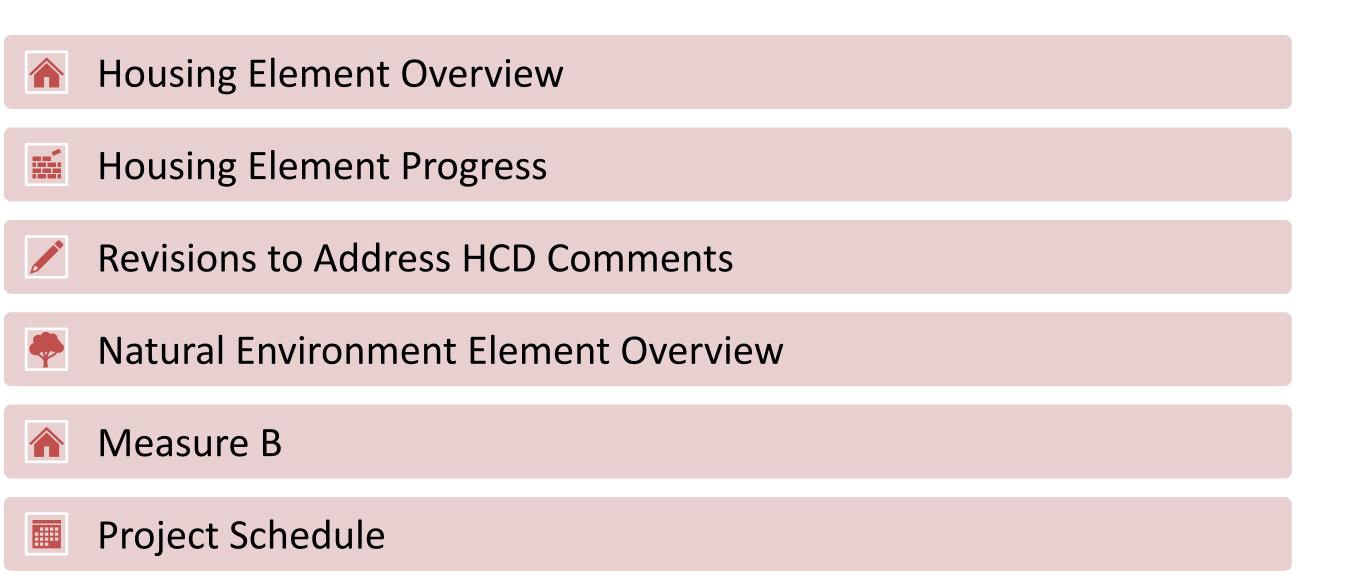


# 2023 – 2031 Housing Element Update Planning Commission Meeting – February 14, 2023







### **Recommended Motion**

» The Community Development Department recommends the Planning Commission adopt the Resolutions recommending that the City Council adopt the updated Housing Element and Natural Environment Element and an Addendum to the General Plan EIR. The City Council will consider final adoption on March 7, 2023.



Housing Element



### **Housing Element Overview**

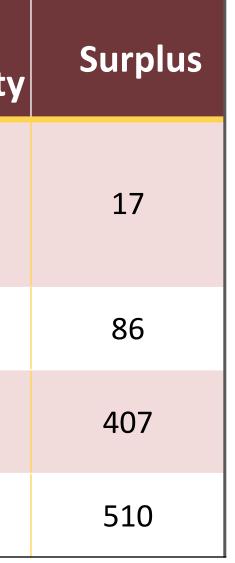
- » Adoption Deadline: January 31, 2023
  - 6<sup>th</sup> Cycle Planning Period: January 31, 2023 January 31, 2031
  - 5<sup>th</sup> Cycle Planning Period: January 31, 2015 January 31, 2023
- » Required element of the General Plan
- » State-mandated update schedule
- » Reviewed and certified by State (HCD) for compliance with State law
- » Plan for accommodating a jurisdiction's "fair share" of the regional housing need



# Plan to Meet the 6<sup>th</sup> Cycle RHNA

Income Category	6 <sup>th</sup> RHNA	Site Capacity	Approved Projects	Projected ADU's	Total Capacit
Very Low	113	11	180	1	192
Low	62	ΤΤ	180	T	192
Moderate	62	1	145	2	148
Above Moderate	179	2	581	3	586
Total	416	14	906	6	926





# **Housing Element Outreach**

Activity	Dat
Stakeholder Consultations	January – J
Regional Housing Element Introduction Workshops	January 26 ar
Planning Commission Study Session	March 8
City Council Study Session	March 15
Housing Survey	March 17 – Ju
Regional Housing Needs Assessment Workshops	March 30
Regional Fair Housing Needs Assessment Workshops	June 1,
Planning Commission Meeting	September
City Council Meeting	September



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5, 2022
ne 16, 2022
), 2022
2022
13, 2022
20, 2022

### Housing Element Progress with HCD

Milestone	Date	
Submitted to HCD – 90 days	September 27, 2022	
Call with HCD to discuss draft Housing Element	December 6, 2022	
Revised Housing Element and posted revisions on City's website	December 14, 2022	
Submitted revisions to HCD for review	December 21, 2022	
Findings letter received from HCD	December 21, 2022	



### **Key Changes to Outreach**

» Clarified the content of public feedback received.



### **Key Changes to Housing Element Programs**

Programs	Revision Made
Program 1.1.1	<b>Expanded</b> to provide informational on eligibility a qualifying uses for rehabilitation assistance.
Program 3.1.1	Revised to suspend Measure B in compliance with
Program 3.3.4	Removed "consider" from program language.
Program 4.1.1	<b>Expanded</b> to address housing needs for single-par female-headed households.
Program 4.1.3	<b>Expanded</b> on current Zoning Ordinance update pr <b>revised</b> to address ADU, employee housing, and p standard requirements.



2023 – 2031 Housing Element Update & 2023 Natural Environment Element

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### **Key Changes to Housing Element Programs**

Programs	Revision Made		
Program 5.3.1	<b>Revised</b> to add farmworkers as a target population housing programs		
Program 7.2.1	<b>Expanded</b> to target CIP funding in areas of greater and provide multilingual outreach for assistance		
Programs 5.3.1, 5.4.1, 5.4.2, 5.6.1, 6.1.1, and 6.2.1	<b>Expanded</b> quantified objective and fair housing to improve housing mobility opportunities, faintegration, reduce displacement risk, and im access to resources for all households.		



2023 – 2031 Housing Element Update & 2023 Natural Environment Element

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## **Key Changes to Housing Needs Assessment**

- » **Expanded** analysis of non-English speaking households and need for translation services.
- » **Expanded** discussion of potential rehabilitation need.
- » **Expanded** analysis of cost burden for senior households.
- » **Expanded** analysis of farmworkers in Dixon and housing need.
- » **Expanded** analysis of cost burden and housing need for extremely lowincome households.
- » **Revised** discussion of the homeless population to address 2022 PIT.



# **Key Changes to Assessment of Fair Housing**

- » **Expanded** analysis of areas with higher rates of poverty in the city.
- » **Expanded** analysis of female-headed households and housing needs.
- » **Revised** disability analysis to include feedback from stakeholders.
- » **Expanded** analysis of environmental conditions paired with socioeconomic characteristics in eastern Dixon.
- » **Revised** analysis of housing conditions compared to neighborhood socioeconomic characteristics.
- » **Updated** homelessness analysis and identify available resources.



## **Key Changes to Constraints**

- » **Confirmed** water and sewer capacity to accommodate the RHNA.
- » Added an analysis of the cumulative impact of development standards on residential development potential.
- » Added language to review parking standards as a possible constraint.
- » Added language to ensure compliance with residential care facility laws.
- » **Expanded** on the suitability of the ML zone for emergency shelters.
- » **Expanded** on road improvement requirements.



## **Key Changes to Sites Analysis**

- » **Expanded** analysis of realistic capacity based on development standards.
- » **Expanded** the analysis of small site development potential based on General Plan standards.
- » **Confirmed** development potential of approved projects within the planning period.



# Natural Environment Element



## Safety Element Overview

- » Required component of the General Plan
- » Addresses physical hazards: flood, severe weather, and seismic risk
- » State requires updates for emergency egress, climate change vulnerability, and evacuation routes
- » Contained in Chapter 2 of Dixon General **Plan, Natural Environment Element**





# **New Appendix to General Plan**

- » Natural Environment Background Report
  - Evaluation of public safety issues
    - Seismic and geologic
    - Flooding
    - Fire
    - Emergency preparedness & response
    - Hazardous waste & materials
    - Climate change hazards
  - Updated mapping
  - Regulatory framework/agencies
  - Past events and future risks



- Required by State law
- Identify most vulnerable populations and community assets
- Results integrated into Background Report

# **Natural Environment Element**

- » 2.1 Introduction (updated)
- » 2.2 Natural Resources in Dixon
  - Agricultural and Ecosystem Pests (new section)
- » 2.3 Energy and Water Conservation (updated)
- » 2.4 Waste Reduction (no changes)

### » 2.5 Community Resilience

- Geologic and Seismic Hazards (new section)
- Flood Hazards (new section)
- Wildfire and Smoke (new section)
- Severe Weather (new section)
- Extreme Heat (new section)
- Human Health Hazards (new section)
- Emergency Preparedness (updated)
- All maps are new or updated
- » 2.6 Environmental Protection
  - Hazardous Materials (updated)



## **Natural Environment Element Goals/Policies**

### » New Goals/Policies

- Goal NE-4. Community Resilience
  - Geologic and Seismic Hazards
  - Elood Hazards
  - Wildfire and Smoke
  - Severe Weather
  - Extreme Heat
  - Human Health Hazards

### » Updated Goals/Policies

- Goal NE-1. Agriculture and Natural Open Space Conservation
- Goal NE-2. Energy Use and Water Conservation
- Goal NE-4. Community Resilience
  - Emergency Response
- Goal NE-5. Environmental Protection
  - Air, Soil, and Water Quality
  - Hazardous Materials



Schedule



# Schedule

	Milestone	Date
	2022	
	Released Public Draft Housing Element (30-40 days)	August 12
	Submitted Housing Element to HCD (90-day review)	September 27
	Letter received from HCD	
	2023	
We are	Planning Commission Hearing – Recommend Adoption*	February 14
here	City Council Hearing – Adoption*	March 7
	Submit Final Adopted Housing Element to HCD – Certification (60-days)	TBD

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



### **Recommended Motion**

» The Community Development Department recommends the Planning Commission adopt the Resolutions recommending that the City Council adopt the updated Housing Element and Natural Environment Element and an Addendum to the General Plan EIR. The City Council will consider final adoption on March 7, 2023.







# Thonk You

