



Housing | City of Dixon Housing Element Update

2023-2031 HOUSING ELEMENT

Adopted | March 21, 2023







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1. INTRODUCTION

To plan for the development of adequate housing for everyone in a 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. The Introduction 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.

COMMUNITY CONTEXT

Dixon is in eastern Solano County, approximately 21 miles southwest of Sacramento and 65 miles east of San Francisco (see **Figure 1**). Since its incorporation in 1878, Dixon has grown from a small town of about 300 residents to a community of approximately 20,000. 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 to 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.

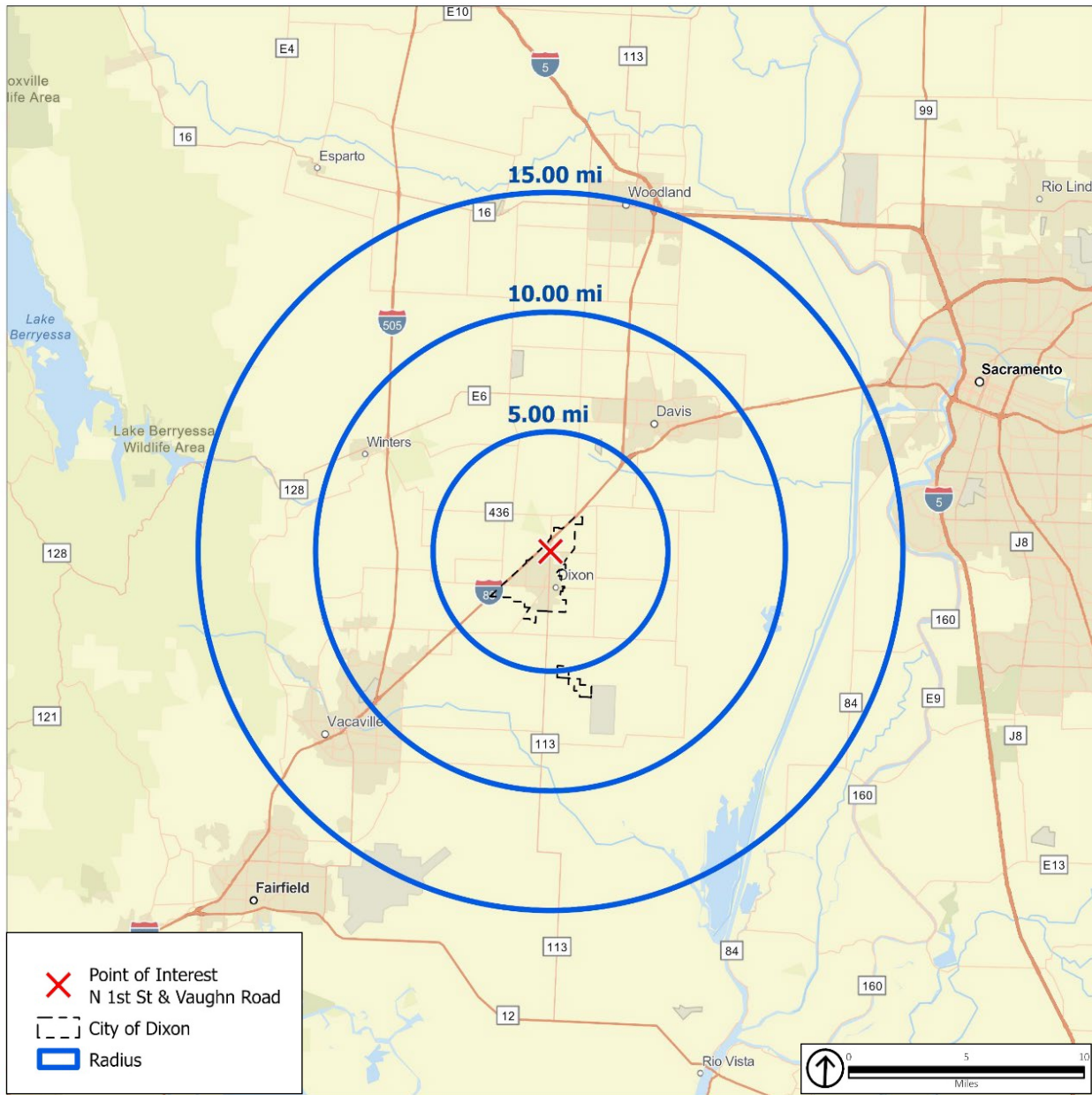
Dixon is primarily a residential community, with much of its developed land occupied by housing. The predominant housing type is single-family homes, representing 81.4 percent of the housing stock. Multifamily developments, including apartment and condominium complexes, comprise 18.0 percent of the dwelling units, with the remaining 0.7 percent being mobile homes. 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 2021 was \$596,500, a 14.6 percent average annual increase since 2013.

Much of the housing in Dixon has been built in the last 30 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 area¹, are older and have a need for repairs and maintenance. The City promotes home improvement through its code enforcement activities and plans to continue its Housing Rehabilitation Program, as funding is available. Continued City efforts are important to help maintain and improve Dixon's housing.

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 30 years. In addition, growth in both the Sacramento area and throughout Solano County is expected to impact the local housing market.

¹ Redevelopment areas were established under the following requirements: the area must be predominately urban, seriously blighted, and dependent upon redevelopment to cure the conditions of blight.

FIGURE 1: REGIONAL LOCATION



Source: Solano County, City of Dixon, 2022

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. In California it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Solano County and all the seven cities in Solano County, with the help of the Solano Transportation Authority (STA), formed the Solano County Regional Early Action Planning (REAP) Housing Element Collaborative to provide a regional approach to the Housing Element. This approach provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Solano County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional housing needs assessment and regional assessment of fair housing to supplement local analyses of constraints, sites, and fair housing issues. The following jurisdictions are participating in the effort: Solano County, Benicia, Dixon, Fairfield, Rio Vista, Suisun City, Vacaville, and Vallejo. The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the RHNA. The City recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions the City will implement and/or facilitate to solve our identified housing issues.

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The element covers an eight-year time frame and replaces a Housing Element adopted in April 2015 that covered the period from 2015 to 2023. This element covers a period extending from 2023 to 2031.

HOUSING ELEMENT ORGANIZATION

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.

The City of Dixon prepared its Housing Element as part of a regional effort with the Solano County REAP Collaborative and is therefore organized slightly differently than the last Housing Element. Sections of the Housing Element were prepared on a regional level and other were focused solely on Dixon. The following sections describe the organization of the sections of the Housing Element.

Section 1 – Introduction: This section provides information on the State of California’s requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2 – Review of Previous Housing Element: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 3 – Goals, Policies, and Actions: This section sets forth the City’s goals, policies, and actions that are designed to address the housing needs in Dixon. Based on the findings of all of the previous sections, the Goals, Policies, and Actions section identifies actions the City will take to meet local housing goals, quantified objectives, and address the housing needs in Dixon.

Section 4 – Housing Resources and Opportunities: This section describes the City’s housing resources as well as the City’s existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City.

Section 5 – Governmental and Nongovernmental Housing Constraints: This section analyzes potential governmental and nongovernmental constraints to housing development in Dixon. This includes the City’s planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land, and the materials for building homes.

The Appendices to the Housing Element are as follows:

Appendix 1 – Regional Housing Element Public Outreach: Describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

Appendix 2 – Regional Housing Needs Assessment: This focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Appendix 3 – Regional and Local Fair Housing Assessment: Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

GENERAL PLAN CONSISTENCY

The Dixon General Plan 2040 was adopted in May 2021, and the Housing Element has been reviewed for consistency with other General Plan Elements. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, once the comprehensive update is complete and when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element must be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2022, the City is currently working to review and update the existing Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research.

REGIONAL HOUSING NEED

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. Councils of Governments (COG), including ABAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specific state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. As part of this process Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction, including Dixon. Solano County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County of which 416 were allocated to the City of Dixon, as shown in **Table 1**.

Dixon is required to plan for 416 units during the 2023–2031 planning period at certain densities—175 units must be affordable to lower-income (extremely low, very low-, and low-income) households, 62 must be affordable to moderate-income households, and 179 for above-moderate income households.

TABLE 1: REGIONAL HOUSING NEED, 2023–2031

Income Category	Allocation
Very Low*	113
Low	62
Moderate	62
Above Moderate	179
Total	416

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

**It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category.*

2. PUBLIC PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

To meet the requirements of state law, the City of Dixon completed the public outreach at both the local level and as part of the regional Solano County Collaborative effort to encourage community involvement. These efforts included:

- Local Stakeholder Consultations
- Regional Stakeholder Consultations
- Community Workshops
- Online Community Survey
- Planning Commission and City Council Study Sessions
- Planning Commission and City Council Meetings

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in **Appendix 1 – Regional Housing Element Public Outreach**.

For all public meetings, the City offers translation and reasonable accommodation services by request. Information on how to request this service is available on the City’s website and is included on meeting agendas. The City also has assisted living devices available to be checked out for public meetings to increase audio.

LOCAL STAKEHOLDER CONSULTATIONS

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders that represent different socioeconomic groups.

From December 2021 through February 2022, staff reached out to two local stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. Additional feedback was received from seven regional organizations that serve Dixon residents. Representatives from the following organizations were interviewed as part of local efforts:

- Dixon Family Services, February 7, 2022

- Dixon Migrant Labor Center, February 16, 2022
- Yoche Dehe Wintun Nation, Cultural Resources Department, June 7, 2022

Consultations with Dixon Family Services and Dixon Migrant Labor Center identified a shortage of affordable housing as a major concern, as well as the high cost of housing in general. Paired with a shortage of rental housing, farmworker housing, and the conditions of farmworker and older housing, these present barriers for many households, though particularly those with lower incomes. Additionally, stakeholders identified a shortage of accessible units for seniors and persons with disabilities. These populations, and farmworkers, have special housing needs that, according to stakeholders, struggle to be met by the existing housing supply in Dixon. One stakeholder also expressed a need for better traffic management in response to residential growth and was concerned about the capacity of public services to meet growing demand. In response to these concerns, stakeholders identified a need for additional funding to support rehabilitation efforts, expanded services (i.e., shopping, transit) for residents as the city continues to grow, and prioritization of affordable development or other mechanisms to increase housing opportunities for lower-income households, such as through Section 8 mobility programs.

The city also participated in a consultation with the Yoche Dehe Wintun Nation (YDWN) Cultural Resources Department. The discussion included an overview of the Housing Element and Safety Element update process. There was clarification provided that the Housing Element and Safety Element do not propose any specific development or land use changes. The YDWN discussed the importance of communication early on in any development process to ensure that historic findings are treated respectfully and if possible, action is taken prior to discoveries. The City has included specific polices to engage actively with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

STUDY SESSIONS

On March 8, 2022, the City held a virtual study session for the Planning Commission to introduce the 2023-2031 Housing Element update and to review new state laws. A meeting was also held with the City Council in person, on March 15, 2022. The public was invited to attend and participate in both study sessions. At each meeting, staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the City's RHNA, reviewed new state laws, and solicited feedback from the City Council, Planning Commission, and community members on these strategies and other housing needs in Dixon. No comments or questions were received during either study session.

RESPONSE TO INPUT RECEIVED

The City received ongoing public comments during the drafting of the Housing Element. Public comments included the following:

- Request for additional information on sites, particularly Phase 2B of the Homestead project.
- Noting the need to complete HCD's electronic sites inventory form.
- Request to remove small sites identified for lower-income RHNA.

- Request to identify specific locations and site information suitable for agricultural employee housing, supportive housing, single-room occupancy units, emergency shelters, transitional housing, and mobile home parks.
- Request for continued information on the Housing Element update process.
- Concerns about the public outreach process. Specially, the lack of outreach to local neighborhood groups and inaccessible agenda items on City's website
- Concerns about permitting affordable housing and ADUs in Old Town Dixon.

All comments received were considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions were included and/or revised to incorporate the feedback received.

Revisions included addition of information in the analysis of the Homestead project, addition of information to the sites inventory table, addition of information to the small sites analysis, and revised programs to ensure ongoing outreach to meet all segments of the community.

NOTICING OF THE DRAFT HOUSING ELEMENT

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from August 12, 2022 to September 11, 2022. Public comments were received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on September 27, 2022. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

3. REVIEW OF PREVIOUS HOUSING ELEMENT

According to California Government Code Section 65588, Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.

PROGRESS TOWARD MEETING QUANTIFIABLE OBJECTIVES

The 2015–2023 RHNA prepared by ABAG allocated 197 housing units that the City needed to plan for during the planning period to meet regional housing needs. ABAG disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. **Table 2** compares the 5th Cycle RHNA to the building permits issued during 2015 to 2021. The City issued permits for a total of 670 units, exceeding the RHNA allocation for low-, moderate-, and above moderate-income housing.

TABLE 2: REGIONAL HOUSING NEEDS ALLOCATION COMPARED TO PERMITS ISSUED, 2015–2021

Income Category	2015–2022 RHNA	2015–2021 Building Permits Issued	Percentage of RHNA Accomplished
Very Low	50	0	0%
Low	24	98	408%
Moderate	30	145	483%
Above Moderate	93	427	459%
Total	197	670	340%

Source: ABAG Regional Housing Needs Allocation (RHNA) Plan, July 2013; City of Dixon, June 2022.

EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table 3**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of the accomplishments are highlighted below:

- Two projects were developed to assist seniors, including a 44-unit senior development in 2017 and a 54-unit senior development in 2016.
- The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards. The project was also assisted with funds in the form of a low-interest loan for development of the project.
- The City amended the Zoning Ordinance to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- The City rezoned a total of 10.7 acres to RM-4, which allows densities between 22 and 29 units per acre to ensure sufficient capacity to meet the lower income RHNA.

PROGRESS TOWARD MEETING HOUSING ELEMENT PROGRAMS

Table 3 summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in **Section 4, Goals, Policies, and Programs**.

TABLE 3: REVIEW OF PREVIOUS 2015-2023 HOUSING ELEMENT PROGRAMS

Program	Implementation Status	Action
<p>Program 1.1.1 - Housing Rehabilitation.</p> <p>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 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.</p>	<p>The City’s Housing Rehabilitation Program did not provide any loans in the 5th cycle. The City does have Program Income in both CDBG and HOME accounts, but there are currently no active programs to utilize the available funding. The City plans to work with HCD to activate the housing rehabilitation program.</p>	<p>Modify. New Program 1.1.1</p>
<p>Program 1.2.1 - Code Enforcement.</p> <p>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.</p>	<p>During the 5th planning period, the City maintained a full-time code enforcement officer and a building inspector to manage and ensure all building codes were up to date. The City will revise this program to include quantifiable objectives for rehabilitation and tie the program to geographic areas in most need of rehabilitation.</p>	<p>Modify. New Program 1.2.1</p>
<p>Program 2.1.1 - Condominium Conversion Ordinance.</p> <p>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.</p>	<p>The existing Condominium Conversion Ordinance has not been adopted. Interest in condo conversions is low, and the majority of the housing stock in Dixon is single-family detached.</p>	<p>Delete.</p>
<p>Program 2.2.1 - Preservation of Units.</p> <p>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</p>	<p>The City will continue to monitor the status of the 65 units at risk. As their funding sources near expiration, the City will work with the owners and other agencies to consider options to preserve such units.</p>	<p>Modify. New Program 2.2.1</p>

Program	Implementation Status	Action
<p>owners and other agencies to consider options to preserve such units. Notice tenants of at-risk units about available resources.</p>		
<p>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.</p>	<p>During the 5th cycle, the City continued to evaluate and determine what units above capacity should be granted exemption. As of 2021, the interest in additional housing is mostly in areas outside the former Redevelopment Areas. No updates or changes have been made to the Measure B ordinance to delete references to RDA being exempt.</p>	<p>Modify. Combine with Programs 3.1.1, 3.3.1, and 5.2.1. New Program 3.1.1</p>
<p>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.</p>	<p>The City continues to review the available sites within Dixon’s boundaries. Although no formal inventory is completed the Housing element is up to date. No land was annexed during the 5th cycle planning period. The General Plan 2040 was adopted in 2021 and the City is currently doing a comprehensive zoning ordinance update. Prior to the GP update, the city only had a limited amount of area that was allowed for mixed use. As part of the General Plan, two new mixed land use designations were created—Corridor Mixed Use and Campus Mixed Use. These were in addition to the existing downtown mixed use. As part of the zoning update, the City will create zoning designations and rezone property to meet the new zoning designation to match the general plan.</p>	<p>Modify. New Program 3.2.1</p>

Program	Implementation Status	Action
<p>Program 3.3.1 - Housing Diversity.</p> <p>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>The City continues to evaluate projects that include more than one housing type. During the 5th planning period, the interest in additional housing throughout the city was mostly in areas outside the former RDA.</p>	<p>Modify. Combine with Programs 3.1.1 and 5.2.1.</p> <p>New Program 3.1.1</p>
<p>Program 3.3.2 - Custom Home Requirement.</p> <p>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>This program has not been implemented with the current housing developments in the 3 major subdivisions that are being built in 2021. The City relied on other programs to increase the production of housing to all income levels, such as the density bonus program to build the Dixon Street Senior apartments.</p>	<p>Delete.</p>
<p>Program 3.3.3 - Residential Development Requirements.</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. 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.</p>	<p>The City has continued to implement this policy for residential development standards. During the 5th planning period, the City developed a few new projects that meet the 50-acre area. There are three subdivisions currently (2021) being developed. These are older subdivisions that were originally entitled in the early 2000s. These subdivisions are now being built but predated this requirement. Larger subdivisions moving forward would need to comply with the objectives of this program.</p>	<p>Modify.</p> <p>New Program 3.3.1</p>
<p>Program 4.1.1 - Provide Incentives for Special Needs Housing.</p> <p>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</p>	<p>During the 5th planning period two projects benefited from this program, including Heritage Commons (Phase 3), a 44-unit senior/special needs housing development, in 2017 and Heritage Commons (Phase 2), a 54-unit senior/special needs housing development, in 2016.</p> <p>The Dixon Street Senior Apartments project was granted a density bonus and reduced parking standards. The project was also assisted with funds in the form of a low-interest loan for development of the project.</p>	<p>Modify. Combine with Programs 4.1.2, 4.1.8, 5.3.3, and 6.1.1.</p> <p>New Program 5.3.1</p>

Program	Implementation Status	Action
<p>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.</p>		
<p>Program 4.1.2 - Senior Housing Program.</p> <p>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"> 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). 	<p>The City continues to encourage the development of senior housing. During the 5th planning period the City assisted senior renters between 2016 and 2017 by building 98 units for senior and special needs housing</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.8, 5.3.3, and 6.1.1.</p> <p>New Program 5.3.1</p>
<p>Program 4.1.3 - Residential Care Facilities</p> <p>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.</p>	<p>The City is currently updating its Zoning Ordinance, and this will be addressed as a part of the update. The Zoning Ordinance is planned for adoption in 2023.</p>	<p>Modify. Combine Programs 4.1.6 and 4.1.7.</p> <p>New Program 4.1.3</p>
<p>Program 4.1.4 - Encourage Housing for Persons with Disabilities</p> <p>The City will continue to make 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.</p>	<p>The City encourages housing for persons with disabilities. The City distributes brochures to developers and community organizations serving individuals with disabilities.</p>	<p>Modify. Combine with Program 4.1.5.</p> <p>New Program 4.1.2</p>

Program	Implementation Status	Action
<p>Program 4.1.5 - Reasonable Accommodation</p> <p>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.</p>	<p>The City promotes reasonable accommodation by providing appropriate information and issuing building permits for individuals with disabilities but does not have a formal process.</p>	<p>Modify. Combine with Program 4.1.4. New Program 4.1.2</p>
<p>Program 4.1.6 - Zoning Ordinance Amendment.</p> <p>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</p>	<p>During the 5th planning period the City completed Ordinance 13-008 allowing transitional and supportive housing in all zones and being subjected to the same restrictions on residential uses.</p>	<p>Modify. Combine Programs 4.1.3 and 4.1.7. New Program 4.1.3</p>
<p>Program 4.1.7 - Employee Housing Act.</p> <p>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.</p>	<p>To ensure the zoning code was in compliance with the state Employee Housing Act, the City amended the code to:</p> <ul style="list-style-type: none"> (1) Treat employee housing that serves six or fewer persons as a single-family structure with the definition of family needing a minor amendment. (2) Permit employee housing of six or fewer persons the same manner as other single-family structures of the same type in the same zone. <p>Likewise, the Zoning Ordinance was amended to allow employee housing without a limit on number.</p>	<p>Modify. Combine Programs 4.1.3 and 4.1.6. New Program 4.1.3</p>

Program	Implementation Status	Action
<p>Program 4.1.8 - Special Needs Housing, Including for Those with Developmental Disabilities.</p> <p>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.</p>	<p>The City continues to encourage the production of housing for households with special needs. The City approved Heritage Commons Phases 2 and 3, a 54-unit and 44-unit complex for the elderly.</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.2, 5.3.3, and 6.1.1.</p> <p>New Program 4.1.1</p>
<p>Program 4.1.9 - Adopt Density Bonus Ordinance.</p> <p>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.</p>	<p>During the 5th planning period the City adopted a Density Bonus ordinance as per chapter 18.20A.</p>	<p>Modify.</p> <p>New Program 4.1.4</p>
<p>Program 5.2.1 - Affordable Housing Allotment.</p> <p>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.</p>	<p>The City continues to encourage affordable housing by allocating unused housing allotments at the end of each five-year period through Measure B.</p>	<p>Modify. Combine with Programs 3.1.1 and 3.3.1.</p> <p>New Program 3.1.</p>

Program	Implementation Status	Action
<p>Program 5.3.1 - Program to Rezone Sites.</p> <p>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.</p> <p>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.</p>	<p>In 2016, the city achieved rezoning sites from the 4th cycle shortfall by adopting Ordinance 16-066 in May 2016 to amend the Specific Plan to rezone approximately 10.7 acres to RM-4 Multiple Family rezoning.</p>	<p>Delete. This program was completed</p>

Program	Implementation Status	Action
<p>Program 5.3.2 - Large Lot Subdivision.</p> <p>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.</p>	<p>By passing Resolution 16-057, the City facilitated a multifamily residential project on the Southwest Affordable Housing site.</p>	<p>Delete. This program was completed.</p>
<p>Program 5.3.3 - Extremely Low-Income Households.</p> <p>Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The City permits single-room occupancy (SROs) units in the CD zoning district which are often more affordable to those with extremely low-incomes. To further support the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units, the City will continue to seek and pursue state and federal funds and/or offer financial incentives or regulatory concessions. The City will seek funds annually or as funding becomes available.</p>	<p>The City continues to support the needs of extremely low-income households in need of housing by permitting single-room occupancy (SRO) units in the CD zoning district. The City continues to seek funds to support the development and rehabilitation of SROs, supportive, and family units.</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.1 and 4.1.8.</p> <p>New Program 5.3.1</p>
<p>Program 5.4.1 - Affordable Housing Development Assistance.</p> <p>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:</p> <ul style="list-style-type: none"> • Technical assistance grants for project feasibility and development <ul style="list-style-type: none"> ○ Subsidies for shared housing for: <ul style="list-style-type: none"> - Shared housing for seniors - Congregate housing - Farmworker housing - Senior housing 	<p>The City was not awarded grant funding during the 2015-2023 planning period for affordable housing development assistance. However, the City continues to increase its competitiveness for grants by identifying City resources to match grants for federal and state programs, and coordinating with local service providers regarding state grants to assist affordable housing development.</p>	<p>Modify.</p> <p>New Program 5.4.1</p>

Program	Implementation Status	Action
<ul style="list-style-type: none"> - Self-help housing - Transitional housing - Housing for other special needs populations • Mobile home park purchases and rehabilitation • Project loans and loan insurance for single-family and multi-family housing construction/rehabilitation <p>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</p>		
<p>Program 5.4.2 - Section 8 Rental Assistance.</p> <p>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.</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>The Solano County Housing Authority, which is administered by the City of Vacaville Housing Department, has access to a total of 368 Section 8 vouchers. These are distributed to Dixon, a few small Solano communities such as Rio Vista and unincorporated areas based on availability. There are no properties designated as Section 8. Landlords must agree to participate in the program and are paid market rate for their properties. Currently, there are 150 active Section 8 vouchers in the city.</p>	<p>Continue. New Program 5.4.2</p>

Program	Implementation Status	Action
<p>Program 5.6.1 - Large Family Unit Development.</p> <p>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.</p>	<p>The City continued to encourage the development of large-family units; projects under construction, such as Southwest Dixon, offer an opportunity to encourage the inclusion of three- and four-bedroom units in affordable rental projects.</p>	<p>Continue.</p> <p>New Program 5.6.1</p>
<p>Program 6.1.1 - Regulatory Incentives and Financial Assistance.</p> <p>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</p>	<p>During the 5th planning period the City assisted one household in 2017 with one loan. The City continues to assist first-time homebuyers by offering financial assistance through the City's First-Time Homebuyer Program. Additionally, regulatory and financial incentives continue to be provided with the availability of state and federal funds. However, due to market conditions, it is difficult for eligible lower-income households to qualify for these programs while paying no more than 30 percent of their income on housing-related costs.</p>	<p>Modify. Combine with Programs 4.1.1, 4.1.2, and 5.3.3.</p> <p>New Program 4.1.1</p>
<p>Program 6.1.2 - Planning Fee Review.</p> <p>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</p>	<p>During the 5th planning period the City adopted new planning fees to finance infrastructure and services needed to support growth.</p>	<p>Continue.</p> <p>New Program 6.1.2</p>
<p>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</p>	<p>The City continued the streamlined process for affordable housing projects by assisting with fund applications and simultaneous department review processes.</p>	<p>Modify.</p> <p>New Program 6.2.1</p>

Program	Implementation Status	Action
<p>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.</p>	<p>The City has continued to use the PUD district to provide a diversity of housing options to accommodate a variety of income needs. The development of Southwest Dixon and Valley Glen are examples of the opportunities the PUD districts can provide for future housing capacity.</p>	<p>Delete.</p>
<p>Program 7.2.1 - Fair Housing Program.</p> <p>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>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.</p>	<p>During the 5th planning period the City promoted fair housing by referring 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 furthered fair housing practices in the community by publicizing information on fair housing on the City's website, fair housing flyers, and making referrals to the local fair housing hotline.</p>	<p>Modify. New Program 7.2.1</p>

Program	Implementation Status	Action
<p>Program 7.2.2 - Citizen Participation.</p> <p>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.</p>	<p>During the planning period the City continued to provide opportunities for community engagement and provided information on housing issues to the public. As part of the General Plan update, the City convened a housing committee that provided public input as a part of the update process.</p>	<p>Continue. New Program 7.2.2</p>
<p>Program 8.1.2 - Energy Efficiency Improvements.</p> <p>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.</p>	<p>The City continues to maximize energy efficiency by providing measures and home improvement tips that can help reduce costs. The City provide information on the following state programs to aid households in energy efficiency home improvements:</p> <ul style="list-style-type: none"> • Rehabilitation program • Safe at Home program • Tax Increment Housing Set-Aside program <p>In addition, PG&E continues to offer various programs to assist low-income households such as Low-Income Home Energy Assistance Program (LIHEAP).</p>	<p>Continue. New Program 8.1.1</p>

4. HOUSING GOALS, POLICIES, AND PROGRAMS

The goals and policies set forth in this section of the 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
- Quantified Objectives

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

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 need repair, particularly the older housing stock 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 here 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 will work with HCD to continue to use available program income to fund the City's Housing Rehabilitation Program. The City will also apply and use Community Development Block Grants and Home Program funds, when available and will update the City's website to make information on this program easily accessible. Additionally, the City will produce printed informational materials for this program to be made available at City Hall and other public

locations identifying eligibility requirements and qualifying uses, including replacement of lead-based paint.

In addition to providing rehabilitation assistance for property owners of individual homes, the City will work with the Dixon Farm Labor Center to identify funding sources and will apply, or support applications for, appropriate funding to rehabilitate the center.

Eight-Year Objective: Provide loans to rehabilitate five households annually to facilitate place-based revitalization. Advertise the program on the City website and provide information at public counters. The City will target marketing of rehabilitation assistance through annual mailers to neighborhoods with the greatest need and lower median incomes, including the Dixon Northwest Park and Northwest Central Dixon neighborhoods, as identified in the housing conditions survey.

Responsible Agency: Community Development Department

Time Frame: Make information easily available on the City's website by June 2023, print materials and make available at public facilities by August 2023, send notices of available resources at least annually to targeted neighborhoods.

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 will continue to use Code Enforcement and Building Division staff to conduct code enforcement on a complaint-driven basis to address safety and code compliance issues. Targeted efforts to improve housing conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for these residents by improving living conditions and enabling them to remain in their home and community.

Eight-Year Objective: Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units by providing informational materials to owners in violation of City codes on available assistance programs and annually promote available assistance programs in areas of concentrated lower-income households. 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, Government Code health and safety concerns, and findings of the 2022 Housing Conditions Survey.

Responsible Agency: Code Enforcement and Building Division

Time Frame: Make informational materials available by July 2023 to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.

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.

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 At-Risk Housing Units. As of July 2022, the City has six publicly assisted affordable projects at risk of converting to market rate in the next 10 years. The City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Eight-Year Objective: Preserve at least six lower-income units as funding expires to reduce displacement risk.

Responsible Agency: Community Development Department

Time Frame: Annually monitor units at risk of converting; coordinate noticing as required per California law.

Funding: General Fund

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 goal, policies, and programs identify the City's efforts to encourage the development of housing.

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.

Policy 3.2: Support development of multifamily housing, particularly as part of mixed-use projects, through appropriate land use designations and zoning districts.

Program 3.1.1 Measure B. The City will prohibit enforcement of Measure B through the 6th cycle planning period (January 31, 2023 through January 31, 2031), consistent with SB 330, which prohibits certain limits on the number of building permits that a jurisdiction will issue (see the Housing Constraints section for more information) and will evaluate repealing the policy on a more permanent basis.

Eight-Year Objective: Prohibit enforcement of Measure B and evaluate permanent repeal prior to the end of the planning period.

Responsible Agency: Community Development Department

Time Frame: Prohibit enforcement of Measure B for the 6th cycle planning period (January 31, 2023 – January 31, 2031), effective with adoption of the Housing Element. Evaluate permanent repeal by January 2030, repeal by January 31, 2030, if identified as a constraint and/or if SB 330 has been extended.

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 Adequate Sites for Housing. The City will monitor the sites inventory annually, and as projects are processed through the Community Development, to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers. Should the City fall into a no-net-loss situation, within 180 days, the City will identify a replacement site to ensure the remaining RHNA is being met.

Responsible Agency: Community Development Department

Time Frame: Annually monitor as projects are processed.

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: Large Sites. To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include housing units for all income levels. The City will consider adopting regulations for development of high-density residential on large sites that will reduce minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment.

To ensure the program is successful, the City will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.

Eight-Year Objective: 100 above moderate units, 50 moderate units, 100 lower income units in areas of high opportunity.

Responsible Agency: Community Development Department

Time Frame: Ongoing, as projects are processed through the Community Development Department.

Funding: General Fund

Program 3.3.2 Promotion of Accessory Dwelling Units. The City will encourage the construction of accessory dwelling units (ADUs), particularly in areas of concentrated affluence, through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to high resource areas and facilitating housing mobility opportunities for lower-income households:

- Implement a public information and proactive outreach campaign via the City's website and the City newsletter to inform property owners of the standards for ADU development, permitting procedures, construction resources, and the importance of ADUs to Dixon, including ADUs affordable to lower-income households, including seasonal farmworkers.
- Provide information to encourage residents to apply for ADUs, particularly where their homes already include space that is configured for a conforming ADU (e.g., carriage houses, au pair quarters, second kitchens on floors with separate entrances).
- Produce a flyer regarding ADUs and make available at the Community Development Department counter and to project applicants for all discretionary land use applications.
- At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City's website and direct mailings.

- Identify incentives for construction of ADUs with new development, which may include differing collection of impact fees for the square footage associated with the ADU until issuance of the certificate of occupancy.

Eight-Year Objective: Three ADUs to improve housing mobility and improve proximity to services and employment opportunities for lower- and moderate-income households, three ADUs for above moderate-income households.

Responsible Agency: Community Development Department

Time Frame: Make ADU materials available by December 2023 and implement proactive outreach campaign by December 2024.

Funding: General Fund

Program 3.3.3: Use of Sites in Previous Cycles. Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Responsible Agency: Community Development Department

Timeframe: Upon adoption of the Housing Element.

Funding Source: General Fund

Program 3.3.4: Small Site Development. To ensure that there is a sufficient supply of multifamily zoned land to meet the City's RHNA, the City will help facilitate the development on small residential lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested small lot consolidation for the development of affordable housing, the City will offer the following incentives on a project-by-project basis:

- Allow affordable projects to exceed the maximum height limits,
- Lessen set-backs, and/or
- Reduce parking requirements.

The City will also offset fees (when financially feasible) and offer concurrent/fast tracking of project application reviews to developers who provide affordable housing.

Eight-Year Objective 11 lower-income units in high opportunity areas (see Figure 3-7) to facilitate mobility.

Responsible Agency: Community Development Department

Timeframe: Ongoing, as projects are processed through the Community Development Department. Annually meet with local developers to discuss development opportunities and incentives for lot consolidation.

Funding Source: 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 goal, policies, and programs listed here 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 Incentives for Special-Needs Housing. 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, extremely low-income households, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of density bonuses, regulatory incentives, zoning standards, new housing construction programs, and supportive services programs.

- At least once during the planning period, conduct a demographic study 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.
- Develop a priority list for senior housing to ensure that housing targeted for seniors is appropriately designed.
- Provide incentives to builders to provide housing and care choices for seniors and persons with disabilities of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female headed of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).

- Promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments.
- 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.
- 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.
- Coordinate with service providers, nonprofit organizations, employers, developers, and other Solano County jurisdictions to explore funding and incentives and to identify specific farmworker development opportunities. Seek partnerships, and work to identify funding for solutions such as financing through USDA.
- Monitor the migrant student population in the schools in Dixon and take additional actions to serve the farmworker population if an increase in population occurs.
- Provide regulatory incentives for construction of farmworker housing and include a requirement to prioritize a portion of new units for farmworkers and encourage local affordable housing providers to set aside units for farmworkers.
- Annually reach out to affordable housing developers to gather interest and input on the need for farmworker housing and provide information on available funding.

Eight-Year Objective: Incentivize, support, and encourage the construction of 45 accessible units in close proximity to services and other resources in high-opportunity areas to facilitate mobility opportunities for special needs groups, as identified in the program.

Responsible Agency: Community Development Department

Time Frame: Apply for, or submit applications for, funding annually; conduct at least one demographic study for senior housing by December 2025 and develop subsequent priorities by July 2026; provide incentives as projects with special needs housing are proposed. Annually coordinate to address and identify the needs of farmworkers and inform developers of available funding and incentives for farmworker housing.

Funding: General Fund, CDBG, Planning and Technical Assistance Grant, 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 4.1.2 Reasonable Accommodations and Universal Design. Pursuant to Government Code Section 65583(c)(3), the City will encourage universal design in all development by continuing to make the brochure on universal design, resources for design, and compliance with City requirements available and distributing the brochure to developers and to community organizations serving individuals with disabilities.

The City will also develop and formalize a general process that a person with physical and developmental disabilities use to make a reasonable accommodation request 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. Additionally, the City will promote the development of at least 10 accessible units, at least four of which will be in areas with a higher concentration of special-needs groups and two in high-opportunity areas (see Figures 3-7 and 3-21).

Responsible Agency: Community Development Department

Time Frame: Develop and adopt a reasonable accommodations ordinance by November 2023; create brochures on universal design and the reasonable accommodations ordinance by July 2024 and update biannually, or as needed.

Funding: General Fund

Program 4.1.3 Zoning Ordinance Amendment. The City is currently (2022) going through a comprehensive Zoning Ordinance update to update and streamline development standards (i.e., lot coverage, setbacks) to facilitate residential development and comply with state law, planned to be adopted in late 2023. The City will also amend the City's Zoning Ordinance to address the following development standards and barriers to special-needs housing:

- **Accessory Dwelling Units:** Amend the Zoning Code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2. Additionally,

the City will replace references to secondary living units in the Zoning Code with ADUs.

- **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects located on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).
- **Transitional and Supportive Housing:** Permit transitional housing and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65583(c)(3)), (AB 2162).
- **Residential Care Facilities.** Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's definition of family.
- **Definition of Family:** Amend the definition of “family” in the Dixon Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
- **Mobile and Manufactured Housing:** Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
- **Emergency Shelters:** Develop managerial standards for emergency shelters.
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing, by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662), (AB 101).
- **Parking Standards.** Review and revise parking to ensure they do not constrain the development of housing specifically for studio units and ensure compliance with State ADU parking requirements.

Responsible Agency: Community Development Department

Time Frame: Complete Zoning Code Amendments by December 2023; annually review Zoning Code and revise as needed.

Funding: General Fund

Program 4.1.4 Density Bonus Ordinance. The City will amend Chapter 18.20A of the Zoning Code to comply with changes in California’s density bonus law (California Government Code Section 65915, as revised) and will promote the use of density bonuses for lower-income units by providing information through a brochure in City buildings and on the City’s website.

Eight-Year Objective: Facilitate the construction of 12 lower-income units to increase mobility opportunities; encourage density bonus units in high resource areas.

Responsible Agency: Community Development Department

Time Frame: Complete Zoning Code Amendments by December 2024; annually review Zoning Code and revise as needed; produce brochures and make information available on the City’s website by December 2024.

Funding: General Fund

Program 4.1.5 Addressing Homelessness. The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will determine what efforts to take, such as providing education on the financial assistance and programs available.

Eight-Year Objective: Assist with program development and funding identification that will assist at least 10 homeless persons.

Responsible Agency: Community Development Department

Time Frame: Meet with neighboring cities, and the County annually to discuss homeless issues and identify actions to address homelessness. Kick off meetings by December 2023, develop a plan by June 2024, implement the plan by December 2024.

Funding: General Fund

Housing Affordability

According to the United States Department of Housing and Urban Development (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 goal, policies, and programs 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.

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

Program 5.3.1 Extremely Low-Income Households. Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The City permits single-room occupancy (SRO) units in the CD zoning district, which are often more affordable to those with extremely low incomes. To further support the development or rehabilitation of single-room occupancy units and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions, such as:

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.
- Encourage the development of single-room occupancy (SRO) facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the Single-Room Occupancy Ordinance.

Eight-Year Objective: 175 lower-income units, including 45 units for extremely low-income households to prevent displacement and provide housing mobility opportunities.

Responsible Agency: Community Development Department

Time Frame: Ongoing; as projects are processed by the Planning and Economic Development Department. By December 2024, conduct outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Funding: General Fund, CDBG, HOME

Policy 5.4: Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.

Program 5.4.1 Seek Funding to Support Affordable Development. The City will seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) funds, Self-Help Housing (CalHome Program), HOME funding, Farmworker Housing Grant Program, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low-, very low-, and low-income needs.

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

Eight-Year Objective: Identify funding to support the development of 50 lower-income units to support construction of new affordable housing in higher resource areas and facilitate housing mobility opportunities.

Responsible Agency: Community Development Department

Time Frame: Apply for funding on an annual basis. Organizations will be contacted annually regarding available funding. City Council will receive an update at least once a year as part of the annual reporting process (Government Code Section 65400).

Funding: General Fund, HOME funds, CDBG funds, Technical Assistance Grants

Program 5.4.2 Section 8 Rental Assistance. The Housing Authority of the City of Vacaville administers the Section 8 program for Dixon. In partnership with the Housing Authority, the City will implement a Housing Choice Voucher (Section 8) education program to share information about the program and available incentives with rental property owners and managers as well as trainings on avoiding discriminatory practices based on income or other protected classes. The City will distribute this information to property owners and managers across the city, increasing marketing as needed in areas with a lower proportional number of voucher holders and in high resource areas, to improve access to affordable housing in all areas of the city and facilitate mobility opportunities for lower-income households throughout the city.

Eight-Year Objective: Assist the Housing Authority of Vacaville with publicizing the Section 8 program at least annually in the City’s newsletter. The City will also seek funding annually to support a biannual training for at least 10 landlords, at each training session, or informational materials on source of income discrimination. The City will publish the names and contact information for the complexes in the Dixon area with units that are marketed to Section 8 voucher holders on the City’s website to main or expand housing mobility opportunities for the target population.

Responsible Agency: Community Development Department, Housing Authority of the City of Vacaville

Time Frame: Update information the City’s website annually, publish information in the City newsletter at least annually with targeted outreach in high resource areas.

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 Unit Development. The City will work closely with private and nonprofit developers of new multifamily housing to target subsidies and programs to encourage the inclusion of three- and four-bedroom units in affordable rental projects to reduce displacement risk while also facilitating housing mobility opportunities for these households.

Eight-Year Objective: Pursue subsidies and programs for at least 20 large units during the planning period, prioritizing projects with these units in areas of concentrated overcrowding to reduce displacement risk for overcrowded households and facilities housing mobility opportunities for larger households.

Responsible Agency: Community Development Department

Time Frame: Ongoing, discuss large unit potential with developers as projects are proposed.

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. The following goal, policies, and programs are aimed at reducing governmental 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 First-Time Homebuyer Assistance Program. 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 State's First-Time Homebuyer Program. To reduce displacement risk of prospective homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly lower-income renters, through providing information multilingual materials at public buildings and locations and will post the programs on the City's website and in City buildings.

Eight-Year Objective: Assist three first-time buyers annually, as funding allows, to facilitate housing mobility opportunities in higher resource and higher income areas.

Responsible Agency: Community Development Department

Time Frame: Annually develop informational materials to distribute and post on the City's website and in City buildings by July 2023.

Funding: General Fund, HOME

Program 6.1.2 Planning Fee Review. The city will review planning fees annually to ensure that they 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 annual reviews and, if appropriate, adjust City development fees to reduce constraints on construction of new housing, particularly affordable housing in high-opportunity areas.

Responsible Agency: Community Development Department and Engineering Department.

Time Frame: Annually review and revise as fees are updated

Funding: General Fund

Policy 6.2: Provide for streamlined processing of residential projects to minimize the time and costs to encourage housing production.

Program 6.2.1 Streamline Processing. The City will continue to implement the expedited permit assistance program for residential projects, which includes pre-application meetings, granting flexibility in lot size as allowed under the Zoning Ordinance, and streamlining the approval process of affordable residential units. The City will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Additionally, the City will review and revise as necessary the design review standards to ensure they are objective and to do not constrain the development of housing.

Eight-Year Objective: The City will help to streamline the permit processing procedure for 30 affordable units to facilitate development of new affordable opportunities.

Responsible Agency: Community Development Department and Building Department

Time Frame: Develop an SB 35 streamlining approval process by January 2024 and implement as applications are received. Provide pre-applications by request. Review and revise as needed the design review standards by January 2024.

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 goal, policies, and programs 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 factors. To comply with AB 686, the City has included an Assessment of Fair Housing in this Housing Element and identified the following actions to affirmatively further fair housing (AFFH):

- Implement the following actions:
 - Actions to support place-based revitalization: 1.1.1, 1.2.1
 - Actions to encourage affordable housing in high resource areas: 3.1.1, 3.2.3
 - Actions to facilitate housing mobility opportunities: 3.2.3, 4.1.2, 5.4.2, 5.6.1, 6.1.1
 - Actions to reduce displacement risk: 1.1.1, 2.2.1, 4.1.1, 4.1.2, 5.6.1, 8.1.1
- Seek funding annually to contract directly with a fair housing service provider, such as Fair Housing Advocates of Northern California (FHANC).
- With or without an ongoing contract, coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.
- By December 2024, 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.
- By December 2025, provide information on the City’s website about affordable homeownership and rental options in the city and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Work with Solano Mobility to develop a fact sheet, or similar informational materials, of Solano Mobility programs to be posted on the City’s website, social media, and in public buildings by January 2025 and advertised annually in the City’s newsletter to help connect seniors and other residents to services within the city and throughout the county.
- Meet with the Dixon Unified School District (DUSD) annually, beginning in 2023, to discuss whether housing impacts student performance and disparate educational outcomes across the city. The City shall:
 - Promote acquisition and rehabilitation of affordable housing units in high-resource areas to facilitate housing mobility opportunities for lower-income households so that they can access the wide range of programs offered across DUSD schools and so that all schools can benefit from increased diversity.
 - Support applications by DUSD or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.

- Support investment of additional resources directly into math and reading proficiency in northeastern and southwestern areas (see Figure 3-29) to improve the performance of the entire district by focusing resources on student populations that may be homeless, foster youth, or socioeconomically disadvantaged.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and nonresidential uses and working with Solano County to reduce impacts associated with solid waste and agricultural uses. Meet with Solano County at least biannually to discuss best practices for reducing impacts of nonresidential uses.
- Coordinate a meeting with local developers of affordable housing, including developers of alternative options such as community land trusts, at least once by June 2025 to discuss opportunities to build affordable homeownership opportunities.
- Prioritize projects that facilitate place-based revitalization through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.
- Ensure program availability and funding announcements are made available in Spanish and Asian and Pacific Islander languages.

Eight-Year Objective: Affirmatively further fair housing through information and collaboration with community partners to increase the availability of services and resources.

Responsible Agency: Community Development Department

Time Frame: Refer to each strategy in the AFFH program for specific timeframes.

Funding: General Fund

Quantified Objective: Assist at least 100 households annually to further fair housing goals, including seeking funding to increase fair housing service capacity, connect at least 10 residents annually with transit services and information, connect 30 lower-income households with affordable opportunities, support development of 50 affordable units through community land trusts or other alternative development options, improve environmental conditions by 10 percentage points, as defined by OEHHA.

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. To facilitate ongoing meaningful public engagement, 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.
- Apply for funding annually, if available, to support local fair housing organizations and other providers that provide linguistically accessible and culturally relevant housing assistance to lower- and moderate-income households and other households with special needs.
- Offer translation of all public meetings and materials, as requested, by July 2023 to improve accessibility in the public planning process. The City will post information on the City website by July 2023 in English, Spanish, and any other commonly spoken languages in Dixon to inform residents of available translation services.

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: Make translation available by July 2023, apply for funding annually, incorporate accessibility practices in all public outreach.

Funding: General Fund

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 goal, policy, and program 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 8.1.1 Energy-Efficiency Improvements. The City will continue to promote energy efficiency in existing and new residential development:

- Assist lower-income households with energy efficiency through the City's Housing Rehabilitation Program.
- Provide information on the City's website and through printed materials at City Hall on the following programs:
 - Pacific Gas and Electric Company's (PG&E's) Energy Savings Assistance Program for low-income households who want to make their homes energy efficient.
 - California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy-efficiency upgrades at no cost to residents.

- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.

Eight-Year Objective: Assist five low-income residents annually in need of assistance with energy-efficiency improvements through the City's Housing Rehabilitation to reduce displacement risk due to housing costs.

Responsible Agency: Community Development Department

Time Frame: Make information easily available on the City's website by June 2023 and print materials and make available at public facilities by August 2023.

Funding: General Fund

QUANTIFIED OBJECTIVES

Based on the policies and actions outlined herein, the objectives in **Table 4** 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.

TABLE 4: SUMMARY OF QUANTIFIED OBJECTIVES

Task	Income Level ¹					Total
	Extremely Low	Very Low	Low	Moderate ²	Above Moderate ²	
RHNA	56	57	62	62	179	416
New Construction						
Program 3.2.3			1	2	3	6
Program 3.2.3		5	6			
Program 4.1.1	5	15	20	10		50
Program 4.1.2			5	5		10
Program 4.1.4	2	5	5			12
Program 5.3.1	45	68	62			
Program 5.4.1	10	15	25			50
Program 5.6.1		5	5	10		20
Rehabilitation						
Program 1.2.1	3	3	4			10
Program 8.1.1	1	2	2			5
Conservation						
Program 1.1.1	5	15	20			40
Program 2.2.1			6			6
Program 5.4.2		5	5			

Source: City of Dixon, 2022

Notes:

¹ In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.

² Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

5. SITES INVENTORY AND ANALYSIS

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing during the planning period and nonvacant (i.e., underutilized) sites with potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

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

REGIONAL HOUSING NEED

The RHNA is the State-required process to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps:

1. Regional Determination: HCD gives each region a Regional Determination of housing need, which includes a total number of units split into four income categories. Dixon is in the region covered by ABAG, and HCD gave ABAG a Regional Determination of 441,176 units for the 6th Cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the ABAG region must collectively plan to accommodate.

2. RHNA Methodology: Councils of governments, including ABAG, are responsible for developing a RHNA Methodology for allocating the Regional Determination to each city and county in their region. This methodology must specifically state objectives, including but not limited to promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing. Of the 441,176 units allocated to the ABAG region, 10,992 were allocated to Solano County. Solano County formed a subregion and established a methodology to distribute the units to each jurisdiction. Solano County's methodology and unit allocations were approved by HCD and the Solano County City County Coordinating Council in 2021.

3. Housing Element Updates: Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's housing element for compliance with state law.

The City of Dixon's share of the regional housing need was determined by a methodology prepared by Solano County as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with Solano County's Regional Housing Needs Plan, the City must plan to accommodate 416 housing units between June 30, 2022, and December 15, 2030. **Table 5** shows the City's RHNA by income category. Of the 416 total units, the City must plan to accommodate 113 units for very low-income households, 62 units for low-income households, 62 units for moderate-income households, and 179 units for above moderate-income households.

TABLE 5: DIXON'S SHARE OF THE REGIONAL HOUSING NEED, 2023–2031

Income Category	Number of Units	Percentage
Very Low* (31%–50% of the Area Median Income)	113	27.2%
Low (51%–80%)	62	14.9%
Moderate (81%–120%)	62	14.9%
Above Moderate (more than 120%)	179	43.0%
Total	416	100.0%

Source: California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology

**It is assumed that 50 percent of the very low-income category is allocated to the extremely low-income category.*

AVAILABILITY OF LAND

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element “... identify adequate sites ... to facilitate and encourage the development of a variety of housing types for all income levels...” (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City’s capacity to potentially meet its RHNA, an adequate sites inventory was prepared. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities to facilitate and encourage the development of a variety of housing types for households of all income levels.

Analyzing the relationship of suitable sites to zoning is a means for determining a realistic number of dwelling units that could actually be constructed on those sites in the current planning period.

SITES IDENTIFIED IN PREVIOUS HOUSING ELEMENT

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City has included Housing Element **Program 3.3.2**, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

SITES APPROPRIATE FOR LOWER-INCOME HOUSING

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to Government Code Section 65583.2(c)(3)(B), the default density standard for Dixon is 20 dwelling units per acre (du/ac). The City has included available sites and projects (see **Table 7 and 8**) that are proposed to require a minimum of 20 units per acre and are assumed to accommodate the City’s lower-income RHNA.

REALISTIC CAPACITY

In determining the realistic capacity for the City’s inventory of sites, the City considered land use controls and site improvements and assumed an 80% adjustment to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80% adjustment. For specific plans, the City assumed the final unit count as it has already been determined. To further determine an appropriate realistic capacity assumption, the City also looked project examples to not over project the unit potential. After excluding units built with a density bonus, affordable projects in Dixon were approved, on average, at over 100 percent of maximum allowed density. See **Table 6** for project examples. After considering the 80 percent adjustment factor and the 100 percent project examples, the city decided to take a conservative approach and assume a 75 percent capacity on each site.

TABLE 6: REALISTIC CAPACITY: PROJECT EXAMPLES

Project Name/ Affordability	Acres	Project Status	General Plan/ Zoning	Total Units	Max Allowable Density	Realistic Capacity*
Heritage Commons Senior Apartments Phase 1 (100% affordable)	5.07	Complete	MDR/ RM-4-PD	60	22	102%
Heritage Commons Senior Apartments Phase 2 (100% affordable)				54		
Heritage Commons Senior Apartments Phase 3 (100% affordable)	1.13			44		183%
Homestead (100% affordable)	10.7	Approved	MDR/PMR	180	10	168%

Source: City of Dixon, June 2022

SITES INVENTORY

The City prepared an inventory of vacant and underutilized sites available to accommodate the City’s RHNA. **Table 7** provides the characteristics of each site, including, Zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figure 2** maps the location of each available site. Additionally, all sites included to meet the RHNA have existing or planned, water, sewer, and dry utilities infrastructure available and accessible sufficient to support housing development (GC 65583.2(b)(5)(B)).

Those sites that have been previously identified in two or more consecutive planning periods are denoted in bold and italics. The City has included **Program 3.3.2**, pursuant to Government Code Section 65583.2(c), to allow by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households on these sites.

TABLE 7: CURRENT AVAILABLE SITES

APN	Address/ Location	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Realistic Capacity (75%)	Affordability	Site Constraints
0113-063-020	Lot between West E St and West D St	MDR	CS	6	0.32	1	Above Mod.	Vacant/None
0116-204-110	SE corner Duke and Amherst	LDR	PMR-PD	10	0.24	1	Moderate	Vacant/None
0115-084-090	NE corner of East A street and N 2 nd Street	Downtown MU	PMU-1	8	0.21	1	Above Mod.	Vacant/None
<i>0115-070-180</i>	<i>Lot North of 355 N Second St</i>	<i>Downtown MU</i>	<i>PMU-2-PD</i>	<i>21</i>	<i>0.33</i>	<i>6</i>	<i>Lower¹</i>	<i>Vacant/None</i>
<i>0115-070-170</i>	<i>2 Lots North of 355 N Second St</i>	<i>Downtown MU</i>	<i>PMU-2-PD</i>	<i>21</i>	<i>0.33</i>	<i>5</i>	<i>Lower¹</i>	<i>Vacant/None</i>
<i>Lower Income Capacity</i>							<i>11</i>	
<i>Moderate Income Capacity</i>							<i>1</i>	
<i>Above Moderate-Income Capacity</i>							<i>2</i>	
Total Capacity							14	

Source: City of Dixon, July 2022

¹Program 3.3.4 has been included to help facilitate development on small sites.

SMALL SITES

There are two vacant sites included in the sites inventory to accommodate lower-income units that are smaller than 0.5 acres. Only sites that have strong potential for development have been included in the inventory to address the lower-income RHNA. Nevertheless, the City has identified a successful local example of a multifamily project with lower-income, deed-restricted units on a parcel smaller than 0.5 acres. In 2007, the City permitted a multifamily project with seven units that was constructed downtown at the northwest corner of East A Street and North 2nd Street on a 0.41-acre parcel. Three of the seven units are restricted for occupancy by very low- and low-income households, for a period of not less than 55 years. To further the track record of smaller sites developing with affordable units, in nearby Woodland, Opportunity Village, a 12-unit affordable project was approved in May 2021 on a 0.46-acre parcel at 334 Freeman Street. These two projects demonstrate market trends for infill development of lower-income multifamily units in Dixon and in the region.

The two small sites included also have a mixed-use zoning designation and the City has considered the potential for non-residential uses to occur. The General Plan states that the Downtown Mixed Use land use is intended to be a mix of residential and commercial uses, but these sites can develop with 100 percent residential, or 100 percent commercial. With the potential for 100 percent residential, the City believes the 75 percent realistic capacity is appropriate based on the project examples. However, the city does not need these small mixed-use sites (11-unit capacity total) to meet the RHNA and would still have a surplus with the sites removed.

APPROVED PROJECTS

The City is relying on for approved projects to meet a portion of the City's RHNA: Homestead and Lincoln Square, Sutton at Parklane, and Orchard (III) at Valley Glen. **Table 8** provides a summary of the projects and available capacity. **Figure 2** maps the location of each project. The City has a consistent track record of projects developing and not sitting dormant, and has not had any project drop off. Homestead is the only project where development did not occur directly after approval, which was due to the downturn of the market. Since then, as of 2019, a new developer has taken over and construction has begun on the project.

Homestead

In 2005, the City of Dixon approved the Southwest Dixon Specific Plan, which includes the Homestead project. Homestead is south of W. A Street and west of Interstate 80. The 517-acre project plans to include nearly 1,200 single-family homes in a range of sizes to be built across five phases, open space, commercial and retail space, and a fire station. Phase 1 includes six "villages" that are under construction or complete as of June 2022. Phase 2A includes four villages that are under construction as of June 2022. Phase 2B was approved in 2022 and will include 180 units affordable to households earning 30 to 60 percent of the area median income (AMI) in the Silvey Villas and Prospera developments. Silvey Villas includes 72 age-restricted for seniors, of which 8 units will be set aside for tenants earning 30 percent of AMI, 8 for 50 percent of AMI, and 56 for 60 percent of AMI. Prospera will include 108 affordable family units, of which 11 will be restricted to tenants earning 30 percent of AMI, 11 for 50 percent AMI, and 86 for 60 percent AMI. For both developments, the units will be

deed-restricted via a recorded Regulatory Agreement from the California Tax Credit Allocation Committee. Construction of Silvey Villas is expected to begin in December 2022 and is anticipated to be completed by the summer of 2024. Prospera is anticipated to begin construction, pending funding, by April 2023, with completion by the end of 2024.

Phases 3 and 4 are also expected to be constructed during the 2023–2031 planning period and include a combined total of 390 units affordable to moderate- and above moderate-income households. Phase 4 will also include an approximately 19-acre community park. Phase 5 is intended to include mixed use, with a combination of residential uses and employment uses.

Lincoln Square

In March 2022, the Lincoln Square project was approved by Dixon City Council to rezone the site to Planned Multiple Residential–Planned Development and Service Commercial–Planned Development, with a General Plan land use designation of Corridor Mixed-Use. The project will include 100 single-family homes on 10.99 acres, and the remaining 2.3 acres proposed to have commercial and retail uses. Located at the southwest corner of State Route 113 and Vaughn Road, the applicant, Lewis Land Developers LLC, is preparing site improvement plans, a final map, and a building permit application, which are expected to be submitted in summer or fall 2022 for construction to begin in 2023.

Sutton at Parklane

In 2005, the City entered into a Development Agreement for the Parkland subdivision, under the condition that all development be subject to Planning Commission Design Review approval. In 2021, Planning Commission approved a Design Review application for the project that includes 121 single-family homes ranging in size from 2,012 to 3,215 square feet. Located south of Columbia Drive and north of Parkway Boulevard, Sutton at Parkland is near Dixon High School and Hall Memorial Park and is part of new development occurring at Dixon’s edge.

Approximately half of the parcels in the Sutton at Parkland subdivision have been issued permits and are under construction or already built, and the remaining 57 parcels are expected to have building permits issued during the 2023-2031 planning period and provide housing opportunities suitable for moderate-income households.

Orchard (III) at Valley Glen

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 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, approximately 95.8 percent of the subdivision has been built out. However, Orchard (III) at Valley Glen, the fourth phase of the development, and was approved for 84 new homes, 43 of which have been issued permits and are under construction or completed, and the remaining 41 are expected to apply for building permits and be constructed during the 2023-2031 planning period.

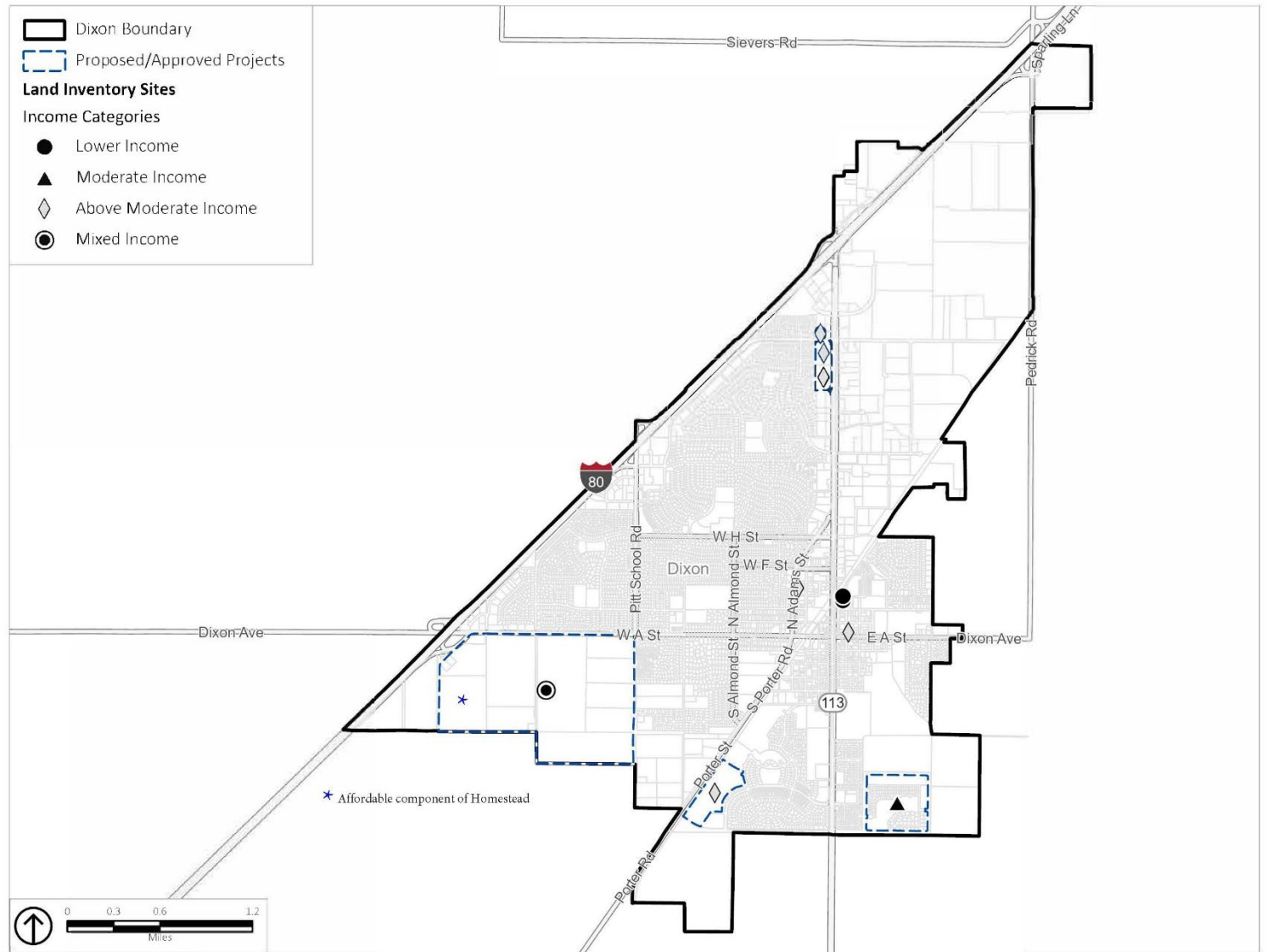
TABLE 8: APPROVED PROJECTS

Project	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Approved Capacity	Affordability
Homestead							
Homestead – Phase 2B	114-010-040, -010	MDR	MDH	13.5	10.7	180	Lower
Homestead – Phase 2B Village 9						49	Above Mod.
Homestead – Phase 2B Village 10						79	Above Mod.
Homestead – Phase 3 Village 11	114-012-060, -070	LDR/MDR	R1/PMR	LDR- 3.18 MDR – 5.74	35	53	Above Mod.
Homestead – Phase 3 Village 12						17	Moderate.
						43	Above Mod.
						14	Moderate
Homestead – Phase 4 Village 13-15	114-012-010, -050, -060, -070	LDR/MDR	R1/PMR/PMR-PD	LDR- 3.18 MDR – 5.74	45	57	Moderate
						172	Above Mod.
<i>Lower-Income Capacity</i>						180	
<i>Moderate-Income Capacity</i>						88	
<i>Above Moderate-Income Capacity</i>						396	
Total Capacity – Homestead						644	

Project	APN	GP Des.	Zoning	Max. Allowable Density (du/acre)	Acreage	Approved Capacity	Affordability
Other Projects							
Lincoln Square	108-110-450	Corridor Mixed Use	PMR-PD		10.99	100	Above Mod.
	108-110-460						
Assisted Living on N. Lincoln St	108-291-360	Corridor Mixed Use	CH-PAO-PD		1.46	44	Above Mod.
Sutton at Parklane	N/A ¹	Low Density Residential	PMR-PD			57	Moderate
Valley Glen Orchards III	N/A ¹					41	Above Mod.
<i>Lower-Income Capacity</i>						0	
<i>Moderate-Income Capacity</i>						57	
<i>Above Moderate-Income Capacity</i>						185	
Total Capacity – Other Projects						242	

¹ These projects include several parcels as part of the larger project. The project locations are described in the individual analyses.

FIGURE 2: AVAILABLE SITES AND APPROVED PROJECTS TO MEET THE RHNA



ACCESSORY DWELLING UNIT POTENTIAL

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADU) based on: the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law that: reduce the time to review and approve ADU applications, require ADUs that meet requirements to be allowed by right, eliminate discretionary review for most ADUs, and remove other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th cycle housing element planning period.

The City issued three building permits for ADUs during the previous planning period. With additional funding to support ADU construction and marketing of resources, the City anticipates that six ADUs will be built in the city by 2031. To promote ADUs, the City has included **Program 3.3.2** to comply with State law and make construction of ADUs feasible for more property owners.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. However, given the low rate of construction of ADUs in Dixon to date, the City has taken a more conservative approach and projects that one new ADU will serve lower-income households, two will serve moderate-income households, and three will serve above moderate-income households.

SUMMARY OF CAPACITY TO ACCOMMODATE THE RHNA

Table 9 compares the City’s RHNA to its site inventory capacity. Accounting for approved and pending projects, the vacant site capacity, and the projected ADUs, the City has a total surplus of 510 units. Breaking this down by income category, the City has a surplus of 17 units in the lower-income category (i.e., extremely low-, very low-, and low-income), a 86-unit surplus in the moderate-income category, and a 407-unit surplus in the above moderate-income category.

TABLE 9: SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 6TH CYCLE RHNA BY INCOME CATEGORY

Income Category	RHNA	Vacant Site Capacity	Projects	Projected ADUs	Total Capacity	Surplus
Very Low	113	11	180	1	192	17
Low	62					
Moderate	62	1	145	2	148	86
Above Moderate	179	2	581	3	586	407
Total	416	14	906	6	926	510

Source, California Department of Housing and Community Development, State Income Limits for Solano County, 2021; Solano County Subregion 6th Cycle Regional Housing Needs Allocation, Final Methodology, City of Dixon, July 2022

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. This 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 10** lists a range of potential financial resources that may be utilized in Dixon.

TABLE 10: FINANCIAL RESOURCES FOR HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Federal Programs		
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"> • Acquisition • Rehabilitation • Homebuyer Assistance • Economic Development • Infrastructure Improvements • Homeless Assistance • Public Services
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"> • Acquisition • Rehabilitation • Homebuyer Assistance • New Construction
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"> • Rental Assistance
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"> • Land Acquisition • Rehabilitation • Relocation of Unit • Refinancing of Existing Indebtedness
State Programs		
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"> • Support Services • Rehabilitation • Transitional Housing • Supportive Housing

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"> • Purchase • Development/Construction • Improvement • Rehabilitation
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"> • New Construction • Rehabilitation • Acquisition • Preservation
California Housing Finance Agency (Cal HFA) 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"> • New Construction • Rehabilitation • Acquisition
California Housing Finance Agency (Cal HFA) 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"> • Homebuyer Assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	<ul style="list-style-type: none"> • Homeowner Assistance
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"> • New Construction • Rehabilitation

Program Name	Description	Eligible Activities
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"> • New Construction • Rehabilitation
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"> • Predevelopment, Site Development, Site Acquisition • Rehabilitation • Acquisition/rehab • Down Payment Assistance • Mortgage Financing • Homebuyer Counseling
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"> • New Construction • Rehabilitation • Acquisition
Affordable Housing Sustainable Communities Program	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	<ul style="list-style-type: none"> • New Construction
Local Programs		
Rebuilding Together (Solano County) ¹	RTSC provides necessary home repairs for low-income veterans/ senior / disabled homeowners.	<ul style="list-style-type: none"> • Rehabilitation
Catholic Charities of Yolo and Solano	Catholic Charities of Yolo and Solano helps neighbors transition into safe and affordable homes through assistance with rent and move-in costs and a plan to prevent homelessness and poverty.	<ul style="list-style-type: none"> • Rental assistance

Program Name	Description	Eligible Activities
Section 8 Home Ownership Program (Vacaville Housing Authority) ²	The Vacaville Housing Authority (VHA) Homeownership Program assists Section 8 Housing Choice Voucher participants by paying a portion of their mortgage payment. The Mortgage Assistance Payment is paid to the lender for the home that the participant chooses and purchases.	<ul style="list-style-type: none"> • Homebuyer Assistance
Solano Habitat for Humanity	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage.	<ul style="list-style-type: none"> • Homebuyer Assistance
HERO Program	The California Home Energy Renovation Opportunity (HERO) allows residential and commercial property owners to finance energy efficiency, renewable energy and water conservation improvements through the State's Property Assessed Clean Energy (PACE) program.	<ul style="list-style-type: none"> • Rehabilitation
Private Resources/Lender/Bank Financing Programs		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> • Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> • Homebuyer Assistance • Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> • Homebuyer Assistance
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"> • New Construction • Rehabilitation • Acquisition
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"> • New Construction

Program Name	Description	Eligible Activities
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"> • Homebuyer Assistance Combined with Rehabilitation
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"> • Acquisition • New Construction • Rehabilitation
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"> • Acquisition • Rehabilitation • New Construction
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"> • Acquisition • Rehabilitation • New Construction
Administrative Resources		
Mercy Housing	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.	<ul style="list-style-type: none"> • New construction
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.	<ul style="list-style-type: none"> • New construction

¹ *Rebuilding Together Solano County (RTSC) is not currently offering the Home Rehab Program during the first half of 2022 due to COVID-19 concerns for homeowners as well as volunteers.*

² *The administration of the Solano County Housing Authority and its Section 8 Housing Assistance Program is contracted to the City of Vacaville Housing and Redevelopment Department.*

OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only the rent or mortgage payment, but utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness.

Federal funds for rehabilitation, such as CDBG funds, can provide an important tool to assist homeowners with home upgrades that have the added benefit of assisting with energy conservation. The California Department of Energy's Energy Weatherization Assistance Program and other State funding programs, such as CalHOME, can provide similar assistance to fund rehabilitation projects that will promote energy conservation.

More locally, the Property Assessed Clean Energy (PACE) Program provides low-interest loans that are repaid through annual property tax payments. Enrollment in California PACE is completely voluntary. The loans can be used to finance energy efficiency, renewable energy, and water conservation improvements for residential and commercial property.

Rebuilding Solano also provides minor exterior repair services to low-income veterans, seniors, and disabled homeowners, specifically through home rehabilitation and smoke/carbon monoxide alarm installation, which may provide weatherization and energy conservation benefits.

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 that 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 \$300 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.

City of Dixon water customers are eligible for a \$100 rebate from the Solano County Water Agency for the purchase and installation of a high-efficiency clothes washer labeled “EnergyStar Most Efficient” from a “qualifying product” list. The program applies to purchases made from January 1, 2017, through June 30, 2022. Also, supported by a Prop 1 grant from the California Department of Water Resources, the Solano County Water Agency is offering water customers an incentive to replace their lawns with water-efficient landscaping and receive \$1.00 per square foot with a \$1,000 maximum.

6. HOUSING CONSTRAINTS

The provision of adequate and affordable housing opportunities is an important goal for 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.

NONGOVERNMENTAL 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.

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 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 on an alluvial fan formed by Putah Creek, which is 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 along the Dickson Creek and Dudley Creek traces. The creeks no longer exist as surface drainages. Underground pipes were installed to carry the flow.

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

- Protect life, the natural environment, and property from natural and manmade hazards due to seismic activity, hazardous material exposure, flooding, wildfire, or extreme heat events.
- Continue to implement provisions for flood hazard reduction in Special Flood Hazard Areas in order to limit the potential for adverse effects on public health, safety, and general welfare.

- Locate critical facilities, such as hospitals and health care facilities, emergency shelters, fire stations, police stations, emergency command centers, and other emergency service facilities and utilities so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards.

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, including specific recommendations to provide adequate drainage. The City has made several drainage improvements based on the recommendations 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.

To address drainage issues affecting residential development, the City charges developers impact fees to provide the necessary drainage improvements in the city; see **Table 15** for more information on impact fees. 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 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 NE-4.2 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 Building Code.” 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. In this way, development in new areas (e.g., specific plan areas) will have the necessary infrastructure, facilities, and services in place to meet the needs of residents.

The City has sufficient water and wastewater capacity to accommodate the 6th cycle RHNA.

Water

Residents of Dixon receive water either from the City Water Division and California Water Service Company (Cal Water), depending on where in the city they live. Cal Water serves residences and businesses in central Dixon while the City serves the perimeter areas, in zones called the North Zone, Core Zone, and South Zone. The City and Cal Water both primarily use groundwater extracted from the Solano Subbasin.

The City of Dixon Water Division is a product of partnership between the City of Dixon and the Solano Irrigation District (SID) and serves more recently developed sections of the city and surrounding areas. The 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 141,000 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. In 2020, the City water service area population was approximately 9,037 people across 2,930 connections, and water demand was 702 million gallons per year. According to the City's 2020 Urban Water Management Plan, water demand is expected to increase to 2,307 million gallons by 2045. Projected growth, particularly in South Dixon, is projected to exceed capacity. However, the Homestead Well in the Southwest Dixon Specific Plan area is under construction and projected to be completed by 2023 to meet growing demand.

Cal Water operates the Dixon District serving more than 3,000 service connections and pumps 1.2 million gallons of locally pumped groundwater daily. According to its 2020 Urban Water Management Plan, Cal Water served 990 housing units in the central portion of Dixon, operating eight wells in the area. In 2020, Cal Water usage is approximately 1,391 acre-feet per year. Residential customers

accounted for most of the district's water use, primarily single-family homes. Residential customers used 71 percent of water, non-residential water use accounted for 9 percent of the total use, and the distribution system lost about 20 percent of the water. The water loss is due to the need to discharge pumped groundwater with high concentrations of naturally occurring contaminants. Cal Water estimates the service area's population could reach 11,331 by 2045 and projected water usage could reach 1,321 acre-feet per year. Current 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 has prioritized conservation efforts since 2009.

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. The City actively works with new developments to ensure adequate facilities are constructed to meet minimum system requirements. The City will continue to monitor the pace of development to ensure adequate supplies are available to meet the existing and future demands in the system.

Sewer

The City of Dixon's Public Works Department provides all wastewater collection and treatment services for Dixon residents. In 2017, the City of Dixon upgraded its Wastewater Treatment Facility (WWTF) to comply with the Central Valley Regional Water Quality Control Board regulatory limits of salts in the treated effluent that reaches the groundwater, also known as discharge limits. The updated facility prevents discharge to open channels and creeks near the WWTF. The project also expanded the City's capacity to treat wastewater to be able to accommodate projected growth. The City is currently preparing for an expansion to the plant and ponds to increase capacity beyond the scope of the current plant. Looking to the future, the General Plan calls for the preparation of a computer model and Sewer System Master Plan to help Dixon continue to provide high-quality wastewater treatment. Sewer models have become a standard management tool used by cities to make fully informed decisions about sewer system improvements and future land development impacts on the sewer system.

The General Plan also contains policies and actions that ensure that Dixon will have adequate capacity to safely accommodate the wastewater needs of existing and future residents in the wastewater service area, including through ensuring compliance with State water treatment standards and by increasing the wastewater treatment facility, trunk sewer, and pump capacities.

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:

- Enable safe, comfortable, and attractive access and travel for pedestrians, bicyclists, motorists, and transit users of all ages and abilities.
- Prioritize pedestrian, bicycle, and automobile safety over motor vehicle level of service and motor vehicle parking.

- Decrease dependence on single-occupant vehicles by increasing the attractiveness of other modes of transportation.
- Facilitate convenient and safe pedestrian, bicycle, transit, and vehicular connections between neighborhoods and to destinations in Dixon and neighboring communities.

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.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations, such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are located closer to urbanized areas.

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. A May 2022 survey yielded four vacant properties ranging from 0.77 to 13 acres and costs ranging from \$425,000 to \$5,804,370. The average cost per acre was \$525,197 for improved land, a significant increase since 2013. However, the cost of unimproved land is significantly lower. For example, in 2022, a 200-acre unimproved parcel was purchased for \$116,000 per acre with the intent to develop. For smaller parcels, the limited number of available vacant lots may indicate additional challenges to purchasing land besides cost. Further, though land prices declined during the economic recession, they have been increasing, as shown by the current price range for available vacant land, and may directly increase the cost of housing.

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.

According to the Craftsman Book Company's 2022 National Building Cost Manual, using zip code modifiers for 95620, construction costs for a single-family home are approximately \$160 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home of good quality construction and including a two-car garage and forced-air heating/cooling in Dixon. Estimated total construction costs for such a home are \$321,930. These construction costs include labor, materials, and equipment but do not include costs of buying land.

Costs for multifamily construction are approximately \$161 per square foot. This is based on costs calculated for a four-story building in Dixon with 40 units and an average unit size of 800 square feet. The calculation is for a wood- or light-steel-frame structure, including forced-air heating and cooling and constructed of good quality materials. The estimated total construction costs for each unit are \$124,825, and total construction costs for the building are \$5,182,711. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.

Availability of Financing

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act, lending institutions must disclose information on the 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 First-Time Homebuyer Programs 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 11 illustrates interest rates as of May 2022. 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 11: INTEREST RATES

Loan Length	Interest Rate ¹	APR
Jumbo Loans		
15-year fixed	4.375%	4.536%
30-year fixed	4.500%	4.614%
Conforming and Government Loans²		
15-year fixed	4.375%	4.675%
30-year fixed	5.125%	5.304%

Source: www.wellsfargo.com, May 2022 Notes:

1. In 2022, a conforming loan is for amounts not exceeding \$647,200, and a jumbo loan is for amounts greater than \$647,200.
2. As of May 2022, interest rates are continuing to rise. While rates fluctuate over time, the current upward trend is in contrast to recent and historical lows.

Available Dry Utilities

Dry utilities, including electricity, and telephone service, are available to all areas in the city. There is sufficient capacity to meet the current need and any future need. Service providers are:

- Electricity: Pacific Gas & Electric
- Telephone: AT&T
- Internet Service: Wave, AT&T

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. Consistent with transparency requirements, (Government Code Section 65940.1 subdivisions (a)(1)(A)) and (a)(1)(B)), the City's development standards and fees are available on the City's website.

1. Land Use Policies

The Land Use and Community Character 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 12**, the General Plan has one residential designation for single-family dwellings, one designation for multifamily uses, and mixed-use designations that permit residential uses. These designations permit a varied level of density for urban residential uses.

TABLE 12: RESIDENTIAL LAND USE CATEGORIES

General Plan Land Use Designation	Zoning Designation(s)	Range of Density (du/ac)	Minimum Site Area per Unit (sq. ft.)	Typical Residential Type(s)
Low Density Residential (LDR)	R1-7, R1-10, R1-15, R1-20	Up to 9	R1-7 – 7,000 R1-10 – 10,000 R1-15 – 15,000 R1-20 – 20,000	Single-family homes, single-family attached, semi-attached, and duet homes
Medium Density Residential (MDR)	RM1, RM2, RM3, RM4, PMR	10 to 22	RM1 – 4,000 / 2 units RM2 – 3,750 / 2 units, 3,000 / 3 units; 3,000 / 4 or more units RM3 – 2,000 / 3 or more units RM4 – 1,500 / four or more units PMR – 4,350	Single-family homes, townhomes, garden homes, zero lot line homes, apartments, and condominiums
Other Designations Allowing Residential Uses				
Downtown Mixed Use (DT)	CD, PMU1, PMU2	Up to 30	PMU1 – 5,000 PMU2 – 2,000 to 4,000	Single-family homes, duplexes, triplexes, fourplexes, an multifamily structures, and single-room occupancy units
Corridor Mixed Use (CMU)	PMU	12 to 28	None	Single-family or multiple family residential dwelling units, single-room occupancy units
Campus Mixed Use (CAMU)	PUD	Up to 30	5 acres	Dependent on the use regulations of the zoning district in which the planned unit development is located

Source: Dixon Zoning Ordinance, 2021; Dixon General Plan, 2021

Specific Plans

Dixon has two specific plan areas—Southwest Dixon and the Northeast Quadrant. **Table 13** summarizes planned residential development for Southwest and Northeast Dixon.

Southwest Dixon Specific Plan: The Southwest Dixon Specific Plan area consists of approximately 477 acres and is located west of Porter Road and east of Interstate 80. Approximately 64 percent of the land is designated for residential use, and the remainder is for commercial uses and public facilities. The Specific Plan contains three residential land use designations that provide for housing 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 and updated in 2005. Most of the specific plan 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.

Northeast Quadrant Specific Plan: The Northeast Quadrant Specific Plan area consists of approximately 643 acres and is southeast of Interstate 80 and northwest of Pedrick Road. The land use goals of this plan are to provide a variety of employment, retail, and services to the Dixon community and Interstate 80 users. This plan does not permit any residential land uses. The Northeast Quadrant Specific Plan was adopted by the City Council in 1995 and amended in 2003 and 2009.

TABLE 13: SPECIFIC PLAN RESIDENTIAL LAND USE SUMMARY

General Plan Designation	Southwest Dixon	
	Units	Acres*
Low Density	590	185.5
Medium Density – Low	644	112
Medium Density – High	131	9.7
Total	1,365	477.4

Source: Southwest Dixon Specific Plan, 2005.

**Note: Gross acres.*

Residential Development Standards

The City regulates the type, location, density, and scale of residential development primarily through its Zoning Ordinance (Title 18 of the Dixon Municipal Code). 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 14** summarizes the relevant residential standards for both single-family and multifamily development. The City is currently (2022) going through a comprehensive zoning code update where standards are being updated and streamlined. This includes condensing the number of zones in the city, minimizing standards, and ensuring compliance with state law (**Program 4.1.3**). The update is underway and is planned to be adopted in late 2023.

Single-Family Residential District Development Standards

The R1 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 separate one family dwellings from the congestion and lack of privacy often associated with multiple-family dwellings. Only one single-family dwelling unit, and no more than one ADU and one Junior ADU (JADU), is permitted on each lot in this district. The height limit for single-family homes is generally 30 feet.

Multifamily Residential Development Standards

The RM Zone has four districts: RM1, RM2, RM3, and RM4. Both the RM1 and RM2 districts permit single-family dwellings and two-family dwellings or duplexes. The RM3 district permits multifamily dwellings with three or more units, and RM4 permits only multiple-family dwellings of five or more units. The minimum site area for RM-1 and RM-2 is 8,000 and 7,500 square feet, respectively. The minimum site area for RM-3 and RM-4 is 25,000 and 40,000 square feet, respectively. The minimum site per unit varies based on district and unit mix. The maximum height is 38 feet, and lot coverage is 40 percent in all RM districts. Both the R-3 and R-4 zoning districts allow for three stories.

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 multifamily units on 9,000-square-foot lots with a minimum site area per dwelling unit of 4,350 square feet. The Downtown Commercial district allows multifamily 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 multifamily units in the downtown area of the city. The PMU district has a minimum lot size of 5,000 square feet and 50 square feet lot width and a minimum site area that varies by district and the amount of units in the development.

The Agricultural (A) district permits or conditionally permits an incidental one family dwelling and farm employee housing.

TABLE 14: RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	Zoning Ordinance												
	R1-20	A	R1-15	R1-10	R1-7	PMR	RM-1	RM-2	PMU-1	RM-3	PMU-2	RM-4	CD
Min. Site Area (sq. ft.)	20,000	108,900	15,000	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	15,000	10,000	7,000	4,350	4,000	3,750	5,000	2,000	4,000-2,000 ³	1,500	0
Min. Front Yard (ft.)	30	30	30	25	20	20	20	20	15	20	15	20	0
Min. Side Yard (ft.)	5, 12 ¹	15	5, 12 ¹	5, 12 ¹	5, 12 ¹	6 – 8	5-7	6-8	5	8-10	5	10-15	0
Min. Rear Yard (ft.)	20% of lot depth ²	25	20% of lot depth ²	20% of lot depth ²	20% of lot depth ²	25	25	25	10	25	10	25	0
Max Lot Coverage (percentage)	40	20	40										
Max. Bldg. Height (ft.)	30	35	30	30	30	38	38	38	36	38	36	38	50
Parking Req. (space/unit)	See Table 15												

Source: Dixon Zoning Ordinance, February 2022

1. On a corner lot the minimum street yard shall be 15 feet, and the minimum side yard shall be 5 feet.
2. The minimum rear yard shall be 20% of the lot depth to a maximum of 25 feet.
3. The minimum site area per unit is dependent on the units provided. The higher the unit count the lower the minimum site area.

Cumulative Impacts of Development Standards

State law requires the City to consider the impacts of development standards on the cost of housing, and further to consider the cumulative impacts of development standards on the cost and supply of housing. In the past, the primary development standard affecting housing cost was the lot size standard; however, since this standard effectively establishes a 7,500-square-foot minimum for single-family neighborhoods, this is not a constraint. Additionally, the passage of SB 9 has lessened this constraint by allowing lot splits and duplexes by right. Similarly, the primary standard affecting housing cost for multifamily units is typically the maximum allowable density. However, the City currently allows development at densities up to 30 units per acre which is sufficient for market rate and affordable housing development. Further, as stated previously, the City is currently (2022) going through a comprehensive zoning code update (i.e., lot coverage, setback requirements) to streamline and facilitate development and ensure compliance with state law (**Program 4.1.3**). The update is underway and planned to be adopted in late 2023.

Typical Densities for Development

Dixon is a small city in Solano County, situated in the central valley between Sacramento and the Bay Area. Most of the city's growth has been in single-family areas with residential lots generally varying in size from approximately 7,000 to 20,000 square feet in the low-density to medium- and high-density residential zones. Multifamily densities typically vary in size from 1,500 to 4,000 square feet per unit depending on the land use designation. The City has not received any requests to develop at densities lower than what was identified in the sites inventory. If a proposed project is consistent with the General Plan and zoning, it follows standard review procedures. In General Plan designations where minimum densities have been established, a map amendment would be required to develop below the minimum.

Parking Requirements

The City's parking requirements for residential districts vary by housing type, the number of units, and parking needs. **Table 15** identifies the City's parking requirements by housing type. 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 affordable homeownership project, and the Heritage Commons project. As a part of the comprehensive Zoning Code update, the City will review and revise standards to ensure parking is not a constraint to development, specifically looking at reducing the parking standards for studio units and ensuring compliance with ADU/JADU requirements (**Program 4.1.3**).

TABLE 15: PARKING REQUIREMENTS

Residential Type	Parking Spaces¹
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	
Studio Units:	1 covered space, 1 extra open space for each three units
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 ²
Two Bedroom	1 covered space plus 1 extra open space for each 4 units ²
Assisting Living and Congregate Care Facilities	0.25 spaces for each unit or bed, whichever is greater, plus 1 open space for each three employees based upon the maximum number on duty at 1 time ³
Accessory Dwelling Units	Not to exceed 1 parking space per unit. Spaces may be provided as tandem parking, including on an existing driveway or in setback areas, excluding the non-driveway front yard setback
Secondary Living Units	
One Bedroom	1 space, can be located to the side of the existing driveway within the front setback
Two Bedroom	2 spaces, can be located to the side of the existing driveway within the front setback
Mobile Home Park	2 spaces for each mobile home, 1 of which is covered is covered, plus 1 extra open space for each three mobile homes
Group quarters, sororities, fraternities, boarding houses	1 space for each sleeping room

Source: Dixon Zoning Ordinance, April 2022

- ¹ Covered Parking spot indicates that the space must be in a garage or carport.
- ² The City Planning Commission may reduce this number on a case-by-case basis.
- ³ The City Planning Commission shall determine the number of guest parking spaces needed on a case-by-case basis.

The City offers several optional, not required, 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.

- **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.
- **Planned Multiple Residential District:** The purpose of the PMR district is to reserve land for the development of multiple-unit residential development. The district emphasizes the development of a wide variety of multifamily or multiple residential dwelling types such as condominiums, townhomes, cluster homes, patio homes, and other forms of individual ownership in multiple density projects. 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 previous 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 Downtown Mixed Use (DT) 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 PMU2 allowing smaller site areas for overall increased dwellings. Furthermore, one other district—Downtown Commercial—allows residential uses in commercial areas on the second floor of any structure. The City has seen recent development of mixed-use projects in the downtown. The Asher project was constructed in 2008 and included seven 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.

Review of Local Ordinances

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 multifamily dwelling units. The purpose of Measure B is to achieve a balanced housing mix and a steady, controlled rate of annual growth. In 2000, approximately 14.0 percent of the housing stock in Dixon consisted of multifamily units, compared to 18.0 percent of the housing stock in 2021, indicating that growth management has helped to create a more balanced housing stock. Measure B enables the City to enhance the mix of housing types by encouraging 20 percent multifamily 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 accordance with Ordinance 13-008 Section 2, any residential development allotment that remains unallocated after five years can only be used for affordable housing. The use of such allotments shall be determined by the City Council on a case-by-case basis and shall not be subject to either the annual or five-year allotment limitation.

In order to encourage the production of housing, any allotments from the residential development allotment pool that remain unallocated under Measure B at the end of each 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 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 16 shows that the 3 percent growth cap does not prevent the City from meeting its 2023–2031 RHNA. Based on 3 percent of the 2013 Department of Finance housing unit count (6,624) in Dixon, the City is able to build 198 units per year for the next seven years. For the City to meet its RHNA, Dixon needs to be able to accommodate 38 units per year.

However, to comply with the requirements of SB 330, the City will suspend Measure B for the 6th cycle planning period (January 31, 2023 through January 31, 2031). This action will take place with adoption of the 2023 – 2031 Housing Element (**Program 3.1.1**).

TABLE 16: MEASURE B AND THE 2023-2031 RHNA

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031
3% Growth Cap*	198	198	198	198	198	198	198	198	198
Annual goal to meet 2023-2031 RHNA	38	38	38	38	39	39	39	39	39
Annual goal to meet very low- and low-income 2023-2031 RHNA	16	16	16	16	16	16	16	16	16

* Based on 2021 Department of Finance housing unit count (6,624)

Note: Measure B allows unused growth from past years to be used in future years. Therefore, the 3 percent growth cap presented is an average of the permitted growth and if one year is lower, a future year may be higher.

Provisions 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, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table 17** summarizes the housing types other than single-family homes that are permitted within the primary zones in Dixon.

TABLE 17: HOUSING TYPES PERMITTED BY ZONE DISTRICT

Housing Types Permitted	Zone Districts									
	A	R1	RM1	RM2	RM3	RM4	PMR	PMU	CD	ML
Residential Uses										
One-Family Dwelling		P	P	P			P	P	P ¹	
Two-Family Dwelling (Duplex)			P	P			P	P	P ⁴	
Three-Family Dwelling (Triplex)				C	P				P ⁴	
Four-Family Dwelling (Fourplex)				C	P				P ⁴	
Multifamily Dwellings (5+ Units)				C	P	P		P	P ⁴	
Condominiums, apartments, town homes, cluster homes, patio homes, half-plexes							P			
Accessory Dwelling Units ²		P	P	P	P	P	P			
Secondary Living Units ²	P	P								
Special Needs Housing										
Residential Care Facilities (7 or more persons) ³		C	C	C	C	C				
Residential Care Facilities (6 or fewer persons) ³		P	P	P	P	P				
Farm Labor Housing ⁴	P									

Housing Types Permitted	Zone Districts									
	A	R1	RM1	RM2	RM3	RM4	PMR	PMU	CD	ML
Transitional and Supportive Housing ⁵		P	P	P	P	P	P			
Emergency Shelters										P
Manufactured/Mobile Homes and Mobile Home Parks ⁶		P								
Single-Room Occupancy Units									P	

Source: Dixon Zoning Ordinance, 2022

P = Permitted by right

C = Conditionally permitted

- ¹ Allows single-family or multiple-family residential dwelling units if located above the first floor of any structure.
- ² The City has included Program 4.1.3 to amend the Zoning Code to allow ADUs as a permitted use in all zones, residential and non-residential, that allow single-family or multi-family uses, in compliance with Government Code Section 65852.150. Program 4.1.3 will also amend the code to remove references to secondary living units, which currently have the same definition as ADUs in the Zoning Code.
- ³ Although Section 18.03.010 of the Dixon Municipal Code states “Those facilities which state law requires to be allowed in this zone to the extent provided by state law and subject to any constraints of said state law.” To ensure compliance with state law, the City has included Program 4.1.3 to review and revise the Zoning Code.
- ⁴ To comply with State law, the City has included Program 4.1.3 to permit employee housing compliant with the State Employee Housing Act (Health and Safety Code Sections 17021.5, 17021.6 and 17021.8).
- ⁵ The City has included Program 4.1.3 to allow transitional and supportive housing in all zones where single-family uses are permitted and allow supportive housing as a permitted use in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- ⁶ The City has included Program 4.1.3 to amend the Zoning Code to allow mobile and manufactured homes in the same manner as stick-built single-family homes in all zones where single-family homes are permitted.

Accessory Dwelling Units

Accessory dwelling unit are defined in Section 18.20B.030 of the Zoning Code as “an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.” ADUs can include efficiency units, as defined in the Health and Safety Code Section 17958.1, and are permitted by right in the R1, RM-1, RM-2, RM-3, RM-4, and PMR zone districts. Secondary living units have the same definition (Chapter 18.02), but are permitted by right in in the A and R1 zone districts. The City has included **Program 4.1.3** to permit ADUs and JADUs in compliance with State law and replace references to secondary living units with ADUs.

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).

The City has included **Program 4.1.3** to allow mobile and manufactured homes in the same manner as stick-built single-family homes.

Farmworker and Employee Housing

According to the 2015-2019 ACS, an estimated 299 persons in Dixon are employed in the “agricultural and natural resources” industries; however, only a portion of these workers were employed as farmworkers. The number of persons living in Dixon and 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 multifamily housing, migrant farmworkers often have special housing needs. The Migrant Farm Labor Center, 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 82 residential units for rent for farmworkers and their families who migrate up to 50 miles from the center.

State law (Section 17021.6 of the Health and Safety Code) requires that farmworker, or employee, housing with 12 units or 36 beds be permitted in the same manner as other agricultural uses in the same zone. 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 4.1.3** is proposed to amend the City’s Zoning Ordinance to fully comply with the Employee Housing Act.

The City has included **Program 4.1.3** to permit employee housing for six or fewer persons in all zones allowing residential structures, in the same manner, and employee housing for 12 units or 36 beds or more in agricultural zones.

Residential Care Facilities

Health and Safety Code Sections 1267.8 and 1566.3 require local governments to treat group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Though residential care facilities are not defined in the Zoning Code, Section 18.03.010 permits residential care facilities in all residential zones as “facilities that state law requires to be allowed in this zone to the extent provided by state law and subject to any constraints of said state law.” The City has included **Program 4.1.3** to review and revise the Zoning Code to ensure compliance with state law and to be consistent with fair housing requirements.

Emergency Shelters

California Health and Safety Code Section 50801(e) 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.”

Government Code Section 65583(a)(4)(A) 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 .
- Off-street parking based upon demonstrated need..
- 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.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City had included **Program 4.1.3** to establish managerial standards.

The Dixon Zoning Ordinance permits emergency shelters by right in the ML district, where they are subject only to the same development standards as other uses in this zone. Currently, there is a total of 331 acres (49 parcels) of vacant land zoned as ML that is available for construction of an emergency shelter. Parcels range in size from less than one acre to over 100 acres in size. The typical parcel size ranges from .40 acres to 2 acres in size (21 parcels). The ML zone is closer to services, including grocery stores and medical facilities, and has access to transportation.

Low Barrier Navigation Centers

Government Code section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in non-residential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Program 4.1.3 has been included to comply with State law.

Transitional and Supportive Housing

Transitional housing is defined in Chapter 18.02, Definitions, as housing with supportive services exclusively designated and targeted for recently homeless persons. Transitional housing services are intended to move recently homeless persons to permanent housing quickly, and limit rents and service fees to an ability-to-pay formula consistent with the United States Department of Housing and Urban Development’s requirements for subsidized housing for low-income people. Supportive housing is defined as housing with no limit of stay, occupied by the target group, and linked to on-site or off-site services that assist the resident to keep the housing, improve their health status, and maximize their ability to live and, when possible, work in the community.

Government Code Section 65583(c)(3) 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 and supportive housing are both permitted in the R-1, RM, and PMR districts by right. The City has included **Program 4.1.3** to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone. Additionally, the zoning ordinance will be amended to allow transitional and supportive housing in all zones where supportive housing is a permitted use in

zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

Extremely Low-Income Households

Government Code Section 65583(a)(1) 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 (SRO).

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. The City has also included **Program 5.3.1** to assist with the development of housing for extremely low-income households.

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 multifamily 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. The City currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis, but does not have a formal reasonable accommodations process in place. Therefore, the City has included **Program 4.1.2** to establish a reasonable accommodation process in compliance with State law.

The City's Municipal Code does not impose any separation requirements between group homes or residential care facilities and sites planning requirements are no different for these uses than other residential uses in the same zone. Additionally, the City recently created brochures on universal design to formalize reasonable accommodation procedures, and made these resources available on the City's website. The Dixon Municipal Code defines family as an individual or two or more persons related by blood or marriage, or a group of not more than five persons, not including servants, who need not be related by blood or marriage, living as a single housekeeping unit. The City has included **Program 4.1.3** to amend the definition of family in the Zoning Code to comply with the State definition.

Density Bonus

Under current state law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

The City's density bonus ordinance allows for density bonuses up to 35 percent. Therefore, the City of Dixon has included **Program 4.1.4** to increase the density bonus allowance comply with current state law (Government Code Section 65915). Despite the need for an ordinance update, the City is currently complying with the applicable State density bonus law.

Site Improvements

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 18** identifies the typical development fees for single-family and multifamily 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 be infill on scattered lots throughout the central part of the city or built in outlying areas, where infrastructure and/or adequate public services and facilities may be necessary.

Improved pedestrian-ways should not be less than fifteen (15) feet in width and may be required by the approving authority where needed for traffic safety or for access to schools, playgrounds, shopping facilities, other community facilities, or scenic easements. Easements inside the front property line must be provided and typically be ten (10) feet in width for utilities, street lights, signage, and similar such uses. Local /Local with Cul-De-Sac streets have a 37- to 48-foot right of way, including 5 feet for sidewalk; Minor Collector streets have a 53-foot right of way, while Industrial Collector streets have a 49-foot right of way, both including 6 feet for sidewalks. Major Collector streets have a 54- to 116-foot right of way, including 8 feet for sidewalks.

These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Dixon. The City does not impose any additional requirements as conditions of approval for new development.

Development Fees

Requiring developers to construct site improvements and/or pay pro rata shares toward the provision of infrastructure, public services, and processing increases 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 July 1, 2021.

TABLE 18: SINGLE-FAMILY AND MULTIFAMILY DEVELOPMENT FEES

Planning Fees	Fee Amount
Conditional Use Permit	\$1,123
Design Review – Residential	
Single-Family Dwelling and Duplex	\$375
Multiple-Family Dwelling (excluding Duplexes) per building	\$1,497
Environmental Review	
Notice of Exemption	\$149
General Plan Amendment	\$2,303
Rezoning	\$2,303
Specific Plan Amendment	\$2,303
Annexation	\$2,952
Map/Parcel Boundary Changes	
Tentative/Subdivision Map (Final) Map	\$1,779
Per Lot	\$599
Parcel Map (<4, no tentative map)	\$375
Per Lot	\$75
Parcel Map (>5 or w/ tentative map)	\$748
Per Lot	\$75
Lot Line Adjustment (minor)	\$386
Lot Line Adjustment (major)	\$996
Variance	\$1,870
Appeal Fee (of Community Development Director decision)	\$748
Appeal Fee (of Planning Commission decision)	\$1,556
Certificate of Compliance	\$75
Parcel Merger Waiver	\$375
Time Extension approved by Planning Commission to obtain building permit	\$599

Source: City of Dixon, July 2022

The City requires developers to pay impact fees to cover the City’s costs to provide services and utility infrastructure to new development. These fees determine the real costs to the City and County of providing adequate city services to new development. Impact fees are collected for municipal facilities, fire protection facilities, police facilities, park facilities, roadway facilities, and more. **Table 19** shows the breakdown of development fees for a typical 2,000-square-foot single-family home and a 1,000-square-foot multifamily home as part of a 20-unit project.

**TABLE 19: SUMMARY OF DEVELOPMENT FEES BY SQUARE FOOT:
RESIDENTIAL PROJECTS**

Development Fee	Single-Family	Multifamily
Building Plan Check	\$2,692.00	\$9,173.00
Building Inspection	\$1,317.00.31	\$3,669.65
Building Permit Issuance	\$48.00	\$48.00
City of Dixon Water	\$6,508.48	\$6,228.02 ¹
Transportation	\$11,071	\$6,620.00
Police	\$701.80	\$565.78
Fire	\$1,781.13	\$1,4241.59
Dixon Unified School District	\$6,400.00	\$3,200.00
Storm Drainage		
Fee Area A1	\$294.47	\$1,548.75
Fee Area A2	\$6,723.21	\$41,743.12
Fee Area A3	\$6,952.24	\$40,462.33
Fee Area B/C	\$1,924.24	\$10,191.55
Fee Area D/G	N/A	N/A
Administrative and Public Works Facilities	\$1,396.33	\$1,111.79
Parks and Recreation Facilities	\$13,850.11	\$11,036.59
Wastewater Facilities	\$15,367.72	\$25,702.20
Solano Capital Public Facilities	\$8,962	\$6,726
<i>Total Development Fees</i>	<i>\$70,095.88 - \$77,048.12²</i>	<i>\$88,322.62 - \$130,065.74²</i>
<i>Typical Building Construction Costs per unit (2022 estimate)</i>	<i>\$248,820.00</i>	<i>\$129,200.00</i>
<i>Total Housing Cost (not including land costs)</i>	<i>\$318,915.88 - \$325,868.12²</i>	<i>\$217,522.62 - \$259,265.74²</i>
Fees as a % of Total Housing Costs	22.0% - 23.6%	40.6% - 50.2%

Source: City of Dixon, 2022; Solano County, 2019

1. Fee is for a 3/4-inch meter, 1-inch meters have a fee of \$10,864.14 and large projects may require an irrigation connection.
2. Total varies based on the area for drainage fees.

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 preapplication review meeting, submittal of the application, a review for completeness by Planning and Development 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 20** identifies the approximate time necessary for review of residential developments. In general, the process for development of a subdivision on vacant land and needing an environmental impact report takes 1 month to 1 year to process. For smaller subdivisions, multifamily, and single-family projects the time frame is 1 to 12 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 for environmental review can vary substantially depending on whether an environmental impact report or a negative declaration is required. For 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’s General Plan and compliance under the California Environmental Quality Act. 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, the Pheasant Run #7 residential development, and Heritage Commons.

TABLE 20: DEVELOPMENT REVIEW TIME FRAMES

Development Permit/Review Process	Single-Family Time Frames	Multifamily Time Frames	Subdivision Time Frames
Plan Review	3 – 4 weeks	4 – 6 weeks	2 – 4 months
Zone Change and GP Amendment	4 – 8 months	4 – 8 months	3 – 6 months
Environmental Review	1 month - 1 year	1 month - 1 year	1 month - 1 year
Design Review	2 – 3 months	2 – 4 months	N/A
Planning Commission approval	2 – 3 months	2 – 4 months	2 – 4 months
City Council approval (if necessary)	N/A	N/A	1 – 2 months
Total Time	1 month to 1 year	1 month to 1 year	1 month to 1 year

Source: City of Dixon, 2022

Senate Bill 330 Procedure

The City of Dixon permitting process is consistent with Senate Bill 330, the Housing Crisis Act of 2019. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

Senate Bill 35 Approvals

Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City has included **Program 6.2.1** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

Approval to Building Permit

After the City approves a project, such as at Planning Commission or City Council hearing, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining additional City clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions include:

- Preparing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements and rights of entry

A few of the bulleted items, such as the construction drawings, require City review prior to issuance of a building permit.

In many cases, the length of time between a project's approval and building permit issuance is determined by the applicant. The time frame can range from building permit being submitted to building department before the entitlement is even approved, to never being submitted. On average, the process takes two to four months for issuance of building permit after entitlement approval. The City's initial review for both civil plan and building permit approval is typically three to four weeks; if corrections are necessary, a subsequent review takes within one to three weeks. The time the applicant takes to make corrections between these reviews varies, but once a project begins the construction plan review process, responsive applicants can typically achieve the following general timelines:

- Civil plan approval (e.g., grading, water, sewer, streets): three to six months
- Building permit approval: three to six weeks

Design Review

Most residential developments must submit a design review application. These consist of single-family dwelling remodeling, new multiple-family residential, multiple-family remodeling that would alter external appearance, and production single-family dwellings or duplexes. The Planning Commission serves as the Design Review Commission (DRC) and reviews applications unless there is another associated entitlement application which requires city council action.

As part of the upcoming Zoning Ordinance update, the City plans to clarify and streamline the list of improvements that are subject to Design Review and create a lower-level tier for minor applications. Instead of the Planning Commission, staff would be able to review and approve these minor applications. More information about the design review process is in the bullet list, below.

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 DRC 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.

The Planning Commission serves as the 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 multifamily development and new subdivisions are subject to review by the DRC, as is the external remodeling of any existing multifamily complex that would alter its external appearance.

The design review process takes about two to four months for most projects. Neither the design review process nor the DRC is a substantial constraint to development. In most cases, single family and multifamily developments require only one review meeting by the DRC, and fees to cover the cost of design review are included in overall planning fees. If rezoning/General Plan amendment or CEQA process is required, 2 to 3 meetings before the Planning Commission is typical for single family or multifamily projects.

Design review procedures are:

- 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:
 - Indicates to the applicant major areas of deficiency and good design.
 - Instructs the applicant regarding sections of the project that are unacceptable or need minor revisions.
 - Informs the DRC on the scope of the project for the final review stage.
- When any project is brought before the Planning Commission that requires DRC approval, the Planning Commission shall, before it takes action on the project, refer it to the DRC for review and comment.

The functions of the Director and DRC shall be to review the following criteria for all applicable structures:

- Siting of all structures as designed on a site plan.
- Landscaping, fencing, and 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, and 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, and screening of utility meters and mechanical equipment.
- Design, placement, dimension, and 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.

Building Codes and Enforcement

The City of Dixon has adopted the 2016 California Title 24 Building Codes, which establish standards and require 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 rehabilitating 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 four-inch-thick concrete slabs, (2) requiring concrete mix to 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 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. However, until the City adopts the most recent CBC, local amendments cannot be enforced. The City adopted the 2022 California Building Code on December 6, 2022.

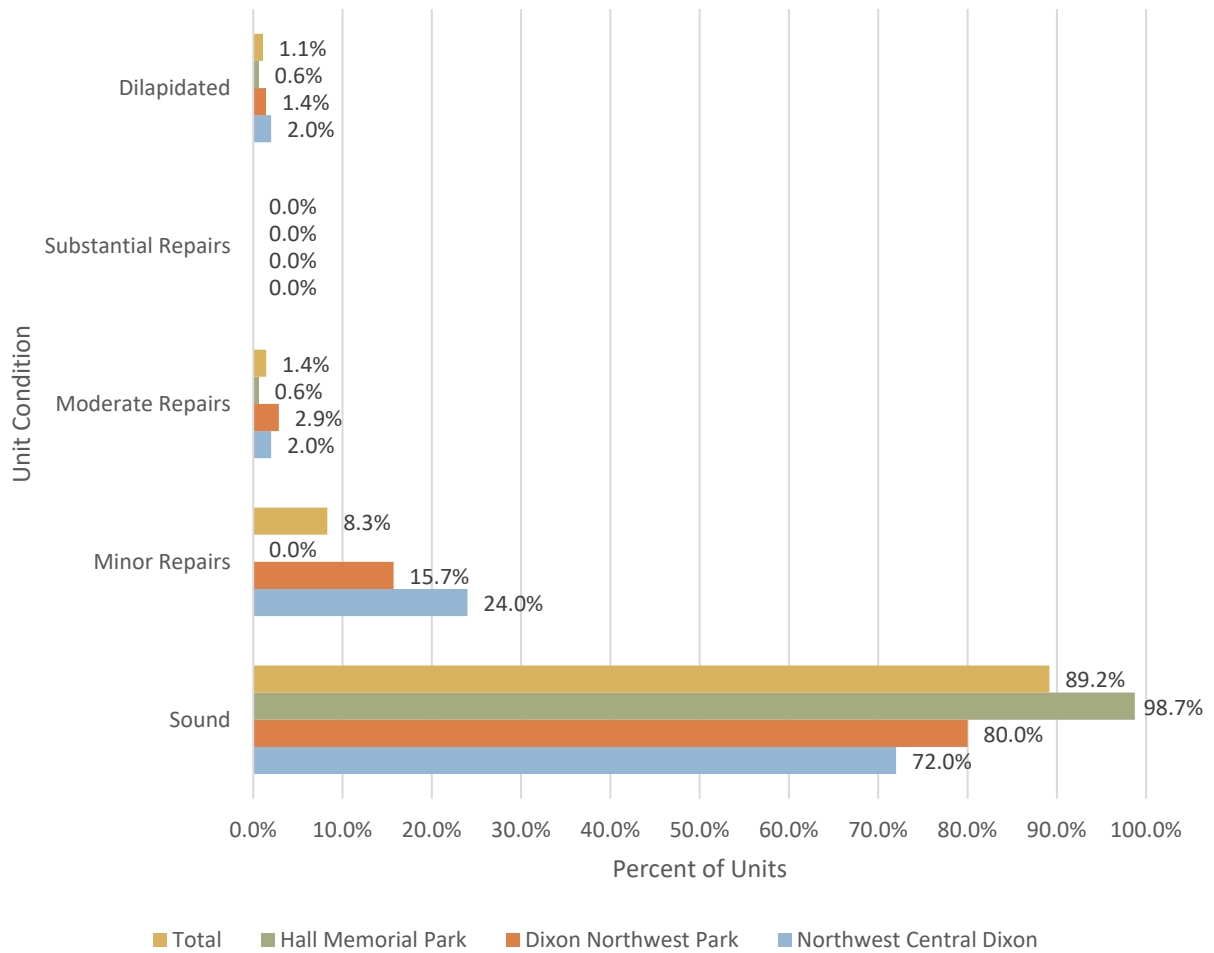
The City's Code Enforcement Division is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. Staff handles complaints on a reactive basis, primarily related to property maintenance, building code issues, illegal structures, and inoperative vehicles, among others. Most of the complaints affecting housing are related to the city's new housing stock, primarily regarding illegal construction of sheds, fences, and similar projects. To assist homeowners with housing condition problems, Code Enforcement staff offers information about the City's rehabilitation program.

Housing Conditions Survey

On March 15 and 16, 2022, the City of Dixon conducted a windshield survey of housing conditions on 283 lots in the city across three general areas—the northwest portion of central Dixon, northwest of N. Adams Street and north of W. F Street; the Hall Memorial Park neighborhood and dwelling units to the north across E. A Street; and the Dixon Northwest Park neighborhood, south of W. F Street and east of N. Almond Street. Of the 283 lots surveyed, 5 were found to be vacant and 1 was not visible from the survey location, for a total of 277 units. The survey assessed the condition of the foundation, windows, roof, electrical, and siding on the physical unit and identified whether the unit had gutters, a driveway, and adequate site drainage and was on a paved street with curbs and sidewalks. For each physical feature, units were assessed based on the degree to which repairs were needed, ranging from “in good condition” or “does not need repair” (0 points) to “needs replacement” (10 to 25 points). Units with a total score of 9 or less are considered sound, scores 10 to 15 are considered in need of minor repairs, scores of 16 to 29 need of moderate repairs, scores of 40 to 55 need substantial repairs, and scores 56 or above are considered dilapidated.

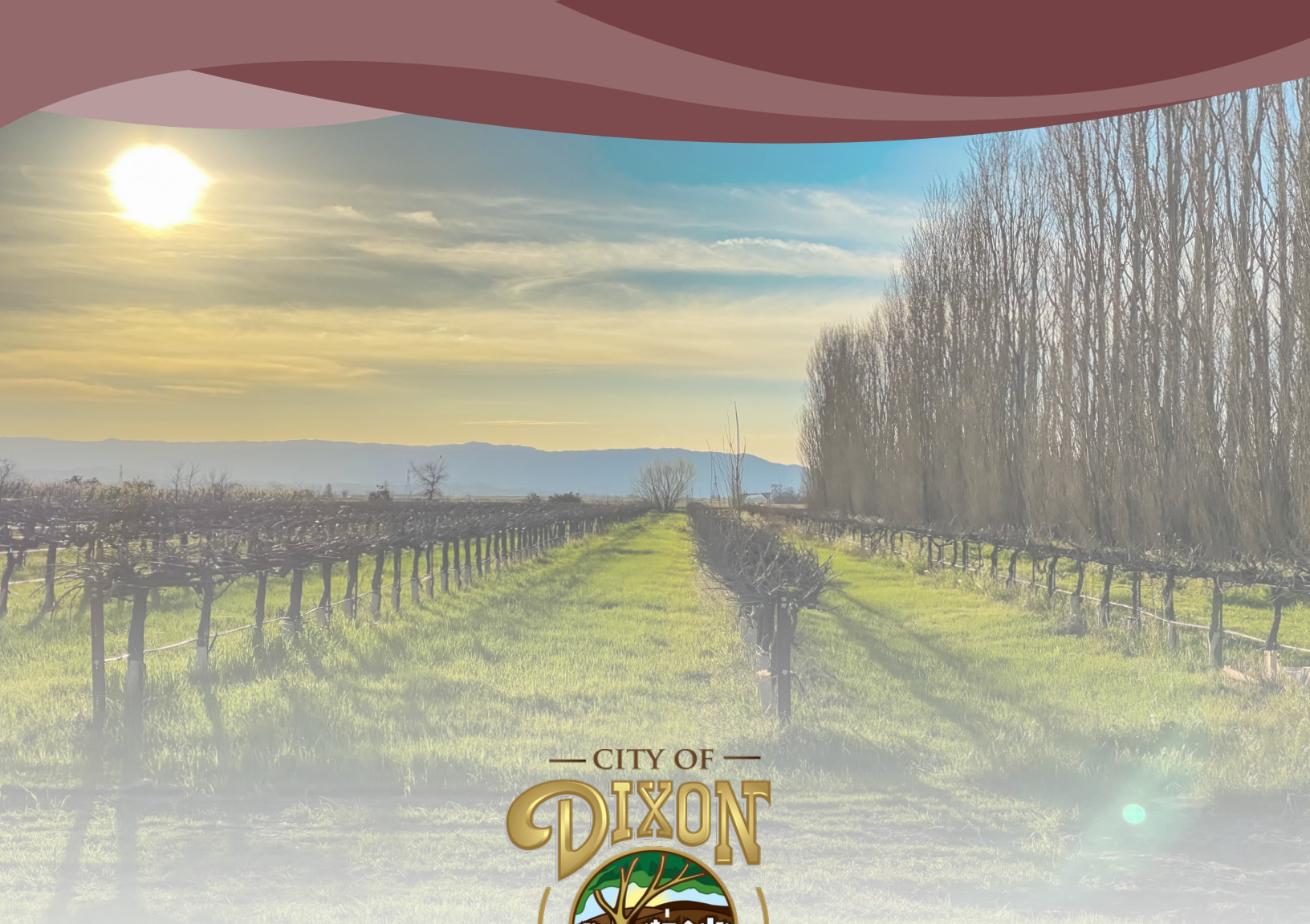
In northwest central Dixon, 49 houses and 1 ADU were surveyed—36 units were in sound condition with few to no visible repair needs; 12 were in need of minor repairs; 1 was in need of moderate repairs; and 1 was considered dilapidated. Most of the units in this neighborhood were single-family homes with detached garages (72.9 percent), and the remainder had attached garages. One home had an ADU above the detached garage. In Dixon Northwest Park, 56 single-family homes with attached garages and 14 with detached garages were surveyed—80.0 percent were considered sound, 15.7 percent needed minor repairs, 2.9 percent needed moderate repairs, and 1.4 percent were considered dilapidated (see **Figure 3**). In the greater Hall Memorial Park neighborhood, 157 homes were surveyed—121 single-family homes with attached garages, 22 single-family homes with detached garages, and 14 duplexes. Of these homes, 155 were in sound condition, 1 unit needed moderate repairs, and 1 unit was considered dilapidated. Based on the results of this survey, the City estimates that approximately 10 percent of the housing stock is in need of rehabilitation (see Table 2-22) in the Regional Housing Needs Assessment). However, the City has identified **Program 1.1.1** to promote the availability of rehabilitation assistance programs for lower-income households and **Program 1.2.1** to enforce code compliance for habitability of homes.

FIGURE 3: HOUSING CONDITIONS SURVEY RESULTS



Source: City of Dixon, 2022





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