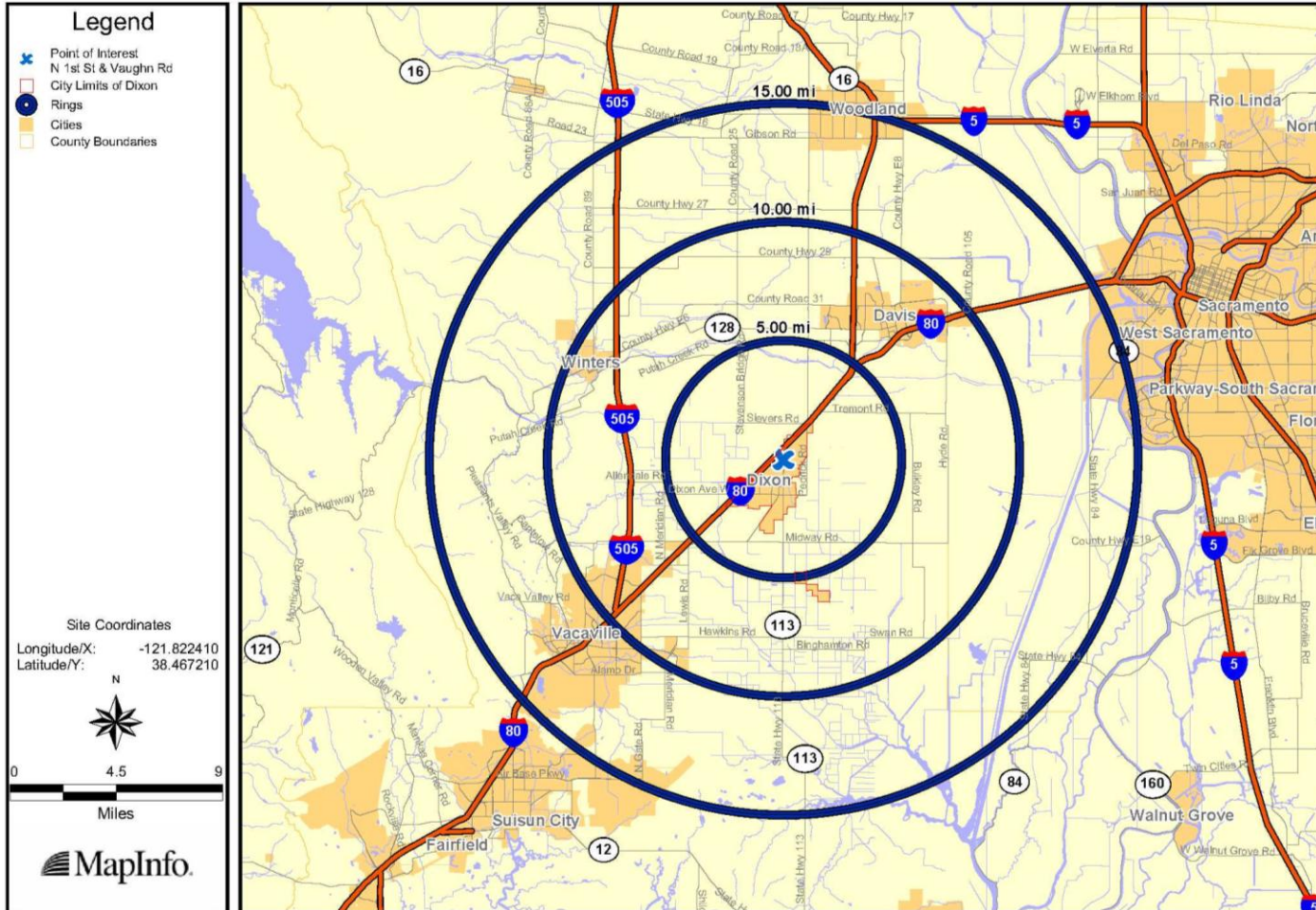
Much of the housing in Dixon has been built in the last 25 years and is in relatively good condition. However, a recent study of the city’s housing stock indicates that some homes, particularly those in parts of the former redevelopment area, are older and have a need for repairs and maintenance. The City promotes home improvement through its code enforcement activities as well as its new Housing Rehabilitation Program. Continued City efforts are important to help maintain and improve Dixon’s housing.





# HOUSING ELEMENT

### FIGURE I-1 REGIONAL LOCATION







According to projections by the Association of Bay Area Governments (ABAG) of the counties in the ABAG region, Solano County is expected to have the largest percentage increase in jobs over the next 20 years. Based on ABAG's projections, Dixon's population is projected to increase by approximately 2,350 residents and approximately 1,300 new jobs are expected to be added by 2040. In addition, growth in both the Sacramento area and throughout Solano County is expected to impact the local housing market.

The City of Dixon is faced with a number of important housing issues: (1) preserving and enhancing housing for all segments of the population; (2) providing new housing in response to anticipated growth; (3) maintaining and improving the quality of the housing stock; and (4) achieving a balance between jobs and housing. This Housing Element provides policies and programs to address these issues.

### B. STATE POLICY AND AUTHORIZATION

The California Legislature has declared that the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. Recognizing the important role of local government in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan.

State law requires housing elements to be updated at least every five years to reflect a community's changing housing needs. The Dixon Housing Element was last updated in August 2009 to cover a five-year period spanning 2009 through 2014. The 5<sup>th</sup> cycle Housing Element planning period is 2015–2023. The planning period has changed from five years to eight years due to state law stemming from Senate Bill 375.

Unlike other General Plan elements, the Housing Element is the only element subject to review and certification by a state agency to determine its compliance with state laws. The draft 2015–2023 Dixon Housing Element must be submitted to the California Department of Housing and Community Development (HCD) for review. At the end of the review period, which is typically 60 days, HCD will provide its review to the City, documenting any concerns with the analysis, goals, policies, and programs contained in the draft Housing Element. To receive a letter of compliance from HCD, the City must work with HCD to revise the draft Housing Element, addressing all concerns to a mutually acceptable level. To formalize the certification, the City must submit the adopted Housing Element for a final HCD review to ensure that the agreed-upon changes have been incorporated into the adopted element. If a mutually acceptable housing plan cannot be achieved due to differences in policy direction, the City may adopt findings that indicate why the City believes the Housing Element is in substantial compliance with state laws.



## Housing Element

A state-certified Housing Element offers a number of significant benefits to the community, including:

- Providing greater protection from legal challenges to the Housing Element
- Receiving priority for state housing funds, including funds for:
  - New construction
  - Acquisition and rehabilitation
  - Homeownership
  - Infill incentives
- Avoiding possible financial penalties associated with future legislation

### C. ROLE AND CONTENT OF HOUSING ELEMENT

The Housing Element of the General Plan has two purposes: (1) to provide an assessment of both current and future housing needs and constraints in meeting these needs; and (2) to provide a housing strategy with goals, policies, and programs that address the identified needs.

This Housing Element represents the City of Dixon's commitment to the development and improvement of housing with specific goals for the 2015–2023 period. This element consists of the following major components:

- An analysis of the city's demographic profile, housing characteristics, and existing and future housing needs (Section II);
- A review of potential market, governmental, and environmental constraints to meeting Dixon's identified housing needs (Section III);
- An evaluation of the land, financial, and organizational resources available to address the City's identified housing needs goals (Section IV); and
- A presentation of the City's plan to address the identified housing needs, including housing goals, policies, and programs (Section V).



## D. DATA SOURCES

Various sources of information are used to prepare the Housing Element. The background data is primarily drawn from the ABAG data packet which includes data from the 2010 Census of population and housing are used to a large extent in the element. While the 2010 Census is still considered the most reliable source of demographic information, it has now been four years since the data was collected and therefore the validity of the numbers has decreased. To correct this, the City has occasionally used 2013 projections provided by the California Department of Finance and data from the American Community Survey (ACS). The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Dixon, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. Additional sources are used to supplement limited 2010 Census information:

- Demographic and housing data provided by ABAG, the California Employment Development Department, and the state Department of Finance Economic Development Department and Comprehensive Housing Affordability Strategy data (CHAS).
- Housing market information, such as home sales, rents, and vacancies, is updated by surveys and Data Quick Services (dqnews.com).
- Housing condition information is provided by recent City studies.
- Public and nonprofit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system.
- Lending patterns for home purchase and home improvement loans are provided using the Home Mortgage Disclosure Act (HMDA) database and data from Wells Fargo (wellsfargo.com).

## E. PUBLIC PARTICIPATION

Housing Element law requires the City to make a diligent effort to facilitate the participation of all segments of the community during the preparation its Housing Element update. A more detailed description of each effort is discussed below.

### **Housing Element Outreach**

#### Public Workshop, July 24, 2014

The City of Dixon held a public workshop on July 24, 2014. The meeting started with a presentation on the Housing Element update process, the schedule and reported back on the



## Housing Element

housing workshop held in January 2014. Following the presentation the group of residents in attendance was asked to review several community survey samples and provide feedback and what questions they would like to see in a community survey. In addition, they provided their comments on the housing element update process and what changes they would like to see to this update. Feedback on the survey was to be provided to City staff to possibly be incorporated into the General Plan update process scheduled to begin in the Fall of 2014.

The following are a list of comments received at the meeting.

- Include a definition and description for small town character in the Housing Element as well as the updated General Plan.
- Remove the multi- family requirement in the Old Town area.
- Include a program to form a Housing Committee.
- No housing should be allowed to be built near the railroad tracks. There will be oil tankers on the railroad tracks near housing and there should be a disaster relief plan in place.
- It was identified that the St. Anton housing project does not include units affordable to low-income and the rents were just raised.
- City staff to follow up on the affordability of the Heritage Commons Apartments.
- The City should consider an inclusionary housing program; this should be one of the tasks for the housing committee to consider.
- It was identified that there is possible resentment over the farm worker housing in the community.
- Senior housing needs two bedrooms.
- The City needs to incentivize housing and work with developers to reduce fees for affordable housing projects.
- The City should consider adopting a drought ordinance and establish a program for low maintenance plants to help reduce water use.

### Public Workshop, October 22, 2014

The City of Dixon held a public workshop on October 22, 2014. The meeting started with a presentation on the Housing Element update process, the public draft Housing Element, the schedule and reported back on the housing workshop held in July 2014. The public review draft



Housing Element was made available in August 2014. The City received input on the draft Housing Element. Several members of the community attended.

### Planning Commission Hearing, November 18, 2014

The City held a hearing with the Planning Commission to introduce the public review draft Housing Element on November 18, 2014. City staff and the consultant provided a presentation on the draft Housing Element, the Housing Element process and input received and edits made since release of the public review draft in September.

### **COMMISSION QUESTIONS**

Many of the housing units called for under the previous Housing Element RHNA haven't been built. One exception is Heritage Commons and a few other units. Heritage Commons will address good percentage of the lower-income RHNA obligation.

### **STAFF COMMENTS**

Additional Planning Commission comments should be provided at next meeting in December. The staff will provided an updated version of the document for that meeting with edits that have been made since release of the public review draft.

### **PUBLIC COMMENTS**

- Refer to her written comments from January workshop regarding Old Town, downzoning, and the proposed Priority Development Area (PDA).
- Want downzoning considered to some degree, although not all single-family zones. Want to maintain lot sizes and setbacks.
- Corrections to at-risk housing and development standards in draft Housing Element made as a result of comments from public.
- There are other inaccuracies in the element and inconsistencies. Not going to go through one by one.
- Thank you for presentation.
- Housing Element is a critical component of the General Plan. General Plan committee should be involved, not bypassed.
- Concern that process has been going for some time, but public only more recently involved.
- In 2002, single-family homes in Old Town were declared non-conforming based on rezoning to meet needs for the RHNA. It was all done without much public notification.



## Housing Element

- Had public been more involved in this update, errors would have caught.
- At the October workshop, it was implied that stakeholder meetings would be public. Now we're changing that?
- In other communities, postcards have been used to publicize General Plan matters.
- Cannot comment directly to HCD if we don't comment here.
- USC/DOF studies show CA population is only increasing slightly. ABAG advocated for higher numbers.
- Didn't do much with Old Town. In 2002 Housing Element, City rezoned Old Town, didn't tell anyone. Some owners can't refinance. This is unfortunate.
- PDAs: Suspect that we'll find out more after the Housing Element update is completed.
- Noise Ordinance: many cities have noise ordinances adopted in the Housing Element.
- Civil rights violations- B Street undercrossing noise affecting minorities, elderly, those with health problems.
- We can't enforce the noise standards.
- Noise exceeded 90dB during this period. Can cause hearing loss.
- Can send noise ordinance examples from other communities.
- Small-Town Character: Has written a concept. It's important. Need a definition! (Definition was read and sent to clerk).
- Housing Committee:
  - Community Development Director recommended that there be no Housing Committee.
  - Had we had a housing committee, would have gotten a lot of comments.
  - Should go forward with this.
- Train Station:
  - Want a policy to enforce prohibition of housing near the train station.
  - Much confusion over train station.





- “Small-Town” Character. – Came here in 1950 as small town. It’s casual, friendly. It’s hard to ensure that a small town stays small.
- A while ago, there very few housing units in town. Private residents and financial institutions are holding units. Not sure how big a problem this is.
  - Request informal inquiry into this.
- Public input should be more formally encouraged.
- Work harder to get public input.
- There’s a housing shortage here, need more housing available for purchase.
- There isn’t enough lighting on SR 113. It is dangerous and unsafe to walk.
- Sometimes it’s a travesty how residents are received by Council. People should be encouraged to participate!! Why does our staff discourage resident involvement? We need a housing committee.
  - This was denied previously by Council!
  - Don’t need to be told what’s required by State by consultant! We can figure it out.
- Who are the “Stakeholders?” It’s the residents that should help.
- What about homeowners? We support this town! Why are citizens not welcome at meetings, why don’t they feel involved/ supported?
- Housing should not be located near railroad tracks. Oil tankers are coming through.
- Housing Commission could get others in community involved.
- SR 113- needs more lighting, especially for pedestrians. A Street also needs more lighting.
- What types of input do you want from us? How can we help you?

### COMMISSION COMMENTS

- Stakeholders?
  - 1. Church
  - 2. Interact
  - 3. Senior Advocacy Committee
  - 4. Dixon Family Services



## Housing Element

- Focused on each group's particular interests.
- How and when are the meetings to be held?
  - It's not meant to be a public meeting. But, what if some folks want to be in the meeting? But, need to stay focused.
  - To listen and observe would be okay.
- What about opportunity for 1 Planning Commission member with 1 resident?
  - Allows for input and to stay focused
- If those meetings aren't governed in a way to keep focus, they wouldn't work.
- Wouldn't mind attending as Planning Commission member. Could be involved in a way that wouldn't compromise decision-making process. If Commissioners are willing, let's find out.
  - Ritchey – Sr. Citizens
  - Johnson – would like to do all
- Could identify 2 Commissioners: + resident/ citizen
- Open up the meetings for resident participation. Assign one person to see each group.
- If interested, let's establish it tonight.

### ADDITIONAL PUBLIC COMMENTS

- Don't hear perspectives from "representatives," hear them from the people themselves! Talk with more than just a representative!
- Suggest adding Cathy Morris – Methodist Church Pastor
  - Knowledgeable and objective
- There can be kickbacks to people who participate without public oversight.
- Stakeholder meetings would be good for Planning Commission to attend.
  - Planning Commission members to attend Stakeholder meetings:
    - Hendershot: Dixon Family Services



- Gil-Blanco: Church, Dixon Family Services
  - Johnson: Interact
  - Ritchey: Seniors
  - Ernest: Seniors
  - Quinn: Substitute for all
- Noise: We have standards, but not an ordinance.
    - Staff has drafted an ordinance, it is almost done.
  - GPAC: work on noise element first, to match the ordinance
  - Noise will be one of first priorities.
  - Let's get to work! Bring it on, we need to address it! Let's work on it!
  - Do any Stakeholders have more of a concern with noise than others?
    - Maybe Seniors. But discussion needs to relate to housing – not broader community issues.
    - If other cities have seen “small-town”, “committee”, “noise” in context of general plan Housing Element, let's look at it.
    - Good presentation.
    - General Plan Committee could have attended tonight!
    - If there are errors please bring them up. Let's discuss and resolve.
    - Can there be two or more of the public at stakeholder meetings?
      - 1 person from Commission and 1 from public? Observers, just listening. (provide contact info)
    - Fee Schedule (\$45,000 to \$50,000 per unit): This may be a place to start on affordable housing.
      - If built by non profits, we can't recover fees through property taxes.
    - Better salaries also provide for more affordable housing.



## Housing Element

### Planning Commission Hearing, December 16, 2014

The City held a hearing with the Planning Commission to receive additional comments on the public review draft Housing Element on December 16, 2014. The consultant reported back on stakeholder meetings held earlier in the day. Four members of the community attended. The Planning Commission recommended forwarding the draft to the City Council for their consideration.

### COMMISSION QUESTIONS/COMMENTS

- Are changes needed to the Title 24 reference in the draft Housing Element?
- Page III-3 regarding the Southwest Affordable Housing site
  - Is the current zoning correct?
  - City Staff: no
- Page V-4 and V-38 – Measure B exemptions program – keep or revise?
- Table III-2 – minimum site area?
- Table III-4 – the revisions have clarified the standards
- There is no homeless shelter in Dixon
- Homeless numbers may be small (24 people were counted in 2012).
- City staff: how was establishment of shelter in Vacaville done?

### PUBLIC COMMENTS

- Glad for the revisions to the document
- Will provide more revisions if needed
- Stakeholder meetings should have happened earlier in the process
- Some of the participants in the stakeholder meetings may be misinformed regarding:
  - Income levels served at Heritage Commons
  - Need for senior housing in Dixon. It is debatable. Has heard that Heritage Commons had to recruit residents.
- Measure B – Does not want Old Town excluded from Measure B



- Don't concentrate multi-family housing in one area
- Consider an inclusionary housing ordinance or policy with required onsite construction of units.
- Not happy about only being allowed to observe at stakeholder meetings.
- If housing development was normal in the last five years, how much housing would have been built?
- Dixon shouldn't be a magnate for low-cost housing.
- Dixon is planning for 732 new houses.
- Solano County is growing fast
- Does not agree that there isn't enough extremely low-income housing for seniors.
- Should ask the Police Department about homeless numbers.
- City should find a good grantwriter to get a homeless shelter if the homeless shelter is a desire of the community.
- Take a closer look at Measure B.
- It was a big mistake to rezone Old Town.
- The City has received a grant for a PDA. Thinks that per ABAG guidelines for those grants that 70 percent of the City's future high density housing will be slated for Old Town.
- It was wrong to ask the observers not to speak in the stakeholder meetings.
- Be careful and don't rubber stamp the Housing Element.
- The Housing Committee was necessary.
- City is in a hurry to approve the Housing Element.
- People don't show up to meetings because they don't think they will be heard.
- Wants a set up community structure for providing input like standing committees including the housing committee.
- Decision makers should be receptive to public comments.



## Housing Element

- Agrees that people don't attend because they don't feel heard.
- The City Council held a special meeting last January on the PDA. It was very well attended. People who live in Old Town don't want more multi-family housing there.
  - Was encouraged by the omnibus process but discouraged about what happens at the Council level.
- Old Town group has done a "dear neighbor" letter to keep neighbors updated on planning in the City.

### ADDITIONAL COMMISSION QUESTIONS/COMMENTS

- Tough to recommend forwarding the draft without all the stakeholder meetings complete
- Concerned about Measure B
- Implement Measure B no matter what
- Upset that community members at the stakeholder meetings were asked to observe only
- Not sure if homeless shelter is needed
- Pleased with what the senior committee said and felt it was reflective of what is in the draft Housing Element.
- Invited all attendees at the first stakeholder meeting to tonight's hearing. They did not attend.

### STAFF COMMENTS/INPUT

- Purpose of upcoming stakeholder meetings with church and Interact are to hear from the Hispanic community (church) and local youth (Interact).
- Hard to get assisted living here due to lack of medical facilities (cost to transport via ambulance to other cities) or other transportation to doctor's appointments.
- Measure B is only addressed in the Housing Element and does affect meeting the RHNA.
- City has a de facto Inclusionary Housing Ordinance. Most big developments have a Development Agreement that requires affordable housing.
- Agrees that an Inclusionary Housing Ordinance should be adopted.





## ADDITIONAL PUBLIC COMMENTS

- When the document comes back to the Planning Commission it will be after HCD's review and changes are unlikely
- The General Plan Committee should have had input on the Housing Element. That committee was put on hiatus.
- The Housing Element due date is not a surprise
- The business community is being favored
- Need to allow for all input to occur

## ADDITIONAL PLANNING COMMISSION COMMENTS

- Don't want to approve
- Want Measure B revisited to include Old Town (former RDA) in Measure B.
- What about the Housing Committee?
  - City staff: There is a program in the draft Housing Element to bring back a Housing Committee. The Planning Commission could vote to prioritize this program.

### City Council Hearing, January 27, 2015

The City Council reviewed the amended draft Housing Element and received input on January 27, 2015. Several members of the public were in attendance. The speakers were some of the same community members who spoke at the December 16th Planning Commission hearing. The comments replicated comments made at that Planning Commission hearing. The City Council approved submittal of the draft to HCD for their 60-day review.

### Consultations

As part of the outreach process the City and the consultant reached out to several organizations to get input on the Housing Element update process and identify needs in the community. On December 16<sup>th</sup>, 2014 and January 27<sup>th</sup> 2015 meetings with stakeholders were conducted. These provided an opportunity for key stakeholders to provide input in a small group setting. Planning Commissioner and some community members also attended the meetings. The City met with the following parties:

- Dixon Family Services
- Senior Advocacy Committee
- Interact (High School)



## Housing Element

The following issues/topic areas were most important to the organizations that participated in the interviews:

- Lack of transportation options for seniors who don't drive
- Need more housing for seniors slightly above lower-income. Location and size are also important in senior housing.
- Existing senior developments don't often accept those with extremely low-incomes
- Some seniors are house-poor meaning they own their homes but have little other capital
- Would like to survey seniors to see who is house poor and has other issues.
- What is the percent of seniors in poverty in Dixon?
- Need more board and care and assisted living facilities for seniors. Dixon does have Alzheimer's and other housing for seniors. Lack of hospital facilities is part of why assisted living facilities have not located in Dixon.
- Reduction in meal programs for seniors is an issue.
- Barriers to getting into housing for individuals served by Dixon Family Services.
  - Insufficient funds and bad credit and rental history are barriers to housing for clients. They have services to assist with credit issues.
  - Hard to qualify/ show continuous work history (sometimes related substance abuse issues).
  - Hard to come up with a down payment or deposit.
- Rental assistance has restrictive parameters and it is hard to demonstrate ability to pay over time.
- Insufficient or absent support services in Dixon
  - Emergency shelters
- Homeless had HUD vouchers for a while and some city money for a while, not anymore, not a long term solution though.
- There has been an increase in homeless folks coming in asking for help. Some people do not want to live in a shelter. Sometimes this is pet related. People with small children are often more willing to go to a shelter.



- Some homeless served are local some are passing through.
- Laws regarding child neglect have changed a lot recently
- A seasonal shelter is needed in Dixon.
- It's hard to get an accurate homeless count.
- Homeless families that want help usually get help.
- Needs have shifted – much more regarding unemployment and lack of housing than it used to be (recession related).
  - Working poor are underserved. It is hard for them to qualify for help. There should be more of a graduated scale for assistance.
  - Dixon is small town community with lots of ties to tradition and a great place to grow up.
  - The students preferred the community to stay the way it is as a small town and don't mind going to Davis and Vacaville to go shopping go to the movies.
  - The things student utilize the most are the parks, baseball fields, public pool and the community library.

### **Other Related Outreach**

The City held a public workshop to prepare for the upcoming Housing Element update on January 16, 2014, at 6 pm at City Hall. The meeting was noticed in the paper and on the City's website; a City email blast with was sent out and a letter inviting service providers in the region was also sent out. Roughly 40 local residents were in attendance as well as the Community Development Department consultant. The meeting started out with a brief presentation made by the consultant. The presentation included Housing Element requirements, relevant legislation, an overview of the previous Housing Element and accomplishments, and lastly, a summary of the eligibility criteria for the 5th round Housing Element update due to be adopted by January 31, 2015.

Following the presentation was a roundtable discussion about needs and issues in the community. There were also three letters (attached) submitted by local residents.

The following is a list of issues/concerns that were identified at the meeting.

- Several residents expressed concerns about allowing multifamily housing in the Old Town area of town and would like to see Program 3.2.2 removed from the current Housing Element which required amendments to RM-2 Zone and the addition of RM-3 and RM-4 Zones to allow multifamily housing.



## Housing Element

- A need for a housing rehabilitation program was identified, particularly a rehabilitation program for seniors so they can age in place.
- Noise decibel levels should be consistent throughout the city and noise decibel levels in multifamily areas should be reduced.
- Residents would like to be included in the identification of new affordable housing projects and would prefer to not see an overconcentration of affordable housing in parts of the community.
- Median home prices and the process for determining what qualifies as an “affordable” housing unit should be included in the Housing Element.
- Encourage infill housing opportunities within the Housing Element update.
- Small-town character: protect it and maintain it.
- Make sure that the Housing Element Regional Housing Needs Allocation (RHNA) is within the City’s Measure B allocation.
- There should be free public parking.
- All the sidewalks in downtown/Old Town should be ADA-compliant.
- Public safety is a concern in terms of enforcing speed limits; well-lit streets and tree-lined streets help reduce pollution. Any new highways need to be sound proofed.
- Implement City ordinances and enforce code violations.
- Affordable housing should be done through trailer parks that have amenities.
- Small-town character needs to be defined.
- Residents want a citizen-based Housing Committee.
- The Committee would review inclusionary ordinances to prepare an affordable housing policy for Dixon.
- The City should use UC Davis students to survey the number of second units in the city and the City should meet the RHNA through second units.
- The Pulte Housing project is an example of “stack and pack” and doesn’t have adequate setbacks.
- When is the passenger train coming to Dixon?



- Improve the bus system to reduce greenhouse gas emissions.
- Use SurveyMonkey to identify the housing market needs in terms of priority development areas, needs for school buses, parking close to downtown, overcrowding, and Ready Ride.
- Housing should have a link to air quality and there shouldn't be housing near railroad tracks.
- Identify transportation plan and address traffic issues before multifamily projects are built.
- Research grants for Ready Ride service and programs/grants funds to assist the aging population.
- Measure B needs to be revisited and revised.
- High density housing is not reflective of the character and livability of Dixon.

### F. RELATIONSHIP TO GENERAL PLAN

The 2015–2023 Housing Element is an important component of the City's General Plan. The City of Dixon adopted its General Plan in 1993 and is currently preparing to update the remainder of the plan. The City's General Plan comprises seven state-mandated elements that address land use, housing, circulation, conservation, open space, noise, and safety and one optional element, Air Quality and Energy. These topics are addressed in the following chapters of the 1993 Dixon General Plan: (1) Introduction; (2) Urban Development and Community Design; (3) Natural Environment; (4) Housing; (5) Economic Development; (6) Transportation and Circulation; and (7) Public Services and Facilities.

The Housing Element goals should be interpreted and implemented consistent with the goals contained in other elements. The Housing Element does not propose significant change to any other element of the City's General Plan. Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Natural Environment and Public Services and Facilities elements.



## Housing Element

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## II. HOUSING NEEDS ASSESSMENT

Addressing the current and future housing needs of Dixon residents requires a comprehensive assessment of the housing needs. An understanding of housing needs provides the basis for an appropriate and adequate housing plan (refer to Section V). This section presents an analysis of the demographic, socioeconomic, and housing characteristics that may affect housing needs in Dixon.

### A. POPULATION CHARACTERISTICS

The type and amount of housing need in a community is largely determined by population growth and demographic characteristics such as age, household size, occupation, and income. Cultural preferences may also affect housing choice.

#### 1. Population Trends

Dixon is the second smallest city in Solano County, with a 2013 population of 18,538, according to the California Department of Finance (DOF). The Association of Bay Area Governments (ABAG) projects that Dixon will grow by 13 percent between 2010 and 2040, an increase of 2349 residents (Table II-1). Of the seven cities in Solano County, Dixon is anticipated to have the smallest level of growth between 2010 and 2040.

Table II-1 shows existing and projected growth for all incorporated cities in Solano County between 2000 and 2040. Based on ABAG projections, all are anticipated to see increasing growth.

**TABLE II-1  
POPULATION GROWTH**

Jurisdiction	2000	2010	2020	2030	2040	Percentage Change 2010-2040
Benicia	26,865	26,997	28,300	29,700	31,400	16%
<b>Dixon</b>	<b>16,103</b>	<b>18,351</b>	<b>19,000</b>	<b>19,800</b>	<b>20,700</b>	<b>13%</b>
Fairfield	96,178	105,321	117,900	131,400	146,500	39%
Rio Vista	4,571	7,360	7,900	8,400	8,800	20%
Suisun City	26,118	28,111	29,800	31,600	33,700	20%
Vacaville	88,625	92,428	98,200	105,500	114,000	23%
Vallejo	116,760	115,942	121,000	126,200	131,800	14%
Solano County	394,542	413,344	442,700	475,200	511,600	24%

Source: ABAG Projections 2013



## 2. Age Characteristics

Each age group has distinct lifestyles, family types and sizes, income levels, and housing preferences. As people move through each stage of life, housing needs and preferences also change. As a result, evaluating the age characteristics and trends of a community are important in determining existing and future housing needs. **Table II-2** shows the age characteristics of Dixon residents in 2000 and 2010.

**TABLE II-2  
AGE CHARACTERISTICS, 2000 AND 2010**

Age Group	2000		2010		Percentage Change 2000-2010
	Number	Percentage	Number	Percentage	
Under 5 years	1,393	9%	1,322	7%	-5%
5-14 years	2,963	18%	3,015	16%	2%
15-24 years	2,169	13%	2,828	15%	30%
25-34	2,485	15%	2,432	13%	-2%
35-44	2,705	17%	2,594	15%	-4%
45-54	2,161	13%	2,718	15%	26%
55-64	1,064	7%	1,890	10%	78%
65-74	641	4%	898	5%	40%
75-84	409	3%	475	3%	16%
85+	113	1%	179	1%	58%
<b>Total</b>	<b>16,103</b>	<b>100%</b>	<b>18,351</b>	<b>100%</b>	<b>14%</b>

*Source: 2000 and 2010 US Census*

Based on national housing studies, a population with a high proportion of young adults generally indicates a need for rental units and first-time homebuyer or first move-up opportunities, including condominiums, townhomes, or small single-family homes. Middle-aged residents typically occupy larger homes and are usually at the peak of earning power. Senior residents are mostly homeowners and typically occupy single-family homes. However, as the senior population ages, the demand for smaller housing or specialized residential developments, such as assisted living facilities or active adult communities, is expected to grow.

The 2000 and 2010 Census reveal several important trends that affect housing need and demand in Dixon. The population of most age groups in Dixon increased during the period from 2000 to 2010. The largest population increase was seen in the 55-64 age range, which saw an increase of 78 percent. The largest negative percent change was seen in the 35-44 age range, with a decrease of 4 percent.



### 3. Race and Ethnicity

Dixon, like the rest of Solano County, has experienced changes in the racial and ethnic composition of the population. These changes may have implications for housing needs to the extent that cultural preferences may affect housing choices.

While Dixon has become more diverse over the past ten years, the majority of city residents in 2000 (58 percent) and 2010 (49 percent) were White as shown in **Table II-3**. However, the White population was the only race which saw a decrease in 2010, with a 3 percent decrease in population, or approximately 280 residents. The ethnicity with the largest increase was "some other race," which doubled its population, increasing 108 percent. Hispanics comprised the second largest ethnic group in Dixon, consisting of 40 percent of the population in 2010.

**TABLE II-3  
RACE AND ETHNICITY**

Race/Ethnicity	2000		2010		Percentage Change 2000-2010
	Number	Percentage	Number	Percentage	
White	9,318	58%	9,038	49%	-3%
Black or African American	292	2%	498	3%	71%
American Indian or Alaska Native	94	1%	102	1%	9%
Asian	476	3%	635	3%	33%
Native Hawaiian or Pacific Islander	42	<1%	50	<1%	19%
Some other race	24	<1%	50	<1%	108%
Two or more races	443	3%	582	3%	31%
Hispanic or Latino	5,414	34%	7,426	40%	37%
<b>Total</b>	<b>16,103</b>	<b>100%</b>	<b>18,381</b>	<b>100%</b>	<b>14%</b>

*Source: 2000 and 2010 US Census*



**4. Employment**

Employment has an important impact on housing needs. Different jobs and associated income levels determine the type and size of residence a household can afford. Employment growth in the region typically increases housing demand.

Jobs held by Dixon residents in 2011 were primarily concentrated in the managerial/professional and education/health care sectors; this was similar to jobs in 2000. As was the case with educational attainment, the distribution of jobs among the occupation categories was very similar to that of Solano County as a whole. As **Table II-4** indicates, in 2011 approximately 19 percent of residents were employed in education or health care occupations. Managerial and professional jobs, which typically garner higher wages, constituted the other major category, also employing 20 percent of Dixon residents in 2011, up 1 percent from 2000.

**TABLE II-4  
EMPLOYMENT BY INDUSTRY OF POPULATION 16 YEARS AND OVER**

Occupation	2000		2011	
	Number	Percentage	Number	Percentage
Managerial, Professional, Public Administration and Information	1,413	19%	1,674	19%
Education, Health and Social Services	1,403	19%	1,741	20%
Wholesale Trade	224	3%	453	5%
Arts, Entertainment, Recreation, Accommodation and Food Services	503	7%	772	9%
Finance, Insurance, Real Estate	472	6%	492	6%
Transportation and Utilities	421	6%	594	7%
Construction/Extraction/Maintenance	660	9%	755	9%
Farming, Forestry, and Fishery	208	3%	187	2%
Retail Trade	1,012	14%	925	11%
Manufacturing	839	11%	842	10%
Other Services	215	3%	185	2%
<b>Total Employed Population 16 Years and Over</b>	<b>7,370</b>	<b>100%</b>	<b>8,620</b>	<b>100%</b>

*Source: 2000 US Census; 2011 ACS*

**Table II-5** identifies the major employers in Dixon and Solano County. Employers such as Travis Air Force Base, Kaiser Hospitals, and North Bay Medical Center were among those in the largest employer size class in the county. The largest employer in Dixon is Walmart, with between 250 and 499 employees.



**TABLE II-5  
MAJOR EMPLOYERS IN AND NEAR DIXON**

<b>Employer</b>	<b>Employer Size Class</b>
Travis Air Force Base	1,000–4,999
Kaiser Foundation Hospitals	1,000–4,999
North Bay Medical Center	1,000–4,999
Six Flags Discovery Kingdom	1,000–4,999
Westrust-Nut Tree	1,000–4,999
Genentech	1,000–4,999
California Medical Facility	2,200
California State Prison Solano	1,400
Touro College	500–999
Solano County Sheriff's Office	500–999
Honeywell	500–999
Flatiron Construction Corp	500–999
Solano County Health & Social	500–999
Sutter Solano Medical Center	500–999
Anheuser-Busch Brewery	250–499
Walmart Dixon	250–499
USDA Forest Service	250–499

*Source: City of Dixon 2014*

The California Employment Development Department (EDD) produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area yearly. **Table II-6** shows employment projections from 2010 through 2020 as related to job growth for the Vallejo-Fairfield Metropolitan Statistical Area (MSA). During the next six years, new employment in the Vallejo-Fairfield MSA is expected to be concentrated in a variety of occupations ranging from construction to management. When comparing these annual incomes to the California Department of Housing and Community Development (HCD) median income for 2014 (\$82,600), only one occupational group is above this median income.

Occupations in **Table II-6** include:

- Construction and extraction occupations: boilermakers, brickmasons, and carpenters
- Food preparation and serving related: restaurant workers, chefs, servers
- Sales and related occupations: retail sales workers, cashiers, and advertising sales agents



## Housing Element

- Office and administrative support occupations: switchboard operators, bill collectors, and bank tellers
- Healthcare practitioners and technical occupations: health diagnosing and treating practitioners, dentists, dietitians and nutritionists, and pharmacists
- Transportation and material moving occupations: commercial pilots, motor vehicle operators, and bus drivers
- Management occupations: top chefs, marketing managers, and engineering managers
- Education, training, and library occupations: teachers, librarians, and instructional coordinators
- Business and financial operations occupations: business operations specialists, wholesale and retail buyers, and purchasing agents

Of these nine occupational groups, the highest annual salary falls under the Healthcare group at \$98,621. The lowest annual salary is in the Food Preparation and Serving related occupations at \$19,279.

**TABLE II-6  
VALLEJO-FAIRFIELD METROPOLITAN STATISTICAL AREA PROJECTIONS OF EMPLOYMENT**

<b>Occupation Group</b>	<b>Estimated Employment (2010)</b>	<b>Estimated Employment (2020)</b>	<b>Numeric Change</b>	<b>Annual Salary</b>	<b>Income Group*</b>
Food Preparation and Serving Related	11,560	14,340	2,780	\$19,279	Very Low
Office and Administrative Support	21,020	23,750	2,730	\$37,025	Low
Healthcare Practitioners and Technical Occupations	7,840	10,370	2,530	\$98,621	Above Moderate
Sales and Related	14,370	16,750	2,380	\$24,014	Very Low
Construction and Extraction	7,330	9,370	2,040	\$52,316	Moderate
Health Diagnosing and Treating Practitioners	4,900	6,610	1,710	N/A	N/A
Retail Sales	9,730	11,370	1,640	N/A	N/A
Transportation and Material Moving	9,790	11,380	1,590	\$31,084	Low
Healthcare Support	4,320	5,850	1,530	\$28,674	Very Low

*Source: California Employment Development Department, 2013*

*\*Categorized for HCD Limits 1 person household size*





**Table II-7** highlights ABAG employment projections between 2000 and 2040 for Dixon and Solano County. By 2014, Solano County is expected to add approximately 47,600 jobs, an increase of approximately 36 percent, while Dixon is expected to experience a job increase of 29 percent, adding 1,320 jobs to the city’s employment base by 2040.

**TABLE II-7  
DIXON EMPLOYMENT PROJECTIONS 2010–2040**

	2010	2020	Percentage Change 2010–2020	2030	2040	Percentage Change 2030–2040	Percentage Change 2010–2040
Dixon	4,460	5,130	15%	5,390	5,780	7.2%	29%
Solano County	132,340	155,130	17.2%	165,410	179,940	8.8%	36%

*Source: ABAG Projections 2013*

Based on ABAG’s Smart Growth Strategy Report, both regional and local job growth have an impact on the housing market. Furthermore, job growth in areas without adequate housing can have significant detrimental effects on the quality of life and the local environment. For example, workers would have to commute longer distances to jobs in the city, thus increasing traffic and worsening local air quality.

Commute

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. **Table II-8** indicates that the majority of Dixon residents travel less than 30 minutes from home to work. This figure indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning available jobs are within relatively close distance to the employees’ places of residence.

**TABLE II-8  
DIXON COMMUTE TIME 2010**

Travel Time to Work	Percentage
Less than 30 minutes	67%
30 to 59 minutes	26%
60 or more minutes	7%
<b>Total</b>	<b>100%</b>
Mean Travel Time to Work	23 minutes

*Source: 2010 ACS*



## Housing Element

### Jobs/Housing Balance

Developing housing, particularly near employment centers or public transit facilities, can help reduce traffic congestion and commute times, improve air quality, and place people in closer proximity to the services they need. The availability of housing encourages a healthy economy and can support revitalization efforts in downtown areas. Without a range of available housing for Dixon's workforce, residents and individuals who work in the community will likely have to travel long distances for the jobs and services that they need every day.

Long-term projections for Dixon suggest a substantial increase in the number of jobs in the city. However, this local increase does not include employment growth throughout the entire region. Already, many Dixon residents commute to jobs in Davis, Sacramento, or the San Francisco Bay Area. In order to accommodate employment growth in the city, reduce commute times (and thus pollution), and support the needs of businesses already in Dixon, a range of housing is necessary. This includes not just single-family units but cluster homes and apartments in a range of densities.

A range of housing types at a variety of prices is an important part of sustainable development. The objective of sustainable development is to enhance the economy and conserve natural resources, while at the same time allowing all segments to enjoy the quality of life in Dixon. When jobs increase faster than housing, prices escalate because demand outpaces supply. This makes it more difficult for many employees to afford housing.

The analysis of jobs/housing balance is used to measure the degree to which communities and subregions are inducing commuter travel as growth occurs. A community with a balance of jobs and housing has as many jobs as residents who are able to work. For example, a city with 5,000 employed residents requires 5,000 jobs to be in balance. A community is out of balance if it either has more jobs than employed residents or has more employable residents than jobs.

In 2010, Dixon had a jobs-to-employed residents ratio of 0.53 (4,460 jobs/8,390 employed residents), compared to a future projected ratio of 0.60 in 2040 (5,780 jobs/9,650 employed residents). As shown in **Table II-9**, ABAG projects that the jobs/housing balance ratio will continue to increase slowly over the next 30 years, meaning more residents would have the opportunity to work in Dixon over time.



**TABLE II-9  
DIXON JOBS/HOUSING BALANCE**

Year	Number of Jobs	Number of Employed Residents	Ratio of Jobs to Employed Residents
2010	4,460	8,390	0.53
2020	5,130	9,380	0.55
2030	5,390	9,400	0.57
2040	5,780	9,650	0.60

*Sources: ABAG Projection 2013*

## B. HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

### 1. Household Type

The Census defines a “household” as any group of people occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community.

The 2010 US Census indicates that 5,865 households lived in Dixon as of 2010. Approximately 80 percent of those households consisted of families, while 15 percent were single. As shown in **Table II-8**, approximately 43 percent of all households consisted of families with children compared to 37 percent consisting of married couples with no children. Between 2000 and 2010, the number of families with children increased by 4 percent.

The percentage of family households in Dixon has remained relatively stable since 2000, as shown in **Table II-10**. However, while there have been increases in all household types, the largest increase was seen in non-family households, which increased by 29 percent since 2000. There was a 1 percent decrease in average household size from 3.17 to 3.13 persons between 2000 and 2010.

Housing need varies by household type. Families typically prefer single-family homes. In the future, if housing prices increase, many new workers and existing residents of rental housing will be priced out of the ownership housing market. This leads to a greater demand for rental housing in the city and eventually results in price increases in the rental housing market. Unless affordable housing is provided in both the ownership and rental markets, Dixon will experience increasing difficulty in housing its workforce.



**TABLE II-10  
HOUSEHOLD COMPOSITION**

Household Type	2000		2010		Percent Change 2000-2010
	Households	Percentage	Households	Percentage	
<b>Total Households</b>	<b>5,073</b>	<b>100%</b>	<b>5,856</b>	<b>100%</b>	<b>15%</b>
Family Households	4,167	82%	4,679	80%	12%
With Children	2,424	48%	2,506	43%	3%
Without Children	1,743	34%	2,173	37%	25%
Non-Families	906	18%	1,173	20%	29%
Single-person household	658	13%	867	15%	32%
Avg. Household Size	3.17		3.13		-1%

*Source: 2000 and 2010 US Census*

## 2. Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household’s ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. For Solano County, the applicable median area income for a family of four in 2014 is \$82,600.

HCD has defined the following income categories for Solano County, based on the median income for a household of four persons.

- Extremely low income: 30 percent and below (\$0 to \$24,800)
- Very low income: 31 to 50 percent of median income (\$24,801 to \$41,300)
- Low income: 51 to 80 percent of median income (\$41,301 to \$65,000)
- Moderate income: 81 to 120 percent of median income (\$65,001 to \$99,100)
- Above moderate income: 120 percent or more of median income (\$99,101 or more)



Table II-11 shows Solano County’s maximum annual income level for each income group, adjusted by household size. This data is used when determining a household’s eligibility for federal, state, or local housing assistance and when calculating the maximum affordable housing payment for renters and buyers.

**TABLE II-11  
SOLANO COUNTY  
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE**

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 person	\$17,400	\$28,950	\$45,500	\$57,800	\$69,350
2 persons	\$19,850	\$33,050	\$52,000	\$66,100	\$79,300
3 persons	\$22,350	\$37,200	\$58,500	\$74,350	\$89,200
4 persons	\$24,800	\$41,300	\$65,000	\$82,600	\$99,100
5 persons	\$26,800	\$44,650	\$70,200	\$89,200	\$107,050
6 persons	\$28,800	\$47,950	\$75,400	\$95,800	\$114,950
7 persons	\$30,800	\$51,520	\$80,600	\$102,400	\$122,900
8 persons	\$32,750	\$54,550	\$85,800	\$109,050	\$130,800

Source: HCD Income Limits, 2014

Table II-12 shows the distribution of income according to the 2011 ACS for Dixon and Solano County. According to the 2011 ACS, 34 percent of households in the city had incomes below \$50,000. When comparing the city and Solano County as a whole, the percentage of households making below \$50,000 was the same (34 percent). According to the 2011 ACS, the median household income in Dixon was \$72,626, while the median family income was \$76,038. In comparison, the median household income in Solano County was \$69,914 and the median family income was \$74,148.



**TABLE II-12  
HOUSEHOLD INCOME**

Income Category	Income	City of Dixon 2011		Solano County 2011	
		Number	Percentage	Number	Percentage
Extremely Low	Under \$24,999	692	11%	21,396	15%
Very Low	\$25,000 to \$49,999	1,369	23%	26,959	19%
Low	\$50,000 to \$74,999	1,150	19%	26,980	20%
Moderate	\$75,000 to \$99,999	888	15%	20,769	15%
Above Moderate	\$100,000 to \$149,999	1,945	32%	43,208	31%
<b>Total Households</b>		<b>6,044</b>	<b>100%</b>	<b>139,312</b>	<b>100%</b>
Median Household Income		\$72,626		\$69,914	
Median Family Income		\$76,038		\$74,148	
Median Non-Family Income		\$41,766		\$40,223	

Source: 2010 Census; 2011 ACS

### 3. Special Needs Groups

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These “special needs” groups include seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, homeless persons, extremely low-income households, and agricultural workers. This section discusses the housing needs facing each group, as well as programs and services available to address the housing needs.

#### Senior Households

Senior residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living

**Table II-13** shows the breakdown by age of the senior population. According to the 2010 Census, there are 1,552 seniors in Dixon. Since 2000, the senior population in the city has increased 32 percent. The largest increase of senior population was seen in the 85-plus age range, with an increase of 145 percent. The majority of the senior population falls in the 65 to 74 age range, at 58 percent in 2010 and 56 percent in 2000. These numbers compare closely to Solano County with 55 percent of seniors in the age range between 65 and 74.



**TABLE II-13  
2000–2010 SENIOR POPULATION**

Age of Seniors	City of Dixon				Dixon Percentage Change 2000–2010	Solano County	
	2000		2010			2010	
	Number	Percentage	Number	Percentage		Number	Percentage
65 to 74 years	662	56%	898	58%	36%	25,997	55%
75 to 84 years	437	37%	475	31%	9%	14,838	32%
85 years and over	73	6%	179	11%	145%	6,012	13%
<b>Total Seniors</b>	<b>1,172</b>	<b>100%</b>	<b>1,552</b>	<b>100%</b>	<b>32%</b>	<b>46,847</b>	<b>100%</b>

*Source: 2000 and 2010 US Census*

Rising rents and housing costs are of concern because most seniors are on fixed incomes. As shown in **Table II-14** and reported in the 2011 ACS, of all senior households in Dixon, 33 percent, are considered extremely low income, 19 percent very low income, and 19 percent low income. In 2010 the City approved the first phase (60 units) and in 2013 the second phase (60 units) of a 120-unit senior apartment project affordable to very low income households. Phase I has been constructed and Phase II is anticipated to be completed in 2015.

**TABLE II-14  
DIXON ELDERLY HOUSEHOLDS BY INCOME 2011**

Income Level	Number	Percentage
Extremely Low – 0 to 30%	275	33%
Very Low – 31% to 50%	161	19%
Low – 51% to 80%	163	19%
Moderate/Above Moderate – 81% and Above	245	29%
<b>Total Elderly Households</b>	<b>844</b>	<b>100%</b>

*Source: 2011 ACS*





## Housing Element

**Table II-15** shows that in 2010 there were 932 households in Dixon with a person 65 years or older heading the household. Of these households, approximately 77 percent owned their homes and 23 percent rented their homes.

**TABLE II-15  
SENIOR HOUSEHOLDS BY TENURE, 2010**

Age	City of Dixon		Solano County	
	Number	Percentage	Number	Percentage
<b>Renter-Occupied Households</b>				
65 to 74 years	125	58%	3,203	48%
75 to 84 years	64	30%	2,099	31%
85 years and over	26	12%	1,364	20%
<b>Total</b>	<b>215</b>	<b>23%</b>	<b>6,666</b>	<b>24%</b>
<b>Owner-Occupied Households</b>				
65 to 74 years	409	57%	12,159	56%
75 to 84 years	220	31%	7,032	36%
85 years and over	88	12%	2,429	11%
<b>Total</b>	<b>717</b>	<b>77%</b>	<b>21,620</b>	<b>76%</b>
<b>Total Households</b>				
65 to 74 years	534	56%	15,362	54%
75 to 84	284	30%	9,131	32%
85 years and over	144	15%	3,793	13%
<b>Total Households with Senior Householder</b>	<b>932</b>	<b>100%</b>	<b>28,286</b>	<b>100%</b>

*Source: 2010 US Census*

The special needs of seniors can be met through a range of services, including congregate care, rent subsidies, shared housing programs, and housing rehabilitation assistance. For the disabled elderly, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Elderly with a mobility or self-care limitation also benefit from transportation alternatives and shared housing options. Senior housing with supportive services can be provided to assist with independent living.

Social and supportive services are available in Dixon from Dixon Family Services and the Dixon Multi-Use Senior Center. Dixon Family Services provides housing assistance for the elderly and offers referrals to health care and other resources available in the Dixon area. The Dixon Multi-Use Senior Center offers a range of services, including a lunch program, health and nutrition education and information, and referrals. Center staff also works with the USDA Rural Development program to obtain funding for low-income seniors to make needed housing repairs.



In addition, the City of Dixon operates the Read-Ride transportation service that runs Monday through Friday and offers curb-to-curb service. Discounted fares are available to seniors over age 60 and persons with disabilities.

Additional services are available through Solano County and in neighboring cities through various agencies and organizations, including (but not limited to) the Solano County Health and Social Services Department Adult Services Program, Serve Our Seniors, Solano County Food Banks Brown Bag Program, Alzheimer's Support Group, Friendship Services of Solano County, Area Agency on Aging, Independent Living Resource Center, and McBride Senior Center in Vacaville. The Solano County Health and Social Services Department Adult Services Program, in particular, offers information services for seniors on a variety of topics, including health, housing, nutrition, employment, legal matters, transportation, financial or personal problems, disabled services, and health screening.

Currently there are two non-assisted senior living residential complexes in Dixon, currently housing 140 units, with 60 more units to be completed in 2015. All units are affordable (below market rate).

### Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and to a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

Included in the definition of "disability" from the 2000 Census are three types of impairments that can affect a person's life: work, mobility, and self-care limitations. Disabilities are defined as mental, physical, or health conditions that last over six months. The Census tracks the following disabilities:

- **Work Limitation:** Refers to a condition that restricts a person's choice of work and prevents that person from working full time.
- **Mobility Limitation:** Refers to a physical or mental condition that makes it difficult for a person to go outside the home alone.
- **Self-Care Limitation:** Refers to a physical or mental condition that makes it difficult to take care of one's personal needs.

Based on the 2000 Census, 2,631 persons in Dixon had some form of disability, representing about 16 percent of the city population. Since there is no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis. As reported in **Table II-16**, the disabilities reported in the city totaled 4,574. The total disabilities exceeded the total number of persons with disabilities due to persons reporting more than one disability. Of those with disabilities, 82



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percent were ages 5 through 64 and 18 percent were over the age of 65. The largest disability type reported by those 5 through 64 years of age are those that have employment disabilities, followed by go-outside-home disability. Of the 2,221 persons with a disability aged 16 to 64, 80 percent (1,796) were employed, which means that less than a quarter (20 percent) of persons of workforce age were disabled and not employed.

**TABLE II-16  
DISABILITY TYPE BY AGE**

<b>Total Disability</b>	<b>Number</b>	<b>Percentage</b>
<b>Total Persons with Disabilities for Ages 5–64</b>	<b>3,766</b>	<b>23% of Dixon population</b>
Dixon total population	16,103	100%
Sensory disability	124	3%
Physical disability	534	14%
Mental disability	343	9%
Self-care disability	263	7%
Go-outside-home disability	965	26%
Employment disability	1,537	41%
<b>Total Disabilities for Ages 65+</b>	<b>808</b>	<b>5% of Dixon Population</b>
Sensory disability	131	16%
Physical disability	256	32%
Mental disability	95	12%
Self-care disability	107	13%
Go-outside-home disability	219	27%
<b>Total Disabilities</b>	<b>4,574</b>	<b>28% of Dixon Population</b>

*Source: 2000 US Census*

The living arrangement of persons with disabilities depends on the severity of the disability. Many persons live at home in an independent fashion or with other family members. To maintain independent living, persons with disabilities may need special assistance, including special housing design features, income support for those who are unable to work, and in-home supportive services, among others.



**Table II-17** shows the available facilities in Dixon, which include adult residential facilities, elderly residential facilities, and adult day care facilities. The facilities offer housing and services to address a variety of needs including persons with developmental disabilities, as well as other mental and physical concerns. As shown in **Table II-17**, 38 beds in the elderly residential care facility are available for seniors suffering from dementia and 6 beds are available for adults suffering from neurobehavioral cognitive disabilities. Home Instead Senior Care also offers in-home care for seniors.

**TABLE II-17  
LICENSED COMMUNITY CARE FACILITIES**

<b>Facility</b>	<b>Capacity (beds)</b>	<b>Type of Disability</b>
Solano Life House	38	Alzheimer and dementia care
Adult Residential Facility	6	Neurobehavioral cognitive services
Home Instead Senior Care	In-home care	n/a

*Source: State of California Department of Social Services, Community Care Licensing Division, 2014*

The Solano County Health and Social Services Department offers an in-home supportive services program for low-income elderly and disabled residents of all ages. The program offers a set number of hours each month for in-home assistance with domestic and personal care tasks including cooking, cleaning, dressing, laundry, shopping, and other services.

The Independent Living Resource Center also offers support to seniors and persons with disabilities. Transportation service for persons with disabilities is available through Read-Ride of Dixon, which provides curb-to-curb service at a low cost.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with developmental disabilities within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.



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The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Bay Regional Center in Napa serves all of Solano County. **Table II-18** provides information about Dixon’s population of developmentally disabled persons; **Table II-19** provides information about those persons’ place of residence. Program 4.1.8 is proposed to address the special needs of those with developmental disabilities.

**TABLE II-18  
DEVELOPMENTALLY DISABLED RESIDENTS BY AGE, 2014**

Dixon	Age Group		
	0-17	18+	Total
	67	77	144

*Source: California Department of Developmental Services 2014*

**TABLE II-19  
DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE, 2014**

Dixon	Residence Type							Total
	Home of Parent/Guardian	Community Care Facility	Foster Family/Home	Intermediate Care Facility	Independent Living	Own Home	Other	
	121	<10	<10	11	<10	<10	<10	>132

*Source: California Department of Developmental Services 2014*

### Large Households

Large households are defined as households with five or more members. Large households comprise a special needs group because of the need for larger dwelling units, which are often in limited supply and therefore command higher prices. In order to save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller dwelling units, frequently resulting in overcrowding.

Based on estimates from the 2010 Census, 19 percent of Dixon’s households (1,099) were large families, including 8 percent (478) that had six or more persons in the household. When compared to the 2000 Census, the percentages were similar. In 2000, 18 percent (916) of households were large households and of those, 8 percent (399) had six or more persons in the household.



Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families and individuals double up to devote income to other basic needs such as food and medical care. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of street parking, and increased neighborhood traffic. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life.

To address overcrowding, communities can provide incentives for developers to build larger apartments with three or more bedrooms that can accommodate larger households. Often, the shortage of large rental units can also be alleviated through the provision of affordable ownership housing, such as condominiums coupled with homeownership assistance. The City of Dixon currently offers a First-Time Homebuyer Program to assist lower-income households with down payment and closing costs.

**Table II-20** shows the total number of overcrowded and severely overcrowded households in Dixon. Overcrowding occurs when there is more than one occupant per room in a household, and severe overcrowding occurs when there are more than one and a half persons per bedroom in a household. According to the 2010 ACS, of the 5,771 households in Dixon, 4 percent are overcrowded and less than 1 percent are severely overcrowded. Overcrowding is not an issue in Dixon.

**TABLE II-20  
OVERCROWDED HOUSEHOLDS**

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	3,638	99%	1,887	90%	5,525	96%
1.01 to 1.50	26	<1%	201	9%	227	4%
1.51 or more	9	<1%	10	6<1%	19	<1%
<b>Total</b>	<b>3,673</b>	<b>100%</b>	<b>2,098</b>	<b>100%</b>	<b>5,771</b>	<b>100%</b>

*Source: 2010 ACS*

Female-Headed Households

**Table II-21** illustrates the number of family households that are headed by a female with no husband present. Female-headed households with no husband present account for 17 percent of all households in the city. The table also reports the presence of children in female-headed households, as well as poverty indicators for female-headed households. Of all female-headed households, 11 percent (539) have children under the age of 18 while 6 percent (251) do not have children. The number of female-headed households under the poverty line, 17 percent, is also higher than the city’s percentage of all families under the poverty line, 7 percent.



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Reasons for the higher poverty rate could be because most female-headed households have only one income. Compared to two-parent households, which are much more likely to have two incomes, single-parent households are less likely to find affordable, decent, and safe housing. Such households often require special consideration and assistance because of the greater need for affordable housing, accessible day care/child care, health care, and other supportive services.

**TABLE II-21  
FEMALE-HEADED HOUSEHOLDS**

	<b>Number</b>	<b>Percentage of Householders</b>
Female-Headed Householders	790	17%
Female Heads with Own Children Under 18	539	11%
Female Heads without Children	251	6%
Total Householders	4,679	100%
Female-Headed Householders Under the Poverty Level	134	17%
<b>Total Families Under the Poverty Level</b>	<b>327</b>	<b>7%</b>

*Source: 2011 ACS*

### Homeless Persons

The Community Action Partnership of Solano (CAP Solano) is the designated Community Action Agency for the county and is a Joint Powers Authority between Solano County and the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun, Vacaville, and Vallejo. CAP Solano completed a point in time count of homeless persons on the evening of January 27, 2011. The count identified a total of 683 homeless persons in the county. The count did not identify any persons as residents of a specific city. The count identifies that of the 683 persons classified as homeless, 172 utilized emergency shelter (25 percent), 276 lived in transitional housing (40 percent), and 235 were unsheltered (34 percent). Of those unsheltered, 21 were homeless families with at least one adult and one child, 186 were individuals without children. Overall, 66 percent had access to shelters, while 34 percent did not utilize or did not have access to shelters. In addition, the County provided data on homeless subpopulations. A total of 55 people identified themselves as severely mentally ill, 63 stated issues with substance abuse, 41 people were veterans, and 14 were victims of domestic violence.

In addition to the 2011 CAP Solano homeless count, the US Department of Housing and Urban Development (HUD) Homelessness Resource Exchange (HRE), Continuum of Care Homeless Assistance Programs completed a point in time homeless population count in 2012. While this is not necessarily representative of the average homeless population, it is still one of the best sources of available data. The HRE report identified 622 homeless persons, of which 235 were unsheltered and 387 were sheltered. Subpopulation data highlights that of the 622 persons counted, 50 dealt with chronic homelessness, 28 were veterans, and 244 were persons in households with children. When compared to a 2010 HRE, the total number of homeless persons





decreased 25 percent. A 44 percent decrease was observed with unsheltered homeless persons and a 46 percent decrease was observed in homeless households with children. The number of homeless residents counted in Dixon were 24 residents that were surveyed and 7 that were observed, resulting in a total of 31 homeless residents who live in Dixon. Homeless service providers indicate that the homeless population in Dixon consists mostly of families and some individuals. The City of Dixon Police Department estimates that there are approximately six homeless persons in the City.

Three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing. These are defined below.

**Emergency shelter** is defined as shelter for homeless persons where the provision of services is not the primary focus. The shelters provide basic necessities such as food, clothing, protection from the elements, and the opportunity to engage in supportive services. The length of stay is not regulated; however, funding availability limits the number of nights provided. While Dixon Family Services provides assistance to the homeless, no emergency shelter is located in the city. The closest shelters are in Vacaville and Fairfield. Heather House, Mission Solano, Opportunity House, and Christian Help Center operate emergency shelters in the area.

**Transitional housing** is defined as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that is to be no less than six months from the beginning of the assistance. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling, and life skills training. Transitional housing in Dixon can currently be found at the Dixon Veterans Home, a 14-bed transitional housing facility for veteran males, which also offers meals, case management, and life skills assistance. The Veterans Home, operated by Community Action North Bay, has served over 75 veterans in the last three years. Other services available in the surrounding cities are Opportunity House, Heather House, and the Coalition Against Homelessness, which offer limited transitional housing and provide assistance with housing

**Permanent supportive housing** is a means of housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on- or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Housing for the developmentally disabled, mentally ill, and frail elderly are three examples of permanent supportive housing. No affordable permanent housing with supportive services for homeless individuals or families is currently available in the city.

**Table II-22** identifies the homeless facilities located closest to Dixon. These facilities serve a variety of homeless persons, including battered women and children, persons with mental and/or physical disabilities, individuals, and needy families.





**TABLE II-22  
HOMELESS FACILITIES NEAR DIXON**

Facility	Client Type	Location	Number of Beds
<b>Transitional Housing</b>			
Opportunity House	Families	Vacaville	48
The Heather House	Families/Women	Fairfield	12
Bridge to Life Center	Families	Fairfield	52
Safequest	Families/Women	Fairfield	8
Gateway House	Singles/Families	Fairfield	13
Christian Help Center	Singles/Families	Vallejo	71
<b>Emergency Shelters</b>			
Christian Help Center	Singles/Families	Fairfield	71
Mission Solano Rescue Mission	Singles/Families	Fairfield	49
<b>Permanent Supportive Housing</b>			
HUD-Veterans Affairs Supportive Housing	Singles	Fairfield	25
Laurel Gardens	Singles	Fairfield	8

*Source: HUD, Homeless Assistance Inventory Solano County, 2013*

Extremely Low-Income Households

An extremely low-income household is defined as a household earning less than 30 percent of the area median income. According to HCD, the median income for a family of four in Solano County is \$82,600, which means that households making \$24,800 or less would be considered extremely low income. Since the 2010 Census data categorizes income level differently, the Census reports that 10 percent of the households in the unincorporated area and 15 percent of those in Solano County make less than \$24,999, slightly higher than HCD’s extremely low-income category. Using this information, the number of extremely low-income households could be slightly lower than in the Census data provided.

The City must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines, 50 percent of Dixon’s very low-income households qualify as extremely low-income. Therefore, it can be estimated that approximately 50 percent of the very low-income regional housing need in Dixon has extremely low-income housing needs. In other words, of the 50 very low-income housing units needed, Dixon is estimating 25 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing.

The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services.



Agricultural Workers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is sometimes difficult. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

Dixon is surrounded by fertile agricultural land and is located in a region where agriculture remains an important part of the economy. As shown in **Table II-23**, the 2012 USDA Census of Agriculture reports 860 farms in Solano County, employing a total of 2,846 workers. Of the 2,846 farmworkers in the county, 1,387 workers (49 percent) work more than 150 days each year. The remaining 51 percent work less than 150 days per year. Larger farms provide the main source of farm employment for farmworkers. According to the Census of Agriculture, 1,737 (61 percent) of farmworkers were employed on farms with 10 or more workers. While these estimates are at the county level and are not specifically for Dixon, it is likely the vast majority of farmworkers work in the unincorporated area where most of the agricultural production in the county takes place.

**TABLE II-23  
SOLANO COUNTY FARMWORKERS**

	<b>Number of Farmworkers</b>	<b>Percentage of Farmworkers</b>
Work >150 days per year	1,387	49%
Work <150 days per year	1,459	51%
Employed on farms with >10 workers	1,737	61%
Employed on farmers with <10 workers	1,109	39%

*Source: USDA 2012 Agricultural Census*

According to the Migrant Child Education Program records there are approximately 160 migrant workers in Dixon based on current student enrollment in the program. It is likely the vast majority of farmworkers work within the Unincorporated area where most of the agricultural production in the county takes place. The 2011 ACS identified 187 persons in Dixon who were employed in the “farming, forestry and fishing” industries. This category includes jobs related to agricultural services ranging from food processing to workers in greenhouses and plant nurseries.

Farmworkers are generally considered to have special housing needs because of the limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). No local survey is available to document the specific housing needs of



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farmworkers in Dixon. Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

- **Limited income** – Farmworkers typically earn very low incomes.
- **Overcrowding** – Because of the very low incomes, farmworkers have limited housing options and are often forced to double up to afford rents.
- **Substandard housing conditions** – Many farmworkers live in overcrowded conditions and substandard housing, including informal shacks, illegal garage units, and other structures generally unsuitable for occupancy.

The provision of adequate housing for farmworker families is a rising concern in the state. In 1999, the California Legislature amended housing element law to mandate that jurisdictions address housing for agricultural workers.

In order to facilitate housing for farmworkers, the Dixon Zoning Ordinance permits farmworker housing in the Agricultural (A) district. Labor camps, which are designed to provide housing for migrant farmworkers, are conditionally permitted in the Agricultural district. Located south of the city boundary, the Migrant Farm Worker Center operated by the Yolo County Housing Authority provides housing for seasonal and migrant farmworkers. The center has 64 units and can house up to 250 persons for six months of the year. The units are restricted to farmworkers and their families with very low incomes and remain fully occupied. Currently non-single farmworkers can qualify to live in the center. The Yolo County Housing Authority also operates the Madison Migrant Housing Center, which is located in the community of Madison, about 11 miles west of Woodland, and can accommodate up to 88 families during the agricultural season (early April to late October).

### C. HOUSING STOCK CHARACTERISTICS

This section of the Housing Element addresses various housing characteristics and conditions that affect the quality of life for city residents. Housing factors evaluated include housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

#### 1. Housing Growth

Between 2000 and 2013, a total of 1,031 new housing units were built in Dixon. This represents an increase of 19 percent in the housing stock. **Table II-24** compares housing growth in the city with that of surrounding communities and Solano County, as reported by the US Census and the Claritas report. As shown in the table, Dixon had a similar percentage growth in housing units as Fairfield, Suisun City, and Vacaville.



**TABLE II-24  
2000–2013 HOUSING UNIT GROWTH TRENDS**

Jurisdiction	2000	2013	2000–2013	
			Numeric Change	Percentage Change
Benicia	10,552	11,326	774	7%
<b>Dixon</b>	<b>5,147</b>	<b>6,178</b>	<b>1,031</b>	<b>20%</b>
Fairfield	31,867	37,819	5,952	19%
Rio Vista	1,989	4,000	2,011	101%
Suisun City	8,149	9,454	1,305	16%
Vacaville	28,675	33,286	4,611	16%
Vallejo	41,161	44,584	3,423	8%
Solano County	134,513	154,111	19,598	15%

*Source: 2000 US Census; DOF 2013*

## 2. Housing Type and Tenure

While 1,031 housing units were built from 2000 to 2013, most of the new units were single-family homes. **Table II-25** shows the composition of the housing stock in 2000 and 2013 based on data from the Census and the California Department of Finance. Single-family homes constituted 88 percent of the housing stock in 2000 and 83 percent in 2013. Multi-family units, including both apartments and condominiums, made up 12 percent of all housing in 2000 and 17 percent in 2013. The largest increase in housing type was multi-family housing of 5 or more units, which increased by 408 units, or 165 percent. The largest decrease was the mobile homes/other category, which saw a 38 unit decrease, or 44 percent. The city’s vacancy rate also increased from just under 2 percent in 2000 to 5 percent in 2013.



**TABLE II-25  
CHANGES IN DIXON'S HOUSING STOCK, 2000–2013**

Housing Type	2000		2013		Percentage Change 2000–2013
	Number	Percentage	Number	Percentage	
Single-Family Detached	4,229	95%	4,838	95%	14%
Single-Family Attached	212	5%	269	5%	27%
Total Single-Family	4,441	88%	5,107	83%	15%
2–4 Units	372	60%	367	36%	-1%
5+ Units	248	40%	656	64%	165%
Total Multi-Family	620	12%	1,023	17%	65%
Mobile Homes/Other*	86	2%	48	1%	-44%
<b>Total Units</b>	<b>5,147</b>	<b>100%</b>	<b>6,178</b>	<b>100%</b>	<b>20%</b>
Vacancy Rate	1.91%		5%**		163%

Source: 2000 US Census; DOF 2013

\* Other includes boat, RV, van, etc.

\*\*Based on 2010 DOF vacancy rate.

Table II-26 identifies the tenure of housing in the city. Between 2000 and 2010, the percentage of owner-occupied units increased by 5 percent. However, while both owner- and renter-occupied tenures are increasing, renter-occupied housing is growing significantly faster, a 43 percent increase from 2000 to 2010. This increase in renter-occupied housing could be related to the increase in multi-family units see in Table II-25 above.

**TABLE II-26  
2000–2010 HOUSING TENURE**

Tenure of Units	2000		2010		Percentage Change 2000–2010
	Households	Percentage	Households	Percentage	
Owner-Occupied	3,707	73%	3,902	67%	5%
Renter-Occupied	1,370	27%	1,954	33%	43%
<b>Total Occupied Units</b>	<b>5,077</b>	<b>100%</b>	<b>5,856</b>	<b>100%</b>	<b>15%</b>

Source: 2000 and 2010 US Census



### 3. Vacancy Rate

According to the Department of Finance and as seen in **Table II-25**, the vacancy rate in Dixon in 2013 was 5 percent, a large increase from the 2000 vacancy rate of slightly less than 2 percent. A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. Of all vacant housing units, housing units for rent made up the largest portion of vacant units at 34 percent.

**TABLE II-27  
HOUSING UNITS BY OCCUPANCY STATUS**

	<b>Number</b>	<b>Percentage</b>
<b>Total housing units</b>	<b>6,172</b>	<b>100%</b>
Occupied housing units	5,856	95%
Vacant housing units	316	5%
For rent	107	34%
Rented, not occupied	27	9%
For sale only	78	25%
Sold, not occupied	6	2%
For seasonal, recreational, or occasional use	10	3%
All other vacant	94	30%
Vacancy rate	5%	

*Source: 2010 US Census*

### 4. Housing Age and Condition

Housing age is an important indicator of housing condition in a community. Housing is subject to gradual deterioration over time. As a general rule in the housing industry, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good condition. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, thereby depressing neighboring property values and impacting the quality of life in a neighborhood. Maintaining and improving housing quality is an important goal for the City.



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**Table II-28** displays the age of Dixon’s occupied housing stock by age as of 2010. Eighty percent of Dixon’s housing stock was built between 1970 and 2010, 30 percent of which turned 30 years old in 2010. This fact will be an important redevelopment topic for the City, as new home sales have declined while housing needs will continue to increase and diversify.

**TABLE II-28  
AGE OF HOUSING**

<b>Year Structure Built</b>	<b>Total Housing Built</b>	<b>Percentage of Total</b>
Built 2005 to 2010	249	4%
Built 2000 to 2004	692	11%
Built 1990 to 1999	1,733	28%
Built 1980 to 1989	916	15%
Built 1970 to 1979	1,232	20%
Built 1960 to 1969	415	7%
Built 1940 to 1959	672	11%
Built 1939 or earlier	179	3%
<b>Total</b>	<b>6,088</b>	<b>100%</b>

*Source: 2000 US Census, 2014 Dixon Community Development Department*

In 2001, Mercy Housing California, a nonprofit corporation specializing in affordable housing analysis and development, conducted an evaluation of the exterior condition of housing in Dixon. A total of 4,250 units were surveyed. The vast majority of housing was in sound condition (95 percent); only 5 percent (209) of the units were in apparent need of some form of rehabilitation. Of those 209 units in apparent need of repair, most required only minor improvements. The most common types of repairs necessary related to roofs and siding. According to the report, of the 209 housing units requiring some form of rehabilitation, 86 percent required siding repairs or replacement and 37 percent of the units required roof repairs or replacement. However, 78 units were identified as apparently needing moderate to substantial rehabilitation, while 8 were considered dilapidated. The study only considered the exterior condition of housing, but indicated that “it is very common for exterior condition surveys to rate units as having a moderate need, but when the interior condition survey is conducted, it is found that the extent of the rehabilitation needed is actually more substantial.”

Though most of the housing is in good condition, the City has administered two loans involving rehabilitation of homes that were in disrepair since adoption of the previous Housing Element, neither was due to a code enforcement action. The overall condition of the housing stock has remained the same in the last five years with approximately five percent of the City’s housing stock in need of some repair. The City developed a Housing Rehabilitation and Preservation Program that provides low-interest loans to lower-income homeowners to help with needed repairs. Information can be found on the City’s website.





## 5. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems faced by lower- and moderate-income households in a community. If housing costs are high relative to household income, correspondingly the incidence of housing cost burden and overcrowding will be high. This section summarizes the cost and affordability of housing to Dixon residents.

### Home Sales

**Table II-29** depicts home sale prices Dixon. This information was compiled by DataQuick. The table shows the median single-family home price in the city was \$275,000 in 2013, up from \$210,000 in 2012, an increase of 31 percent. The city has seen a significant percentage increase from 2012 to 2013 of the median sales price of homes after decreases in the two previous years. The cost of housing in Dixon is similar to that in nearby communities. Single-family home sales prices have increased significantly throughout Solano County in the past few years after dropping significantly during the economic downturn of the late 2000s. Dixon has the third highest median housing cost in the county, behind Benicia and Vacaville.

**TABLE II-29  
HOME SALE ACTIVITY IN DIXON, 2010 - 2013**

Year	Median Housing Unit Sales Price	Percentage Change
2010	\$235,000	--
2011	\$215,000	8% decrease
2012	\$210,000	2% decrease
2013	\$275,000	31% increase

*Source: Data Quick, January 2014*

### Rental Rates

Shown in **Table 11-30** are rental rates in Dixon. Rental rates for housing in the city range from \$665 to \$1,025 for one-bedroom units, \$895 to \$1,295 for two-bedroom units, \$1,225 to \$2,500 for three-bedroom units, and \$1,400 to \$2,000 for four-bedroom units.





**TABLE II-30  
RESIDENTIAL RENTAL RATES, 2014**

Type	Number of Units Surveyed	Low	High	Median Housing Price
1 bedroom	6	\$665	\$1,025	\$870
2 bedrooms	6	\$895	\$1,295	\$1,060
3 bedrooms	10	\$1,225	\$2,500	\$1,500
4+ bedrooms	6	\$1,400	\$2,000	\$1,750

Source: PMC Rental Survey via Trulia.com, Craigslist.org, June 2014

Housing Affordability by Household Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in Dixon with the maximum affordable housing cost to households at different income levels. The area median income (AMI) provides a benchmark for estimating the affordability of housing and the ability of newcomers to move into the community. Taken together, this information can generally demonstrate who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding or a burden on housing cost.

In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The affordability of the city’s housing stock for each income group is discussed below. HCD has estimated the 2014 county area median income (AMI) to be \$82,600 for a family of four.

**Extremely Low-Income Households:** Extremely low-income households are households earning 30 percent or less than the county AMI. As shown in **Table II-31**, these households have monthly incomes ranging from \$1,450 for a one-person household to \$2,066 for a four-person household.

**Very Low-Income Households:** Very low-income households are classified as those earning 30 to 50 percent of the county AMI. As shown in **Table II-31**, the monthly income ranges from \$2,412 for a one-person household to \$3,441 for a four-person household.

**Low-Income Households:** Low-income households earn 51 to 80 percent of the county AMI. Low-income households can have monthly incomes between \$3,791 for a one-person household and \$5,416 for a four-person household.

**Moderate-Income Households:** Moderate-income households earn between 81 to 120 percent of the county AMI. Moderate-income households can have monthly incomes between \$5,779 for a one-person household and \$8,258 for a four-person household.



**Table II-31** shows the maximum rents and sales prices, respectively, that are affordable to extremely low-, very low-, low-, and moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HUD and HCD; and maximum affordable sales prices based on 10 percent down and a 30-year fixed-rate mortgage at 5.25 percent annual interest rate. Based on the affordability levels in **Table II-31** and the median sales prices in Dixon seen in **Table II-29**, all but larger moderate-income groups would have a very difficult time finding affordable housing for sale. When it comes to rental prices, according to the median rental prices in **Table II-31**, all extremely low-income groups and most very low-income groups would not be able to afford most rental housing units.

**TABLE II-31  
2014 AFFORDABLE HOUSING COSTS, SOLANO COUNTY**

<b>Income Group</b>	<b>1-Person</b>	<b>2-Person</b>	<b>3-Person</b>	<b>4-Person</b>
<b>Extremely Low</b>				
Monthly Income	\$1,450	\$1,654	\$1,862	\$2,066
Monthly Rent	\$435	\$496	\$558	\$620
Maximum Sales Price	\$49,535	\$57,093	\$66,436	\$74,804
<b>Very Low</b>				
Monthly Income	\$2,412	\$2,754	\$3,100	\$3,441
Monthly Rent	\$723	\$826	\$930	\$1,032
Maximum Sales Price	\$88,998	\$103,027	\$117,221	\$131,209
<b>Low</b>				
Monthly Income	\$3,791	\$4,333	\$4,875	\$5,416
Monthly Rent	\$1,137	\$1,300	\$1,462	\$1,625
Maximum Sales Price	\$145,567	\$167,800	\$185,440	\$212,227
<b>Moderate</b>				
Monthly Income	\$5,779	\$6,608	\$7,433	\$8,258
Monthly Rent	\$1,733	\$1,652	\$2,230	\$2,477
Maximum Sales Price	\$227,118	\$261,125	\$294,967	\$328,810

*Source: 2014 Income Limits, Department of Housing and Community Development.*

*Monthly mortgage calculation: [http://www.credit.com/vcapps/calc\\_affordability.jsp](http://www.credit.com/vcapps/calc_affordability.jsp)*

*Note: Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed-rate mortgage at 5.25% annual interest rate. 30% of household gross income used to calculate affordable monthly mortgage payment.*



## Housing Element

### Overpayment

Generally, overpayment compares the total shelter cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

**Table II-32** shows to what extent occupied housing units (households) are overpaying for housing cost by tenure and whether or not they were overpaying (30–50 percent of household income) or severely cost burdened (50+ percent of household income). Of all households, 46 percent were overpaying for housing cost in 2010, and of those overpaying, 1,295 households (48 percent) are severely cost burdened. Of the 540 renter-occupied units severely cost burdened, 310 units were occupied by those who are extremely low income.

**TABLE II-32  
TOTAL HOUSEHOLDS OVERPAYING BY INCOME, 2010**

<b>Total Occupied Units</b>	<b>5,775</b>			
<b>Tenure</b>	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
<b>Total Units Overpaying</b>	<b>2,699</b>		<b>46%</b>	
Paying 30%–50%	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Total Occupied Units Paying 30%–50%</b>	<b>870</b>	<b>15%</b>	<b>534</b>	<b>9%</b>
Extremely Low Income <30% of HUD Area Median Family Income	0	0	55	10%
Very Low Income 31%–50%	0	0	80	15%
Low Income 50%–80%	145	17%	295	55%
Moderate Income 80%–120%	305	35%	85	16%
Above Moderate Income 120%+	420	48%	19	4%
Paying 50%>				
<b>Total Occupied Units Paying 50% or More</b>	<b>755</b>	<b>13%</b>	<b>540</b>	<b>10%</b>
Extremely Low Income <30% of HUD Area Median Family Income	65	9%	310	57%
Very Low Income 31%–50%	130	17%	135	25%
Low Income 50%–80%	225	30%	95	18%
Moderate 80%–120%	250	33%	0	0
Above Moderate 120%+	85	11%	0	0
<b>Total Units Paying 30% or More by Tenure</b>	<b>1,625</b>	<b>28%</b>	<b>1,074</b>	<b>19%</b>

Source: 2010 CHAS



Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) was developed by HUD to assist jurisdictions in writing their consolidated plans. According to 2011 data (Table II-33), there were 185 owner households and 580 renter households earning less than 50 percent of the median family income (MFI) in Dixon identified as having at least one of four housing problems (which include incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30 percent). It is important to note that the median family income reported in Table II-32 is not the same as the state’s area median income (AMI) estimate for Solano County, as reported in other places in Section II. While there were more overall owner households with housing problems, only 9 percent of those households were low income. Renter-occupied households had a smaller number of households with one or more problem; however, 16 percent of those households were low income. It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this Housing Element.

**TABLE II-33  
HOUSING PROBLEMS FOR ALL DIXON HOUSEHOLDS, 2011**

	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
Households with 1 or more housing problem	1,215	1,610	2,825
Household Income ≤30% Median Family Income	365	65	430
Household Income >30% to ≤50% Median Family Income	215	120	335
% Households (≤50% Median Family Income) with any housing problems	16%	9%	27%

Source: 2011 CHAS

**6. Assisted Housing at Risk of Conversion**

Governmental-assisted housing is often a significant source of affordable housing in many communities. This section identifies publicly assisted rental housing in Dixon, evaluates its potential to convert to market-rate units between 2015 and 2025, and analyzes the cost to preserve those units. Resources for the preservation/replacement of the at-risk units are described in Section IV of the element, and Program 2.2.1 addresses preservation of these units (see Section V).



## Housing Element

### Assisted Housing Inventory

Table II-34 shows the city’s inventory of assisted housing units.

**TABLE II-34  
ASSISTED HOUSING INVENTORY, 2014**

<b>Project Name</b>	<b>Tenant Type</b>	<b>Total Assisted Units</b>	<b>Funding Source</b>	<b>Expiration Date</b>
Walnut Ranch Apartments	Family	19	HUD Section 8 NC	10/31/2017
Moonlight Apartments	Family	46	USDA, LIHTC	2024
Second Street Senior Apartments	Senior	80	Tax Credit	12/9/2058
Lincoln Creek Apartments	Large Family	141	Tax Credit	11/6/2061
Bristol Apartments	Large Family	101	Tax Credit	1/6/2061
Heritage Commons Phase I	Senior	59	Tax Credit	2069
Valley Glen Apartments	Family	58	Tax Credit	2069
<b>Total</b>		<b>504</b>		

*Source: CHPC, City of Dixon 2014, Moonlight Apartments property owner*

### Loss of Assisted Housing

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower- and moderate-income households in the long term. From time to time, restricted units lose their affordability controls or subsidies and revert to market rates. As shown in **Table II-34**, in Dixon, the two assisted apartment projects at risk of conversion before January 31, 2025, are the Walnut Ranch Apartments and Moonlight Apartments.

### Preservation and Replacement Options

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. Preserving units entails covering the difference between market rates and assisted rental rates. New construction tends to be less cost efficient because of the cost of land, which is often a limiting factor in the development of affordable housing.

Commonly, low- and moderate-income households can afford rents for two- and three-bedroom apartments without experiencing overpayment. However, extremely low- and very low-income households would find it more difficult to obtain rental housing at an affordable price without overpaying. To maintain the existing affordable housing stock, the City may either preserve the existing assisted units or replenish the affordable housing inventory with new units.



Preservation

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 65 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Solano County, the 2014 fair market rent is determined to be \$928 for a one-bedroom unit, \$1,163 for a two-bedroom unit, and \$1,714 for a three-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of unit type and other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in **Table II-35**, the total cost of subsidizing the rents for all 65 at-risk units is estimated at \$17,516 per month or \$210,192 annually.

**TABLE II-35  
PRESERVATION OF AT-RISK UNITS ESTIMATED COSTS**

Unit Size	Total Units*	Fair Market Rent	Household Size	Very Low Income (50% AMI)	Affordable Monthly Rent	Monthly per Unit Subsidy	Total Monthly Subsidy
1 bedroom	33	\$928	1	\$28,950	\$724	\$204	\$6,732
2 bedroom	32	\$1,163	2	\$33,050	\$826	\$337	\$10,784
<b>Total</b>	<b>65</b>						<b>\$17,516</b>

Source: HUD 2014

\*Exact division of current at-risk units is not available.

Replacement

The construction of new low-income housing units is a means of replacing the 65 at-risk units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., number of bedrooms), location, land costs, and type of construction. Based on cost information gathered from the Heritage Commons project in Dixon, the average construction cost for a rental residential unit is approximately \$219,000 (including land costs). Using this general estimate, it would cost approximately \$14 million to develop 65 new units to replace the at-risk units. Given the City’s limited financial resources, development of replacement housing must rely on partnerships with nonprofit or for-profit housing developers or other public entities. Section V identifies City programs and actions to facilitate the construction of multi-family housing, which may assist the development of new affordable apartment units in Dixon.



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### Acquisition

Another option would be for a nonprofit organization to purchase an existing multi-family complex, rather than build a new one, lowering the per unit cost significantly. A survey done in July 2014 of Dixon and nearby Solano County showed that multi-family projects were selling between \$549,000 (3-unit project) and \$4.15 million (50-unit project). These sales prices break down to a per unit cost range of \$72,000 to \$180,000 per unit.

### Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the four at-risk projects and transferring ownership to nonprofit organizations is the second highest of the three quantified options (starting at \$14 million to replace 65 units based on the lowest market price identified). In comparison, the annual costs of providing rental subsidies required to preserve the 65 assisted units are relatively low (\$210,192). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 65 replacement units has the highest cost (\$14 million) and is constrained by a variety of factors, including growing scarcity of land, rising land costs, and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

### Prepayment of Federal Insured Loans

The federal government provides low-interest financing or mortgage insurance to housing developers in return for guaranteeing that rents are maintained affordable to lower-income households. Since an owner's debt service was reduced through mortgage subsidies, the property owner could maintain rents below market levels. After 20 years, the owner could prepay the mortgage and lift the rent restrictions or maintain the affordability controls until the mortgages were paid off.

In the mid-1970s, the federal government utilized the Section 8 program to encourage the production of affordable rental housing. Under the Section 8 program, HUD offered a 15- or 20-year contract to provide rental subsidies to property owners in return for making the units affordable to very low-income households. The subsidy is typically the difference between 30 percent of the household income and a negotiated fair market rent for the area. After the expiration of a Section 8 contract, an affordable complex may convert to market rents. The Section 8 (Housing Choice Voucher) Program for Dixon is administered by the Vacaville Housing Authority. There are currently 233 vouchers in use in Dixon.





HUD provides the Mark-to-Market and Mark-Up-to-Market programs for Section 8 projects seeking renewal. If current contracted rents exceed the fair market rent (FMR), HUD will provide favorable tax treatment to property owners in return for preserving the units at affordable rents (Mark-to-Market). For apartments renting at or below FMR rates, HUD allows rents to be increased to levels comparable to market rents, though not exceeding 150 percent of the FMR (Mark-Up-to-Market). When a complex with an expiring Section 8 contract is at risk of conversion, the below-market stock is most likely to be converted given the higher market rents in the area.

The Section 515 program has a loan term of 50 years. Therefore, the projects funded under the 515 program are typically not considered to be at risk. In order to prepay the Section 515 loan, a project owner must demonstrate that affordable housing for farmworkers is no longer needed in the region. Based on Rural Housing Service staff assessment, few projects in the nation have been able to demonstrate the diminished need. Furthermore, Rural Housing Service staff indicated that the agency usually offers additional incentives to entice project owners to continue maintenance of the units as affordable housing.





## Housing Element

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### III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing opportunities is an important goal of the City. However, a variety of factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government codes, and physical and environmental constraints. This section addresses the potential constraints that affect the supply of housing in Dixon.

#### A. NON-GOVERNMENTAL CONSTRAINTS

Environmental factors and a lack of necessary infrastructure or public services can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. This section summarizes and analyzes the most pertinent constraints to housing in Dixon.

##### 1. Environmental Constraints

Environmental constraints related to agricultural land, noise, drainage and flooding potential, or other environmental issues can impact the cost associated with the maintenance, improvement, and development of housing. A more detailed discussion is contained in the Natural Environment chapter of the Dixon General Plan. The discussion below summarizes the most pertinent environmental constraints that may affect housing in Dixon.

###### Agricultural Constraints

According to the General Plan, much of the farmland in the Dixon Planning Area is classified by the California Department of Conservation as “Prime Farmland.” A number of farms in the vicinity of the city limits are under California Williamson Act contracts designed to preserve the land for agricultural uses. Unless the contract expires, the property cannot be used for anything but agricultural uses without incurring financial penalties to the owner. None of the parcels currently zoned for residential use in the city are under Williamson Act contract.

###### Drainage and Flooding Constraints

Dixon is located on an alluvial fan formed by Putah Creek, which is located north of the city. This area generally slopes to the southeast, and drainage follows Dickson and Dudley creeks to the Sacramento River. The major flood hazard areas are located along the Dickson Creek and Dudley Creek traces. The creeks no longer exist as surface drainages. Underground pipes were installed to carry the flow.



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The Natural Environment chapter of the General Plan identifies the following policies to address hazards related to flooding:

- The City shall strive to reduce the risks to life and property arising from flooding to an acceptable level, consistent with the City's Master Drainage Plan.
- The City shall ensure that floodways will be left open for agriculture and recreational use in areas of particular risk, and where the need for protection is minimal.
- The City shall ensure that measures to reduce flood damage to individual properties will only be undertaken where the potential for hazard due to flood erosion is not increased on other properties.

Over the past several decades, the City has made significant improvements to drainage throughout Dixon. In 1991, the City prepared a Storm Drain Master Plan to address drainage issues. The plan included specific recommendations to provide adequate drainage. The City has made several drainage improvements based on the recommendations contained in the plan, including construction of two of the three recommended detention ponds. In 1999, the City prepared the Storm Drain Report to address drainage conditions and to assess further drainage improvements as well as possible alternatives. The Storm Drain Report addresses improvements through 2010, which is the buildout date of the 1993 General Plan. The report included comprehensive recommendations to address and mitigate drainage needs in the city. The Dixon Regional Watershed Joint Powers Authority formed in 2004 includes the City, the Dixon Resource Conservation District, Maine Prairie Water District, and Reclamation District 2068. Its charge is to address drainage needs inside and outside the city limits. The Dixon Watershed Management Plan was developed by West Yost Associates in conjunction with Solano County Water Agency in August 2001.

In order to address drainage issues affecting residential development, the City charges developers impact fees to provide the necessary drainage improvements in the city. For residential developments in undeveloped areas of the city, such as the specific plan areas, developers are required to provide financing for the necessary improvements.

### Seismic Constraints

Several active faults located in the San Francisco Bay Area can produce earthquakes that may cause shaking in Dixon. These faults include the Greenville fault, the northern section of the Hayward fault, the Healdsburg-Rodgers Creek fault, the Maacama fault, and the Northern Calaveras fault. Only one fault, the Midland fault zone, crosses the Dixon Planning Area.

Seismic activity associated with faults can also cause hazards such as liquefaction and soil settlement, among others. Due to the high water table in Dixon, there is a risk of liquefaction of soils from an earthquake. In order to address impacts associated with seismic activity, General Plan Policy III-11 indicates that the City will strive to reduce the risks associated with seismic activity to an acceptable level. Policy III-12 also states that the City shall ensure "that structures



intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the California Title 24 Codes.” The City’s Building Division ensures that all structures, including residences, comply with the Uniform Building Code and the Dixon Municipal Code.

### Noise Constraints

Interstate 80, the Union Pacific Railroad, State Route 113, and city streets are the major sources of noise in Dixon. Noise can affect development on parcels located near these noise sources. However, the City has developed performance standards in order to address this issue. The City requires that developers mitigate any noise impacts prior to construction, if environmental review determines that impacts from noise exceed City standards.

## **2. Infrastructure and Public Service Constraints**

A lack of adequate infrastructure or public services and facilities can be a substantial constraint to residential development. In fact, according to the National Association of Home Builders, ensuring that the construction of schools, roads, and other infrastructure keeps pace with the anticipated growth in population and economic activity is one of the biggest challenges facing local governments.

The Dixon General Plan, as the principal document regulating growth and development in the city, includes policies that link new development accommodated in the General Plan (i.e., buildout) and new facilities and/or services required to meet demands created by this new development. Measure B is also designed to ensure that development does not exceed the City’s capacity to provide infrastructure and necessary public services to new residents. Finally, in order to meet the infrastructure and public service needs of new development, the City requires developers to pay impact fees and exactions as well as to construct site improvements, as discussed earlier in this section. In this way, development in new areas (e.g., specific plan areas) will have the necessary infrastructure and facilities and services in place to meet the needs of residents.

### Water

The older areas of the city receive drinking water service from the California Water Service Company (Cal Water). According to its 2010 Urban Water Management Plan, Cal Water serves 2,906 housing units in the central portion of Dixon, operating eight wells in the area. Current Cal Water usage is approximately 1,502 acre-feet per year. Cal Water estimates the service area’s population could reach 10,880 by 2040 and projected water usage could reach 2,000 acre-feet per year. Current well design capacity of active wells is 5,100 gallons per minute, or if all Cal Water wells were pumped continuously, 8,226 acre-feet per year. Cal Water currently prioritizes conservation and reduced pumping in the basin.

City of Dixon Water Division (formerly the Dixon-Solano Water Authority (DSWA), the product of a joint powers authority between the City of Dixon and the Solano Irrigation District (SID),



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serves more recently developed sections of the city and surrounding areas. The City of Dixon Water Division will provide water supply to most future development areas. Though customers are currently supplied with groundwater, SID has surface water rights to approximately 151,000 acre-feet per year, and future plans include the potential to establish treatment plants in the Dixon area to accommodate growth with treated surface water.

On August 6, 2012 the City of Dixon began the dissolution of DSWA. On August 9, 2014 the City assumed operation and maintenance of the water system. The City of Dixon is expected to supply water to most newly developing portions of the Dixon planning area.

The City's water is on a first come-first served basis with the exception of affordable projects, which receive priority for both water and sewer. According to City staff, the City currently has more than enough capacity to accommodate its 2014–2023 RHNA (197 units).

### Sewer

The City's Department of Public Works provides wastewater collection and treatment service. The wastewater treatment facility (WWTF), located south of the city along Pedrick Road, treats wastewater in on-site ponds. The treatment facility has a capacity of 1.82 million gallons per day (mgd). According to the 2014 Wastewater Treatment Facility Report, the City's current wastewater treatment plant was built in the 1950s and is currently in need of several retrofit projects. Current flows to the WWTF are approximately 1.2 million gallons per day, while flows for future General Plan buildout levels are projected to reach 2.5 million gallons per day.

In May 2013, the City Council selected a WWTF Improvements Project capacity of 1.9 mgd as the preferred project to service the development projects that have been approved and to provide capacity for future commercial and industrial connections. The Regional Water Quality Control Board also requires the WWTF Improvements Project, at a minimum, to serve growth expected to occur over at least the next five-year period, which, given recent growth rates, is adequately covered by the adopted 1.9 mgd capacity. For the Phase 1 WWTF Improvements Project, planned for construction in 2015/16, the City Council approved a design flow of 1.9 mgd to serve approved specific plan areas for the following equivalent dwelling units (EDUs): Valley Glen Planned Development, 375 EDUs, Southwest Dixon Specific Plan Area, 1,008 EDUs, and Parklane Subdivision, 520 EDUs. This will serve approximately 6,100 additional residents and should serve City short-term growth requirements for five to ten years, depending on development plans and housing market conditions. The 1.9 mgd Stage 1 WWTF Improvements Project also includes capacity for about 0.3 mgd for new commercial and industrial service located in the Northeast Quadrant Specific Plan Area. The Phase 1 WWTF Improvements Project will provide more than sufficient capacity to serve the 2014–2022 RHNA of 197 units. A later Stage 2 WWTF Improvements Project will expand service to 2.5 mgd, enough to meet General Plan buildout.

### Transportation

The Public Works Department owns and maintains the local street network and ensures implementation of design standards for transportation facilities. According to the General Plan, the multimodal transportation network should:



- Maintain or improve existing levels of service along the local circulation network; and
- Provide a safe and efficient circulation system that provides access to residential, commercial, industrial, and recreational areas by all modes of travel.

Transportation facilities will be provided to newly developing areas, as designated in the General Plan, through a combination of developer dedications, in-lieu fees, and special assessments.

### **3. Market Constraints**

Land costs, construction costs, and market financing contribute to the cost of housing investment and can potentially hinder the production of new housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address such constraints. The discussion below analyzes these market constraints as well as the activities that the City can undertake to mitigate their effects.

#### Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each type exists, depending on the size of the unit and the amenities provided, such as fireplaces, swimming pools, and interior fixtures, among others.

Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home, estimates the total construction price of a 1,500-square-foot home with four walls, an attached garage, central heating and air, and average building materials at \$212,002. The cost breakdown consists of \$119,416 for materials, \$88,308 for labor, and \$4,278 for equipment needed to finish the construction.

In addition to construction costs, the price of land is one of the largest components of housing development costs. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (i.e., lack of proper drainage, soil stability, seismic hazards, or flooding) can also affect the cost of land.

The price of land is a major market constraint that impacts housing production and the price of available new housing. LoopNet.com, an online listing of commercial real estate in the United States, advertises vacant land properties for sale in the city that are zoned for residential uses. A July 2014 survey yielded a 48-acre vacant lot, approved for the construction of at least 200 single-family homes, selling for \$5 million. The cost of land would add approximately \$25,000 to the price of each home.

#### Availability of Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the



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disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government-backed loans.

The primary concern in a review of lending activity is whether home financing is generally available to all income groups in the community. Given the rising cost of a home in Dixon, low- and moderate-income households may have difficulty in obtaining home purchase loans from conventional sources such as banks or mortgage lenders. Specific housing programs, such as the City’s First-Time Homebuyer Program or other mortgage assistance programs, can assist low- and moderate-income homeowners with down payment and closing costs, which are often significant obstacles to homeownership for these groups.

**Table III-1** illustrates interest rates as of July 2014. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**TABLE III-1  
INTEREST RATES**

<b>Conforming</b>	<b>Interest</b>	<b>APR</b>
30-year fixed	4.375%	4.460%
15-year fixed	3.500%	3.647%
5-year adjustable rate	3.250%	3.968%

*Source: www.wellsfargo.com, July 2014*

*Notes: Conforming loan is for no more than \$417,000, while a jumbo loan is greater than \$417,000.*

### B. GOVERNMENTAL CONSTRAINTS

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints as well as policies that encourage housing development in Dixon.

#### 1. Land Use Policies

The Urban Development and Community Design Element of the Dixon General Plan sets forth the policies for guiding development. These policies, together with existing zoning regulations, establish the amount and distribution of land for different uses in the city. As described in **Table**





III-2, the General Plan has three residential designations for single-family dwellings and two designations for multi-family uses. The Medium Low Density designation includes both types of housing. These designations permit a varied level of density for urban residential uses. The City is working on a complete General Plan update and it is uncertain whether the land designations will change. The City is also in the process of annexing seven parcels totaling 34 acres, including roadways, in the northern portion of the Pedrick Road-Interstate 80 interchange within the City’s Sphere of Influence. Three of the parcels are currently developed with commercial uses and the remaining parcels are being farmed with a variety of row crops. The annexed parcels will be zoned Highway Commercial.

**TABLE III-2  
RESIDENTIAL LAND USE CATEGORIES**

<b>General Plan Land Use Designation</b>	<b>Zoning Designation(s)</b>	<b>Range of Density (du/ac)</b>	<b>Minimum Site Area/Unit (sq. ft.)</b>	<b>Typical Residential Type(s)</b>
Very Low Density (VLD)	R-1-20	1.64–2.20	20,000	Single-family homes on large lots in rural setting
Low Density (LD)	R-1-10, R-1-15	2.19–6.22	10,000, 15,000	Single-family homes on medium-sized lots
Medium Density – Low (MDL)	R-1-7, RM-1, RM-2	6.23–14.52	7,000, 4,000, 3,750 <sup>1</sup> , 3,000	Single-family homes on smaller lots and low-density multi-family
Medium Density – High (MDH)	RM-3	14.3–21.78	2,000	Townhomes, duplexes, and single- or two-story apartments and condominiums
High Density (HD)	RM-4	21.78–29.04	1,500	High-density triplexes, fourplexes, multi-family housing
<b>Other Zones Allowing Residential Land Uses</b>				
Agriculture	A	0.40	2.5 acres	Single-family home
Downtown Commercial	CD	FAR 3.0	None	Single-family or multi-family dwellings, single-room occupancy units
Planned Mixed Use/Core Area Mixed Use	PMU 1, PMU 2, MU	6.3-21.78	PMU 1 - 5,000 PMU 2 - 2,000-4,000	Single-family dwellings, multi-family dwellings, duplex, triplex, fourplex
Planned Multiple Residential District	PMR	10	4,350	Single-family dwelling, duplex, condominium, apartments, townhomes

Source: Dixon Zoning Ordinance, 2014; Dixon General Plan, 1993

<sup>1</sup> Minimum lot size for duplex/two units only.





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In addition to these conventional residential land use categories, the City has established the Core Area Mixed Use (MU) designation. This land use designation allows a mix of both commercial retail and office uses with residential uses in the central downtown area of Dixon. This land use designation corresponds to the City's Planned Mixed Use (PMU<sub>1</sub> and PMU<sub>2</sub>) districts, which permit a density of up to 6.23 to 21.78 dwelling units per acre (du/ac). To facilitate affordable housing and mixed-use development in the downtown core area, the City will establish development standards that can facilitate housing development at 20 to 25 units per acre while providing for high-quality housing development.

### Specific Plan and Planned Development Areas

Dixon has two specific plan areas—Southwest Dixon and the Northeast Quadrant—as well as the Southpark Subdivision Planned Development (now known as Valley Glen Subdivision Planned Development) (Richland Communities, Inc.) and Parklane Subdivision Planned Development (Brookfield Homes). Valley Glen Parklane Planned Developments and Southwest Dixon include large residential components, while the Northeast Quadrant Specific Plan is planned for commercial, light industrial, and office development. Valley Glen, Parklane Planned Developments and Southwest Dixon include a variety of housing types to be developed at densities ranging from less than 2 du/ac to more than 24 du/ac. **Table III-3** summarizes planned residential development for Valley Glen, Parklane Planned Developments and Southwest Dixon.

**Valley Glen Planned Development:** The Valley Glen Planned Development is located in southeast Dixon and is generally bounded by West Cherry Street to the north, the Porter Road Retention Pond to the south, the Union Pacific Railroad to the west, and S. First Street (State Route 113) to the east. The site consists of approximately 93 acres. The development proposes several housing types, including apartment units, cluster homes with two or three units per building, medium-density detached single-family homes, and low-density homes. Since the Development Agreement for the Valley Glen Planned Development was approved by the City Council in November 2002, 360 single-family homes have been built as well as the Bristol Apartment complex and Valley Glen Apartments.

**Southwest Dixon Specific Plan:** The Southwest Dixon Specific Plan area consists of approximately 269 acres and is located west of Porter Road and east of Interstate 80. Approximately 61 percent of the land is designated for residential use, while the remainder is for commercial uses and public facilities. The Specific Plan contains three residential land use designations that provide for housing ranging from low-density single-family units to townhomes, cluster homes, and apartments. The Southwest Dixon Specific Plan was adopted by the City Council in 1995. Most of the site is presently in agricultural use. Portions of the area remain under Williamson Act contracts; however, the land under contract does not include the sites for the apartment units or most of the medium-density housing.

**Parklane Subdivision Planned Development:** Brookfield Homes is developing a residential community on approximately 94 acres immediately south of the existing Country Faire neighborhood and east of State Route 113. The City has entered into a Development Agreement with Brookfield Homes to provide residential allocations in years 2008 through 2013 contingent



upon certain conditions which must be satisfied by Brookfield Homes. The Brookfield project was annexed to the city in 2005. The conditions of the Development Agreement included dedication of 40 acres for the new high school, completed in 2006, and construction of infrastructure, including streets, as well as a high volume water well and storage system (completed in 2007) for the southeast Dixon area. The development proposes four housing types, including alley-loaded, medium-density, and low-density single-family homes. In 2013, Phase 1 of Heritage Commons Senior Housing consisting of 60 affordable units was completed in 2013. Phase 2, consisting of an additional 60 affordable units, is scheduled to start construction with completion in 2015.

**TABLE III-3  
SPECIFIC PLAN/PLANNED DEVELOPMENT RESIDENTIAL LAND USE SUMMARY**

General Plan Designation	Valley Glen		Southwest Dixon		Parklane Subdivision	
	Units	Acres	Units	Acres	Units	Acres
Very Low Density	35	20.1	0	0	0	n/a
Low Density	229	74.4	482	185.5	106	37.6
Medium Density – Low	412	90.2	526	112	295	49.5
Medium Density – High	161	9.4	131	9.7	0	n/a
High Density	0	n/a	0	n/a	120	6.1
<b>Total</b>	<b>837</b>	<b>194.1</b>	<b>1,139</b>	<b>477.4</b>	<b>521</b>	<b>93.3</b>

*Note: Gross acres.*

*Source: Southwest Dixon Specific Plan, 2005; Valley Glen Planned Development EIR, 2004; Parklane (Brookfield Homes), 2006. Information updated by City staff in 2014.*

## 2. Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through its Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the Dixon General Plan. The Zoning Ordinance also helps preserve the character and integrity of existing neighborhoods. **Table III-4** summarizes the relevant residential standards for both single-family and multi-family development. In the table, zone districts are grouped by the General Plan land use category in which they are permitted (i.e., Very Low, Low, Medium-Low, Medium-High, and High).

### Single-Family Residential Development Standards

The R-1 district is the primary district for single-family residential development. The minimum lot area ranges from 7,000 to 20,000 square feet, which is designed to accommodate the need for homes in the central part of the city as well as homes in more rural settings. While single-family homes are permitted in all residential districts, the most common single-family district is the



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R-1-7 district. Densities range from 2 dwelling units per acre in the R-1-20 district to over 6 du/ac in the R-1-7 district. The height limit for single-family homes is generally 30 feet.

### Multi-Family Residential Development Standards

Both the RM-1 and RM-2 districts permit multiple dwelling units per lot. The RM-1 district permits two-family dwellings or duplex units, while the RM-2 district permits multi-family dwellings. The minimum lot size for RM-1 and RM-2 is 8,000 and 7,500 square feet, respectively. The minimum site per unit varies from a maximum of 4,000 square feet in the RM-1 district to 2,500 square feet in the RM-2 district. The maximum height is 38 feet in both districts and the maximum lot coverage is 40 percent. The RM-3 and RM-4 districts also allow multiple dwelling units per lot. RM-3 allows triplexes, fourplexes, and multi-family housing with five or more units, while RM-4 allows multiple-family dwellings of five or more units.

In addition to the RM districts, the City also has the Planned Multiple Family Residential (PMR), Downtown Commercial, and Planned Mixed Use (PMU) districts, which allow residential development. The PMR district permits multi-family units on 9,000-square-foot lots with a density of up to 10 du/ac (minimum site area per unit of 4,350 square feet). The Downtown Commercial district allows multi-family units with no minimum lot size; this district also has 50-foot height limitations. The PMU district permits mixed-use development including retail and office development in conjunction with multi-family units in the downtown area of the city. The PMU district has a minimum lot size of 5,000 square feet and permits a density of up to 21.78 du/ac.



**TABLE III-4  
RESIDENTIAL DEVELOPMENT STANDARDS**

Development Standard	Zoning Ordinance											
	Very Low		Low	Medium-Low				Medium- High		High		
	R-1-20	A	R-1-10	R-1-7	PMR	RM-1	RM-2	PMU-1	RM-3	PMU-2	RM-4	CD
Min. Lot Size (sq. ft.)	20,000	108,900	10,000	7,000	9,000	8,000	7,500	5,000	25,000	5,000	40,000	0
Min. Site Area/Unit (sq. ft.)	20,000	108,900	10,000	7,000	4,350	4,000	3,000 <sup>1</sup>	5,000	2,000 <sup>1</sup>	2,000 <sup>1</sup>	1,500 <sup>3</sup>	0
Min. Front Yard (ft.)	30	30	25	20	20	20	20	15	20	15	20	0
Min. Side Yard (ft.) <sup>2</sup>	5, 12	15	5, 12	5, 12	6 – 8	5	5	5	8	5	10	0
Min. Rear Yard (ft.)	20	25	20	20	25	25	25	10	25	10	25	0
Max Lot Coverage (percentage)	40	20	40									0 <sup>3</sup>
Max. Bldg. Height (ft.)	30	35	30	30	38	38	38	36	38	36	38	50
Parking Req. (space/unit)	See table III-5											

Source: Dixon Zoning Ordinance, June 2013

Notes:

1. Minimum site requirements for 3 or more units . In the RM-2 district, the minimum site requirement for a duplex/ two units is 23,750 sq. ft.
2. For R-1 districts, the minimum side yard must be 5 feet on one side and the other side must be at least 12 feet.
3. Maximum FAR 3.0.



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### Parking Requirements

The City's parking requirements for residential districts vary by housing type, the number of units, and parking needs. **Table III-5** identifies the City's parking requirements for different housing types. Single-family units are required to have two covered spaces. Mobile homes are required to have one covered and one uncovered space. For all other types of residential development, parking requirements are based on the number of bedrooms per unit. In multi-family dwellings such as apartment units, one-bedroom units must have 1.5 covered spaces. Units with two or more bedrooms must have two covered spaces.

The City may reduce parking requirements to provide housing for special needs groups. For example, the Planning Commission granted a reduction in the number of parking spaces required for the Dixon Second Street Apartment project for seniors. The La Esperanza project consisted of 72 single-family homes affordable to lower-income homebuyers and was also granted a reduction in parking standards. The Planning Commission granted the Heritage Commons project (which has PD overlay zoning) a parking reduction; the project was allowed to reduce the parking requirement from 1.5 spaces per unit to 0.8 spaces per unit. The Zoning Ordinance was amended in 2013 to reduce the senior parking requirement to 0.75 spaces for one bedroom and 1 space for two bedrooms.



**TABLE III-5  
PARKING REQUIREMENTS**

<b>Residential Type</b>	<b>Parking Spaces</b>
Single-Family Dwelling	2 covered spaces
Two-Family Dwelling	
One- and Two-Bedroom Units	1.5 spaces, 1 of which is covered
Three- or More Bedroom Units	2 spaces, 1 of which is covered
Condominiums, Townhomes, Cluster Homes	
One- and Two-Bedroom Units	1.5 spaces, 1 of which is covered, plus 1 guest space for each 2 units
Three- or More Bedroom Units	2 covered spaces plus 1 extra open space for each 2 units
Multi-Family Dwellings	
One-Bedroom Units	1.5 spaces, 1 of which is covered, 1 extra open space for each 3 units
Two- or More Bedroom Units	2 spaces, 1 of which is covered, plus 1 extra open space for each 3 units
Senior Housing	
One Bedroom	0.75 covered space plus 1 extra open space for each 4 units
Two Bedroom	1 covered space plus 1 extra open space for each 4 units
Mobile Home Park	2 spaces per mobile home, 1 of which is covered, plus 1 extra open space for every 3 mobile homes
Secondary Living Units	1 uncovered space for every unit, can be located to side of existing driveway within setback

*Notes: Includes any form of individual ownership in a multiple density project.*

*Source: Dixon Zoning Ordinance, June 2013*

The City offers several mechanisms to facilitate the provision of a diversity of housing types. These mechanisms provide greater flexibility with regard to residential development standards than conventional residential zone districts. These mechanisms, such as the Planned Development (P-D) district and density bonuses, are described in more detail below.



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- **Planned Development District:** The P-D district is designed to facilitate a diversity of uses with greater flexibility than in conventional zone districts. In particular, the district encourages a mix of housing styles and costs, a more efficient use of open space, and variety in the physical development of the city. The P-D district was used for the La Esperanza affordable single-family home project as well as for Valley Glen and Southwest Dixon. The Valley Glen Planned Development includes a number of different housing types such as apartments, cluster homes, medium-density single-family homes, and larger homes.
- **Planned Multiple Residential District:** The purpose of the PMR district is to reserve land for the development of multiple residential development. The district emphasizes the development of a wide variety of multi-family or multiple residential dwelling types such as condominiums, townhomes, and cluster homes. The district supports higher-density development along with appropriate community facilities that complement the residential uses and meet the needs of residents. Both the Southwest Dixon Specific Plan and the Valley Glen Planned Development used the PMR designation for the development of cluster homes or townhomes.
- **Planned Mixed Use District:** The PMU district corresponds to the Core Area Mixed Use (MU) designation of the General Plan and is intended to facilitate the development of a combination of commercial, professional, and residential uses in the downtown. This district accommodates the need for housing in close proximity to employment, City services, and public transit. There are two PMU districts, PMU-1 and PMU-2. These zones are distinguished by the applicable minimum site per dwelling unit regulations, with PMU-2 allowing smaller site areas for overall increased dwellings. Furthermore, two other districts—Central Commercial (CC) and Central Services (CS)—allow residential uses in commercial areas subject to a conditional use permit. The City has seen recent development of mixed-use projects in the downtown. The Asher project was constructed in 2008 and included 7 units with ground-floor commercial uses. No mixed-use projects have been developed in the downtown since 2008.
- **Specific Plans:** The City uses the specific plan process as a means to provide a wide variety of housing types as well as appropriate relief from the application of zoning regulations and development standards, when appropriate. The City has two specific plans: Northeast Quadrant and Southwest Dixon. The Southwest Dixon Specific Plan has a substantial residential component, which includes the development of apartments, cluster homes, and single-family units.



### 3. Provision for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table III-6** summarizes those housing types, other than single-family homes, permitted within the primary zones in Dixon.

**TABLE III-6  
HOUSING TYPES PERMITTED BY ZONE DISTRICT**

Housing Types Permitted	Zone Districts						
	A	R-1	RM	PMR	PMU	CD	ML
<b>Residential Uses</b>							
One-Family Dwelling	P	P	P	P	P	P	
Two-Family Dwelling (Duplex)			P	P	P	P	
Multi-Family Dwellings			P	P	P	P	
Second Units	P	P	P				
Rooming and Boarding House				C			
<b>Special Needs Housing</b>							
Residential Care Facilities (7 or more persons) <sup>1</sup>		C	C	C			
Farmworker Housing	P						
Transitional and Supportive Housing <sup>2</sup>		P	P	P			
Emergency Shelters							P
Manufactured/Mobile Homes and Mobile Home Parks		P					
Single-Room Occupancy Units						P	

*P = Permitted by right*

*C = Conditionally permitted*

<sup>1</sup> Community care facilities with 6 or fewer persons are permitted by right in all residential zones.

<sup>2</sup> Program 4.1.6 proposes to amend the code to allow in all zones that allow residential uses.

Source: Dixon Zoning Ordinance, 2014

**Multi-Family Housing:** The RM-2, RM-3, and RM-4 districts are the primary multi-family districts, with a maximum density range of up to 29 units per acre. Multi-family development is also permitted in the CD, PD, PMR, and PMU districts. Both the Commercial Services and Central Commercial districts allow multi-family housing as part of a mixed-use development, subject to a conditional use permit.





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**Secondary Living Units:** A secondary living unit (or second unit) is a separate dwelling unit that provides complete, independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, cooking, eating, and sanitation on the same parcel or parcels as the primary unit is situated. A secondary living unit may be created by either conversion of a portion of an existing single-family home or by adding onto an existing dwelling. Secondary living units are conditionally permitted in Agricultural (A) districts and permitted in all single-family (R-1) and multi-family (RM) districts.

**Mobile/Manufactured Homes:** Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Approximately 1 percent of the city's housing stock consists of mobile homes. The City permits mobile homes and manufactured housing in the single-family residential district (R-1).

**Farmworker Housing:** According to the 2010 Census, an estimated 208 persons in Dixon were employed in the "farming, forestry, and fishing" industries; however, only a portion of these workers were employed as farmworkers. As noted in the Housing Needs Assessment, the number of persons living in Dixon employed in such capacities is expected to continue to decrease. While the housing needs of farmworkers who live and work in Dixon on a permanent basis can typically be accommodated through affordable single- and multi-family housing (the very low-income housing afforded in this Housing Element will benefit farmworkers searching in the area for housing), migrant farmworkers often have special housing needs. The Migrant Farm Labor Center, located outside the city boundaries, provides housing to migrant farmworkers and their families. The center is operated by the Yolo County Housing Authority under an agreement with the Dixon and Solano County Housing Authorities. The center has 64 residential units and other facilities to accommodate the needs of up to 250 workers. The units are restricted to farmworkers and their families with very low incomes and remain fully occupied.

State law (Section 17021.6 of the Health and Safety Code) requires that farmworker housing with 12 or fewer units be permitted by right in all zones allowing agricultural uses. Health and Safety Code Section 17021.5 requires that employee housing for farmworkers and other employees for six persons or fewer be allowed ministerially in zones allowing single-family residential structures. These two Health and Safety Code sections are known as the Employee Housing Act. The City's Zoning Ordinance allows farmworker housing in the Agricultural (A) district in Dixon. The purposes of the Agricultural district include providing locations for permanent dwellings and transient accommodations for persons gaining their livelihoods from agricultural pursuits, and ensuring adequate light, air, and privacy for each dwelling unit. Program 4.1.7 is proposed to amend the City's Zoning Ordinance to fully comply with the Employee Housing Act.

**Residential Care Facilities:** Under the Lanterman Act, jurisdictions are required by the state to treat licensed residential care facilities that provide housing and care for persons with disabilities as a residential use. Those facilities that serve six or fewer persons must be permitted by right in residential zone districts. The City's Zoning Ordinance does not differentiate between nursing homes and licensed community care facilities. Nursing homes are defined as "a structure operated as a lodging house in which nursing, dietary, and other personal services are rendered to convalescents, invalids, or aged persons not suffering from contagious or mental disease,



alcoholism, or drug addiction....” This definition excludes some state-licensed community care facilities that should be permitted by right according to state laws. In general, nursing homes are permitted in residential zone districts subject to a conditional use permit. Findings for granting a use permit deal with designing and locating conditional uses to ensure physical compatibility with surrounding uses. Currently, the City permits residential care facilities for six or fewer persons by right in all residential zones and allows and permits care facilities for seven or more persons with a conditional use permit in the R-1 zone.

**Emergency Shelters:** California Health and Safety Code Section 50801 defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.”

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone
- The size and location of exterior and interior on-site waiting and client intake areas
- The provision of on-site management
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 30 feet apart
- The length of stay
- Lighting
- Security during hours that the emergency shelter is in operation

The Zoning Ordinance permits emergency shelters by right in the ML district. There are currently 430 vacant acres available in this zone, allowing adequate capacity for this use.



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**Transitional and Supportive Housing:** Transitional housing is defined in Health and Safety Code Section 50675.2 as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Health and Safety Code Section 50675.14 as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on- or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Transitional housing is permitted in the R-1, RM, and PMR districts by right. Program 4.1.6 is proposed to fully comply with SB 2 and allow transitional and supportive housing in all zones that allow residential uses in the same way other residential uses are allowed.

**Housing for Persons with Disabilities:** Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Official in Dixon. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction. In the last planning period, the City adopted a transition plan and has been installing/replacing ADA curb ramps and making other improvements to public facilities. The City currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. The City does not have any specific land use or development standard related to the spacing or concentration of persons with disabilities, or any special parking requirements. However, the City has recently created brochures on universal design to formalize reasonable accommodation procedures that will soon be available on the City's website. Reasonable accommodation may include minimal review by the Planning Director and may include the following criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.



**Extremely Low-Income Households:** Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. The City's Zoning Ordinance currently allows SROs in the Downtown Commercial (CD) district by right.

**Density Bonus:** In accordance with state law, the City provides density bonuses to qualified new housing projects. Density bonuses are typically approved as part of the development approval process. No additional processing time is required to receive a density bonus. Density bonuses have been used by the City to provide senior and affordable housing. No density bonuses have been granted since the Simpson Housing Project in 2001.

#### **4. Growth Management – Measure B**

Growth management programs facilitate well-planned development and ensure that the necessary services and facilities for residents are provided. Furthermore, the planning and land use decisions associated with growth management intend to enhance housing opportunities by concentrating housing in urban areas close to jobs and services, rather than in sprawling developments that may threaten agricultural land and open space. However, a growth management program may act as a constraint if it prevents a jurisdiction from addressing its housing needs.

In 1986, Dixon voters approved Measure B, a growth management initiative. Voters reaffirmed the measure in 1996. The measure limits annual residential growth in the city to a number of dwelling units that is no more than 3 percent of the total number of housing units as of December 31 of the prior calendar year. In addition, Measure B is intended to create and maintain an approximate mix of 80 percent single-family housing units (including single-family attached and duplex units) and 20 percent multi-family dwelling units. The purpose of Measure B is to achieve a balanced housing mix and a steady, controlled rate of annual growth. While the housing stock in 2000 consisted of 14 percent multi-family units, Measure B enables the City to enhance the mix of housing types by encouraging 20 percent multi-family units. The measure was also designed to ensure that City services and facilities would be adequate to serve the needs of existing and future residents.

Measure B includes one key categorical exemption so that it does not unduly constrain residential development, particularly affordable housing. This categorical exemption excludes development that was approved prior to the enactment of Measure B. This development is also exempt from the 80/20 residential mix objective and the 3 percent annual growth rate.

In order to encourage the production of housing, any unallocated allotments from the residential development allotment pool that remain unallocated under Measure B at the end of each



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consecutive five-year period may continue to be used for housing. Furthermore, Measure B contains a nondiscretionary exemption that permits a higher number of units to be built in a single year. The measure’s “rollover” provision enables units not built during one year to be constructed in subsequent years as long as the total number of units approved over the five-year period averages 3 percent a year.

While Measure B manages residential growth in Dixon, it is not designed to prevent the City from meeting its share of the regional housing needs. In addition to the exemptions listed above, Measure B also allows the City Council to grant an exception to increase the number of residential units built in any one year above the 3 percent threshold to meet the City’s share of the regional housing needs.

**Table III-7** shows that the 3 percent growth cap does not prevent the City from meeting its 2014–2022 RHNA. Based on 3 percent of the 2013 Department of Finance housing unit count (6,178) in Dixon, the City is able to build 185 units per year for the next seven years. For the City to meet its RHNA, Dixon needs to be able to accommodate 22 units per year.

**TABLE III-7  
MEASURE B AND THE 2014–2022 RHNA**

<b>Year</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
3% Growth Cap*	185	185	185	185	185	185	185	185	185
Annual goal to meet 2014–2022 RHNA	22	22	22	22	22	22	22	22	22
Annual goal to meet very low- and low-income 2014–2022 RHNA	9	9	9	9	9	9	9	9	2

\* Based on 2013 Department of Finance housing unit count (6,178)



## 5. Site Improvements and Development Fees

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure necessary to serve the new development. The City of Dixon collects development fees to cover the costs of processing permits and providing the necessary services and infrastructure related to new development. **Table III-8** identifies the typical development fees for single-family and multi-family housing.

The City requires pro-rata payments for off-site extension of the water, sewer, and storm drain systems. It requires the developer to construct all internal streets, sidewalks, curb, gutter, affected portions of off-street arterials, and other standard conditions. New residential construction will either occur as infill on scattered lots throughout the central part of the city or be built in outlying areas, where infrastructure and/or adequate public services and facilities may be necessary.

Requiring developers to construct site improvements and/or pay pro-rata shares toward the provision of infrastructure, public services, and processing will increase the cost of developing homes and the final sales price or rent of housing. However, payment of fees is necessary to maintain an adequate level of services and facilities, and more generally, to protect public health, safety, and welfare. Based on a review of fees in neighboring jurisdictions and discussions with local developers, development fees in Dixon are comparable to and in many cases lower than most other cities in the region.

In order to assist projects that address specific needs in the community such as affordable housing, the City has provided reductions or offsets of development fees. The City provided the La Esperanza project with infrastructure fee offsets totaling approximately \$300,000. City fees were most recently updated January 26, 2011.



## Housing Element

**TABLE III-8  
SINGLE-FAMILY AND MULTI-FAMILY DEVELOPMENT FEES**

<b>Planning Commission Review</b>	<b>Fee Amount</b>
A. Annexation	\$1,500 + \$40/acre
B. Conditional Use Permit	
Value between \$20,001 and \$100,000	\$450.00
Value between \$100,001 and \$250,000	\$750.00
Value between \$250,001 and \$500,000	\$1,400.00
Value over \$500,000	\$2,000.00
C. Design Review – Commercial & Industrial	
Value under \$250,000	New \$700/Existing \$350
Value between \$250,000 and \$500,000	New \$1,250/Existing \$750
Value between \$500,001 and \$1 million	New \$1,800/Existing \$1,000
D. Design Review – Residential	
Single-Family Dwelling	\$150
Duplex	\$210
Multiple-Family Dwelling	New \$1,500 + \$100/bld Existing \$1,000 + \$75/bld
E. Environmental Review	
Initial Study with Negative Declaration	\$700 + County filing fee
Initial Study with Mitigated Negative Declaration (or project >5 acres)	\$1,200 + County filing fee
Environmental Impact Report*	consultant cost + 15% of consultant cost
F. General Plan Amendment	\$2,500
G. Planned Unit Development	\$2,500
H. Rezoning	\$2,500
I. Signs	
Non-illuminated	\$25
Illuminated	\$35
J. Subdivision Map (Tentative Final Map)	\$1,500 + \$10/AC
K. Parcel Map (<4)	\$450 + \$40/lot
Tentative Parcel Map ( >5)	\$750 + \$40 lot
L. Variance approval by staff	\$250
Variance approval by Planning Commission	\$500
M. Zone Change (Rezoning)	\$1,400
Administrative Review	





Planning Commission Review	Fee Amount
A. Beekeeping Permit	\$90
B. Family Day Care Home Permit	\$175
C. Home Occupation Permit	\$150

*Source: City of Dixon, July 2014*

*\* Specialized Consultants*

**Table III-9** shows the breakdown of development fees for a single-family home ranging in size from 1,000 square feet to 3,000 square feet. A recently developed multi-family senior housing project, Heritage Commons, consisted of 60 units (a total of 37,523 square feet) and had a total construction cost of \$14,300,000 (\$219,256 per unit). Of the total construction cost, \$655,998 constituted the total fees paid, not including permit costs, which equates to 5 percent of the total project cost. When including permit costs for Heritage Commons, the developer paid \$2,332,990, equating to 16 percent of the total development cost.



**TABLE III-9  
SUMMARY OF DEVELOPMENT FEES BY SQUARE FOOTAGE – RESIDENTIAL PROJECTS**

<b>Dwelling Size</b>	<b>1,000 sq ft</b>	<b>1,250 sq ft</b>	<b>1,500 sq ft</b>	<b>1,750 sq ft</b>	<b>2,000 sq ft</b>	<b>2,250 sq ft</b>	<b>2,500 sq ft</b>	<b>3,000 sq ft</b>
<b>Attached Garage</b>	<b>400 sq ft</b>	<b>400 sq ft</b>	<b>400 sq ft</b>	<b>400 sq ft</b>	<b>400 sq ft</b>	<b>400 sq ft</b>	<b>400 sq ft</b>	<b>400 sq ft</b>
Valuation	\$117,432	\$142,867	\$168,302	\$193,737	\$219,172	\$244,607	\$270,042	\$320,912
Building Permit	\$1,154.00	\$1,329.00	\$1,511.00	\$1,686.00	\$1,868.00	\$2,043.00	\$2,225.00	\$2,575.00
Strong Motion	\$11.74	\$14.29	\$16.83	\$19.37	\$21.92	\$24.46	\$27.00	\$32.09
Electrical Permit	\$36.00	\$42.88	\$49.75	\$56.63	\$63.50	\$70.38	\$77.25	\$91.00
Plumbing Permit	\$55.25	\$69.00	\$82.75	\$96.50	\$110.25	\$124.00	\$137.75	\$165.25
Mechanical Permit	\$25.00	\$31.88	\$38.75	\$45.36	\$52.50	\$59.38	\$66.25	\$80.00
Building Subtotal	\$1,404.42	\$1,635.92	\$1,874.38	\$2,105.59	\$2,344.34	\$2,575.83	\$2,814.29	\$3,277.25
Plan Check	\$750.10	\$863.85	\$982.15	\$1,095.00	\$1,214.20	\$1,327.95	\$1,446.25	\$1,673.75
Energy Plan Check	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
Less Plan Check Deposit*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Plan Check Subtotal	\$785.10	\$898.85	\$1,017.15	\$1,130.90	\$1,249.00	\$1,362.95	\$1,481.25	\$1,708.75
Transportation	\$470.98	\$470.98	\$470.98	\$470.98	\$470.98	\$470.98	\$470.98	\$470.98
Police	\$517.59	\$517.59	\$517.59	\$517.59	\$517.59	\$517.59	\$517.59	\$517.59
Fire	\$1,190.55	\$1,190.55	\$1,190.55	\$1,190.55	\$1,190.55	\$1,190.55	\$1,190.55	\$1,190.55
Dixon Unified School District Fees	\$3.20 per square foot, both single-family and multi-family development							
Administrative Facilities	\$758.37	\$758.37	\$758.37	\$758.37	\$758.37	\$758.37	\$758.37	\$758.37
Public Works	\$199.63	\$199.63	\$199.63	\$199.63	\$199.63	\$199.63	\$199.63	\$199.63



Dwelling Size	1,000 sq ft	1,250 sq ft	1,500 sq ft	1,750 sq ft	2,000 sq ft	2,250 sq ft	2,500 sq ft	3,000 sq ft
Attached Garage	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft
Parks	\$8,988.32	\$8,988.32	\$8,988.32	\$8,988.32	\$8,988.32	\$8,988.32	\$8,988.32	\$8,988.32
Wastewater	\$9,920.59	\$9,920.59	\$9,920.59	\$9,920.59	\$9,920.59	\$9,920.59	\$9,920.59	\$9,920.59
Drainage	\$5,238.68	\$5,238.68	\$5,238.68	\$5,238.68	\$5,238.68	\$5,238.68	\$5,238.68	\$5,238.68
Railroad Grade Separation*	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00
Development Fee Total	\$29,946.71	\$29,946.71	\$29,946.71	\$29,946.71	\$29,946.71	\$29,946.71	\$29,946.71	\$29,946.71
Dixon Fee Total	32,424.73	32,424.73	32,424.73	32,424.73	32,424.73	32,424.73	32,424.73	32,424.73
Solano Cap Fee	\$9,278.00	\$9,278.00	\$9,278.00	\$9,278.00	\$9,278.00	\$9,278.00	\$9,278.00	\$9,278.00
City of Dixon Water**	\$3,277.95	\$3,277.95	\$3,277.95	\$3,277.95	\$3,277.95	\$3,277.95	\$3,277.95	\$3,277.95
<b>Total All Fees</b>	<b>\$44,980.68</b>	<b>\$45,369.68</b>	<b>\$45,771.94</b>	<b>\$46,160.65</b>	<b>\$46,563.20</b>	<b>\$46,952.00</b>	<b>\$47,354.45</b>	<b>\$48,132.41</b>

Source: City of Dixon 2014

A nonrefundable \$250 deposit is required at time of submittal for plan check. Single-family dwelling parcels created by Final Map.

Drainage fees vary by location within the city. The above value is typical for infill lots.

\*Railroad grade separation: fee applies to Valley Glen, Brookfield, and Southwest Developments only.

\*\*Only applies to properties in the City of Dixon Water service area (not the California Water Service Area).

Dixon Unified School District fees are applicable, but not included in this total. Current fee is \$6.25 per square foot.

Solano capitalization fee collected by the City of Dixon for Solano County. Fee updated each July.

Plan check is 65 percent of building permit fee. After first use, plan check is 50 percent of building fee.



## Housing Element

Dixon determines permit costs based on the valuation of each project. For example, as seen in **Table III-10**, based on a 1,500-square-foot home with attached garage, the approximate fees would be \$45,771 (see **Table III-9**). Using Building-cost.net’s estimated cost for building a 1,500-square-foot home of \$212,002 and the estimated land cost of \$25,000, the total estimated cost is \$237,002. Based on the cost of the project, the fees are estimated to make up close to 20 percent of the total cost for a single-family home and 18 percent for a multi-family unit.

**TABLE III-10  
COST FOR TYPICAL RESIDENTIAL DEVELOPMENT IN DIXON**

<b>Development Cost for a Typical Unit</b>	<b>Single-Family<sup>1</sup></b>	<b>Multi-Family<sup>2</sup></b>
Total estimated fees per unit*	\$45,771	\$38,883
Typical estimated cost of development per unit (construction and land costs)	\$237,002	\$219,267
Estimated proportion of fee cost to overall development cost per unit	20%	18%

*Source: Building-cost.net and City of Dixon, 2014*

*1 Single-family based on 1,500 sq. ft. dwelling, 200 sq. ft. garage*

*2 Multi-family based on 60-unit development*

### **6. Development Permit Procedures**

Development review and permit processing are necessary steps to ensure residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

The City of Dixon can encourage the construction, maintenance, and improvement of housing by decreasing, to the extent possible, the time and uncertainty involved in gaining approvals for various development permits. Based on the Permit Streamlining Act, governmental delays can be reduced in two key ways by (1) limiting the processing time for development in most cases to one year, and (2) requiring public agencies to specify the required information to complete an acceptable application.

The permitting and review process for residential projects in Dixon includes an optional pre-application review meeting, submittal of the application, a review for completeness by Planning and Development Department staff, internal review by the Design Review Commission (Planning Commission) and other City agencies, and review and approval by the Planning Commission and, if necessary, the City Council. **Table III-11** identifies the approximate time necessary for review of residential developments. In general, the process for development of a subdivision involving the development of vacant land needing an environmental impact report takes 12 to 18 months to process. For smaller subdivisions or multi-family projects requiring a mitigated negative declaration, the time frame is 6 to 12 months. For multi-family projects of 5 to 10 units, the time frame is typically 4 to 6 months. For single-family and multi-family projects of up to 4 units, the



time frame is 2 to 4 months. All of these estimates include the time to obtain a building permit. However, the time necessary for review depends on the complexity of the project and whether an exception from development standards, existing land use, or operating conditions is requested. As an example, the time period necessary for environmental review may vary substantially depending whether an environmental impact report or a negative declaration is required. For those projects that involve multiple requests, all the applications are processed concurrently whenever possible.

Review of residential projects typically involves the determination of conformance with the City General Plan and compliance under the California Environmental Quality Act (CEQA). If the project is not consistent with the General Plan, a General Plan amendment may be required. The project is also reviewed to determine whether the type and amount of residential development is consistent with the zoning for the site; otherwise a zone change is required. Several residential projects have been granted General Plan amendments and zone changes, including the La Esperanza affordable single-family project, the Dixon Second Street Senior Apartments, and the Pheasant Run #7 residential development and Heritage Commons.

**TABLE III-11  
DEVELOPMENT REVIEW TIME FRAMES**

<b>Development Permit/Review Process</b>	<b>Single Family Time Frames</b>	<b>Multi-Family Time Frames</b>	<b>Subdivision Time Frames</b>
Plan Review	1 – 2 weeks	2 – 6 weeks	3 – 6 months
Zone Change and GP Amendment	3 – 6 months	3 – 6 months	3 – 6 months
Environmental Review	1 month - 1 year	1 month - 1 year	1 month - 1 year
Design Review	1 week - 2 months	1 week - 3 months	N/A
Planning Commission approval	1 – 2 months	1 -3 months	2 – 3 months
City Council approval (if necessary)	N/A	N/A	1 – 2 months
<b>Total Time</b>	<b>1 week to 1 year</b>	<b>2 weeks to 1 year</b>	<b>1 month to 1 year</b>

*Source: City of Dixon, 2014*

Design Review

Most residential developments must submit a design review application. These consist of single-family production homes, multi-family residences (including conversion of existing structures) of three or more units, all plans for construction in the downtown Dixon area, and multi-family residence remodeling that would alter external appearance. Applications are processed on a first-come, first-served basis. The City’s Community Development Director has the authority to approve single-family or duplex developments that adhere to the City’s design guidelines. All other development plans must be reviewed by the Design Review Commission prior to the application for a building permit. The focus of the review is mainly on compatibility, the quality of the site plan, and the architecture.



## Housing Element

The Planning Commission serves as the Design Review Commission (DRC) and is composed of seven members appointed by the City Council. The DRC is responsible for reviewing the siting of structures, landscaping, building design, and other design-related issues for all types of development, including residential. All multi-family development and new subdivisions are subject to review by the DRC, as is the external remodeling of any existing multi-family complex that would alter its external appearance.

The design review process takes about one month for most projects. Neither the design review process nor the Design Review Commission acts as a substantial constraint to development. In most cases, developments require only one review by the commission, and fees to cover the cost of design review are included in overall planning fees.

The review procedures are as follows:

- The review procedure for all applications may consist of a preliminary plan and a final plan or just the latter. The DRC encourages a preliminary and final plan in instances of large or complicated development projects.
- Preliminary review by the DRC has the following purposes:
  - Indicate to the applicant major areas of deficiency and good design.
  - Instruct the applicant as to sections of the project which are unacceptable or need minor revisions.
  - Inform the DRC on the scope of the project for the final review stage.
- When any project is brought before the Planning Commission which requires DRC approval, the Planning Commission shall, before it takes action on such project, refer it to the DRC for review and comment.

The functions of the Director and DRC shall be to review the following, with respect to all applicable structures:

- Siting of all structures as designed on a site plan.
- Landscaping, fencing, other screening as designed on a landscape or irrigation plan featuring all existing trees and shrubs and proposed plantings.
- Design of all circulation and parking and loading facilities for automobiles and bicycles.
- Location, design, and screening of garbage/recycling facilities.
- Details of fencing, public works items such as curb cuts, curbs, gutters, sidewalks, sidewalk design, drainage, fire hydrants.
- Location, design, and intensity of all exterior lighting.



- Location and design of addressing system or graphics and mail delivery system.
- Location and design of all required open space areas.
- Exterior elevations or perspective drawings of structures including but not limited to building height, description of all building materials, building colors, screening of utility meters and mechanical equipment.
- Design, placement, dimension, colors of all proposed signs and exterior graphics as required by ordinance.
- Review of design and placement of facilities for disabled persons.
- Review of design of facilities for compliance with Attachment 4 of the California State Water Resources Control Board's Water Quality Order No. 2003-005-DWQ, as may be amended, supplemented, or superseded.

All guidelines listed above are design guideline objectives and do not pose a constraint to the development of housing; they are meant to assist in providing direction for each project.

### **7. Building Codes and Enforcement**

The City of Dixon has adopted the California Title 24 Building Codes (CBC), which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing. The City currently has five substantive local amendments to the California Building and Plumbing Codes. They include (1) requiring 4-inch-thick concrete slabs, (2) requiring concrete mix have five sacks per cubic yard, (3) requiring rebar 18 inches on center (4) prohibiting water piping from being installed in or under a concrete slab resting on the ground without prior approval of the Building Official (this amendment is designed to make it easier to repair ruptured pipe), and (5) allowing wood shakes/shingles with a Class B fire rating as an exterior siding material. The first three amendments are based on the local geology of the highly expansive soil located throughout the city; they are designed to create stronger concrete and intended to address the past moisture problems many residents have experienced in their homes.

The City's Code Enforcement Division is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. Staff handles complaints on a reactive basis, primarily related to property maintenance, building code issues, and inoperative vehicles, among others. Most of the complaints affecting housing are related to the city's older housing stock located primarily in the former redevelopment area. To assist homeowners with housing condition problems, Code Enforcement staff offers information about the City's rehabilitation program.





## Housing Element

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## IV. HOUSING RESOURCES

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Dixon. The analysis includes an evaluation of the availability of land, the City’s ability to satisfy its share of the regional housing needs, the financial resources available to support housing activities, and the administrative resources to assist in implementing the City’s housing programs.

### A. AVAILABILITY OF SITES FOR HOUSING

The Association of Bay Area Governments (ABAG) is responsible for developing the Regional Housing Needs Allocation (RHNA), which assigns a share of the region’s future housing need to each jurisdiction in the region. State law requires communities to demonstrate that sufficient land is available to accommodate their share of the region’s need for housing from January 1, 2015, through January 31, 2023. This section identifies the development potential on suitable land in Dixon.

#### 1. Regional Housing Need

The regional housing needs for different regions are determined by the California Department of Housing and Community Development (HCD) based on projected growth in population, employment, and households. ABAG allocates its share of the housing need to all jurisdictions in the nine-county San Francisco Bay Area. Dixon’s share of the regional housing need for the period between 2014 and 2022 is 197 units. As shown in **Table IV-1**, this number is divided into five income categories: extremely low, very low, low, moderate, and above moderate.

**TABLE IV-1  
DIXON’S SHARE OF THE REGIONAL HOUSING NEED**

Income Category	Number of Units	Percentage
Extremely Low (less than 30%)	25	13%
Very Low (31%–50%)	25	13%
Low (51%–80%)	24	12%
Moderate (81%–120%)	30	15%
Above Moderate (more than 120%)	93	47%
<b>Total</b>	<b>197</b>	<b>100%</b>

*Source: ABAG 2013*



### **2. Options for Complying with the Adequate Site Requirement**

State law requires jurisdictions to demonstrate that “adequate sites” will be made available over the planning period (2015–2023 for the ABAG region) to facilitate and encourage a sufficient level of new housing production. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing. The Housing Element must inventory land suitable for residential development, including vacant and underutilized sites, and analyzes the relationship of zoning and public facilities and services to these sites.

In complying with the adequate site requirement, jurisdictions can take credit for the number of new units built during the RHNA cycle of 2014–2022 toward the RHNA. This includes new housing units either built or approved since January 1, 2014.

State law also allows jurisdictions to fulfill a portion of the RHNA with existing housing units. Under Assembly Bill (AB) 438, jurisdictions can fulfill up to 25 percent of the RHNA for lower-income households through the acquisition/rehabilitation of qualified substandard units that would otherwise be demolished. Given the stringent criteria of AB 438, few communities in the state have been able to take advantage of this provision.

AB 438 also authorizes jurisdictions to fulfill a portion of the RHNA through the preservation of affordable units that would otherwise revert to market rents (at-risk units) but are preserved through committed assistance from the jurisdiction. However, the high cost of preserving the at-risk units is beyond the current financial resources of the City.

The following discussion identifies how the City may provide for a sufficient number of sites to facilitate housing production commensurate with the 2014–2022 RHNA. In evaluating the adequacy of sites to fulfill the RHNA by income level, HCD assesses a jurisdiction’s development potential by zoning district and corresponding density level.

### **3. Progress Toward Meeting Housing Needs**

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling Dixon’s share of the Regional Housing Needs Allocation, as determined by ABAG.

In the 4<sup>th</sup> cycle Housing Element update, the City included Program 5.3.1, stating that the City would accommodate its remaining lower-income RHNA by rezoning enough sites to RM-4 to address a shortfall of 250 units. The City has since rezoned property and approved projects to accommodate all but 16 units of the 250. **Table IV-2** details the projects/sites that have addressed the requirements of Program 5.3.1.



**TABLE IV-2  
PROGRESS TOWARD ADDRESSING THE 4TH CYCLE RHNA SHORTFALL**

APN	Project Description	Acreage	Units	Income-Category
116-030-150	Heritage Commons Affordable Senior Apartments	5.07	120	Extremely Low and Very Low
114-030-033	Valley Glen Rental Apartment Complex (farmworker housing)	5.00	59	Extremely Low and Very Low
Multiple	Upzoning of seven parcels to PMU-2	7.12	55	Extremely Low, Very Low and Low based on default density
Remaining RHNA			16	

In addition to the two approved projects in the table above, the City provided Redevelopment funds to two homes (on the same lot) that that care for up to 12 homeless veterans. The facility opened in 2009. This facility is considered transitional housing which is temporary by definition therefore the 12 beds don't count towards the 4<sup>th</sup> cycle RHNA.

In order to accommodate the 16 remaining units, rezoning of the Southwest Affordable Housing site is proposed. The two parcels that make up the site total 10.7 acres and are currently zoned RM-2. An affordable housing project for 131 units has been approved on a portion of the site. Per the Development Agreement, the units will be affordable to low-income households or lower depending on the final plans for development. In order to accommodate the densities allowed under the project, the site will need to be rezoned to RM-4, which allows densities between 22 and 29 units per acre, densities feasible to facilitate development of housing affordable to lower-income households in Dixon. Although a project has been approved on the site, building permits have not been approved and the project is not currently moving forward. Program 5.3.1 proposes to rezone the entire 10.7 acres; the City estimates that the site has a realistic capacity of 231 units (131 of these units have already been approved as part of the approved project as described above). The RM-4 zoning will have a minimum allowed density of 22 units per acre with a maximum of 29 units per acre. This program will be implemented within one year of the beginning of the 5<sup>th</sup> cycle planning period or January 31, 2016, and the remaining 215 units that can realistically be accommodated on the site will be available as part of the 5<sup>th</sup> cycle land inventory.

As part of the 2015–2023 Housing Element update, an analysis of the residential development potential in Dixon was conducted. City staff performed a parcel-specific vacant and underutilized sites analysis. The results of this analysis are summarized in **Table IV-3** and compared to the City's share of the RHNA.



**TABLE IV-3  
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (2014–2022)**

Income Level	RHNA	Units Built Since January 2014	Remaining RHNA
Extremely Low	25	0	25
Very Low	25	0	25
Low	24	0	24
Moderate	30	0	30
Above Moderate	93	0	93
<b>Total</b>	<b>197</b>	<b>0</b>	<b>197</b>

*Source: ABAG 2013; City of Dixon 2014*

The following discusses in depth the City’s development capacity.

Units Built

Since January 2014 zero residential units have been built.

Single-Family Residential Sites

Most of the vacant sites with zoning that permits single-family development (primarily R-1, PMU, and PMR) are currently being developed or have been approved or planned for construction. Based on current market conditions, single-family residential land can facilitate the development of housing affordable primarily to moderate- and above moderate-income households.

In addition to these sites, significant single-family housing development opportunities exist in both the Valley Glen Planned Development and the Brookfield/Parklane Subdivision areas (refer to Specific Plan residential sites discussion on page III-10).

Multi-Family Residential Sites

The city has a limited number of remaining sites zoned for multi-family housing. Overall, Dixon has approximately 7 acres of multi-family residential sites not located in either of the specific plan areas that can facilitate the development of housing affordable to low- and very low-income households.

Remaining RHNA

Overall, after considering housing units already built and residential sites currently zoned at appropriate densities, the City has a remaining challenge to provide adequate sites at appropriate densities to facilitate the development of 74 units affordable to lower-income households (includes extremely low, very low and low-income RHNA numbers).



When looking at **Table IV-4** for sites without approved projects, the City has assumed a realistic capacity of 75 percent. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site and then 75 percent of that was used as the final unit number. The 75 percent buildout is a conservative assumption derived from recent developments in the city. Simpson Housing was built on a 3.1-acre lot in a zone allowing a maximum density of 29 units to the acre. Containing 81 units, this development built at 90 percent of the maximum density (29 units per acre).

Capacity for mixed-use sites in the city was determined by looking at the most recently developed mixed-use project. The Asher project, built in 2008 in the Downtown Commercial zone, was built as a mixed-use project at a density of 42 units to the acre. This mixed-use project was developed with 64 percent of the project residential and 36 percent commercial; therefore, it is appropriate to assume that half of the sites listed in **Table IV-4** would develop as residential. After assuming that 50 percent of the sites listed below could develop as residential, the City took a capacity of 75 percent of each site to determine the realistic capacity for each mixed-use site. Note that the City does not need to rely on the mixed-use sites listed below to accommodate its regional housing need.

Additionally, the City promotes mixed-use development and has provided funding to help facilitate its development. The City provided \$55,000 (housing-set aside funds) in a forgivable loan for 55 years to facilitate the Asher mixed-use project. The City also has the PD overlay zone (Ordinance 12.15.01), which allows varying standards and encourages the development of sound housing for persons of low, moderate, and high income levels in residential projects that provide a mix of housing styles and costs, creative approaches in the development of land, more efficient and desirable use of open area, and appropriate variety in the physical development pattern and in the general development standards which apply in designated housing areas of the city.

In order to accommodate all of Dixon's extremely low-, low-, and very low-income RHNA, Program 5.3.1 is proposed to rezone the Southwest Affordable Housing site as described earlier in this section. Sixteen of the 231 units on the Southwest Affordable Housing site are needed to address the City's 4<sup>th</sup> cycle RHNA. After 16 units are removed, 215 units will remain available on the site. The RM-4 zoning will have a minimum allowed density of 22 units per acre and a maximum of 29 units per acre. Program 5.3.2 is also proposed to facilitate the subdivision of the 10.7 site when the affordable housing project moves forward or any other project is proposed on the site.

In the past, the City has rezoned properties to facilitate the development of affordable housing. The site for the Dixon Second Street Apartments (Simpson Housing) was rezoned from Light Industrial (ML) to RM-2 and the project was granted a density bonus. In 1997, the City also rezoned the site for the La Esperanza affordable housing development. The zoning on the site was changed from R-1-40 and Light Industrial to Planned Multiple Residential-Planned Development (PMR-PD). This rezone facilitated the development of 72 affordable small-lot single-family homes. In 2003, the City also rezoned the site for the North Lincoln Creek Apartments. The zoning was changed from Highway Commercial Planned Development (CH-PD) to Multiple Family Residential (RM-2). The City approved a 120-unit affordable senior apartment project on a



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5-acre site previously approved for assisted living. The site was rezoned from PMR to RM-4 in 2013.

Land inventory sites identified are summarized in **Table IV-4**, a detailed inventory can be found in **Table IV-5**, and maps of the land inventory can be found in Appendix A. The Map ID column in the Table IV-5 corresponds to the site numbering on the land inventory map.

**TABLE IV-4  
SUMMARY OF AVAILABLE LAND**

	<b>Acres</b>	<b>Units</b>	<b>RHNA</b>	<b>Surplus</b>
Current High Density Sites	7.1	55 <sup>1</sup>	—	—
Sites to Rezone	10.7	215 <sup>2</sup>	—	—
High Density Sites After Rezone	17.8	215	74 (Extremely Low/Very Low/Low)	141
Medium Density Sites	40.6	280	30 (Moderate)	250
Low Density Sites	120.2	437	93 (Above Moderate)	344
<b>Total</b>	<b>178.6</b>	<b>932</b>	<b>197</b>	<b>735</b>

*Source: City of Dixon and PMC 2014*

*Notes:*

- 1. These units are not being applied toward the RHNA.*
- 2. Number of units available on the Southwest Affordable Housing site for the 5<sup>th</sup> cycle land inventory; 16 units from this site have been applied to the 4<sup>th</sup> cycle land inventory.*





**TABLE IV-5  
CITY OF DIXON LAND INVENTORY**

Map ID	APN	Zone	Proposed Zone	Area	Allowable Density	General Plan Designation	Acres	Realistic Unit Capacity 75 percent	Existing Use	Infrastructure Capacity	Constraints	Exempt from Measure B
<b>HIGH DENSITY SITES</b>												
1	115-060-120	PMU-2-PD	n/a	North First & East F Street	14.53- 21.78	Planned Mixed Use	0.15	11	Vacant	Yes	None	Yes
2	115-060-140			North First & East F Street		Planned Mixed Use	1.30		Vacant	Yes	None	Yes
3	115-070-160	PMU-2-PD	n/a	North First/Second Street	14.53- 21.78	Planned Mixed Use	1.67	17	Single family house	Yes	None	Yes
4	115-070-170						0.25		Vacant	Yes	None	Yes
5	115-070-180						0.25		Vacant	Yes	None	Yes
6	113-066-130	PMU-2-PD	n/a	Jefferson & West D Street	14.53- 21.78	Planned Mixed Use	2.56	20	Vacant	Yes	Drainage	Yes
7	113-066-020	PMU-2-PD	n/a	Jefferson & West D Street	14.53- 21.78	Planned Mixed Use	0.94	7	Grain silos	Yes	Drainage	Yes
							<b>7.12</b>	<b>55</b>				
<b>APPROVED BUT NOT APPROPRIATELY ZONED HIGH DENSITY SITES</b>												
8	114-011-010	RM-2	RM-4	Southwest Dixon Specific Plan	21.78-29.04	MDH	10.70	115	Vacant	Yes	None	Yes, through 2020
9	114-011-040	RM-2	RM-4	Southwest Dixon Specific Plan	21.78-29.04	LD		100	Vacant	Yes	None	Yes, through 2020
							<b>17.80</b>	<b>215<sup>1</sup></b>				
<b>SPECIFIC PLANS/PLANNED DEVELOPMENTS</b>												
10	116-030-140	PMR	n/a	Brookfield Subdivision	5.46	MDL	3.48	19	Vacant	Yes	None	No
11	116-030-160	PMR	n/a	Brookfield Subdivision	8.33	MDL	12.12	101	Vacant	Yes	None	No
12	116-030-170	PMR	n/a	Brookfield Subdivision	8.46	MDL	9.81	83	Vacant	Yes	None	No
13	116-030-180	PMR	n/a	Brookfield Subdivision	5.06	MDL	15.20	77	Vacant	Yes	None	No
							<b>40.61</b>	<b>280</b>				
14	116-030-190	PMR	n/a	Brookfield Subdivision	3.46	LD	2.89	10	Vacant	Yes	None	No
15	116-030-200	PMR	n/a	Brookfield Subdivision	4.18	LD	11.70	49	Vacant	Yes	None	No
16	116-030-210	PMR	n/a	Brookfield Subdivision	3.80	LD	16.31	62	Vacant	Yes	None	No
17	114-030-230, 240 and 250	PMR-PD,R1-PD	n/a	Valley Glen Planned Development	3.53	VLD,LD,MDL,G	89.28	316	Vacant	Yes	None	No
							<b>120.18</b>	<b>437</b>				

Source: City of Dixon, 2014

Note 1: The Development agreement for this project is for 231 units. 16 of those units are not shown in this table as they have been counted towards the 4<sup>th</sup> cycle RHNA.



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## B. FINANCIAL RESOURCES

The City of Dixon has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. The following section describes the key housing funding sources currently used in the city, which include Community Development Block Grant (CDBG) funds from the state and Section 8 rental assistance. **Table IV-6** lists a range of potential financial resources that may be utilized in Dixon.

### 1. Community Development Block Grant Funds

The US Department of Housing and Urban Development's (HUD) CDBG program provides funds for a range of community development activities. The program is flexible in that the funds can be used for a variety of activities. The list of eligible activities includes, but is not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and site clearance activities. As a small city in a non-urban county, Dixon is eligible to participate in the CDBG Program for Small Jurisdictions administered by HCD on behalf of HUD. Funding under this program is allocated on a competitive basis. In the past, the City had applied for and was awarded CDBG funds for economic development and housing rehabilitation activities. In 2013, Dixon received \$1.1 million in CDBG funds for housing rehabilitation and public improvement projects.

### 2. HOME Investment Partnership Act Funds

The purpose of HUD's HOME Program is to improve and/or expand the supply of affordable housing opportunities for low-income households. Eligible activities that can be supported with HOME funds include the acquisition, rehabilitation, and new construction of affordable housing; owner-occupied housing rehabilitation programs for low-income households; and first-time homebuyer's assistance for low-income households. As with the CDBG program, Dixon is eligible to participate in the HOME Program for Small Jurisdictions administered by HCD on behalf of HUD. The City has been successful in recent years in obtaining HOME funds from the state and has used these funds to support its Housing Rehabilitation Program and its First-Time Homebuyer Program. Projects funded with HOME funds must be targeted to very low- and low-income households and must have permanent matching funds from non-federal resources equal to 25 percent of the requested funds. This fund accounts for grants awarded for the Heritage Commons and Valley Glen projects. During 2013-14, construction was completed on the 60-unit Heritage Commons Senior Housing Complex for low-income residents. Additionally, the 59-unit low-income Valley Glen Rental Apartment Complex was completed.

### 3. Section 8 Assistance

The Section 8 Housing Choice Voucher Program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the payment standard and what a tenant can afford to pay (e.g., 30 percent of their income). The voucher allows a tenant to choose housing that may



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cost above the payment standard, with the tenant paying the extra cost. Dixon does not receive a direct Section 8 voucher allocation but falls under the jurisdiction of the City of Vacaville Housing Authority. There are currently 233 vouchers in use in Dixon.

**TABLE IV-6  
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES**

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of HUD to cities through an annual competitive process.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Economic Development</li> <li>• Infrastructure Improvements</li> <li>• Homeless Assistance</li> <li>• Public Services</li> </ul>
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• New Construction</li> </ul>
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	<ul style="list-style-type: none"> <li>• Land Acquisition</li> <li>• Rehabilitation</li> <li>• Relocation of Unit</li> <li>• Refinancing of Existing Indebtedness</li> </ul>
<b>State Programs</b>		
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in rental housing for lower-income households. Proceeds from the sale of the credits are typically used to create housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Historic Preservation</li> </ul>
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	<ul style="list-style-type: none"> <li>• Support Services</li> <li>• Rehabilitation</li> <li>• Transitional Housing</li> <li>• Supportive Housing</li> </ul>



Program Name	Description	Eligible Activities
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Development/Construction</li> <li>• Improvement</li> <li>• Rehabilitation</li> </ul>
Multi-Family Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> <li>• Preservation</li> </ul>
California Housing Finance Agency (CHFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
California Housing Finance Agency (CHFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects	<ul style="list-style-type: none"> <li>• Predevelopment, Site Development, Site Acquisition</li> <li>• Rehabilitation</li> <li>• Acquisition/rehab</li> <li>• Down Payment Assistance</li> <li>• Mortgage Financing</li> <li>• Homebuyer Counseling</li> </ul>



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<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
<b>4. Private Resources/Lender/Bank Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> <li>• Rehabilitation</li> </ul>
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> <li>• New Construction</li> </ul>
Freddie Mac	Home Works – Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance Combined with Rehabilitation</li> </ul>
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>



### C. ADMINISTRATIVE RESOURCES

Described below are public and nonprofit agencies that have been involved or are interested in housing activities in Dixon. These agencies play important roles in meeting the housing needs of the community. In particular, they are involved in the improvement of the housing stock, provision of affordable housing, and/or housing assistance to households in need.

**Mercy Housing California:** Mercy Housing California, with a regional office in West Sacramento, is a nonprofit housing developer active in the region. Statewide, Mercy Housing has developed over 4,000 units of affordable multi-family and self-help housing for families, seniors, and formerly homeless persons, among others.

**Community Housing Organizing Corporation:** The Community Housing Opportunities Corporation (CHOC), based in nearby Davis, has sponsored the development of approximately 1,300 units of affordable rental housing in Davis and in communities in Yolo, Sacramento, Solano, and eastern Contra Costa counties. Of the available affordable units, 94 are senior housing, 157 are designated for farmworkers, 76 are SRO units, and 15 units are for mentally ill adult residential care. CHOC finances developments and programs through a complex blend of private and public loans and grants. Among its projects in Solano County, CHOC was involved in the completion of Hampton Place/Gateway Village in Fairfield. The development consists of 56 apartments, of which 18 are three-bedroom units and 38 are two-bedroom units. The project provides 56 units of housing to very low- and low-income families.

**Solano County Habitat for Humanity, Inc.:** Solano County Habitat for Humanity is a nonprofit housing developer that was founded in 1992 as an affiliate of Habitat International. Solano County Habitat for Humanity serves both Solano and Napa counties and over the past ten years has built five homes and renovated one. Habitat builds a variety of ownership housing including both one- and two-story “duplex” styles. Most Habitat homes are typically 1,100 to 1,300 square feet and have three bedrooms. Solano Habitat recently completed builds in Fairfield and foreclosure home rehabilitation in Vallejo.

### D. OPPORTUNITIES FOR ENERGY CONSERVATION

With respect to residential construction, opportunities primarily take the form of construction of new homes using energy-efficient designs, materials, fixtures, and appliances, or retrofitting existing homes to be more energy efficient (e.g., weather stripping, upgrading insulation, upgrading to more energy-efficient fixtures and appliances). At a minimum, new housing construction in Dixon must comply with the State of California Title 24 energy efficiency standards. These requirements are enforced through the building plan check process.

In addition to the design and construction of individual buildings, the development industry is becoming increasingly aware of opportunities for energy conservation at the site planning level and even at the community planning level. New developments are increasingly being planned so that building orientations will take advantage of passive solar energy benefits. Larger-scale land use planning is increasingly considering the benefits of compact urban form (i.e., higher





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densities) as a means to reduce auto dependency for transportation, and the benefits of mixed-use land use patterns to make neighborhoods more self-contained so that residents can walk or bicycle to places of work, shopping, or other services. Compact urban development patterns are necessary to improve the effectiveness of buses and other forms of public transit. If effective public transit is available and convenient, energy will be conserved through reduced auto use.

Utility-related costs can directly impact the affordability of housing in Northern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet these energy standards.

- Alternative 1: The passive solar approach that requires proper solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Additional energy conservation measures are as follows: (1) locating the home on the northern portion of the sunniest location of the site; (2) designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; (3) locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; and (4) making the main entrance a small enclosed space that creates an air lock between the building and its exterior, orienting the entrance away from winds, or using a windbreak to reduce the wind velocity against the entrance.

Energy-efficient, new residential construction can cut energy consumption in the home by up to 50 percent. A few energy-efficient home construction and retrofits are described below.

- Double-pane windows (two panes of glass enclose a vacuum-tight space that does not allow heat and cold to transfer as quickly as it does in a window with a single pane of glass)
- Attic insulation greater than R-19 (soft, fiberglass insulation is given an “R” rating based on its capacity to insulate an area; a higher R value indicates greater insulation capability)
- Rigid attic insulation (generally a compressed Styrofoam insulation with an R-30 value)
- Additional wall insulation (older homes may not have insulated walls)



- Fluorescent indoor lighting (a standard, incandescent light bulb uses more energy)
- Shade trees along southern and western exposures, and glazing to reduce the heat from windows on hot summer days
- Solar screens that reduce the amount of heat from solar radiation coming through windows
- Evaporative cooler, which uses less energy than an air conditioner
- Pools and/or hot tubs with integrated cleaning and heating systems (including pool covers, active solar heating, and efficient filters, pumps, and motors)
- Energy use automatic timers that provide energy only when it is necessary
- Drip irrigation system that conserves water and reduces the energy needed for pumping water
- Drought-tolerant landscaping
- Energy-efficient appliances (in new construction and replacing older appliances in existing homes)
- Reflective film on south-facing windows to minimize heat gain during the summer
- Individual meters for gas, electricity, and water (to encourage conservation) in multi-family units

Pacific Gas & Electric Company (PG&E), which provides both natural gas and electricity to residential consumers in Dixon, offers various programs to promote the efficient use of energy and assist lower-income customers. These programs are discussed below.

PG&E provides a variety of energy conservation services for residents. PG&E also participates in several other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The CARE Program provides a 20 percent monthly discount on gas and electric bills to income-qualified households, certain nonprofits, facilities housing agricultural employees, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH Program provides one-time energy assistance of \$200 to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income customers, particularly the elderly, disabled, sick, working poor, and unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.



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**V. REVIEW OF PREVIOUS HOUSING ELEMENT**

**A. EVALUATION OF PAST ACCOMPLISHMENTS**

Government Code Section 65588(a)(2), Review and Revision, requires that each local government review its housing element as frequently as appropriate to evaluate the effectiveness of the housing Element in attainment of the community’s housing goals and objectives. This section reflects the actual housing activities that were accomplished since the last City of Dixon Housing Element.

**TABLE V-1  
REVIEW OF PREVIOUS HOUSING ELEMENT PROGRAMS**

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<b>Housing and Neighborhood Conservation</b>			
<p><b>1.1.1 Housing Rehabilitation:</b> The City’s Housing Rehabilitation Program provides low interest loans of up to \$10,000 to assist lower-income families. The loans are available to owner-occupants as well as owners of rental property. There are no application fees for the loans, and interest rates are as low as 2 percent. The City will continue to use redevelopment set-aside funds and Community Development Block Grants, when available, to fund the City’s Housing Rehabilitation Program.</p> <p><b>Responsible Agency:</b> Redevelopment Agency  <b>Time Frame:</b> Annually  <b>Funding:</b> Housing set-aside funds, CDBG</p>	<p>Provide loans to rehabilitate three to five housing units annually. Advertise the program on the City website and provide information at public counters.</p>	<p><b>Effectiveness:</b> This program has been somewhat effective.</p> <p><b>Progress:</b> The City provided financial assistance to two properties during the previous planning period. The program is advertised on the City website and at the public counters.</p> <p><b>Appropriateness:</b> Modify to remove reference to redevelopment and continue.</p>	<p>Modify</p>



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Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>1.1.2 Code Enforcement:</b> The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.</p> <p><b>Responsible Agency:</b> Code Enforcement and Building Division</p> <p><b>Time Frame:</b> 2007–2014</p> <p><b>Funding:</b> General Fund</p>	<p>Continue code enforcement activities. Code Enforcement and Building Division staff will assist in referring eligible property owners to the City's Housing Rehabilitation Program for assistance. The City plans to broaden the rehabilitation program, targeting specific areas of the community based on criteria that the City develops including age, code violations, visual assessment, and Government Code Health and Safety concerns.</p>	<p><b>Effectiveness/Progress:</b> The City continues to identify non-code-compliant housing. Though most of the housing in the City is in good condition, the City has administered two loans involving rehabilitation of homes that were in disrepair since adoption of the previous Housing Element, neither was due to a code enforcement action. The overall condition of the housing stock has remained the same in the last five years with approximately five percent of the City's housing stock in need of some repair.</p> <p><b>Appropriateness:</b> Continue</p>	<p>Continue</p>
<p><b>2.1.1 Condominium Conversion Ordinance:</b> Both ownership and rental housing are an essential part of any community's housing stock. The conversion of existing apartment complexes to condominiums can reduce the supply of available rental units, an important housing option for lower-income working families and individuals. An ordinance that outlines specific requirements and/or criteria for the conversion of rental units to condominiums or cooperative housing projects can ensure that rental</p>	<p>Develop and adopt a condominium conversion ordinance that includes requirements and criteria for converting rental apartments to condominiums or cooperative projects</p>	<p><b>Effectiveness:</b> This program has not been implemented.</p> <p><b>Progress:</b> The City has prepared the draft ordinance, which is awaiting adoption.</p> <p><b>Appropriateness:</b> This program has not been completed and will be continued.</p>	<p>Continue</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>households are not adversely affected by the conversion of apartment complexes.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> The City will adopt a Condo Conversion Ordinance by June 2009.</p> <p><b>Funding:</b> General Fund</p>			
<p><b>2.2.1 Preservation of Units:</b> State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will continue to monitor the status of affordable housing projects and as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually monitor</p> <p><b>Funding:</b> General Fund</p>	<p>Continue to monitor the status of assisted units in affordable projects. Provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City supported a Tax Credit Allocation Commission grant application for a 55-unit apartment project. No units were converted to market rate during the 2007–2015 planning period.</p> <p><b>Appropriateness:</b> Modify to specify the number of units at risk within ten years of the beginning of the 2015–2023 planning period and continue.</p>	<p>Modify</p>
<p><b>2.3.1 Neighborhood Stabilization Funds:</b> The City plans to utilize the Neighborhood Stabilization Act funds to acquire and rehabilitate abandoned and foreclosed houses.</p> <p><b>Responsibility:</b> Community Development</p>	<p>None</p>	<p><b>Effectiveness:</b> This program was unworkable. It took too long to purchase properties. The City looked into the program with the City of Vacaville and determined the expenditure of City</p>	<p>Delete</p>



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Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
Department <b>Time Frame:</b> June 2010 <b>Funding:</b> Neighborhood Stabilization Funds		resources would outweigh the benefits and didn't pursue it. <b>Progress:</b> No progress was made. <b>Appropriateness:</b> This program will not be continued.	
<b>Housing Production</b>			
<b>3.1.1 Utilize Exemptions under Measure B:</b> Measure B exempts all development in the Redevelopment Area from both the 3 percent annual increase cap and the 80/20 (80 percent single-family/20 percent multi-family) housing mix. A higher number of units above the 3 percent cap may be built in a single year as long as the total number of units approved over the five-year period averages 3 percent a year. Measure B also allows the City Council to grant an exception to increase the number of residential units built in any one year above the 3 percent threshold to meet the City's share of the regional housing needs. The City will continue its current growth management allowances and exemptions under Measure B.  <b>Responsible Agency:</b> Community Development Department <b>Time Frame:</b> Annually <b>Funding:</b> General Fund	Continue to implement existing exemptions which are part of Measure B. Annually review progress in meeting the regional housing needs and determine if an increased number of units above the 3 percent cap should be granted.	<b>Effectiveness:</b> This program was effective prior to dissolution of the Redevelopment Agency. <b>Progress:</b> Prior to dissolution of the Redevelopment Agency in 2011, the City exempted properties within the Redevelopment Area. The City is in the process of updating Measure B in response to the elimination of the Redevelopment Agency. No exceptions have been granted. There has been no need identified to increase above the 3 percent cap. <b>Appropriateness:</b> Modify to remove portion of the program related to redevelopment.	Modify





Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>3.1.2 Land Inventory Program:</b> The City has a limited supply of vacant land that is zoned for residential use. Additional land may be needed in order to address Dixon's share of the regional housing need. The City initiated a comprehensive review of available sites within Dixon's boundaries which may be suitable for housing development. The City will continue to conduct periodic reviews of available residential land to determine if rezoning, increased density, or additional land is necessary within the city limits or whether land should be made available through annexations from the City's Sphere of Influence to address the City's housing needs.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>	<p>Conduct regular reviews of available land to provide adequate sites for residential development. Provide an update on the residential sites inventory as part of the annual report on the progress of implementing the General Plan.</p>	<p><b>Effectiveness:</b> n/a</p> <p><b>Progress:</b> The City continues to maintain an adequate amount of residentially zoned land. The City has annually reviewed the available land for residential development. No updates have been provided because there hasn't been any residential development in the past seven years.</p> <p><b>Appropriateness:</b> This program will be continued</p>	<p>Continue</p>
<p><b>3.2.2 Multiple Family (RM-2) Zone District:</b> Per the last Housing Element update, to meet the City's RHNA the City amended the Zoning Ordinance to allow only multi-family dwellings in the RM-2 zone. Due to the addition of the new RM-3 zone (Program 5.3.1) the City will amend the Zoning Ordinance to allow single-family dwellings in the RM-2 zone while</p>	<p>Revise the Zoning Ordinance to permit single-family dwellings by right in the RM-2 zone by June 2010.</p>	<p><b>Effectiveness:</b> This program was effectively implemented.</p> <p><b>Progress:</b> The City Council approved a comprehensive update of the Zoning Ordinance in May 2013 to allow single-family homes as a permitted use on property zoned RM-2.</p>	<p>Delete</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>working towards the successful implementation of Program 5.3.1, to include new RM-3 and RM-4 zoning districts.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> June 2010</p> <p><b>Funding:</b> General Fund</p>		<p><b>Appropriateness:</b> This program was implemented and will not be continued.</p>	
<p><b>3.3.1 Housing Diversity:</b> A diversity of housing types is important in order to provide a greater range of housing choice and to address the housing needs of all community members. The City will assign priority for Measure B allocations and entitlement processing to projects that include more than one housing type.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>	<p>Assign priority for Measure B allocations to projects with more than one type of housing.</p>	<p><b>Effectiveness:</b></p> <p><b>Progress:</b> The City's General Plan requires 80 percent single-family and 20 percent multi-family for all new subdivisions. Measure B has not been revised to prioritize allocations for projects with more than one housing type.</p> <p><b>Appropriateness:</b> This program provides good options to the City to encourage affordable housing and will be continued.</p>	<p>Continue</p>
<p><b>3.3.2 Mixed-Use Development:</b> Mixed-use development can help support economic revitalization efforts in the downtown area by locating people in close proximity to jobs and services. The City will continue to review options for the core area as part of its Main</p>	<p>Identify and develop a list to accurately account for sites in the downtown core area for mixed-use and affordable housing and review development standards to</p>	<p><b>Effectiveness:</b></p> <p><b>Progress:</b> The City continues to encourage mixed-use residential/commercial. In 2009, the City amended the General Plan and revised the Zoning Ordinance to create a PMU-2 zone, which allows greater flexibility</p>	<p>Delete</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>Street program and views mixed use as a valuable resource that could potentially complement City and local business efforts. As part of the ongoing economic revitalization efforts in the downtown, the City will identify potential sites for the location of mixed-use or affordable housing development and develop a list to accurately account for the available properties. The analysis will evaluate the development standards necessary to facilitate the development of mixed-use and affordable housing.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually identify potential sites for the location of mixed-use or affordable housing development.</p> <p><b>Funding:</b> General Fund</p>	<p>encourage this type of housing there. Increased densities at 20 to 25 units per acre, flexible parking requirements, and height limits in the core area will be considered to facilitate affordable housing and mixed-use development.</p>	<p>to develop a mix of uses.</p> <p><b>Appropriateness:</b> This program has had mixed success and is no longer the most appropriate approach for the City to focus their resources on.</p>	
<p><b>3.3.3 Custom Home Requirement:</b> Create a broad range of options available throughout the City that will result in the production of housing available to all income levels, including single family subdivisions where 5 percent of the units are dedicated to the development of custom homes.</p>	<p>The City will implement a 5 percent custom home requirement in new subdivisions.</p>	<p><b>Effectiveness:</b> n/a</p> <p><b>Progress:</b> This program has not been implemented, as no new developments have been proposed since adoption.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	<p>Continue</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>			
<p><b>3.3.4 Residential Development Requirements:</b> Residential development projects of 50 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 20 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than five acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.</p> <p>For the purpose of satisfying the 5 percent for land uses at or above 20 units per acre, sites must meet the following requirements: Sites must be zoned exclusively residential. Sites must be of sufficient size to accommodate a minimum of 16 units per site. Sites must be proximate to public transportation routes.</p> <p><b>Responsible Agency:</b> Community Development</p>	<p>Residential development projects of 50 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 20 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher.</p>	<p><b>Effectiveness:</b> n/a</p> <p><b>Progress:</b> No new developments have been processed since adoption.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	<p>Continue</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
Department <i>Time Frame:</i> Annually <i>Funding:</i> Annually, as funding is available			
<b>Special Needs Housing</b>			
<p><b>4.1.1 Provide Incentives for Special Needs Housing:</b> The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with disabilities. These include density bonuses, modification of development standards, and development fee offsets. The City’s density bonus allows a density increase of up to 50 percent, which is above the density bonus required by state law.</p> <p>The City has provided incentives in the past to facilitate special needs housing. The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards, and the project was provided with financial assistance in the form of a low interest loan for development of the project. The City will also participate in special needs housing projects of various types by providing gap financing or assisting with on- and off-site improvements, such as bus access for senior housing. The City</p>	<p>Encourage the development of housing for special needs populations through the use of incentives, such as density bonuses above state minimums, development fee offsets, and other financial assistance, and through relaxing regulatory requirements, such as reduced parking standards and modification of other development standards.</p>	<p><b>Effectiveness:</b> This program has been effective in securing funding for housing for a variety of special needs groups.</p> <p><b>Progress:</b> In 2009, a \$343,000 Redevelopment Agency loan was approved for a very low-income senior housing project.</p> <p>In 2010, the City received a HOME grant for \$6,100,000 to help construct 60 units of affordable senior housing.</p> <p>In 2013, the City received a HOME grant for \$3,000,000 to help construct 59 units of affordable farmworker housing.</p> <p>In 2013, the City received a HOME grant for \$5.6 million to help construct 60 units of affordable senior housing.</p> <p><b>Appropriateness:</b> This program has been successfully implemented and will be continued.</p>	<p>Continue</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>will pursue grants, such as HOME matching grants, Community Development Block Grant, Farmworker Housing Grant Program, and other appropriate federal and state funding to use in incentivizing development of special needs housing of all types. The City will continue to encourage housing development for special needs groups through the provision of density bonuses, regulatory incentives, and/or financial assistance.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>			
<p><b>4.1.2 Senior Housing: Program:</b> Periodically conduct demographic studies to predict the need for housing and care of senior citizens. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.</p> <ol style="list-style-type: none"> <li>1. Develop a priority list for senior housing in order to ensure that housing targeted for seniors is appropriately designed.</li> <li>2. Provide incentives to builders to provide housing and care choices for seniors of all income levels (possible incentives will</li> </ol>	<p>Assist developers with providing additional senior housing options.</p>	<p><b>Effectiveness:</b> This program has been effective during the planning period.</p> <p><b>Progress:</b> The developer of the recent senior housing project conducted a need survey in 2009.</p> <p><b>Appropriateness:</b> It is important to continue to obtain current information about the need for housing and care of senior citizens. This program will be continued.</p>	<p>Continue</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>include reduced setbacks, reduced parking requirements and technical assistance with applications for funding).</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Apply for funding to conduct a senior housing survey in 2009–2010.</p> <p><b>Funding:</b> CDBG, Planning and Technical Assistance Grant</p>			





## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>4.1.3 Second Units:</b> Located on a single-family lot, a second unit is an independent living facility with an entrance to the outside and its own sleeping area, kitchen, and bathroom facilities. Second units can either be attached to or detached from the principal home. Second units in Dixon are permitted in the R-1 zone district. Second units can be integrated into the design of new single-family subdivisions.</p> <p>Second units offer a number of benefits. They provide an additional source of affordable rental housing for the elderly, students, and single persons. Second units also provide supplemental income to those who rent out the units. This can help many modest income and elderly homeowners afford their home payments.</p> <p>The City will encourage the development of second units on R-1 lots as a means of providing additional housing opportunities pursuant to the City's Second Unit Ordinance, to further encourage the development of second units, and to maintain the character of the City. The City will amend the Zoning Ordinance to allow for second units in the RM-2 district.</p>	<p>Amend the Zoning Ordinance to allow second units in the RM-2 district by June 2010 and continue to encourage the development of second units on R-1 lots by providing information at public counters and on the City website.</p>	<p><b>Effectiveness:</b> This program has not been effective.</p> <p><b>Progress:</b> The City Council considered amending the Zoning Ordinance to allow second units on property zoned RM-2. The Council voted in May 2013 to not approve the amendment.</p> <p><b>Appropriateness:</b> This program is no longer appropriate and won't be continued.</p>	<p>Delete</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> June 2010</p> <p><b>Funding:</b> General Fund</p>			
<p><b>4.1.4 Residential Care Facilities:</b> State law requires that licensed residential care facilities that serve six or fewer persons must be a permitted use in all residential districts. The purpose of the law is to ensure that persons with physical and mental disabilities are entitled to live in normal residential surroundings. The City allows residential care facilities of six or fewer persons by right in all residential districts and residential care facilities of seven or more persons with a conditional use permit in the R-1 district. To further comply with SB 520, the City will amend the Zoning Ordinance to update the definition of family to state “[o]ne or more persons occupying a housing unit and living as a single housekeeping unit.”</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually, amend the Zoning Ordinance to include an updated definition of family by June 2010.</p> <p><b>Funding:</b> General Fund</p>	<p>The City will continue to allow residential care facilities in the R-1, RM-1, RM-2, RM-3, and RM-4 districts and will amend the Zoning Ordinance to include an updated definition of family.</p>	<p><b>Effectiveness:</b> This program was effectively implemented.</p> <p><b>Progress:</b> The City Council approved a comprehensive update of the Zoning Ordinance in May 2013, which included an updated definition of family.</p> <p><b>Appropriateness:</b> This program will be modified and continued to revise the definition of family to eliminate the limit on the number of persons per state law.</p>	<p>Modify</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>4.1.5 Encourage Housing for Persons with Disabilities:</b> The City will evaluate the feasibility of a universal design ordinance that provides greater adaptability and accessibility of housing for persons with disabilities. If a universal design ordinance is determined to be feasible, the City will prepare an ordinance and produce a brochure on universal design, resources for design and compliance with City requirements. The City will distribute the brochure to developers and to community organizations serving individuals with disabilities.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> June 2010</p> <p><b>Funding:</b> General Fund</p>	<p>The City will adopt a universal design ordinance and develop a brochure by June 2010.</p>	<p><b>Effectiveness:</b> This program has been somewhat effective, with information on universal design gathered and disseminated to residents.</p> <p><b>Progress:</b> The City gathered example ordinances from other cities. The City prepared a universal design brochure in June 2014. It is available on the City's website.</p> <p><b>Appropriateness:</b> The brochure has been an effective way to provide information on universal design. The City does not plan to pursue adoption of an ordinance further during this planning period. This program will be modified to remove adoption of an ordinance and continued.</p>	<p>Modify</p>
<p><b>4.1.6 Reasonable Accommodation:</b> The City will develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the</p>	<p>The City will develop and formalize a general process for reasonable accommodations.</p>	<p><b>Effectiveness:</b> This program has not yet been effectively implemented.</p> <p><b>Progress:</b> The City has gathered information from other cities and has created a universal design brochure.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	<p>Continue</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> June 2010</p> <p><b>Funding:</b> General Fund</p>			
<p><b>4.1.7 Zoning Ordinance Amendment:</b> Amend the City's Zoning Ordinance to comply with state law requirements.</p> <p>a. Emergency Shelters: California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."</p> <p>Currently the City allows emergency shelters in the light industrial district (ML) and subject to a conditional use permit. Pursuant to Senate Bill 2, the City will amend the Zoning Ordinance to allow</p>	<p>The City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the ML district by June 2010.</p> <p>Amend the Zoning Ordinance to separately define both transitional and supportive housing and to allow them as permitted uses in all residential districts by June 2010.</p> <p>Amend the Zoning Ordinance to allow SROs in the CC district by June 2010.</p>	<p><b>Effectiveness:</b> This program has been mostly successful.</p> <p><b>Progress:</b> The City Council approved a comprehensive update of the Zoning Ordinance in May 2013 to allow emergency shelters in the Light Industrial (ML) zone by right. Transitional and supportive housing is allowed by right in the Multiple-Family (RM) zone. SROs are allowed by right in the Downtown Commercial (CD) zone. The City did not adopt operational standards for emergency shelters.</p> <p><b>Appropriateness:</b> A portion of this program will be continued to fully comply with SB 2 related to transitional and supportive housing.</p>	<p>Modify</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>emergency shelters as a permitted use in the (ML) district without a conditional use permit or other discretionary review. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:</p> <ul style="list-style-type: none"> <li>• Lighting</li> <li>• On-site management</li> <li>• Maximum number of beds or persons to be served nightly by the facility</li> <li>• Off-street parking based on demonstrated need</li> <li>• Security during hours that the emergency shelter is in operation</li> </ul> <p>b. Transitional and Supportive Housing Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living.</p>			



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>Currently the City allows transitional housing in the RM-2 district subject to a conditional use permit. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Section 50675.2 of Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.</p> <p>c. Extremely Low Income: Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). To ensure zoning flexibility that allows for the development of SROs, the City will update its Zoning Ordinance to explicitly allow for SROs in the Central Commercial</p>			



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>Zoning (CC) district.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> June 2010</p> <p><b>Funding:</b> General Fund</p>			
<b>Housing Affordability</b>			
<p><b>5.1.1 Annual Review of Land:</b> Annually review the amount of land zoned for various residential uses in conjunction with the amount and type of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>	<p>The City will annually review land to ensure there are various residential uses in conjunction with the amount and type of housing produced in the previous year.</p>	<p><b>Effectiveness:</b> This program has been effective</p> <p><b>Progress:</b> The City continues to maintain an adequate amount of residentially zoned land. The City has annually reviewed the land available for residential development.</p> <p><b>Appropriateness:</b> Continue.</p>	<p>Combine with Program 3.1.2 and continue</p>
<p><b>5.2.1 Affordable Housing Allotment:</b> The City adopted an updated implementation ordinance for Measure B in April 2002, which allocates all unused housing allotments at the end of each five-year period to be used solely for affordable housing with City Council approval. As part of the implementation program for Measure B, the City will provide allocations for the</p>	<p>Communicate to housing developers interested in developing affordable housing in Dixon regarding the availability of unused Measure B allotments. The City Council will pass a resolution stating that</p>	<p><b>Effectiveness:</b> This program has not been necessary so has not been implemented.</p> <p><b>Progress:</b> Measure B allows the City Council to allocate units to affordable housing. There have been no unused Measure B allotments since 2005. Beginning in 2015, new allotments will be available which are not committed to a specific</p>	<p>Modify</p>





Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>development of affordable housing.  <b>Responsible Agency:</b> Community Development Department  <b>Time Frame:</b> Annually  <b>Funding:</b> General Fund</p>	<p>unused allotment to be used in the following five-year period would apply in addition to the 15 percent already allowed.</p>	<p>development. Therefore, communication with developers interested in affordable housing regarding the availability of unused Measure B allotments has not been appropriate. The Council has not passed a resolution stating that unused allotments used in the following five-year period would apply in addition to the 15 percent already allowed.  <b>Appropriate:</b> Modify to clarify language in objective and continue.</p>	
<p><b>5.3.1 Program to Rezone Sites:</b> The City’s residential sites inventory currently provides vacant land for 2,338 units within the planning period of this Housing Element. To meet the adequate sites requirement for the Regional Housing Need Allocation (RHNA), the sites inventory falls short of the lower-income housing production requirement by 250 units, as shown in Table IV-3 of the Resources section of the Housing Element. The City has identified approximately 30.13 acres of land to rezone to RM-4 (High Density Multi-family Residential, allowing 22-29 units per acre) that can potentially facilitate the development of approximately 489 units affordable to lower-income households.</p>	<p>The City will amend the Zoning Ordinance by June 2010 to include both a RM-3 and RM-4 district. The City plans to rezone 30.13 acres of land to the RM-4 district to facilitate the development of affordable housing. The City also plans to rezone the High Density Senior site (Simpson Senior Housing) to the new RM-4 district.</p>	<p><b>Effectiveness:</b> This program was substantially effective.  <b>Progress:</b> In 2009, the Core Area Mixed Use land use allowable density was changed from a maximum of 8.7 units per acre to a range of 6.23 to 21.78 units per acre. The City has rezoned property and approved projects to accommodate all but 16 units of the 250. The projects/sites that have addressed the program requirements include:</p> <ul style="list-style-type: none"> <li>• Rezone of seven parcels, totaling 7.12 acres from PMU-1 to the newly created PMU-2 (allowing up to 21.78 units per acre)</li> </ul>	<p>Modify</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>The City has in the past rezoned property to address the need for housing, particularly for housing that would serve lower-income and special needs groups. Both the sites for the La Esperanza project and the Dixon Second Street Senior Apartments were rezoned from nonresidential uses to permit housing development.</p> <p>The City will monitor compliance with the City's share of the regional housing need. Within one year of adoption of the Housing Element, the City will undertake steps to ensure that adequate sites are available to meet the City's share of the regional housing need through rezoning of land for multi-family development and/or increasing the density of sites. All rezoned sites permit owner-occupied and rental multi-family developments by right and do not require a conditional use permit, planned development permit or any other discretionary review. All sites to be rezoned to meet the City's shortfall will have a capacity of at least 16 units per site.</p> <p><b>Responsible Agency:</b> Community Development Department <b>Time Frame:</b> June 2010</p>		<ul style="list-style-type: none"> <li>• Rezone of 5.07 acres to RM-4 and approving the 120-unit very low-income Heritage Commons senior apartment project. Phase I (60 units) has been constructed.</li> <li>• Approval of a farmworker affordable housing project on 5 acres for 59 units.</li> </ul> <p><b>Appropriateness:</b> This program will be modified and continued to address the 16 remaining RHNA units from the 4<sup>th</sup> cycle.</p>	



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>Funding:</b> General Fund</p>			
<p><b>5.3.2 Extremely Low-Income Households:</b> To support the creation of housing affordable to extremely low-income households. The City shall continue to seek and pursue state and federal funds annually, or as funding becomes available, and will prioritize a portion of the redevelopment set-aside funds to encourage the development of extremely-low income housing.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund, RDA funds</p>	<p>The City will assist in the development of housing affordable to extremely low-income households.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City was awarded a HOME grant for \$6 million in 2009 and for \$5.5 million in 2013 for the first and second phases (60 units) of a 120-unit affordable senior housing project. Funds have continued to be pursued annually and as funds became available.</p> <p><b>Appropriateness:</b> Modify to remove reference to redevelopment in the program and continue.</p>	<p>Continue</p>
<p><b>5.4.1 Affordable Housing Development Assistance:</b> The provision of affordable housing and the implementation of other programs to support this type of development depend upon the availability of housing funding from county, state, federal, and local sources. As discussed in Section IV–Housing Resources, a number of programs offered by state and federal agencies provide direct subsidies, mortgage insurance, or low interest loans to nonprofit developers. Many of these programs offer:</p>	<p>Identify and apply for federal and state funding, if available, for the construction, rehabilitation, and preservation of housing affordable to very low- and low-income households. Work with developers to assist them in securing these funds. Funding programs that may be pursued include HOME partnership grants,</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> See the progress under Program 5.3.2. The City also received a HOME grant in 2012 and a USDA grant for a 59-unit farmworker apartment project. The City made one rehabilitation loan in 2009 and one in 2010.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	<p>Continue</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<ul style="list-style-type: none"> <li>• Technical assistance grants for project feasibility and development</li> <li>• Subsidies for shared housing for:               <ul style="list-style-type: none"> <li>○ Shared housing for seniors</li> <li>○ Congregate housing</li> <li>○ Farmworker housing</li> <li>○ Senior housing</li> <li>○ Self-help housing</li> <li>○ Transitional housing</li> <li>○ Housing for other special needs populations</li> </ul> </li> <li>• Mobile home park purchase and rehabilitation</li> <li>• Project loans and loan insurance for single-family and multi-family housing construction/ rehabilitation</li> </ul> <p>The City is and will continue to increase its competitiveness for these grants through such actions as preparing and adopting a Housing Element meeting state laws, identifying City resources to be used as matching grants for federal and state programs, and coordinating with local service providers regarding state grant opportunities.</p> <p><b>Responsible Agency:</b> Community Development</p>	<p>State Jobs/Housing grants, CDBG, State Community Development Block Grant Enterprise Fund, Farmworker Housing Grant Program, and other appropriate funding.</p>		



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>Department <i>Time Frame:</i> Annually <i>Funding:</i> General Fund</p>			
<p><b>5.4.2 Section 8 Rental Assistance:</b> The Section 8 rental assistance program provides rental subsidies to very low-income households, including seniors, families, and persons with disabilities. Through the Section 8 program, a person or family can receive a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30 percent of household income). Households with Section 8 vouchers can live wherever landlords accept the vouchers. The voucher enables a household to choose rental housing that may be in excess of the FMR so long as the household pays the extra cost.</p> <p>The Housing Authority of the City of Vacaville administers the Section 8 program for Dixon. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Section 8 program.</p> <p><b>Responsible Agency:</b> Community Development Department</p>	<p>Assist the Housing Authority of Vacaville with publicizing the Section 8 program and provide referrals to the Housing Authority. Publish the names and contact information for the complexes in the Dixon area that accept Section 8 vouchers.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City continues to support the Housing Choice Voucher program administered by the Housing Authority of Vacaville. Currently, there are 233 vouchers in use in Dixon.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	<p>Continue</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><i>Time Frame:</i> Annually <i>Funding:</i> General Fund</p>			
<p><b>5.5 Homeownership Programs</b></p> <p>a. <b>First-Time Homebuyer Program (FTHB):</b> The City provides assistance to low-income households that are planning to purchase their first home. The program provides a deferred low interest loan of up to 25 percent of the appraised value to assist with down payment and closing costs.</p> <p>b. <b>Mortgage Credit Certificate Program:</b> The City participates in the Mortgage Credit Certificate Program, which is administered for Dixon by the City of Fairfield. The program provides reduced housing costs for low- and moderate-income households that are purchasing their first home. By reducing a household's federal tax liability, Mortgage Credit Certificates reduce monthly housing costs and increase the ability of a household to afford a mortgage payment.</p> <p><b>Responsible Agency:</b> Community Development Department <b>Time Frame:</b> Annually</p>	<p>As funding permits, continue to assist low-income homebuyers with low-interest loans through its First-Time Homebuyer Program. Assist an average of six households annually.</p> <p>Continue to participate in the MCC Program with the cities of Fairfield, Suisun City, and Rio Vista in order to assist low- and moderate-income homebuyers. Publicize the program to potential homebuyers in Dixon by placing brochures at public counters and providing information on the City website.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City made the following FTHB loans during the previous planning period:</p> <ul style="list-style-type: none"> <li>• 2008: 11 loans</li> <li>• 2009: 1 loan</li> <li>• 2010: 3 loans</li> <li>• 2011: 1 loan</li> </ul> <p>The City has a pamphlet on its website and at the counter that discusses its First-Time Homebuyer Program. The City will be initiating a new program for FTHB and rehabilitation loans this year. The City no longer participates in an MCC program.</p> <p><b>Appropriateness:</b> Modify to remove the Mortgage Credit Certificate program and combine into Program 6.1.1.</p>	<p>Combine into Program 6.1.1 and delete</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<b>Funding:</b> HOME, General Fund			
<p><b>5.6 Large Family Unit Development:</b> Work closely with private and non-profit developers of new multi-family housing to target subsidies and programs to encourage the inclusion of three and four bedroom units in affordable rental projects.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>	None	<p><b>Effectiveness:</b> This program has been effective for one project.</p> <p><b>Progress:</b> In the Valley Glen affordable farmworker apartment project, 23 of the 59 units have three bedrooms.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	Continue
<b>Address Governmental Constraints</b>			
<p><b>6.1.1 Regulatory Incentives and Financial Assistance:</b> Regulatory incentives and financial assistance can be used in the development of projects that address local housing needs. The City’s Redevelopment Agency can assist with the development of quality affordable housing by offering regulatory and/or financial incentives. In the past, the City reduced parking requirements and provided fee offsets for the La Esperanza project. More recently, the City reduced parking requirements, increased density, and provided a low interest loan to assist in the development of the Dixon Second Street</p>	Continue the use of regulatory incentives and/or financial assistance, such as reduced parking requirements and low interest loans to encourage quality affordable housing projects.	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> In 2009 a \$343,000 Redevelopment Agency loan was made for very low-income senior housing.</p> <p><b>Appropriateness:</b> This program will be modified to remove reference to the Redevelopment Agency and continued.</p>	Combine with Program 5.5.1 and continue





## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>Apartments. The City will continue to encourage the provision of quality affordable housing projects through the use of regulatory incentives and/or financial assistance with redevelopment set-aside or other available state or federal funding sources. Refer to Section IV of this Housing Element for some details about funding sources.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>			
<p><b>6.1.2 Planning Fee Review:</b> High development fees can add to the cost of housing and act as a constraint to development in a community. Planning fees should be commensurate with the cost to provide infrastructure and services needed to support growth. Periodic annual review of planning fees can help ensure that planning fees correspond to the cost of services and do not overburden developers. If fees are determined to be excessive compared to the cost of providing services to new development, they should be adjusted appropriately. To mitigate the cost impact of development and other fees on affordable housing, the City will provide financial incentives to gap-finance</p>	<p>Conduct periodic annual review and, if appropriate, adjustment of City development fees.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City continues to monitor fees to ensure they are not excessive.</p> <p><b>Appropriateness:</b> Modify to remove reference to redevelopment and the potential for the City to provide financial incentives to gap-finance affordable housing projects and continue.</p>	<p>Modify</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>affordable housing projects. (The City has approximately \$450,000 in redevelopment housing set-aside funds available for the 2008–2009 fiscal year.</p> <p><b>Responsible Agency:</b> Community Development Department and Engineering Department</p> <p><b>Time Frame:</b> Biannually</p> <p><b>Funding:</b> General Fund</p>			
<p><b>6.1.3 High Density Land Use Designation:</b> The 1993 Dixon General Plan identifies a land use designation called “High Density (for seniors),” but indicates that no specific areas have been defined with this designation. This designation is intended solely for the construction of housing facilities for seniors, many of whom live in one-person households without a personal automobile and with less demand for living space. Given that land suitable for multi-family development in Dixon is important for ensuring affordability and availability of affordable housing, no land use designations should be limited to a particular age group, despite the special characteristics of the land use regarding automobile use and living space demands. The City will amend the Land Use Element of the General Plan to ensure adequate provision of land for multi-family development</p>	<p>Amend the Land Use Element of the General Plan by the end of 2003 ensuring that any High Density residential district is designated for high-density residential development of many types and is not restricted to housing for seniors.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> In 2010, the City amended the High Density (HD) land use description in the General Plan to eliminate the “for seniors” language.</p> <p><b>Appropriateness:</b> This program has been completed and will not be continued.</p>	<p>Delete</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>and to ensure that no residential land use designations are age-restricted in any way. Special incentives will continue to be available to senior housing proposed in the High Density land use designation, and amendments to the General Plan will specify the range of incentives available and conditions under which such incentives will be considered.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Amend the Zoning Code to remove the “senior” designation by June 2010.</p> <p><b>Funding:</b> General Fund</p>			
<p><b>6.2.1 Streamline Processing:</b> The City will help to streamline the permit processing procedure for affordable housing projects by offering redevelopment reviews, simultaneous department application reviews and assistance with applying for funding sources.</p> <p><b>Responsible Agency:</b> Community Development Department, Redevelopment Department and Building Department</p> <p><b>Time Frame:</b> As projects are received through the Community Development Department</p> <p><b>Funding:</b> General Fund</p>	<p>The City will help to streamline the permit processing procedure for affordable housing projects.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City processed the senior housing project application in 2009 in timely manner.</p> <p><b>Appropriateness:</b> Modify to remove reference to redevelopment and continue.</p>	<p>Modify</p>
<p><b>6.2.2 Design Review Guidelines:</b> The City is</p>	<p>The City will consider</p>	<p><b>Effectiveness:</b> This program has been</p>	<p>Delete</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>considering adopting design guidelines. The City will develop a standard set of criteria to use in determining whether proposed projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. This criteria could include a pre-application process to provide clear direction for the project.</p> <p><b>Responsible Agency:</b> Community Development Department, Redevelopment Department and Building Department</p> <p><b>Time Frame:</b> June 2010</p> <p><b>Funding:</b> General Fund</p>	<p>developing a standard set of design guidelines.</p>	<p>effective.</p> <p><b>Progress:</b> The City adopted specific design guidelines for Old Town. There are general design guidelines for the rest of the city. A pre-application meeting is not required but is strongly encouraged before an applicant submits plans.</p> <p><b>Appropriateness:</b> This program has been implemented and will not be continued.</p>	
<p><b>6.3.1 Planned Development Designation:</b> The Planned Development (PD) District offers developers greater flexibility than in conventional zone districts. The PD District enables developers to provide a greater range of housing units that can accommodate a variety of needs. Both Southwest Dixon and Valley Glen used this designation to include several different housing types such as apartments, townhomes, and attached single-family units, as well as detached single-family homes on</p>	<p>Continue to use the Planned Development designation to provide flexible development standards to address housing needs by encouraging a mix of housing types at a range of densities.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City used the PD designation to promote residential diversity in the Brookfield development (120 senior apartments).</p> <p><b>Appropriateness:</b> This program will be continued.</p>	<p>Continue</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>larger lots. The City will continue to use this district to offer residents greater housing choice.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>			
<b>Equal Housing Opportunity</b>			
<p><b>7.1.1 Fair Housing Program:</b> Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such arbitrary factors.</p> <p>Due to limited funding, the City does not contract directly with a local fair housing service provider. However, the City refers discrimination cases to HUD, the Department of Fair Employment and Housing, and to Legal Services of Northern California's fair housing hotline. The City will further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and renter rights and responsibilities, as</p>	<p>Continue to publicize and provide information on fair housing laws and include a listing of local fair housing resources in City housing flyers and on the City's website. The City will encourage housing professionals such as nonprofit housing providers and apartment owners/management associations to conduct workshops to educate the community on tenant/landlord rights and responsibilities.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City advises individuals of their rights through various means. Fair housing rights are published in the City brochures for the FTHB and rehabilitation loans. The City plans to have a housing rights seminar in 2014 where professionals would be invited to help educate the community on their housing rights and programs the City has to help them.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	<p>Continue</p>



Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p>well as referrals to the local fair housing hotline. In addition, the City will include the fair housing complaint hotline number on City housing flyers and on the City’s website.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>			
<p><b>7.1.2 Citizen Participation:</b> Input from the community is crucial to the identification of housing needs, the development of local and regional plans, and the successful implementation of housing programs. The City solicited public input in a variety of ways throughout the development of the Housing Element. The City will continue to engage the public in the planning process and provide opportunities for input/feedback on housing issues through public meetings and the dissemination of information.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>	<p>Continue to encourage and solicit public input on housing issues through the use of community meetings and workshops.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City uses various means to outreach to inform the public. The City held a workshop on January 16, 2014, to solicit public input and inform the community about the upcoming 5<sup>th</sup> cycle Housing Element update.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	<p>Continue</p>



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>7.2.1 Eliminate Housing Discrimination:</b> Support the enforcement of the fair housing laws to protect against housing discrimination, provide adequate information about renters' rights, and promote equal housing opportunity.</p> <p><b>Responsible Agency:</b> Community Development Department</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>	None	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> The City advises individuals as to their rights.</p> <p><b>Appropriateness:</b> This program will be combined into Program 7.1.1 and deleted.</p>	Delete
<b>Energy Conservation</b>			
<p><b>8.1.1 Energy Conservation Measures:</b> Energy conservation measures can help lower a household's overall housing costs. The City's Zoning Ordinance includes several guidelines that promote energy and water conservation. In addition to the density bonus for affordable and senior housing mandated by state law, Dixon also offers a density bonus of one dwelling unit for every six units that have solar water heating systems or one unit for every three units that have solar space heating or passive solar heating systems. The City will continue to grant this type of density bonus for developments that incorporate the use of solar heating systems and will promote the use of energy conservation techniques in new and</p>	In addition to density bonuses for affordable and senior housing, the City will continue to grant density bonuses for, and promote the use of, energy conservation technologies.	<p><b>Effectiveness:</b> This program has been partially effective.</p> <p><b>Progress:</b> The City required photovoltaic panels for the senior housing project approved in 2009. No projects have been approved or constructed to date that took advantage of the density bonus for solar water heating or passive solar heating systems.</p> <p><b>Appropriateness:</b> This program will be continued.</p>	Continue





Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
existing housing developments. <b>Responsible Agency:</b> Community Development Department <b>Time Frame:</b> Annually <b>Funding:</b> General Funds			



## HOUSING ELEMENT

Housing Program	Five-Year Objective	Progress	Continue/ Modify/Delete
<p><b>8.1.2 Energy Efficiency Improvements:</b> Minor improvements, such as weatherization, insulation installation, and other energy conservation retrofitting measures, can help lower overall housing costs. This can be especially helpful to lower-income households by enabling them to reduce their utility payments. The City’s Housing Rehabilitation Program along with the Safe at Home program and the Tax Increment Housing Set-Aside program provide low interest loans to low-income households for such energy efficiency improvements. Furthermore, PG&amp;E also offers several programs, such as the Low Income Home Energy Assistance Program (LIHEAP), which provides free weatherization services and listing of participating contractors to assist low-income households. The City will continue to assist low-income households with energy efficiency improvements through its Housing Rehabilitation Program and will provide information about PG&amp;E’s weatherization services programs.</p> <p><b>Responsible Agency:</b> Economic Development/ Redevelopment Agency</p> <p><b>Time Frame:</b> Annually</p> <p><b>Funding:</b> General Fund</p>	<p>Assist low-income residents in need of assistance with energy efficiency improvements through the City’s Housing Rehabilitation Program and provide information on other free or low-cost weatherization services.</p>	<p><b>Effectiveness:</b> This program has been effective.</p> <p><b>Progress:</b> Some low-income residents were assisted with energy efficiency improvements through the City’s Rehabilitation Program during the previous planning period.</p> <p><b>Appropriateness:</b> Modify to remove reference to Redevelopment Agency and continue.</p>	<p>Modify</p>



## B. HOUSING GOALS AND POLICIES

Sections II through IV of the Housing Element present an assessment of housing needs in Dixon, an analysis of constraints to the provision of housing, an inventory of land, and the financial and administrative resources that are available to address housing needs. The goals and policies set forth in this Housing Element are designed to address the identified housing needs in the city.

The City’s plan for addressing its identified housing needs is outlined in the following areas:

- Housing and Neighborhood Conservation
- Housing Production
- Special Needs Housing
- Housing Affordability
- Governmental Constraints
- Promotion of Equal Housing Opportunity
- Energy Conservation

The following goals and policies are designed to provide for the preservation, production, maintenance, and improvement of housing in Dixon.

### 1. **Housing and Neighborhood Conservation**

Housing and neighborhood conservation are important to maintaining and improving the quality of the housing stock. While much of the housing in the city is relatively new, about 5 percent of the housing is considered to be in need of repair, particularly the older housing stock located near the downtown. The City will continue its efforts to improve the housing condition through its Housing Rehabilitation Program and code enforcement efforts. The policies listed below address the issue of housing and neighborhood conservation.

**GOAL 1: Maintain and improve the quality of the existing housing stock and residential neighborhoods.**

**Policy 1.1: Assist owners of rental properties and low-income homeowners, to the extent that resources are available, in maintaining and improving residential properties through the City’s Housing Rehabilitation Program.**

**Program 1.1.1 Housing Rehabilitation:** The City’s Housing Rehabilitation Program provides low-interest loans of up to \$10,000 to assist lower-income families. The loans are available to owner-occupants as well as to owners of rental property. There are no application fees



## Housing Element

for the loans, and interest rates are as low as 2 percent. The City will continue to use Community Development Block Grants, when available, to fund the City's Housing Rehabilitation Program.

***Eight-Year Objectives:*** Provide loans to rehabilitate three to five housing units annually. Advertise the program on the City website and provide information at public counters.

***Responsible Agency:*** Community Development Department

***Time Frame:*** Annually

***Funding:*** CDBG

**Policy 1.2:** Concentrate rehabilitation assistance and code enforcement efforts in areas of the city with a concentration of older and/or substandard residential structures.

**Program 1.2.1** **Code Enforcement:** The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement and Building Division staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.

***Eight-Year Objective:*** Continue code enforcement activities. Code Enforcement and Building Division staff will assist in referring eligible property owners to the City's Housing Rehabilitation Program for assistance. The City plans to broaden the rehabilitation program, targeting specific areas of the community based on criteria that the City develops including age, code violations, visual assessment, and Government Code health and safety concerns.

***Responsible Agency:*** Code Enforcement and Building Division

***Time Frame:*** Ongoing

***Funding:*** General Fund

**GOAL 2:** Protect and conserve the existing housing stock in Dixon.

**Policy 2.1:** Develop criteria for the conversion of rental units to condominiums.

**Program 2.1.1** **Condominium Conversion Ordinance:** Both ownership and rental housing are an essential part of any community's housing stock. The conversion of existing apartment complexes to condominiums can reduce the supply of available rental units, an important housing option for lower-income working families and individuals. An ordinance that outlines specific requirements and/or criteria for the conversion of rental



units to condominiums or cooperative housing projects can ensure that rental households are not adversely affected by the conversion of apartment complexes.

**Eight-Year Objective:** Develop and adopt a condominium conversion ordinance that includes requirements and criteria for converting rental apartments to condominiums or cooperative projects

**Responsible Agency:** Community Development Department

**Time Frame:** The City will adopt a Condo Conversion Ordinance by December 2015.

**Funding:** General Fund

**Policy 2.2:** Work to preserve affordable housing developments that may be at risk of converting to market rate.

**Program 2.2.1 Preservation of Units:** State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will continue to monitor the status of affordable housing projects, in particular the 65 units at risk within ten years of the beginning of the planning period. As their funding sources near expiration, the City will work with the owners and other agencies to consider options to preserve such units.

**Eight-Year Objective:** Continue to monitor the status of assisted units in affordable projects, in particular the 65 at-risk units. Provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation

**Responsible Agency:** Community Development Department

**Time Frame:** Annually monitor

**Funding:** General Fund

## 2. Housing Production

The Regional Housing Need Plan (RHNP) identifies the need for a variety of housing types at a range of prices and rents to accommodate existing and future housing needs resulting from local and regional growth. Housing diversity is important to ensure that all households, regardless of income level, age, and household type, have the opportunity to find housing suited to their needs and lifestyle. The following policies identify the City’s efforts to encourage the development of housing.



## Housing Element

**GOAL 3:** Encourage a diversity of housing types that will meet a range of needs for all economic groups in Dixon.

**Policy 3.1:** Maintain land use policies that allow residential growth consistent with the availability of adequate infrastructure and public services.

**Program 3.1.1** **Utilize Exemptions Under Measure B:** Measure B allows the City Council to grant an exception to increase the number of residential units built in any one year above the 3 percent threshold to meet Dixon's share of the regional housing needs. Before the dissolution of Redevelopment Measure B exempted all development in the Redevelopment Area from both the 3 percent annual increase cap and the 80/20 (80 percent single-family/20 percent multi-family) housing mix. The City is working on updates to the Measure B ordinance to delete all references to Redevelopment Areas being exempt. With the exemption gone, any future development within the Redevelopment Area would need the Council to allocate the project Measure B residential allotments.

***Eight-Year Objective:*** Continue to implement existing exemptions that are part of Measure B. Annually review progress in meeting the regional housing needs, and determine whether increased number of units above the 3 percent cap should be granted.

***Responsible Agency:*** Community Development Department

***Time Frame:*** Annually

***Funding:*** General Fund

**Policy 3.2:** Provide for an adequate supply of developable residential land within the city limits as well as through the annexation of land in the City's Sphere of Influence when necessary and appropriate.

**Program 3.2.1** **Land Inventory Program:** Dixon has a limited supply of vacant land zoned for residential use. Additional land may be needed in order to address Dixon's share of the regional housing need. The City initiated a comprehensive review of available sites within Dixon's boundaries that may be suitable for housing development. The City will continue to conduct annual reviews of available residential land to determine if rezoning, increased density, or additional land is necessary within the city limits or whether land should be made available through annexations from the City's Sphere of Influence to address the City's housing needs or if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed.

***Eight-Year Objective:*** Conduct regular reviews of available land to provide adequate sites for residential development. Provide an update on the residential sites inventory as part of the annual report on the progress of implementing the General Plan.

***Responsible Agency:*** Community Development Department



*Time Frame:* Annually

*Funding:* General Fund

**Policy 3.3:** Encourage a variety of housing types including both rental and ownership housing and new for-sale and rental housing units that will provide a choice of housing type, density, and cost.

**Program 3.3.1** **Housing Diversity:** A diversity of housing types is important in order to provide a greater range of housing choice and to address the housing needs of all community members. The City will assign priority for Measure B allocations and entitlement processing to projects that include more than one housing type.

*Eight-Year Objective:* Assign priority for Measure B allocations to projects with more than one type of housing.

*Responsible Agency:* Community Development Department

*Time Frame:* Annually

*Funding:* General Fund

**Program 3.3.2** **Custom Home Requirement:** Create a broad range of options available throughout the city that will result in the production of housing available to all income levels, including single-family subdivisions where 5 percent of the units are dedicated to the development of custom homes.

*Eight-Year Objective:* The City will implement a 5 percent custom home requirement in new subdivisions.

*Responsible Agency:* Community Development Department

*Time Frame:* Annually

*Funding:* General Fund

**Program 3.3.3** **Residential Development Requirements:** Residential development projects of 50 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 20 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.

For the purpose of satisfying the 5 percent requirement for land uses at or above 20 units per acre, sites must meet the following requirements:





## Housing Element

- Sites must be zoned exclusively residential.
- Sites must be of sufficient size to accommodate a minimum of 16 units per site.
- Sites must be proximate to public transportation routes.

***Eight-Year Objective:*** Residential development projects of 50 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 20 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher.

***Responsible Agency:*** Community Development Department

***Time Frame:*** As projects of this size come forward

***Funding:*** General Fund

### Special Needs Housing

Persons and households with special housing needs include the elderly, persons with disabilities (including those with developmental disabilities), large households, single-parent households, farmworkers, and the homeless. These groups typically have difficulty in finding suitable and affordable housing. The policies listed below identify City efforts to continue to facilitate housing to serve those with special needs.

#### **GOAL 4: Address the housing needs of special population groups.**

**Policy 4.1: Encourage the development of housing for special needs populations by offering density bonuses and other incentives.**

**Program 4.1.1 Provide Incentives for Special Needs Housing:** The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with physical and developmental disabilities. These include density bonuses, modification of development standards, and development fee offsets.

The City has provided incentives in the past to facilitate special needs housing. The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards, and the project was provided with financial assistance in the form of a low-interest loan for development of the project. The City will also participate in special needs housing projects of various types by providing gap financing or assisting with on- and off-site improvements, such as bus access for senior housing. The City will pursue grants, such as HOME matching grants, Community Development Block Grant, Farmworker Housing Grant Program, and other appropriate federal and state funding, to use in incentivizing development of special needs housing of all types. The City will continue to encourage housing development for special needs groups through the provision of density bonuses, regulatory incentives, and/or financial assistance.



**Eight-Year Objective:** Encourage the development of housing for special needs populations through the use of incentives, such as density bonuses, development fee offsets, and other financial assistance, and through relaxing regulatory requirements, such as reduced parking standards and modification of other development standards

**Responsible Agency:** Community Development Department

**Time Frame:** Annually

**Funding:** General Fund

**Program 4.1.2**

**Senior Housing: Program:** Periodically conduct demographic studies to predict the need for housing and care of senior citizens. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.

1. Develop a priority list for senior housing in order to ensure that housing targeted for seniors is appropriately designed.
2. Provide incentives to builders to provide housing and care choices for seniors of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).

**Eight-Year Objective:** Assist developers with providing additional senior housing options.

**Responsible Agency:** Community Development Department

**Time Frame:** Apply for funding to conduct a senior housing survey at least once during the 2015–2023 planning period

**Funding:** CDBG, Planning and Technical Assistance Grant

**Program 4.1.3**

**Residential Care Facilities:** To fully comply with SB 520, the City will amend the Zoning Ordinance to update the definition of family to eliminate the limit on number of persons in a family.

**Eight-Year Objective:** Amend the definition of family.

**Responsible Agency:** Community Development Department

**Time Frame:** Amend the Zoning Ordinance to include an updated definition of family by December 2015

**Funding:** General Fund



## Housing Element

- Program 4.1.4**     **Encourage Housing for Persons with Disabilities:** The City will continue to make on the brochure on universal design, resources for design, and compliance with City requirements available and distribute the brochure to developers and to community organizations serving individuals with disabilities. The brochure will be updated on a regular basis.
- Eight-Year Objective:*** Provide brochure and update the brochure regularly.
- Responsible Agency:*** Community Development Department
- Time Frame:*** Update the brochure every two years beginning in 2016 or as needed.
- Funding:*** General Fund
- Program 4.1.5**     **Reasonable Accommodation:** The City will develop and formalize a general process that a person with physical and developmental disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.
- Eight-Year Objective:*** The City will develop and formalize a general process for reasonable accommodations.
- Responsible Agency:*** Community Development Department
- Time Frame:*** December 2015
- Funding:*** General Fund
- Program 4.1.6**     **Zoning Ordinance Amendment:** Amend the City's Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses subject to only the same restrictions on residential uses contained in the same type of structure.
- Eight-Year Objective:*** Amend the Zoning Ordinance to permit transitional and supportive housing in all zones allowing residential uses.
- Responsible Agency:*** Community Development Department
- Time Frame:*** December 2015
- Funding:*** General Fund



**Program 4.1.7**      **Employee Housing Act:** Amend the City’s Zoning Ordinance to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.

*Eight-Year Objective:* Amend the Zoning Ordinance to comply with the state Employee Housing Act.

*Responsible Agency:* Community Development Department

*Time Frame:* December 2015

*Funding:* General Fund

**Program 4.1.8**      **Special Needs Housing, Including for Those with Developmental Disabilities:** The City will work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households, female-headed households with children, persons with physical and development disabilities and, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, as appropriate, the City will apply or support others’ applications for funding under state and federal programs designated specifically for special needs groups and other lower-income households such as seniors, persons with physical and developmental disabilities, extremely low-income households, and persons at risk for homelessness.

*Eight-Year Objective:* Provide assistance for housing and programs for those with special housing needs.

*Responsible Agency:* Community Development Department

*Time Frame:* Seek funding opportunities beginning in 2015–2016 and annually thereafter; all program components are ongoing

*Funding:* Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups

**Program 4.1.9**      **Adopt Density Bonus Ordinance:** The City will adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35 percent.



## Housing Element

***Eight-Year Objective:*** Adopt Density Bonus Ordinance in compliance with state Density Bonus law

***Responsible Agency:*** Community Development Department

***Time Frame:*** Adopt Density Bonus Ordinance by June 2016

***Funding:*** General Fund

### Housing Affordability

According to HUD, a household is considered to be overpaying for housing when 30 percent of a household's total income is spent on housing. As housing prices increase, it becomes more difficult for low- and moderate-income households to afford to live in the community. Providing sufficient sites for a range of housing types as well as assisting in the development of affordable workforce housing encourages housing for all households. The following policies facilitate housing affordability.

**GOAL 5: Encourage the production of housing affordable to low- and moderate-income households.**

**Policy 5.1: Establish affordable housing objectives consistent with the City's share of the regional housing need.**

**Policy 5.2: Continue the Measure B implementation procedures that provide incentives for the production of affordable housing.**

**Program 5.2.1 Affordable Housing Allotment:** The City adopted an updated implementation ordinance for Measure B in April 2002, which allocates all unused housing allotments at the end of each five-year period to be used solely for affordable housing with City Council approval. As part of the implementation program for Measure B, the City will provide allocations for the development of affordable housing.

***Eight-Year Objective:*** If any allocations are unused prior to new unit allocations becoming available in 2015, communicate to housing developers interested in developing affordable housing in Dixon regarding the availability of unused Measure B allotments. The City Council will pass a resolution stating that unused allotment to be used in the following five-year period would apply in addition to the 15 percent already allowed.

***Responsible Agency:*** Community Development Department

***Time Frame:*** Before new unit allocations in 2015

***Funding:*** General Fund



**Policy 5.3:** Ensure that adequate sites are available for affordable housing development throughout the city.

**Program 5.3.1 Program to Rezone Sites:** Program to Rezone Sites: The City made substantial progress toward rezoning sites and approving projects to address the 250-unit Regional Housing Need Allocation (RHNA) shortfall from the 4th cycle Housing Element as shown in Table IV 2 of the Resources section of the Housing Element. After taking these efforts into account, a shortfall of 16 units affordable to lower-income households remains for the 4th cycle. In order to accommodate the 16 remaining units, redesignation and rezoning of the Southwest Affordable Housing site is proposed. The two parcels that make up the site total 10.7 acres and are currently designated MDH and zoned RM-2. An affordable housing project for 131 units has been approved on a portion of the site. In order to accommodate the densities allowed under the project, the site will need to be rezoned to RM-4, which allows densities between 22 and 29 units per acre, densities feasible to facilitate development of housing affordable to lower-income households in Dixon. A General Plan Amendment will also be required for the site to redesignate it to HD allowing 21.78 to 29.04 units per acre. Although a project has been approved on the site, building permits have not been approved and the project is not currently moving forward. This program proposes to redesignate/rezone the entire 10.7 acres; the City estimates that the site has a realistic capacity of 231 units (131 of these units have already been approved as part of the approved project as described above). The HD designation/RM-4 zoning will have a minimum allowed density of 21.78 units per acre with a maximum of 29.04 units per acre and allows residential uses only. This program will be implemented within one year of the beginning of the 5th cycle planning period or January 31, 2016.

The City will monitor compliance with Dixon’s share of the regional housing need. Within one year of adoption of the Housing Element, the City will undertake steps to ensure that adequate sites are available to meet the City’s share of the regional housing need by rezoning of land for multi-family development and/or increasing the density of sites. The site proposed for rezoning permits owner-occupied and rental multi-family developments by right and does not require a conditional use permit, planned development permit, or any other discretionary review.

**Eight-Year Objective:** The City will rezone the 10.7-acre Southwest Affordable Housing site within one year of the beginning of the 5th cycle Housing Element planning period, by January 31, 2016. The City will also prepare a General Plan Amendment to redesignate the land use category to High Density (HD) for consistency with the RM-4 zoning.

**Responsible Agency:** Community Development Department

**Time Frame:** January 31, 2016

**Funding:** General Fund



## Housing Element

### Program 5.3.2

**Large Lot Subdivision:** If the approved multi-family residential project moves forward on the Southwest Affordable Housing site during the planning period (discussed in Program 5.3.1 above) or any additional projects are proposed on the site, the City will work to facilitate and streamline the subdivision of the 10.7 acre site. The City will prioritize the subdivision of the site when a project comes forward.

***Eight-Year Objective:*** Facilitate subdivision of the Southwest Affordable Housing site.

***Responsible Agency:*** Community Development Department

***Time Frame:*** At the time of application for multifamily development on the Southwest Affordable Housing site.

***Funding:*** General Fund

### Program 5.3.3

**Extremely Low-Income Households:** To support the creation of housing affordable to extremely low-income households, the City will continue to seek and pursue state and federal funds annually or as funding becomes available.

***Eight-Year Objective:*** The City will assist in the development of housing affordable to extremely low-income households.

***Responsible Agency:*** Community Development Department

***Time Frame:*** Annually

***Funding:*** General Fund

### Policy 5.4:

**Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.**

### Program 5.4.1

**Affordable Housing Development Assistance:** The provision of affordable housing and the implementation of other programs to support this type of development depend on the availability of housing funding from county, state, federal, and local sources. As discussed in Section IV, Housing Resources, a number of programs offered by state and federal agencies provide direct subsidies, mortgage insurance, or low-interest loans to nonprofit developers. Many of these programs offer:

- Technical assistance grants for project feasibility and development
- Subsidies for shared housing for:
  - Shared housing for seniors
  - Congregate housing
  - Farmworker housing





- Senior housing
- Self-help housing
- Transitional housing
- Housing for other special needs populations
- Mobile home park purchase and rehabilitation
- Project loans and loan insurance for single-family and multi-family housing construction/rehabilitation

The City is increasing and will continue to increase its competitiveness for these grants through such actions as preparing and adopting a Housing Element meeting state laws, identifying City resources to be used as matching grants for federal and state programs, and coordinating with local service providers regarding state grant opportunities.

***Eight-Year Objective:*** Identify and apply for federal and state funding, if available, for the construction, rehabilitation, and preservation of housing affordable to very low- and low-income households. Work with developers to assist them in securing these funds. Funding programs that may be pursued include HOME partnership grants, CDBG, Farmworker Housing Grant Program, and other appropriate funding.

***Responsible Agency:*** Community Development Department

***Time Frame:*** Annually

***Funding:*** General Fund

### Program 5.4.2

**Section 8 Rental Assistance:** The Housing Choice Voucher or Section 8 rental assistance program provides rental subsidies to very low-income households, including seniors, families, and persons with disabilities. Through the Section 8 program, a person or family can receive a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30 percent of household income). Households with Section 8 vouchers can live wherever landlords accept the vouchers. The voucher enables a household to choose rental housing that may be in excess of the FMR so long as the household pays the extra cost.

The Housing Authority of the City of Vacaville administers the Section 8 program for Dixon. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Section 8 program.

***Eight-Year Objective:*** Assist the Housing Authority of Vacaville with publicizing the Section 8 program, and provide referrals to the Housing Authority. Publish the names and contact information for the complexes in the Dixon area that accept Section 8 vouchers on the City's website.



## Housing Element

*Responsible Agency:* Community Development Department

*Time Frame:* Annually

*Funding:* General Fund

**Policy 5.5:** To the extent that resources are available, continue to assist in the provision of homeownership assistance for lower- and moderate-income households.

**Policy 5.6:** Support the development of rental units or for-sale units with three or more bedrooms to provide affordable housing that adequately accommodates larger families.

**Program 5.6.1** **Large Family Unit Development:** Work closely with private and nonprofit developers of new multi-family housing to target subsidies and programs to encourage the inclusion of three and four bedroom units in affordable rental projects.

*Eight-Year Objective:* Pursue subsidies and programs for at least two large family developments during the planning period.

*Responsible Agency:* Community Development Department

*Time Frame:* Annually

*Funding:* General Fund

### Governmental Constraints

Market factors and government regulations can significantly impact the production and affordability of housing. While market conditions are typically beyond the control of any local jurisdiction, the City can ensure the appropriateness of governmental regulations that affect the maintenance, improvement, and development of housing. Whenever possible, efforts should be undertaken to address these constraints.

**GOAL 6:** Where appropriate, mitigate governmental constraints to the maintenance, improvement, and development of housing.

**Policy 6.1:** Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

**Program 6.1.1** **Regulatory Incentives and Financial Assistance:** Regulatory incentives and financial assistance can be used in the development of projects that address local housing needs. The City can assist with the development of quality affordable housing by offering regulatory and/or financial incentives. The City will continue to encourage the provision of quality affordable housing projects through the use of regulatory incentives and/or



financial assistance with available state or federal funding sources. The assistance includes the City’s First-Time Homebuyer Program through which the City provides assistance to low-income households that are planning to purchase their first home. The program provides a deferred low-interest loan of up to 25 percent of the appraised value to assist with down payment and closing costs. Refer to Section IV of this Housing Element for some details about funding sources.

**Eight-Year Objective:** Continue the use of regulatory incentives and/or financial assistance, such as reduced parking requirements and low-interest loans, to encourage quality affordable housing projects. Assist an average of three households annually through the First-Time Homebuyer Program.

**Responsible Agency:** Community Development Department

**Time Frame:** Annually

**Funding:** General Fund, HOME

**Program 6.1.2**

**Planning Fee Review:** High development fees can add to the cost of housing and act as a constraint to development in a community. Planning fees should be commensurate with the cost to provide infrastructure and services needed to support growth. Periodic annual review of planning fees can help ensure that planning fees correspond to the cost of services and do not overburden developers. If fees are determined to be excessive compared to the cost of providing services to new development, they should be adjusted appropriately.

**Eight-Year Objective:** Conduct periodic annual review and, if appropriate, adjustment of City development fees.

**Responsible Agency:** Community Development Department and Engineering Department.

**Time Frame:** Biannually

**Funding:** General Fund

**Policy 6.2:**

**Provide for streamlined processing of residential projects to minimize the time and costs in order to encourage housing production.**

**Program 6.2.1**

**Streamline Processing:** The City will help to streamline the permit processing procedure for affordable housing projects by offering simultaneous department application reviews and assistance with applying for funding sources.

**Eight-Year Objective:** The City will help to streamline the permit processing procedure for affordable housing projects.

**Responsible Agency:** Community Development Department and Building Department



## Housing Element

**Time Frame:** As projects are received through the Community Development Department

**Funding:** General Fund

**Policy 6.3:** Support residential infill and mixed-use development at suitable locations and provide, where appropriate, incentives to facilitate their development.

**Program 6.3.1 Planned Development District:** The Planned Development (PD) district offers developers greater flexibility than in conventional zone districts. The PD district enables developers to provide a greater range of housing units that can accommodate a variety of needs. Both Southwest Dixon and Valley Glen used this zoning district to include several different housing types such as apartments, townhomes, and attached single-family units, as well as detached single-family homes on larger lots. The City will continue to use this district to offer residents greater housing choice.

**Eight-Year Objective:** Continue to use the Planned Development district to provide flexible development standards to address housing needs by encouraging a mix of housing types at a range of densities.

**Responsible Agency:** Community Development Department

**Time Frame:** As projects are processed through the Community Development Department

**Funding:** General Fund

### Promotion of Equal Housing Opportunity

Equal access to housing is a fundamental right that enables each person to meet essential needs and assist in the pursuit of other goals such as employment and education. In recognition of equal housing access as a fundamental right, the federal government and the State of California have both established fair housing as a right protected by law. The following policies support City efforts to provide information and encourage fair housing practices in Dixon.

**GOAL 7:** Promote equal housing opportunities for all residents in Dixon.

**Policy 7.1:** Encourage fair housing practices throughout the city by providing information to residents on their rights and responsibilities under fair housing law.

**Policy 7.2:** Discourage discrimination in the sale or rental of housing to anyone on the basis of race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such arbitrary factors.



**Program 7.2.1**

**Fair Housing Program:** Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such arbitrary factors.

Support the enforcement of the fair housing laws to protect against housing discrimination, provide adequate information about renters’ rights, and promote equal housing opportunity. Due to limited funding, the City does not contract directly with a local fair housing service provider. However, the City refers discrimination cases to HUD, to the Department of Fair Employment and Housing, and to Legal Services of Northern California’s fair housing hotline. The City will further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and renter rights and responsibilities, as well as referrals to the local fair housing hotline. In addition, the City will include the fair housing complaint hotline number on City housing flyers and on the City’s website.

**Eight-Year Objective:** Continue to publicize and provide information on fair housing laws and include a listing of local fair housing resources in City housing flyers and on the City’s website. The City will encourage housing professionals such as nonprofit housing providers and apartment owners/management associations to conduct workshops to educate the community on tenant/landlord rights and responsibilities.

**Responsible Agency:** Community Development Department

**Time Frame:** Ongoing

**Funding:** General Fund

**Program 7.2.2**

**Citizen Participation:** Input from the community is crucial to the identification of housing needs, the development of local and regional plans, and the successful implementation of housing programs. The City solicited public input in a variety of ways throughout the development of the Housing Element. The City will continue to engage the public in the planning process and provide opportunities for input/feedback on housing issues through public meetings and the dissemination of information. The City will also convene a housing committee to provide housing specific input on a regular basis.

**Eight-Year Objective:** Continue to encourage and solicit public input on housing issues through the use of community meetings and workshops.

**Responsible Agency:** Community Development Department

**Time Frame:** Annually or more frequently as needed; convene housing committee by December 2015.

**Funding:** General Fund



## Housing Element

### Energy Conservation

Conserving the region's resources not only ensures that these resources are available to future residents but also helps reduce utility costs. The following policy continues the City's efforts to conserve energy and water resources through the design of housing.

**GOAL 8: Conserve energy and water in the development of new housing.**

**Policy 8.1: Encourage energy and water conservation design features in residential developments.**

**Program 8.1.2 Energy Efficiency Improvements:** Minor improvements, such as weatherization, insulation installation, and other energy conservation retrofitting measures, can help lower overall housing costs. This can be especially helpful to lower-income households by enabling them to reduce their utility payments. The City's Housing Rehabilitation Program along with the Safe at Home program and the Tax Increment Housing Set-Aside program provide low interest loans to low-income households for such energy efficiency improvements. Furthermore, PG&E also offers several programs, such as the Low Income Home Energy Assistance Program (LIHEAP), which provides free weatherization services and a list of participating contractors to assist low-income households. The City will continue to assist low-income households with energy efficiency improvements through its Housing Rehabilitation Program and will provide information about PG&E's weatherization services programs.

***Eight-Year Objective:*** Assist low-income residents in need of assistance with energy efficiency improvements through the City's Housing Rehabilitation Program and provide information on other free or low-cost weatherization services.

***Responsible Agency:*** Economic Development

***Time Frame:*** Annually

***Funding:*** General Fund



C. QUANTIFIED OBJECTIVES

Based on the policies and actions outlined above, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next eight years. The City should be able to facilitate the construction of 197 new units, assist with the rehabilitation of 25 units, and preserve 341 units between 2015 and 2023.

**TABLE V-2  
SUMMARY OF QUANTIFIED OBJECTIVES**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction						
Fair Share Allocation <sup>1</sup>	25	25	24	30	93	197
Residential Permits Issued 1/14-8/14	0	0	0	0	0	0
New Construction Objectives	25	25	24	30	93	197
Rehabilitation	0	0	10 <sup>2</sup>	15 <sup>2</sup>	0	25
Preservation	0	0	341 <sup>3</sup>	0	0	341
<b>Total</b>	<b>25</b>	<b>25</b>	<b>375</b>	<b>45</b>	<b>93</b>	<b>563</b>

Notes:

1 The RHNA planning period for the Housing Element is January 1, 2014, through October 31, 2022.

2 The City plans to continue to apply for CDBG funds to provide loans to rehabilitate housing units.

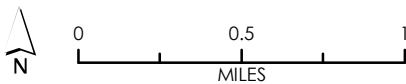
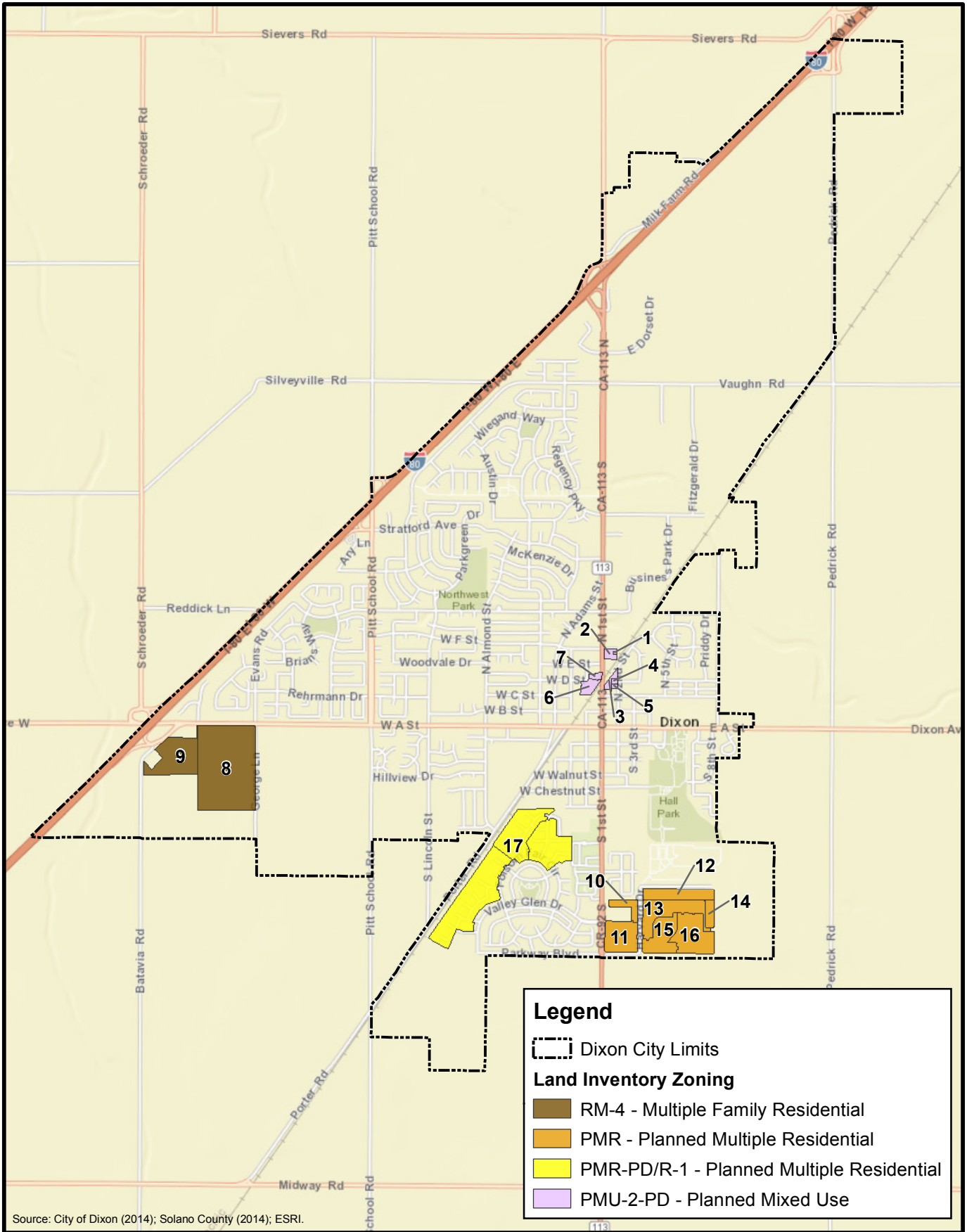
3 Corresponds to units at risk of converting to market rate.





## Housing Element

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