



City of Dixon 2009-2014 Draft Housing Element

City of Dixon
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**CITY OF DIXON
2009-2014 HOUSING ELEMENT
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I. INTRODUCTION

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



A. COMMUNITY CONTEXT

The City of Dixon is located in eastern Solano County, approximately 21 miles southwest of Sacramento and 65 miles east of San Francisco (see Figure I-1). Since its incorporation in 1878, Dixon has grown from a small town of about 300 residents to a community of over 18,000. 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 because of the City’s location and rural small town character.

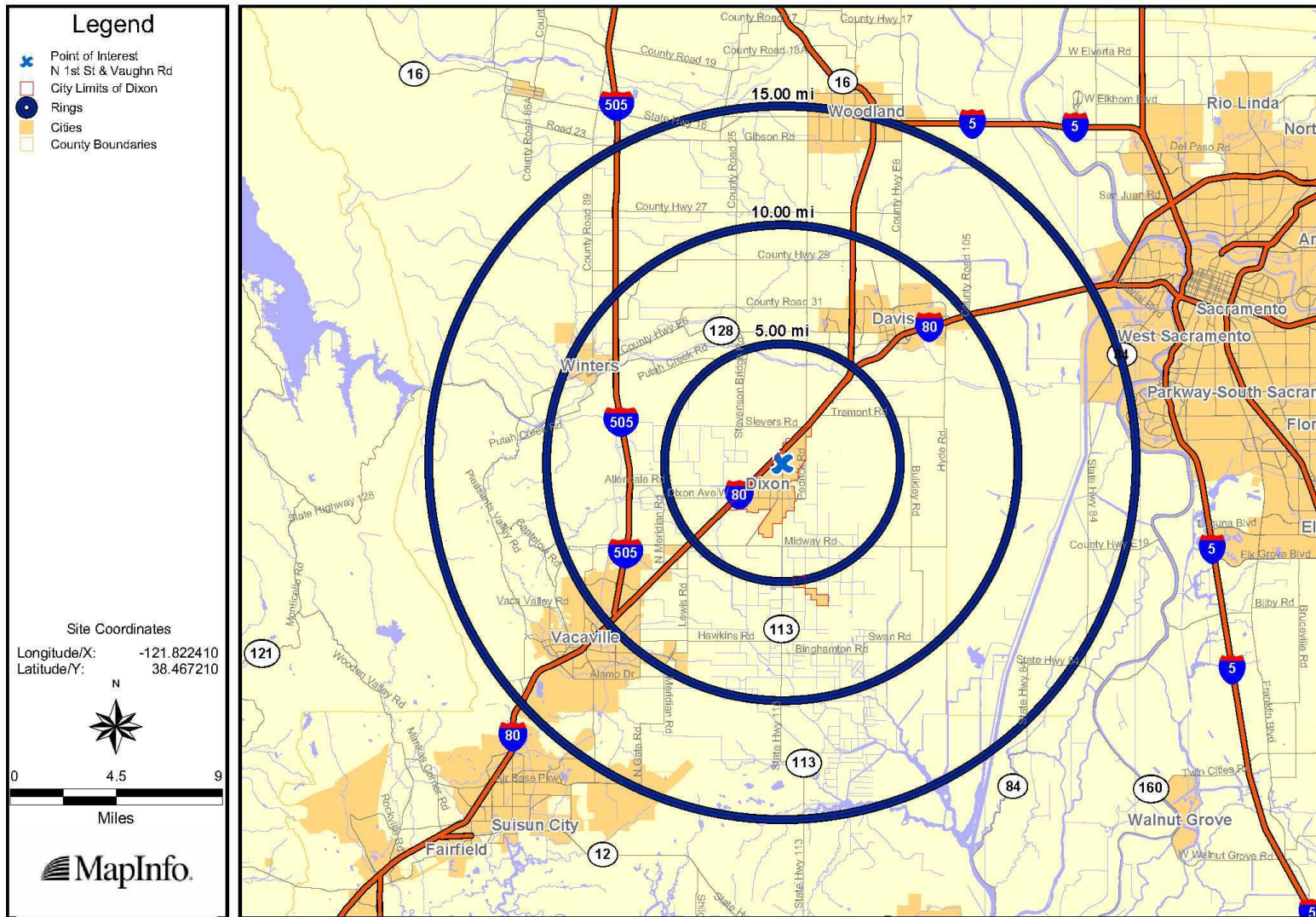
Though more businesses have located in the City, Dixon remains a community with rich agricultural roots. Unlike much of the rest of the northern Bay Area, Dixon has flat terrain and climate similar to that of the Central Valley. Dixon is home to the annual Lambtown Festival as well as the May Fair, one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

Dixon is primarily a residential community, with much of its developed land occupied by housing. The predominant housing type is single-family homes, representing 86 percent of the housing stock. Multi-family developments, including apartment and condominium complexes, comprise the remaining 14 percent of the dwelling units. As is the case in many communities throughout the region, housing costs in Dixon have declined over the last year. The median price of a single-family home sold in Dixon in 2008 was \$265,000, a decrease of 44 percent over the previous year.

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



FIGURE I-1
REGIONAL LOCATION





According to projections by the Association of Bay Area Governments (ABAG) of the counties in the ABAG region, Solano County is expected to have the largest percentage increase in both population and jobs over the next ten years. Based on ABAG's projections, Dixon's population is projected to increase by approximately 15,000 residents and approximately 4,110 new jobs are expected to be added by 2035. In addition, growth in both the Sacramento area and throughout Solano County is expected impact the local housing market.

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

B. STATE POLICY AND AUTHORIZATION

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

State law requires housing elements to be updated at least every five years to reflect a community's changing housing needs. The Dixon Housing Element was last updated in November 2001 to cover a five-year period spanning 2001 through 2006. In 2004, the Department of Housing and Community Development (HCD) approved requested extensions to coordinate planning for regional housing need with planning for Regional Transportation Plan. In 2007, ABAG was granted a 2-year extension from previous June 30, 2007. The current Housing Element planning period is 2009-2014. .

Unlike other General Plan elements, the Housing Element is the only element subject to review and certification by a state agency to determine its compliance with state laws. The draft 2009-2014 Dixon Housing Element must be submitted to the State Department of Housing and Community Development (HCD) for review. At the end of the review period, which is typically 60 days, HCD issues a comment letter to the City, documenting any concerns with the analysis, goals, policies, and programs contained in the draft Housing Element. To receive a certification of compliance from HCD, the City must work with HCD to revise the draft Housing Element, addressing all concerns to a mutually acceptable level. To formalize the certification, the City must submit the adopted Housing Element for a final HCD review to ensure that the agreed-upon changes have been incorporated into the adopted Element. If a mutually acceptable housing plan cannot be achieved due to differences in policy direction, the City may adopt findings that indicate why the City believes the Housing Element is in substantial compliance with state laws.



Housing Element

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

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

C. ROLE AND CONTENT OF HOUSING ELEMENT

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

This Housing Element represents the City of Dixon's commitment to the development and improvement of housing with specific goals for the 2009-2014 period. This Element consists of the following major components:

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

D. DATA SOURCES

Various sources of information are used to prepare the Housing Element. Data from the 2000 Census of population and housing are used to a large extent in the Element. While the 2000 Census is still considered the most reliable source of demographic information, it has now been ten years since the data was collected and therefore the validity of the numbers has lessened. To correct this, the City has used 2008 projections provided by Claritas, a data collection firm. The Claritas numbers use 2000 Census data as a baseline for these projections. Additional sources are used to supplement limited 2000 Census information:



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

E. PUBLIC PARTICIPATION

Housing Element law requires the City to make a diligent effort to facilitate the participation of all segments of the community during the preparation its Housing Element update. The City of Dixon is currently undertaking a General Plan Update as well as Housing Element update. As part of this overall process the City has attempted to engage a variety of citizens and housing stakeholders by holding a series of three different types of meetings; General Plan Advisory Committee discussion sessions, public workshops and public hearings open to the public. A more detailed description of each effort is discussed below.

General Plan Advisory Committee (GPAC)–The City Council appointed a committee comprised of fifteen persons with two alternates to oversee the preparation of the General Plan Update including the Housing Element. The GPAC meets monthly and has had meetings regarding the Housing Element July 21, 2008, August 18, 2008, October 20, 2008 and January 26, 2009 to gain feedback from members of the community. The City publicized all the GPAC meeting and workshops in English and Spanish on Univision and the City Cable Access Channel. Two press releases regarding the GPAC meetings and workshops were posted to the following publications: The Vacaville Reporter, Dixon Independent Voice, Dixon Tribune, Daily Republic, and Vida en el Valle. Below is a summary of each of the meetings.

July 21, 2008: During this meeting City staff and the City’s consultant made a presentation to the members of the committee describing the purpose of the Housing Element and the requirements governing its contents. Topics of discussion included the function of the housing needs assessment, housing development constraints and resources analyses, the review of the previous Housing Element programs, new legislation requirements and the public outreach process. A schedule of the project and the expected dates of completion for the draft document and public meetings was also shared with the committee.



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August 18, 2008: This meeting focused on meeting the City's RHNA and staff and the consultant provided examples of analysis needed in the vacant land inventory. The discussion also included the City's current vacant land inventory and shortfall, current densities and possible GP/Zoning modifications. The GPAC was asked to prioritize a list of sites for rezone to meet the City's RHNA.

October 20, 2008: During this meeting the City's consultant presented the preliminary findings of the housing needs assessment and the results of the review of previous programs and discussed possible modification to the current Goals, Policies and Implementation measures.

January 26, 2009: Much of the discussion during this session focused on the draft programs and the land inventory. Some concern was expressed over which sites should be rezoned to meet the City's RHNA and focusing on encouraging mixed-use residential units.

Planning Commission Hearing-The Draft Housing Element with HCD comments incorporated was presented to the Planning Commission on June 16, 2009. Below are a listing of comments received at the meeting:

Ginger Emerson, Dixon resident read the letter she delivered to the General Plan Advisory Committee (GPAC) on June 15, 2009, regarding alternate areas for RM-2 zoning and secondary housing, and asked if duplexes are considered the same as secondary living units. **HE Response:** Program 4.1.3 allows for the development of secondary units in the RM-2 zone. Duplexes are not considered secondary dwelling units.

Susan Werrin, Dixon resident reported that she attended the General Plan Advisory Committee meeting and asked what constitutes a statement of "no substantial impact". She felt density levels have environmental impact. **HE Response:** The Housing Element is a policy level document and an Initial Study/Negative Declaration was completed to review the environmental impacts of this document. Any residential project would meet the requirements of the California Environmental Quality Act (CEQA) review.

Dan Figueroa, Dixon resident confirmed with city staff that single-family will again be allowed in RM-2 zoning areas. **HE Response:** Program 3.2.2 allows for the development of single-family homes in the RM-2 zone.

Marshall Drack, Dixon resident questioned the criteria for 5 percent custom homes and noted there would be no room in areas designated for 20 units per acre to provide custom homes. **HE Response:** City staff explained that exact criteria will be developed later, however, the 5 percent refers to single-family areas only.

Councilmember Michael Ceremello noted Cathy Creswell of the Department of Housing and Community Development, indicated the need to solicit additional public comment, asked whether this could be adequately accomplished prior to the City Council meeting of July 14th, and questioned the City's ability to commit to additional three and four bedroom units. **HE Response:** City staff noted that public outreach to low- and moderate-income households was



adequately performed. Ms. Creswell's comments were for the need to better explain what those efforts included in the Housing Element.

Planning Commission Chair McCluskey's comments on the Housing Element included: Page I-1, third paragraph, the May Fair should be designated as a "State" fair; on Page II-4, B C Stocking is no longer in business and should not be listed as a major employer; and some farmers do provide farm worker housing. She supported the criteria for streamlined processing of projects, felt it should be included in all housing, and thought increased fees, especially for a variance, seem exorbitant. **HE Response:** The wording was changed regarding the state fair and B C Stocking was removed from the list of major employers. Appendix A provides a comparison of Dixon's proposed fees to other surrounding communities.

Commissioner Floyd asked if Infrastructure and Public Service Constraints dictated by the State in Section III C.2. are adequately compensated to be worth the effort, and whether State criteria and funds can be declined. He asked if Measure B contains an escape clause as discussed in the table at the top of Page V-8. **HE Response:** Both programs 3.1.1 and 5.2.1 address measure B.

Commissioner Duncan commented on the following:

- On Page II-31, where criteria for retaining subsidies and incentives are discussed, Commissioner Duncan asked if any local owners are in danger of losing funding and whether incentives are tax dollars. **HE Response:** City staff responded there is potentially one owner and the incentives come from redevelopment funds that must be spent on housing.
- On Page III-19, confirmed it was the Ascher Building referenced at \$193,812/unit and asked how that compares to a residential home? The high price appears to conflict with affordability factors. **HE Response:** Referencing the Ascher Building was to show the total cost of a multifamily development not a single family home.
- In Table IV-2 & IV-3, clarification was requested on the goal of 728 affordable units vs. the 15 units built. **HE Response:** City staff explained that the 15 units were built since 2007 of the current Housing Element and reduced the total remaining to 713.

A motion was made by Commissioner McCluskey, seconded by Commissioner Floyd, to recommend the City Council adopt a Negative Declaration and amend the General Plan by adopting a new 2009-2014 Housing Element, with recommended amendments. The Planning Commission recommended the City Council approve the Housing Element on July 14, 2009.

City Council Hearing- July 14, 2009



Housing Element

Public Comments

The General Plan Advisory Committee meetings were well attended by residents of Dixon who provided input and feedback on the draft Housing Element. Below is a listing of comments made and where they are incorporated in the document.

The City's current Senior Housing zone is too restrictive and does not allow persons who are not seniors live in this zone to help care for these individuals. **Program 6.1.3 High Density Land Use Designations** The City will amend the Land Use Element of the General Plan to ensure adequate provision of land for multi-family development and to ensure that no residential land use designations are age-restricted in any way. Special incentives will continue to be available to senior housing proposed in the High Density land use designation, and amendments to the General Plan will specify the range of incentives available and conditions under which such incentives will be considered.

Since most of the residential development being built in the City is a part of a Specific Plan or Master Plan development we would like to see a certain percentage of the units built at varying densities, not just all single family homes. **Program 3.3.4 Residential Development Requirements** was incorporated to address this issue. 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.

We would also like to allow custom homes to be built. **Program 3.3.3 Custom Home Requirements** was incorporated to allow for the development of custom homes.

As another option to provide affordable housing, residents would like to amend the RM-2 zone to allow single-family as a permitted use as it was prior to the adoption of the current Housing Element. Staff has proposed to allow secondary units to be permitted for single-family homes located in RM-2 zone (currently secondary units are only permitted to be added to single-family homes in R-1 zone). Program 3.3.3 RM-2 Zoning District Amendment was incorporated to amend the Zoning Code to help offset the fact that property owners of RM-2 property no longer must develop their property with two or more units.

General Plan Web Site

The City established a website for the General Plan outreach efforts and included copies of the draft Housing Element and all the presentations that were made at the General Plan Advisory Committee Meetings. Website updates and notifications were bilingual and were sent to over 730 interest parties including the following groups:

- Dixon Family Services (representing lower income families)
- St. Peter Catholic Church
- Women's Improvement Club
- Asher Properties
- Solano County Health and Human Services Department (representing persons with disabilities)



- Senior Coalition of Solano County (representing Seniors)
- UC Davis
- Pulte Homes
- Pacific Union Homes
- Brookfield Homes
- Yolo County Housing Authority (manages farmworker housing for Dixon and representing lower income groups)
- Deborah Winegar (representing Seniors in Dixon)

Additional Public Outreach Efforts

The City conducted two General Plan 101 Workshops with the community at large in April 2008. Several members of the GPAC solicited information from the public at the Dixon Lambtown Festival. The City considers all public input as an important component in drafting programs that set forth the goals of the Housing Element.

F. RELATIONSHIP TO GENERAL PLAN

The 2009-2014 Housing Element is an important component of the City's General Plan. The City of Dixon adopted its General Plan in 1993 and is preparing updates to the remainder of the plan in 2009 and 2010. The City's General Plan comprises seven state-mandated elements that address land use, housing, circulation, conservation, open space, noise, and safety. These topics are addressed in the following chapters of the 1993 Dixon General Plan: (1) Introduction; (2) Urban Development and Community Design; (3) Natural Environment; (4) Residential Environment; (5) Economic Development; (6) Transportation and Circulation; and (7) Public Services and Facilities.

The Housing Element goals should be interpreted and implemented consistent with the goals contained in other elements. The Housing Element does not propose significant change to any other element of the City's General Plan.



II. HOUSING NEEDS ASSESSMENT

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

A. POPULATION CHARACTERISTICS

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

1. Population Trends

Dixon is the second smallest city in Solano County, with a population of 17,577, according to the State Department of Finance. The Association of Bay Area Governments (ABAG) projects the City of Dixon to grow by 90 percent, an increase of 14,497 residents (**Table II-1**). Of the seven cities in Solano County, Dixon is anticipated to have the second highest level of growth between 2000 and 2035.

On a percentage basis, this projected increase is greater than that of any other city in the county except Rio Vista. Figure II-1 shows existing and projected growth for the four smallest communities in Solano County between 2000 and 2035. Based on ABAG projections, all are anticipated to see substantial growth.

**TABLE II-1
POPULATION GROWTH**

Jurisdiction	2000	2005	2010	2015	2020	2025	2030	2035	Percentage Change 2000-2035
Benicia	26,865	27,100	27,900	28,500	29,300	30,200	31,100	31,900	19%
Dixon	16,103	17,300	18,800	21,400	23,500	26,000	28,300	30,600	90%
Fairfield	96,178	106,000	115,500	123,700	129,700	135,000	139,600	144,500	50%
Rio Vista	4,571	7,300	10,400	13,600	16,300	19,100	21,900	24,500	436%
Suisun City	26,118	27,600	29,700	31,600	32,900	34,400	35,900	37,400	43%
Vacaville	88,625	96,300	103,600	110,800	116,800	122,300	127,200	132,300	49%
Vallejo	116,760	119,500	126,300	134,700	141,600	147,600	153,100	158,800	36%
Solano County	394,542	421,600	455,200	488,400	514,900	539,900	562,900	585,800	48%

Source: Association of Bay Area Governments, Projections 2007



2. Age Characteristics

Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage of life, housing needs and preferences also change. As a result, evaluating the age characteristics and trends of a community are important in determining existing and future housing needs as well as the need for supportive services. Table II-2 provides the age characteristics of Dixon residents in 2000 and 2008.

**TABLE II-2
AGE CHARACTERISTICS 2000 AND 2008**

Age Group	2000		2008	
	Number	Percentage	Number	Percentage
Under 5 years	1,393	9%	1,532	8%
5-17 years	3,763	23%	4,001	22%
18-24 years	1,369	9%	1,815	10%
25-44	5,190	32%	5,234	28%
45-64	3,225	20%	4,419	24%
65+	1,163	7%	1,507	8%
Total	16,103	100%	18,508	100%

Source: 2000 U.S. Census, 2008 Claritas Report

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

The 2000 Census and 2008 Claritas Report reveal several important trends that affect housing need and demand in Dixon. The population of most age groups in Dixon increased during the period from 2000 to 2008. There were not any significant increases but, the age group 45 to 64 increased by 4 percent.

3. Race and Ethnicity

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



While Dixon has become more diverse over the past ten years, the majority of the City residents in 2000 (58 percent) and 2008 (50 percent) are White as shown in **Table II-3**. The White population decreased by 8 percent between 2000 and 2008, while the Asian population increased by only one percent. Hispanics comprised the largest ethnic group in Dixon, consisting of 40 percent of the population in 2008. As the City population becomes more diverse, different types of housing may be needed to accommodate the diverse needs.

**TABLE II-3
RACE AND ETHNICITY**

Race/Ethnicity	2000		2008	
	Number	Percentage	Number	Percentage
White	9,318	58%	9,299	50%
Black or African American	292	2%	368	2%
American Indian or Alaska Native	94	1%	94	1%
Asian	476	3%	652	4%
Native Hawaiian or Pacific Islander	42	<1%	56	<1%
Some other race	24	<1%	20	<1%
Two or more races	443	3%	576	3%
Hispanic or Latino	5,414	34%	7,443	40%
Total	16,103	100%	18,508	100%

Source: 2000 U.S. Census, 2008 Claritas Report

4. Employment

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

Jobs held by Dixon residents in 2008 were primarily concentrated in the managerial/professional and sales/administrative sectors; this was similar to jobs in 2000. As was the case with educational attainment, the distribution of jobs among the occupation categories was very similar to that of Solano County as a whole. As **Table II-4** indicates, in 2008 approximately 28 percent of residents were employed in sales or office/administrative occupations. Managerial and professional jobs, which typically garner higher wages, comprised the other major category, also employing 28 percent of Dixon residents in both 2000 and 2008.



**TABLE II-4
OCCUPATIONS OF RESIDENTS**

Occupation	2000		2008	
	Number	Percentage	Number	Percentage
Managerial/Professional	2,084	28%	2,472	28%
Sales and Office Occupations	2,028	28%	2,397	28%
Service Occupations	1,211	16%	1,413	16%
Production/Transportation/Material Moving	1,095	15%	1,298	15%
Construction/Extraction/Maintenance	806	11%	951	11%
Farming, Forestry, and Fishery	146	2%	165	2%
Total Employed Population 16 years and over	7,370	100%	8,696	100%

Source: 2000 U.S. Census, 2008 Claritas Report

Table II-5 identifies the major employers in and near Dixon. The University of California (Davis), Kragen Auto Works, the Dixon Unified School District, and the Dixon Canning Corporation were the top employers in 2008.

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

Employer	Number of Jobs
<i>Company (Non-Manufacturing) Employees</i>	
Kragen Auto Works	350
Gymboree, Inc.	200
Cardinal Health	200
First Northern Bank	151
Safeway	75
<i>Other Employers (Public)</i>	
University of California – Davis	18,000
Dixon Unified School District	325
City of Dixon	90
<i>Company (Non-Manufacturing) Employees</i>	
Dixon Canning Corporation (seasonal)	300
Superior Packing Company	200
Basalite Block Division	100



Employer	Number of Jobs
Premier Packaging	80
Milgard Tempering, Inc.	75
Altec Industries	73
Pioneer Tile Company	50

Source: City of Dixon, 2008

The California Employment Development Department (EDD) produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly. **Table II-6** shows employment projections from 2004 through 2014 as related to job growth for the Vallejo-Fairfield Metropolitan Statistical Area (MSA). During the next six years, the Vallejo-Fairfield Metropolitan Statistical Area expects new employment to be concentrated in a variety of occupations ranging from construction to management. When comparing these annual incomes to the median income for 2008 (\$75,400), only one occupational group is above this median income.

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

- Construction and Extraction Occupations: Boilermakers, Brickmasons, and Carpenters;
- Sales and Related Occupations: Retail Sales Workers, Cashiers, and Advertising Sales Agents;
- Office and Administrative Support Occupations: Switchboard Operators, Bill Collectors, and Bank Tellers;
- Healthcare Practitioners and Technical Occupations: Health Diagnosing and Treating Practitioners, Dentists, Dietitians and Nutritionists, and Pharmacists;
- Transportation and Material Moving Occupations: Commercial Pilots, Motor Vehicle Operators, and Bus Drivers;
- Management Occupations: Top Chefs, Marketing Managers, and Engineering Managers;
- Education, Training, and Library Occupations: Teachers, Librarians, and Instructional Coordinator;
- Business and Financial Operations Occupations: Business Operations Specialists, Wholesale and Retail Buyers, and Purchasing Agents.



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Out of these eight occupational groups, the highest annual salary falls under the Management group at \$81,453. The lowest annual salary is within the Sales and Related Occupations at \$21,694.

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

Occupation Group	Estimated Employment (2004)	Estimated Employment (2014)	Numeric Change	Percentage Change	Annual Salary	Income Group
Construction and Extraction Occupations	14,070	18,190	4,120	29%	\$48,006	Low
Sales and Related Occupations	16,380	18,630	2,250	14%	\$21,694	Extremely Low
Office and Administrative Support Occupations	21,180	23,350	2,170	10%	\$31,907	Very Low
Healthcare Practitioners and Technical Occupations	6,180	8,330	2,150	35%	\$64,646	Moderate
Transportation and Material Moving Occupations	10,180	12,260	2,080	20%	\$25,043	Very Low
Management Occupations	8,080	9,660	1,580	20%	\$81,453	Moderate
Education, Training, and Library Occupations	8,810	10,190	1,380	16%	\$46,717	Low
Business and Financial Operations Occupations	4,860	6,100	1,240	26%	\$54,766	Moderate

Source: California Employment Development Department, 2007

*annual salary is figured by multiplying hourly wage by 2,080.

According to ABAG projections, between 2000 and 2035 Solano County 2035 is expected to add approximately 91,130 jobs, an increase of approximately 67 percent, while Dixon is expected to experience a job increase of 86 percent, adding 4,110 jobs to the Dixon employment base by 2035.

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

Developing housing, particularly near employment centers or public transit facilities and near supportive services such as child care, can help reduce traffic congestion and commute times,



improve air quality, and place people in closer proximity to the services they need. The availability of housing encourages a healthy economy and can support revitalization efforts in downtown areas. Without a range of available housing for Dixon's workforce, residents and individuals who work in the community will likely have to travel long distances for the jobs and services that they need every day.

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

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

B. HOUSEHOLD CHARACTERISTICS

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

1. Household Type

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

The Census indicates that 5,766 households lived in Dixon as of 2008. Approximately 82 percent of those households consisted of families, while 13 percent were singles. As shown in Figure II-6, approximately 59 percent of all households consisted of families with children compared to 41 percent consisting of married couples with no children. Between 2000 and 2008, the number of families with children increased by 19 percent.

As a percentage, household composition in Dixon has remained stable since 2000, as shown in **Table II-7**. However, in absolute terms, there have been increases in all household types, especially families with children. There was an increase in average household size from 3.11 to 3.20 persons between 2000 and 2008.



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

**TABLE II-7
HOUSEHOLD COMPOSITION**

Household Type	2000		2008	
	Households	Percentage	Households	Percentage
Total Households	5,102	100%	5,766	100%
Family Households	4,235	83%	4,733	82%
with Children	2,059	40%	2,769	59%
Without Children	1,509	30%	1,964	41%
*Other Families	667	13%	n/a	n/a
single person household	646	13%	742	13%
Non-Families	221	4%	291	5%
Avg. Household Size	3.11		3.20	

Source: 2000 US Census, 2008 Claritas Report

2. Household Income

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

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Solano County, the applicable median income for a family of four in 2008 is \$75,400.

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



- Extremely low-income: 30 percent and below (\$0 to \$22,600)
- Very low-income: 31 to 50 percent of median income (\$22,601 to \$37,700)
- Low-income: 51 to 80 percent of median income (\$37,701 to \$60,300)
- Moderate-income: 81 to 120 percent of median income (\$60,301 to \$90,500)
- Above moderate-income: 120 percent or more of median income (\$90,500 or more)

Table II-8 shows Solano County’s maximum annual income level for each income group, adjusted by household size. This data is used when determining a household’s eligibility for federal, state, or local housing assistance and when calculating the maximum affordable housing payment for renters and buyers.

**TABLE II-8
SOLANO COUNTY
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE**

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 person	\$15,800	\$26,400	\$42,200	\$52,800	\$63,300
2 persons	\$18,100	\$30,150	\$48,250	\$60,300	\$72,400
3 persons	\$20,350	\$33,950	\$54,250	\$67,900	\$81,500
4 persons	\$22,600	\$37,700	\$60,300	\$75,400	\$90,500
5 persons	\$24,400	\$40,700	\$65,100	\$81,400	\$97,700
6 persons	\$26,200	\$43,750	\$69,950	\$87,500	\$105,000
7 persons	\$28,000	\$46,750	\$74,750	\$93,500	\$112,200
8 persons	\$29,850	\$49,750	\$79,600	\$99,500	\$119,500

Source: Department of Housing and Community Development, Income Limits 2008

Table II-9 shows the distribution of income according to the 2000 Census and 2008 Claritas Report for the City of Dixon and Solano County. According to the 2000 Census, 45 percent of households had incomes below \$50,000. As compared to the 2008 Claritas report, there were only 34 percent of households with incomes below \$50,000. When comparing the City and Solano County as a whole, the percentage of households making below \$50,000 was the same (45 percent). According to the 2000 Census, the median household income in the City of Dixon was \$54,472, while the median family income was \$58,849. In comparison, the median household income in Solano County was \$54,099 and the median family Income was \$60,597.



**TABLE II-9
HOUSEHOLD INCOME**

Income	City of Dixon				Solano County	
	2000		2008		2000	
	Number	Percentage	Number	Percentage	Number	Percentage
Under \$14,999	388	8%	343	6%	12,354	9%
\$15,000 to \$24,999	373	7%	326	6%	12,148	9%
\$25,000 to \$34,999	615	12%	385	7%	14,168	11%
\$35,000 to \$49,999	895	18%	881	15%	20,630	16%
\$50,000 to \$74,999	1252	25%	1299	23%	29,610	23%
\$75,000 to \$99,999	862	17%	975	17%	20,035	15%
\$100,000 to \$149,999	537	11%	1156	20%	15,647	13%
\$150,000 or more	180	4%	401	7%	5,848	4%
Total Households	5,102	100%	5,766	100%	130,440	100%
Median Household Income	\$54,472		\$79,253		\$54,099	
Median Family Income	\$58,849		\$6,8240		\$60,597	
Median Non-Family Income	\$58,849		n/a		\$60,597	

Source: 2000 U.S. Census, 2008 Claritas Report

Table II-10 provides the percentages for the City of Dixon residents that are within the extremely low- very low-, low-, moderate-, and above moderate-income ranges.

**TABLE II-10
2008 INCOME CATEGORIES**

Income Category	City of Dixon		
	Income Range	Number	Percentage
Extremely Low (0-30% of median)	\$0 - \$22,600	632	11%
Very Low (31-50% of median)	\$22,601 - \$37,700	598	10%
Low (51-80%)	\$37,701 - \$60,300	1,246	22%
Moderate (81- 120% of median)	\$60,301 - \$90,500	1,367	33%
Above Moderate (greater than 120% of median)	\$90,500 +	1,923	33%
Total Households		5,766	100%

Source: 2000 U.S. Census, 2008 HCD Income Limits for a four-person household



3. Special Needs Groups

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

Senior Households

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

Table II-11 below shows the breakdown by age of the senior population. According to the 2008 Claritas Report, there are 1,507 seniors in the City of Dixon. The City has experienced an increase of 2 percent since 2000 in senior population. The majority of the senior population falls in the 65 to 74 age range, 58 percent in 2008 and 56 percent in 2000. These numbers compare closely to Solano County with 55 percent of seniors falling between 65 and 74.

**TABLE II-11
2000 - 2008 SENIOR POPULATION**

Age of Seniors	City of Dixon				Solano County	
	2000		2008		2000	
	Number	Percentage	Number	Percentage	Number	Percentage
65 to 74 years	662	56%	875	58%	20,545	55%
75 to 84 years	437	37%	460	31%	13,162	35%
85 years and over	73	6%	172	11%	3,664	10%
Total Seniors	1,172	100%	1,507	100%	37,371	100%

Source: 2000 U.S. Census, 2008 Claritas Report

Rising rents are of concern due to the fact that most seniors are on fixed incomes. As shown in **Table II-12** and reported by HUD on the CHAS report, of the senior households that are renters, 32 percent are considered extremely low-income, 37 percent very low-income, and 70 percent low-income.



**TABLE II-12
ELDERLY HOUSEHOLDS BY INCOME AND TENURE**

Income Level	Elderly Renter Households		Elderly Owner Households	
	Number	Percentage	Number	Percentage
Extremely Low 0 to 30%	32	18%	59	10%
Very Low 31% to 50%	37	21%	70	12%
Low 51% to 80%	70	39%	219	36%
Moderate/Above Moderate 81% and Above	40	22%	260	43%
Total Elderly Households	179	100%	608	100%

Source: CHAS Data, 2000

Table II-13 shows that in 2000 there are 784 households in the City of Dixon that have a person 65 years or older heading the household. Of these households, approximately 77 percent owned their homes and 23 percent rented their homes.

**TABLE II-13
2000 SENIOR HOUSEHOLD BY TENURE**

Age	City of Dixon		Solano County	
	Number	Percentage	Number	Percentage
Renter-Occupied Households				
65 to 74 years	85	47%	2,299	46%
75 to 84 years	77	42%	1,921	39%
85 years and over	20	11%	733	15%
Total	182	23%	4,953	22%
Owner-Occupied Households				
65 to 74 years	368	61%	9,779	56%
75 to 84 years	213	35%	6,250	36%
85 years and over	21	3%	1,361	8%
Total	602	77%	17,390	78%
Total Households				
65 to 74 years	453	58%	12,078	54%
75 to 84	290	37%	8,171	37%
85 years and over	41	5%	2,094	9%
Total Households with Senior Householder	784	100%	22,343	100%

Source: 2000 U.S. Census



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

Social and supportive services are available in Dixon from Dixon Family Services and the Dixon Multi-Use Senior Center. Dixon Family Services provides housing assistance for the elderly and offers referrals to health care and other resources available in the Dixon area. The Dixon Multi-Use Senior Center offers a range of services, including a lunch program every day, health and nutrition education and information, and referrals. Center staff also works with the USDA Rural Development program to obtain funding for low-income seniors to make needed housing repairs. In addition, the City of Dixon operates the REDI-Ride transportation service that runs Monday through Friday and offers curb-to-curb service. Discounted fares are available to seniors over age 60 and persons with disabilities.

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

According to a study done in 2008 by the Senior Coalition of Solano County, there are two senior-specific apartment complexes in the City of Dixon. These two developments provide 128 units, of which all 128 are affordable (below market rate).

Persons with Disabilities

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

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



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

Based on the 2000 Census, 2,631 persons in Dixon had some form of disability, representing about 16 percent of the City population. As reported in **Table II-14**, the disabilities reported in the City totaled 4,574. The total disabilities exceeded the total number of persons with disabilities due to persons reporting more than one disability. Of those with disabilities, 82 percent are ages 5 through 64 and 18 percent were over the age of 65. The largest disability type reported by those 5 through 64 years of age are those that have employment disabilities, followed by go-outside-home disability. Of the 2,221 persons with a disability aged 16 to 64, 80 percent (1,796) are employed, which means that less than a quarter (20 percent) of persons of workforce age are disabled and not employed.

**TABLE II-14
DISABILITY TYPE BY AGE**

Total Disability	Number	Percentage
Total Disabilities for Ages 5-64	3,766	82%
Sensory Disability	124	3%
Physical Disability	534	14%
Mental Disability	343	9%
Self-care Disability	263	7%
Go-outside-home disability	965	26%
Employment Disability	1,537	41%
Total Disabilities for Ages 65+	808	18%
Sensory Disability	131	16%
Physical Disability	256	32%
Mental Disability	95	12%
Self-care Disability	107	13%
Go-outside-home disability	219	27%
Total	4,574	100%

Source: Source: 2000 U.S. Census



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

Table II-15 below shows the available facilities in the City of Dixon, which include adult residential facilities, elderly residential facilities, and adult day care facilities. The facilities offer housing and services to address a variety of needs including persons with developmental disabilities, as well as other mental and physical concerns. As shown in **Table II-15**, 38 beds in the elderly residential care facility are available for seniors suffering from dementia and 6 beds are available for adults suffering from neurobehavioral cognitive disabilities. Home Instead Senior Care also offers in-home care for seniors.

**TABLE II-15
LICENSED COMMUNITY CARE FACILITIES**

Facility	Capacity (beds)	Type of Disability
Cherry Street Residential Club Villa	38	Alzheimer care
Adult Residential Facility	6	Neurobehavioral Cognitive Services
Home Instead Senior Care	In-home care	n/a

Source: State of California Department of Social Services, Community Care Licensing Division, 2008

The Solano County Health and Social Services Department offers an Older and Disabled Adult Services Intake Line. The intake line is available during the week to dispense information related to in-home supportive services, mental health services for seniors, coordinated patient care for person with HIV/AIDS, and referrals to County programs that assist the elderly and disabled.

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

Large Households

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

Based on estimates from the 2000 Census, 18 percent of Dixon's households (916) were large families, including 8 percent (399) that had six or more persons in the household. When compared to the 2008 Claritas Report, the percentages were similar. In 2008, 19 percent (1,086) of



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households were large households and of those 8 percent (479) had six or more persons in the household.

Overcrowding

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

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

Table II-16 represents the total number of overcrowded and severely overcrowded households in the City of Dixon. Overcrowding occurs when there is more than one occupant per room in a household and severe overcrowding occurs when there are more than one and a half persons per room in a household. According to the 2000 U.S. Census, of the 5,077 households in Dixon, 6 percent are overcrowded and 4 percent are severely overcrowded.

**TABLE II-16
OVERCROWDED HOUSEHOLDS**

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	3,430	93%	1,173	86%	4,603	91%
1.01 to 1.50	163	4%	118	9%	281	6%
1.51 or more	114	3%	79	6%	193	4%
Total	3,707	100%	1,370	100%	5,077	100%

Source: 2000 U.S. Census



Single-Parent Households

Most single-parent households have only one income. Compared to two-parent households, which are much more likely to have two incomes, single-parent households are less likely to find affordable, decent, and safe housing. Such households often require special consideration and assistance because of the greater need for affordable housing, accessible day care/childcare, health care, and other supportive services. Compared to all single-parent households, female-headed families with children are an especially vulnerable group. Single-parent households are twice as likely to be female-headed households and those single-parent households living below the poverty level are three times as likely to be female-headed according to the Census.

Based on data from the 2000 Census, the City of Dixon had 209 female-headed households with children and 217 male-headed households, an increase over the numbers in the 2008 Claritas report. The 2008 Claritas report states that 750 households with children are headed by one parent; of those 399 are headed by females and 251 are headed by males. Of the 399 households that are headed by women, 67 are below the poverty level, and 79 of the 251 male-headed households earn income below the poverty level.

Homeless Persons

According to discussions with Dixon Family Services, 38 homeless families in Dixon were assisted by the agency in 2008. This figure includes the number of persons assisted, not the number of times they were assisted; however, it may not include persons living in vehicles or living temporarily with other persons. Homeless service providers indicate that the homeless population in Dixon consists mostly of families and some individuals.

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

- **Emergency shelter** is defined as shelter for homeless persons where the provision of services is not the primary focus. The shelters provide basic necessities such as food, clothing, protection from the elements, and the opportunity to engage in supportive services. The length of stay is not regulated; however, funding availability limits the number of nights provided. While Dixon Family Services provides assistance to the homeless, no emergency shelter is located in the City. The closest shelters are in Vacaville and Fairfield. Heather House, Mission Solano, Opportunity House, and Christian Help Center operate emergency shelters in the area.
- **Transitional housing** is a residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling, and life skills training. In 2008 the City received \$332,150 from Veterans Affairs for a Veterans Facility. The facility has 14 beds (12 for



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adults, 2 for children). Other services available in the surrounding Cities are Opportunity House, Heather House, and the Coalition Against Homelessness which offer limited transitional housing and provide assistance with housing

- **Permanent supportive housing** is a living situation where the occupant is housed in a standard residential unit ranging from single-room occupancy (SRO) to a single-family home. The unique aspect of the situation is that occupants receive supportive services to help them maintain their independent living status. Housing for the developmentally disabled, mentally ill, and frail elderly are three examples of local residents in permanent supportive housing. No affordable permanent housing with supportive services for homeless individuals or families are currently available in the City.

Table II-17 identifies the homeless facilities located closest to Dixon. These facilities serve a variety of homeless persons, including battered women and children, persons with mental and/or physical disabilities, individuals, and needy families.

**TABLE II-17
HOMELESS FACILITIES NEAR DIXON**

Facility	Client Type	Location
Opportunity House	Families	Vacaville
The Heather House	Families/Women	Fairfield
Mission Solano	Families	Fairfield
Safequest	Families/Women	Fairfield
Coalition Against Homelessness	Singles/Families	Fairfield
Christian Help Center	Singles/Families	Vallejo

Source: Organization websites, 2008

Agricultural Workers

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



Dixon is surrounded by fertile agricultural land and is located in a region where agriculture remains an important part of the economy. In 2000, the Census identified 208 persons who were employed in the “farming, forestry, and fishing” industries. This category includes jobs related to agricultural services such as food processing or other occupations such as persons who work in greenhouses or plant nurseries. The 2008 Claritas report estimates that there were 165 persons in the “farming, forestry, and fishing” industries, a decline of 43 people since 2000. ABAG projects that jobs in the agricultural and mining category in Dixon will increase slightly between 2000 and 2010, but will stay consistent over the period from 2015 to 2035. The 2000 Census identified 146 persons who were employed in this category. The Census and ABAG projections deal with highly aggregated job categories that make determining the exact nature of agricultural work in Dixon difficult.

Farmworkers are generally considered to have special housing needs because of the limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). No local survey is available to document the specific housing needs of farmworkers in Dixon. Statewide surveys provide some insight into the demographic characteristics and housing needs of farmworkers. Among the major findings are:

- **Limited Income** - Farmworkers typically earn very low incomes.
- **Overcrowding** - Because of the very low incomes, farmworkers have limited housing options and are often forced to double up to afford rents.
- **Substandard Housing Conditions** - Many farmworkers live in overcrowded conditions and substandard housing, including informal shacks, illegal garage units, and other structures generally unsuitable for occupancy.
- **Supportive Services** – Farmworker families generally require significant supportive services such as educational resources, child care and job training. In particular, quality, affordable child care is an acute need.

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

In order to facilitate housing for farmworkers, the Dixon Zoning Ordinance permits farmworker housing in the Agricultural (A) district. Labor camps, which are designed to provide housing for migrant farmworkers, are conditionally permitted in the Agricultural district. Located south of the City boundary, the Migrant Farm Worker Center operated by the Yolo County Housing Authority provides housing for seasonal and migrant farmworkers. The center has 82 units and can house up to 500 persons for six months of the year. The units are restricted to farmworkers and their families with very low incomes. Yolo County Housing Authority also operates two other state owned migrant farmworker facilities: the Madison and Davis Migrant Housing Centers. The Madison Migrant Housing Center is located in the community of Madison, about 11 miles west of Woodland, and can accommodate up to 88 families during the agricultural season (early April to late October). The Davis Migrant Housing Center has 76 units available to farmworker families.



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In recent years, these facilities have not been fully occupied even during peak periods, with the Davis center typically about two-thirds full.

C. HOUSING STOCK CHARACTERISTICS

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

1. Housing Growth

Between 2000 and 2008, a total of 666 new housing units were built in Dixon. This represents an increase of 13 percent in the housing stock. **Table II-18** compares housing growth in the City with that of surrounding communities and Solano County, as reported by the U.S. Census and Claritas report. As shown in the table, Dixon had the same percentage growth in housing as Solano County and similar percentage growths as Suisun and Vacaville.

TABLE II-18
2000-2008 HOUSING GROWTH TRENDS

Jurisdiction	2000	2008	2000-2008	
			Numeric Change	Percentage Change
Benicia	10,552	11,307	755	7%
Dixon	5,147	5,813	666	13%
Fairfield	31,867	38,317	6,450	20%
Rio Vista	1,989	3,667	1,678	84%
Suisun City	8,149	9,054	905	11%
Vacaville	28,675	32,522	3,847	14%
Vallejo	41,161	43,840	2,679	7%
Solano County	134,513	152,041	17,528	13%

Source: 2000 U.S. Census. State Department of Finance, 2008

2. Housing Type and Tenure

While 666 housing units were built from 2000 to 2008, most of the new units were single-family homes. **Table II-19** shows the composition of the housing stock in 2000 and 2008 based on data from the Census and the State Department of Finance. Single-family homes comprised 88 percent of the housing stock in 2000 and 86 percent in 2008. Multi-family units, including both apartments and condominiums, made up 12 percent of all housing in 2000 and 14 percent in 2008.



**TABLE II-19
2000-2008 CHANGES IN DIXON'S HOUSING STOCK**

Housing Type	2000		2008	
	Number	Percentage	Number	Percentage
Detached	4,229	95%	4,687	96%
Attached	212	5%	216	4%
Total Single-Family	4,441	88%	4,903	86%
2-4 Units	372	60%	386	47%
5+ Units	248	40%	438	53%
Total Multi-Family	620	12%	824	14%
Mobile Homes/other*	86	2%	86	2%
Total Units	5,147	100%	5,813	100%
Vacancy Rate	1.91%		1.91%	

Source: 2000 Decennial U.S. Census. State Department of Finance, 2008

* other includes boat, RV, van, etc.

Table II-20 identifies the tenure of housing in the City. Between 2000 and 2008 the percentage of owner-occupied units decreased by 1 percent. While both owner-occupied and renter-occupied units increased, many more ownership units were constructed in the City over the past decade. When evaluating tenure for extremely low-income households using 2000 Comprehensive Housing Affordability Strategy (CHAS) data it is estimated that of the 3,707 owner-occupied households, 147 households fall into the extremely low income category and of the 1,370 renter-occupied household, 214 households fall into the extremely low income category.

**TABLE II-20
2000-2008 HOUSING TENURE**

Tenure of Units	2000		2008	
	Households	Percentage	Households	Percentage
Owner-Occupied	3,707 ¹	73%	4,163	72%
Renter-Occupied	1,370 ²	27%	1,603	28%
Total Occupied	5,077	100%	5,766	100%

Source: 2000 U.S. Census, 2008 Claritas Report

Note: ¹ 147 households fall within the extremely low-income category, 2000 CHAS data

² 214 households fall within the extremely low-income category, 2000 CHAS data



3. Vacancy Rate

According to the Department of Finance and as seen in **Table II-19**, the vacancy rate for the City of Dixon in 2000 and 2008 is 1.91 percent, which is half of the vacancy rate for Solano County as a whole (3.85 percent). A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

4. Housing Age and Condition

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

Table II-21 displays the age of Dixon’s occupied housing stock by age as of 2008. Between 1970 and 2008, close to 79 percent of Dixon’s housing stock was built, 41 percent of which will be 30 years old in 2010. This fact will be an important redevelopment topic for the City as new home sales have declined, while the housing need will continue to increase and diversify.

**TABLE II-21
AGE OF HOUSING**

Year Structure Built	Total Housing Built	Percentage of Total
Built 1999 to 2008	1,097	18%
Built 1995 to 1998	810	14%
Built 1990 to 1994	696	12%
Built 1980 to 1989	915	15%
Built 1970 to 1979	1,217	20%
Built 1960 to 1969	414	7%
Built 1950 to 1959	442	7%
Built 1940 to 1949	207	3%
Built 1939 or earlier	174	3%
Total	5,972	100%

Source: 2008 Claritas Report



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

According to the City’s Code Enforcement staff, most of homes with housing condition problems are near the downtown within the redevelopment area, where much of the City’s older housing stock is located. Though most of the housing is in good condition, several homes have been torn down by the property owners in recent years. The City has not condemned any houses for several years. In general, the City’s Code Enforcement staff handles about 300 - 400 cases a year. These involve all types of issues including property maintenance, abandoned vehicles, and housing conditions. The City developed a Housing Rehabilitation Program that provides low-interest loans to lower-income homeowners to help with needed repairs. The City/Redevelopment Agency has also implemented a “Safe At Home” Grant Program to allow senior citizens and low income residents to stay in their homes and make repairs which they might not otherwise be able to afford.

In 2008, the City’s Building Department staff conducted a survey of 50 homes in the redevelopment area in need of rehabilitation. Information regarding the City’s rehabilitation program was sent to the property owners.

5. Housing Costs and Affordability

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

Home Sales

Table II-22 depicts home sale prices in the City of Dixon. This information was compiled by Data Quick Services. The table shows the median single-family home price in the City was \$265,000. The percentage change in the median sale prices reflects the percentage change from September 2007 to September 2008. The City of Dixon has seen a significant percentage decline from 2007 to 2008 in the median sales price of homes.



**TABLE II-22
HOME SALE ACTIVITY (SEPTEMBER 2008)**

Community	Zip	Sales	% Chg	Median Price	% Chg	High Price	\$/SqFt	% Chg
Dixon	95620	28	133.3%	\$265,000	-44.2%	\$540,000	\$170	-28.0%

Source: Dqnews.com, September 2008

The cost of housing in Dixon is similar to that in nearby communities. Single-family home sales prices have decreased significantly throughout Solano County in the past few years. **Table II-23** compares median home sales prices recorded in October 2007 and October 2008. According to information from Data Quick Services, the sales prices for homes have had a significant decrease of 44 percent over the past year.

**TABLE II-23
HOME SALE PRICE MEDIANS**

# Sold	October 2007	October 2008	% Change Year-to-Year
27	\$475,000	\$265,000	-44.21%

Source: Dqnews.com, October 2008

Rental Rates

Shown in **Table II-24** are rental rates for single-family and multi-family homes in the City of Dixon. In addition to apartments, single-family homes comprise a sizable portion of the rental stock. Rental rates for monthly apartments range from \$675 to \$775 for one-bedroom units, \$850 to \$975 for two-bedroom units, and \$1,078 to \$1,275 for three-bedroom units.

**TABLE II-24
MULTI-FAMILY AND SINGLE-FAMILY RENTAL RATES, 2008**

Multi-Family and Single-Family Rents	
# of Bedrooms	Price Range
Multi-Family Units (Apartments and Condos)	
1	\$675 - \$775
2	\$850 - \$975
3	\$1,078 - \$1,275
4+	n/a



Multi-Family and Single-Family Rents	
# of Bedrooms	Price Range
Single-Family Homes	
1	\$890
2	\$1,050 - \$1,200
3	\$1,650 - \$2,300
4	\$1,550 - \$2,175
5+	\$2,800

Source: PMC Rental Survey, October 2008

Housing Affordability by Household Income

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

In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Solano County are shown in **Table II-25** and **Table II-26**. The affordability of the county’s housing stock for each income group is discussed below. HCD has estimated the 2008 County Area Median Income (AMI) to be \$75,400.

- **Extremely Low-Income Households:** Extremely low-income households are households earning 30 percent or less than the County AMI. As shown in **Table II-25**, these households have monthly incomes ranging from \$1,317 for a one-person household to \$1,883 for a four-person household.
- **Very Low-Income Households:** Very low-income households are classified as those earning 30 to 50 percent of the County Area Median Income. As shown in **Table II-25**, the maximum affordable rent for a one- to four-person household ranges from \$2,200 per month to \$3,142 per month
- **Low-Income Households:** Low-income households earn 51 to 80 percent of the County AMI. Low-income households can afford to pay between \$3,517 and \$5,025 in rent each month, depending on household size. The maximum affordable rent for a low-income household ranges from \$1,055 for one person to \$1,508 for a four-person family.



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- Moderate-Income Households:** Moderate-income households earn between 81 to 120 percent of the County AMI. The maximum affordable rental prices for moderate-income households range from \$1,583 for a one-person household to \$2,263 for a four-person household.

Tables II-25 and II-26 show the maximum rents and sales prices, respectively, that are affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households. Affordability is based on the following assumptions: a household spending 30 percent or less of their total household income for shelter; the maximum household income levels established by HUD and HCD; and maximum affordable sales prices based on 10 percent down, 30-year fixed rate mortgage at 7 percent annual interest rate.

**TABLE II-25
2008 AFFORDABLE RENTER-OCCUPIED HOUSING COSTS, SOLANO COUNTY**

Household Rent Levels				
Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Monthly Rent	\$395	\$453	\$509	\$565
Monthly Income	\$1,317	\$1,508	\$1,696	\$1,883
Very Low				
Monthly Rent	\$660	\$754	\$849	\$943
Monthly Income	\$2,200	\$2,513	\$2,829	\$3,142
Low				
Monthly Rent	\$1,055	\$1,206	\$1,356	\$1,508
Monthly Income	\$3,517	\$4,021	\$4,521	\$5,025
Moderate				
Monthly Rent	\$1,583	\$1,810	\$2,038	\$2,263
Monthly Income	\$5,275	\$6,033	\$6,792	\$7,542
Above Moderate				
Monthly Rent	>\$1,583	>\$1,810	>\$2,038	>\$2,263
Monthly Income	>\$5,275	>\$6,033	>\$6,792	>\$7,542

Source: 2008 Income Limits, Department of Housing and Community Development

Note: Costs do not include utilities.



**TABLE II-26
2008 AFFORDABLE OWNER-OCCUPIED HOUSING COSTS, SOLANO COUNTY**

Household Sales Price				
Income Group	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Maximum Sales Price	\$53,010	\$60,840	\$68,400	\$75,870
Annual Income	\$15,800	\$18,100	\$20,350	\$22,600
Very Low				
Maximum Sales Price	\$88,830	\$101,340	\$114,120	\$126,810
Annual Income	\$26,400	\$30,150	\$33,950	\$37,700
Low				
Maximum Sales Price	\$142,020	\$162,360	\$182,520	\$202,860
Annual Income	\$42,200	\$48,250	\$54,250	\$60,300
Moderate				
Maximum Sales Price	\$213,030	\$243,540	\$274,230	\$304,560
Annual Income	\$63,300	\$72,400	\$81,500	\$90,500
Above Moderate				
Maximum Sales Price	>\$213,030	>\$243,540	>\$274,230	>\$304,560
Annual Income	>\$63,300	>\$72,400	>\$81,500	>\$90,500

Source: 2008 Income Limits, Department of Housing and Community Development, www.mortgage101.com

Note: Assumes 10 % down, includes taxes and insurance

Overpayment

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

Table II-27 shows to what extent occupied housing units (households) are overpaying for housing cost by their income category and whether or not they were overpaying (30-34 percent of household income) or severely cost burdened (35+ percent of household income). Nine percent of all households (occupied) were overpaying for housing cost in 2000, and of those overpaying, 24 percent are severely cost burdened. Of the 373 renter-occupied units severely cost burdened, 210 units were occupied by those earning less than \$20,000 annually.



**TABLE II-27
TOTAL HOUSEHOLDS OVERPAYING BY INCOME**

Income Range	Total Households	% of Total Households	30-34% of Household Income	35+% of Household Income
Owner-Occupied Units				
\$0- \$10,000	89	3%	0	64
\$10,001-\$19,999	134	4%	0	59
\$20,000-\$34,999	374	11%	46	170
\$35,000-\$49,999	555	16%	53	257
\$50,000+	2,296	67%	237	233
Subtotal	3,448	72%	336	783
Renter-Occupied Units				
\$0- \$10,000	113	8%	0	78
\$10,001-\$19,999	174	13%	14	132
\$20,000-\$34,999	387	28%	34	142
\$35,000-\$49,999	297	22%	25	21
\$50,000+	399	29%	8	0
Subtotal	1,370	28%	81	373
Total Households (occupied units)	4,818	100%	417	1,156

Source: 2000 U.S. Census

6. Assisted Housing At Risk of Conversion

Governmental-assisted housing is often a significant source of affordable housing in many communities. This section identifies publicly assisted rental housing in Dixon, evaluates its potential to convert to market-rate units between 2009 and 2019, and analyzes the cost to preserve those units. Resources for the preservation/replacement of the at-risk units are described in Section IV of the Element, and housing programs to address preservation of these units are provided in Section V.

Assisted Housing Inventory

Table II-28 shows the City's inventory of assisted housing units.



**TABLE II-28
2008 ASSISTED HOUSING INVENTORY**

Project Name	Tenant Type	Total Units	Assisted Units				Funding Source
			Very Low	Low	Moderate	Above Moderate	
Ty-Del Apartments Phase I	Elderly	25*					Section 515
Ty-Del Apartments Phase II	Family	22*					Section 515
<i>Subtotal</i>		47					
Assisted units built after January 1, 2007 (able to count towards RHNA)							
640 Calmace Drive	Family	1			1		FTHB Set Aside
620 Schooner Ridge Drive	Family	1			1		FTHB Set Aside
150 E. Mayes Street	Family	1			1		FTHB Set Aside
351 W. B Street	Family	1			1		Rehab Set Aside
1550 Marendra Drive	Family	1			1		FTHB Set Aside
165 East A Street	Family	7	2	1	4		Rental Units Set Aside
145 A Pegord	Family	1				1	Secondary Unit
261, 261 ½ Jefferson	Family	1			1		New Single Family
320 ½ S First Street	Family	1				1	Secondary Unit
<i>Subtotal</i>		15	2	1	10	2	
Total		62	2	1	10	2	

Source: City of Dixon, 2009

*income breakdown unavailable

Loss of Assisted Housing

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower- and moderate-income households in the long term. From time to time, restricted units lose the affordability controls or subsidies and revert to market rates. Shown in **Table II-29**, In Dixon, two assisted apartment projects at risk of conversion are Ty-Del Apartments (phase 1 & 2).



**TABLE II-29
2008 ASSISTED AT-RISK RENTAL HOUSING**

Project Name	Location	Type of Subsidy	Total Number of Units	Number of Affordable Units	Earliest Date of Conversion
At-Risk Projects					
Ty-Del Apartments Phase I	455 West Chestnut	Section 515	28	25	3/18/1997
Ty-Del Apartments Phase II	455 West Chestnut	Section 515	28	22	3/31/1998
Total			56	47	

Source: California Housing Partnership Corporation, August 2008

Preservation and Replacement Options

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

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

Preservation

The feasibility of this option depends on the willingness of the owner to sell the property, the existence of qualified nonprofit purchasers, and the availability of funding. The cost of acquiring a multi-family project can be estimated by using a recently constructed affordable housing project as a reference. Patios de Castillo Apartments, a 47-unit apartment complex located in nearby West Sacramento completed in 2008, had a per unit cost of \$147,652. To preserve all the units in the two at-risk projects (47 units), the designated nonprofit partner could expect to spend approximately \$6,939,644.

Another option would be for a nonprofit organization to purchase an existing multi-family complex, rather than build a new one, lowering the per unit cost significantly. A survey done in September 2008 of Dixon and nearby West Sacramento showed multi-family projects were selling between \$675,000 (8-unit project) and \$ 1 million (12-unit project). This breaks down to a per unit cost of approximately \$83,000.



Replacement

The construction of new low-income housing units is a means of replacing the 47 at-risk units at Ty-Del Apartments. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., number of bedrooms), location, land costs, and type of construction. Based on information gathered from a project in nearby West Sacramento, the average construction cost for a rental residential unit is approximately \$147,000 (including land costs). Using this general estimate, it would cost approximately \$6.9 million to develop 47 new units to replace the at-risk units. Given the City's limited financial resources, development of replacement housing must rely on partnerships with nonprofit or for-profit housing developers, or other public entities. Section V identifies City programs and actions to facilitate the construction of multi-family housing, which may assist the development of new affordable apartment units in Dixon.

Prepayment of Federal-Insured Loans

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

- Section 8 Program: In the mid-1970s, the federal government utilized the Section 8 program to encourage the production of affordable rental housing. Under the Section 8 program, HUD offered a 15- or 20-year contract to provide rental subsidies to property owners in return for making the units affordable to very low-income households. The subsidy is typically the difference between 30 percent of the household income and a negotiated fair market rent for the area. After the expiration of a Section 8 contract, an affordable complex may convert to market rents.
- HUD provides the Mark-to-Market and Mark-up-to-Market programs for Section 8 projects seeking renewal. If current contracted rents exceed the Fair Market Rent (FMR), HUD will provide favorable tax treatment to property owners in return for preserving the units at affordable rents (Mark-to-Market). For apartments renting at or below FMR rates, HUD allows rents to be increased to levels comparable to market rents, though not exceeding 150 percent of the FMR (Mark-up-to-Market). When a complex with an expiring Section 8 contract is at risk of conversion, the below-market stock is most likely to be converted given the higher market rents in the area.
- The Section 515 program has a loan term of 50 years. Therefore the projects funded under the 515 program are typically not considered to be at risk. In order to prepay the Section 515 loan, a project owner must demonstrate that affordable housing for farmworkers is no longer needed in the region. Based on Rural Housing Service staff assessment, few projects in the nation have been able to demonstrate the diminished



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need. Furthermore, RHS staff indicated that the agency usually offers additional incentives to entice project owners to continue maintenance of the units as affordable housing

D. FUTURE HOUSING NEED

Every five years, the Housing Element cycle is initiated by the preparation of the regional housing needs determination process. The California HCD develops statewide projections of housing need and assigns a portion to each regional council of governments. For the Bay Area, the Association of Bay Area of Governments then apportions a share of the projected need to each jurisdiction.

The City's share of regional housing needs totals 728 new units over the 2009-2014 planning period. **Table II-30** provides a breakdown of Dixon's share of the regional housing need by the affordability level/income category: extremely low-, very low-, low-, moderate-, and above moderate. Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these new units.

**TABLE II-30
REGIONAL HOUSING NEEDS ALLOCATION 2009-2014**

Income Category (Percentage of Area Median Income)	Number of Units	Percentage
Extremely Low (less than 30%)	99	14%
Very Low (31-50%)	98	13%
Low (51% - 80%)	98	13%
Moderate (81% - 120%)	123	17%
Above Moderate (more than 120%)	310	43%
Total	728	100%

Source: Association of Bay Area Governments, 2008



III. HOUSING CONSTRAINTS

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

A. 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.

1. Development Costs

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

Building-cost.net, a housing construction cost resource that calculates the total estimated cost of building a new home, estimates that the total construction price of a 1,500 square foot home with four walls, an attached garage, central heating and air, and average building materials would cost \$234,291. The cost breakdown consists of \$132,572 for materials, \$98,309 for labor, and \$3,410 for equipment needed to finish the construction.

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

A major market constraint that impacts housing production and the price of available new housing is the price of land. LoopNet.com, an online listing of commercial real estate in the U.S., advertises several vacant land properties for sale in the City that are zoned as medium high density lots, ideal for multi-family structures. A December 2008 survey yielded a 2.56-acre vacant lot, approved for the construction of a multi-family development was selling for \$1.8 million. The average price per square foot for the available multi-family lot was \$16.



2. Availability of Financing

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions must disclose information on the 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 to see whether home financing is generally available to all income groups in the community. Given the rising cost of purchasing a home in Dixon, low- and moderate-income households may have difficulty in obtaining home purchase loans from conventional sources such as banks or mortgage lenders. Specific housing programs, such as the City’s First-Time Homebuyer Program or other mortgage assistance programs, can assist low- and moderate-income homeowners with down payment and closing costs, which are often significant obstacles to homeownership for these groups.

The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase and home improvement loans in Dixon. Included is information on the percentage of loan applications that were “approved” and “denied” by lenders for applicants at different income levels. The “withdrawn/incomplete” status of applications refers to those that were approved but not accepted by the applicants or those applications that were withdrawn by the applicants.

In **Table III-1** home purchase loan data for the City of Dixon from the Home Mortgage Disclosure Act is presented to show the City’s loan application history and status between the years 2005 and 2007. According to HMDA, the total number of loan applications processed in the City between 2005 and 2007 was 2,050. Of those, 1,441 (70 percent) were approved and 331 (16 percent) were denied.

**TABLE III-1
HOME PURCHASE LOANS 2005–2007, CITY OF DIXON**

Year	Approved		Denied		Withdrawn/Incomplete		Total Loan Applications
	Number	% Purchase Loans	Number	% Purchase Loans	Number	% Purchase Loans	
2005	730	71%	130	13%	167	16%	1,027
2006	511	72%	118	17%	79	11%	708
2007	200	64%	83	26%	32	10%	315
Total	1,441	70%	331	16%	278	14%	2,050

Source: Home Mortgage Disclosure Act, 2005, 2006, 2007.

Note: Loans approved include loans originated and loans approved, not accepted.



B. GOVERNMENTAL CONSTRAINTS

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

1. Land Use Policies

The Land Use 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 within the City. As described in Table III-2, the General Plan has two residential designations for single-family dwellings and two designations for multi-family uses. The Medium Low Density designation includes both types of housing. These designations permit a varied level of density for urban residential uses. The City will be doing a complete General Plan update in 2009 and 2010 and it is uncertain if the land designations will change. As a part of the Housing Element update the High Density (for seniors) will no longer be designated for seniors. There will also be an addition of the RM-3 district which will have a density of 15-22 units per acre and the addition of the RM-4 district which will have a density of 22-29 units per acre

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

General Plan Land Use Category	Zoning Designation(s)	Range of Density (du/ac)	Minimum Site Area/Unit (sq. ft.)	Typical Residential Type(s)
Very Low Density (VLD)	R-1-20	1.64-2.20	20,000	Single-family homes on large lots in rural setting
Low Density (LD)	R-1-10, R-1-15	2.19-6.22	7,000-20,000	Single-family homes on medium-sized lots
Medium Density - Low (MDL)	R-1-7, PMR, PMU	6.23-14.52	3,000-6,999	Single-family homes on smaller lots and low-density multi-family
Medium Density - High (MDH)	RM-1, RM-2	14.3-21.78	2,000-2,999	Townhomes, duplexes, and single- or two-story apartments, and condominiums
High Density (for Seniors) (HD)1	RM-2	21.78-29.04	1,500-1,900	High-density apartments for seniors

Source: Dixon Zoning Ordinance, 1999

Note 1: According to the 1993 General Plan, no specific area has been defined for this land use designation, but individual projects will be considered within areas with land use designations of MDL, MDH, and MU. No zoning designation restricts permitted uses to housing for seniors.

* There will be an addition of a RM-3 zone suitable for high density multi-family development

** The Senior designation will be removed and this site will be rezoned to a new RM-4 district with the same density



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In addition to these conventional residential land use categories, the City also has established the Core Area Mixed Use (MU) designation. This land use designation allows a mix of both commercial retail and office uses with residential uses in the central downtown area of Dixon. This land use category corresponds to the City's Planned Mixed Use (PMU) District, which permits a density of up to 8.7 dwelling units per acre (du/ac). To facilitate affordable housing and mixed-use development in the downtown core area, the City will establish development standards that can facilitate housing development at 20 to 25 units per acre while providing for high-quality housing development.

Specific Plan and Planned Development Areas

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

Valley Glen Planned Development: The Valley Glen Planned Development is located in southeast Dixon and is generally bounded by West Cherry Street to the north, the Porter Road Retention Pond to the south, Union Pacific Railroad to the west, and South First Street (State Route 113) to the east. The site consists of approximately 93 acres. The development proposes several housing types, including apartment units, cluster homes with two or three units per building, medium-density detached single-family homes, and low-density homes. A Development Agreement for the Valley Glen Planned Development was approved by the City Council on November 27, 2002 and several hundred homes have been built including the Bristol Apartment complex.

Southwest Dixon Specific Plan: The Southwest Dixon Specific Plan area consists of approximately 269 acres and is located west of Porter Road and east of Interstate 80. Approximately 61 percent of the land is designated for residential use while the remainder is for commercial uses and public facilities. The Specific Plan contains three residential land use designations that provide for housing ranging from low-density single-family units to townhomes, cluster homes, and apartments. The Southwest Dixon Specific Plan was adopted by the City Council in 1995. The Planning Commission and City Council will review the revised specific plan and environmental impact report (EIR) over the next year. Most of the site is presently in agricultural use. Portions of the area remain under Williamson Act contracts (refer to Section C – Environmental, Infrastructure and Public Service Constraints); however, the land under contract does not include the sites for the apartment units or most of the medium-density housing.



Parklane Subdivision Planned Development: Brookfield Homes is developing a residential community on approximately 94 acres immediately south of the existing Country Faire neighborhood and east of State Route 113. The City has entered into a Development Agreement with Brookfield Homes to provide residential allocations in years 2008 through 2013 contingent upon certain conditions which must be satisfied by Brookfield Homes. The Brookfield Project was annexed to the City in 2005. The conditions of the Development Agreement included dedication of 40 acres for the new high school, completed in 2006, and construction of infrastructure, including streets; a high volume water well and storage system (completed in 2007) for the Southeast Dixon area. The development proposes three housing types, including alley loaded, medium density and low density single-family homes and a 120-unit senior assisted living and congregate care facility.

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

General Plan Designation	Valley Glen		Southwest Dixon		Parklane Subdivision	
	Units	Acres	Units	Acres	Units	Acres
Very Low Density	35	20.1	0	0	0	n/a
Low Density	229	74.4	390	141	106	37.6
Medium Density - Low	412	90.2	618	118	295	49.5
Medium Density - High	161	9.4	231	10.7	0	n/a
High Density	0	n/a	0	n/a	120	6.1
Total	837	194.1	1,239	269.7	521	93.3

Source: Southwest Dixon Specific Plan, 1995 and Valley Glen Planned Development Draft EIR, 2000, Parklane (Brookfield Homes, 2006). Information updated by City staff, 2009.

Note 1: Gross acres.



2. Residential Development Standard

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

Single-Family Residential Development Standards

The R-1 district is the primary district for single-family residential development. The minimum lot area ranges from 7,000 to 20,000 square feet, which is designed to accommodate the need for homes in the central part of the City as well as homes in more rural settings. While single-family homes are permitted in all residential districts, the most common single-family district is the R-1-7 district. Densities range from 2 dwelling units per acre (du/ac) in the R-1-20 district to over 6 du/ac in the R-1-7. The height limit for single-family homes is generally 30 feet.

Multi-Family Residential Development Standards

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

In addition to the RM districts, the City also has the Planned Multiple Family Residential (PMR) District and the Planned Mixed Use (PMU) District. The PMR district permits multi-family units on 9,000 square foot lots with a density of up to 10 du/ac (minimum site area per unit of 4,350 sq. ft.). The PMU district permits mixed-use development including retail and office development in conjunction with multi-family units in the downtown area of the City. The PMU district has a minimum lot size of 5,000 square feet and permits a density of up to 8.7 du/ac.



**TABLE III-4
RESIDENTIAL DEVELOPMENT STANDARDS**

Development Standard	Zoning Ordinance								
	Very Low	Low		Medium-Low			Medium-High	High	
	R-1-20	R-1-15	R-1-10	R-1-7	PMR	PMU-1	RM-1	PMU-2	RM-2
Max. Density (du/ac)	2.2	2.9	4.4	6.2	10.0	8.7	10.9	21.78	21.78*
Min. Lot Size (sq. ft.)	20,000	15,000	10,000	7,000	9,000	5,000	8,000	5,000	7,500
Min. Site Area/ Unit (sq. ft.)	20,000	15,000	10,000	7,000	4,350	5,000	4,000	2,000	2,500
Min. Front Yard (ft.)	30	30	25	20	20	15	20	15	20
Min. Side Yard (ft.) ¹	5, 12	5, 12	5, 12	5, 12	6 – 8	5	5	5	6
Min. Rear Yard (ft.)	20	20	20	20	25	10	25	10	25
Max Lot Coverage (percentage)	40	40	40	40	40	³	40	³	40
Max. Bldg. Height (ft.)	30	30	30	30	38	36	38	36	38
Parking Req. (space/unit)	2	2	2	2	4	4	4	4	4

Source: Dixon Zoning Ordinance, June 2007, Resolution 09-081 approved the new PMU-2 zone

* Simpson Senior housing site is zoned RM-2 but has a maximum density of 29 units per acre

Notes:

¹ For R-1 districts, the minimum side yard must be 5 ft. on one side and the other side must be at least 12 ft.

² Lot depth not specified.

³ No maximum lot coverage is identified.

⁴ Parking for multi-family units depend on number of bedrooms. Single-family units in these districts are required to have 2 spaces. (See Table III-5 below for more analysis)



Parking Requirements

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

The City may reduce parking requirements to provide housing for special needs groups. For example, the Planning Commission recently granted a reduction in the number of parking spaces required for the Dixon Second Street Apartment project for seniors. The La Esperanza project consisted of 72 single-family homes that were affordable to lower-income homebuyers. This project was also granted a reduction in parking standards.

**TABLE III-5
PARKING REQUIREMENTS**

Residential Type	Parking Spaces
Single-Family Dwelling:	2 covered spaces
Two-Family Dwelling:	
One- and Two-Bedroom Units	1.5 covered spaces
Three- or More Bedroom Units	2 covered spaces
Condominiums, Townhomes, Cluster Homes	
One- and Two-Bedroom Units	1.5 covered spaces plus 1 extra open space
Three- or More Bedroom Units	2 covered spaces plus 1 extra open space
Multi-Family Dwellings:	
One-Bedroom Units	1 covered and 0.5 open space
Two- or More Bedroom Units	1 covered and 1 open space
Mobile Homes ²	1 covered and 1 open space

Source: Dixon Zoning Ordinance, June 2007

Notes:

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

For mobile homes in mobile home parks, 1 additional open space is required for every three mobile homes.

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



- 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 P-D District encourages a mix of housing styles and costs, a more efficient use of open space, and variety in the physical development of the City. The P-D District was used for the La Esperanza affordable single-family home project as well as for Valley Glen and Southwest Dixon. The Valley Glen Planned Development includes a number of different housing types such as apartments, cluster homes, medium-density single-family homes, and larger homes.
- Planned Multiple Residential District:** The purpose of the PMR District is to reserve land for the development of multiple residential development. The PMR District emphasizes the development of a wide variety of multi-family or multiple residential dwelling types such as condominiums, townhomes, and cluster homes. The district supports higher density development along with appropriate community facilities that complement the residential uses and meet the needs of residents. Both the Southwest Dixon Specific Plan and the Valley Glen Planned Development use the PMR designation for the development of cluster homes or townhomes.
- Planned Mixed Use District:** The PMU District corresponds to the Core Area Mixed Use (MU) designation of the General Plan and is intended to facilitate the development of a combination of commercial, professional, and residential uses in the downtown. This District accommodates the need for housing in close proximity to employment, City services, and public transit. Furthermore, two other districts – the Central Commercial (CC) District and the Central Services (CS) District – allow residential uses in commercial areas subject to a conditional use permit. The City has seen recent development of mixed-use projects in the downtown. The Asher project was constructed in 2008 and included 7 units with ground-floor commercial uses.
- Density Bonus:** In accordance with state law, the City provides density bonuses to qualified new housing projects. For affordable and/or senior housing projects, the City permits a density bonus of up to 50 percent, which is above the 25 percent bonus mandated by state law. Density bonuses are typically approved as part of the development approval process. No additional processing time is required to receive a density bonus. In order to qualify for a density bonus, the developer must apply to the Planning Commission for a Planned Unit Development permit. Density bonuses have been used by the City to provide senior and affordable housing. In June 2001, the Planning Commission granted Simpson Housing a density bonus to increase the total number of apartments from 61 to 81.
- Redevelopment Area:** The Redevelopment Project Area offers flexibility for the City in terms of providing multi-family units, particularly higher density housing, and residential units in mixed-use developments. The Redevelopment Area, which covers a large portion of the City (see Figure III-1), is exempt from Measure B, the City's growth management ordinance (see below). As a result, the area is not governed by



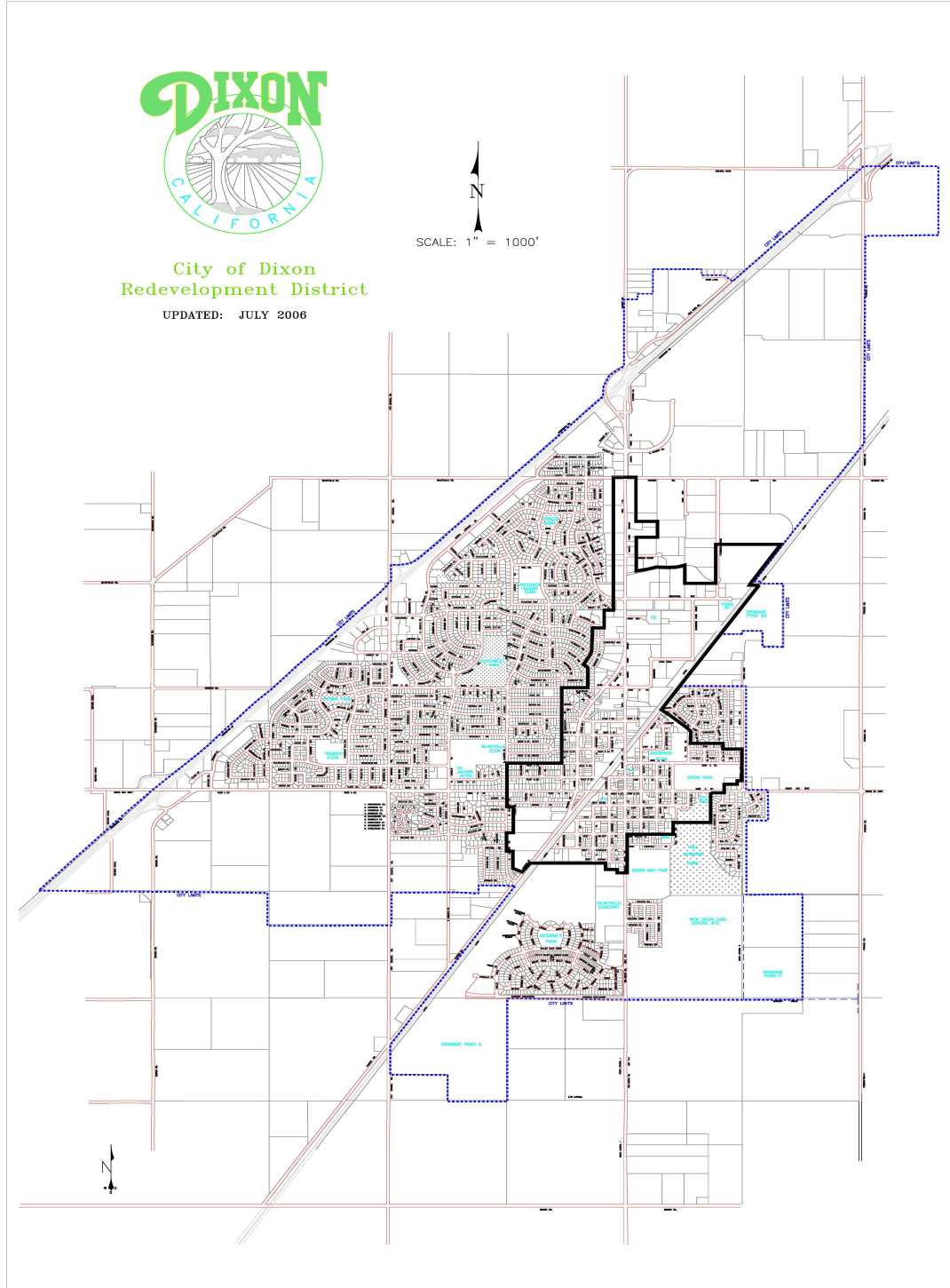
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the 3 percent annual growth rate identified in Measure B. The City has also used redevelopment set-aside funds to assist in the development of affordable housing. For example, the City committed \$550,000 of set-aside funds as a low-interest loan for the development of the Dixon Second Street Apartments.

- **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.



**FIGURE III-1
REDEVELOPMENT PROJECT AREA**





3. Provision for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table III-6** below summarizes those housing types, other than single-family homes, permitted within the primary residential zones in Dixon. Program 4.1.8 will amend the zoning code to allow for emergency shelters to be allowed by right in the Light Industrial (ML) district and transitional and supportive housing by right in all residential zones. This amendment will also allow for single-room occupancy units (SROs) in the Central Commercial (CC) district.

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

Housing Types Permitted	Zone Districts					
	A	R-1	RM	PD	PMR	PMU
Residential Uses:						
One-Family Dwelling	P	P	P	P	P	P
Two-Family Dwelling (Duplex)			P	P	P	P
Multi-Family Dwellings			P	P	P	P
Second Units	C	P				
Special Needs Housing:						
Residential Care Facilities (7 or more persons ¹)	C	P	C	C	C	
Farmworker Housing	P					
Transitional Housing ²	C	C	C	C	C	
Emergency Shelters ²	C	C	C	C	C	
Manufactured/Mobile homes and Mobile home parks		P				

Source: Dixon Zoning Ordinance, June 2007

P = Permitted by right

C = Conditionally permitted

¹ Community Care Facilities with 6 or fewer persons are permitted by right in all residential zones

² Emergency shelters and/or transitional housings are considered “public or private charitable institutions.” Program 4.1.8 states that the City will amend the Zoning ordinance to comply with SB2 and AB2634 legislation.



Multi-Family Housing: The RM-2 district is the primary multi-family district with a maximum density of 21.78 units per acre. Multi-family development is also permitted in the PD, PMR, and PMU districts. Both the Commercial Services and Central Commercial districts allow multi-family housing as part of a mixed-use development, subject to a conditional use permit.

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

Mobile/Manufactured Homes: Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Approximately 2 percent of the City's housing stock consists of mobile homes. The City permits mobile homes and manufactured housing in the single-family residential district (R-1).

Farmworker Housing: According to the 2000 Census, an estimated 146 persons in Dixon were employed in the "farming, forestry, and fishing" industries; however, only a portion of these workers were employed as farmworkers. As noted in the Housing Needs Assessment, the number of persons living in Dixon employed in such capacities is expected to continue to decrease. While the housing needs of farmworkers who live and work in Dixon on a permanent basis can typically be accommodated through affordable single- and multi-family housing (the very low-income housing afforded in this Housing Element will benefit farmworkers searching in the area for housing), migrant farmworkers often have special housing needs. The Dixon Migrant Farm Labor Camp, located outside the City boundaries, provides housing to migrant farmworkers and their families. The camp is operated by the Yolo County Housing Authority under an agreement with the Dixon and Solano County Housing Authorities. The camp has 82 residential units and other facilities to accommodate the needs of up to 500 workers.

State law (Section 17021.6 of the Health and Safety Code) requires that farmworker housing for 12 or fewer units be permitted by right in agricultural zones. 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.

Residential Care Facilities: Under the Lanterman Act, jurisdictions are required by the state to treat licensed residential care facilities, which provide housing and care for persons with disabilities, as a residential use. Those facilities that serve six or fewer persons must be permitted by right in residential zone districts and permits with a conditional use permit care facilities in the R-1 zone. The City's Zoning Ordinance does not differentiate between nursing homes and licensed community care facilities. Nursing homes are defined as "a structure operated as a lodging house in which nursing, dietary and other personal services are rendered to



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convalescents, invalids or aged persons not suffering from contagious or mental disease, alcoholism, or drug addiction . . .” This definition excludes some state-licensed community care facilities that should be permitted by right according to state laws. In general, nursing homes are permitted in residential zone districts subject to a conditional use permit. Findings for granting a use permit deal with designing and locating conditional uses to ensure physical compatibility with surrounding uses. To comply with SB 520 requirements the City has included Program 4.1.4 that states the City will update their current definition of family to state “[o]ne or more persons occupying a housing unit and living as a single housekeeping unit.”

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

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

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

The current zoning ordinance conditionally permits emergency shelters in ML district. Program 4.1.7 states, the City will amend the Zoning Ordinance to allow emergency shelters in ML district by right. There are currently, 430 acres are available in this zone, allowing adequate capacity for this use.



Transitional and Supportive Housing: Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Transitional housing is already listed as a use but supportive housing is not explicitly defined or listed under any land use category. Compliant with SB 2, residential care homes for six or fewer persons are allowed by right in all residential zones. However, to further comply with SB 2, the City will add supportive housing as defined in the Health and Safety Code as a permitted housing type under this land use category (see program 4.1.8).

Housing for Persons with Disabilities: Compliance with provisions of the federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building Official in Dixon. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction. In the last planning period the City adopted a Transition Plan and has been installing/replacing ADA curb ramps and making other improvements to public facilities. The City currently evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. The City does not have any specific land use or development standard related to the spacing or concentration of persons with disabilities, or any special parking requirements. However, the City has included Program 4.1.7 which states the City will develop a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities. The process may include minimal review by the Planning Director and may include the following criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.



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- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.

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

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. The City's Zoning Ordinance currently does not allow SROs in any district. Program 4.1.8 states the City will amend the Zoning Ordinance to explicitly allow SROs in the Central Commercial (CC) district.

4. Growth Management – Measure B

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

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

Measure B allocations are given out on a first come first serve basis. Each year's allocation is determined around the first of December. In order for developers to afford to build, due to limited annual allocation, developers ask that their allocation be guaranteed through a development agreement. Currently, all Measure B allocations through 2013 have been allocated to



developers. Although Measure B allocations will not be available to assign to a developer until 2013, typically there are two units each year that are available as infill.

Measure B includes two key categorical exemptions so that it does not unduly constrain residential development, particularly affordable housing. The first categorical exemption excludes development that was approved prior to the enactment of Measure B. The second exemption addresses development in the Dixon Redevelopment Area. Both categories are exempt from the 80/20 residential mix objective and the 3 percent annual growth rate.

In order to encourage the production of housing, any unallocated allotments from the Residential Development Allotment pool that remain unallocated under Measure B at the end of each consecutive five-year period may continue to be used for housing. Furthermore, Measure B contains a non-discretionary 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 so long as the total number of units approved over the five-year period averages 3 percent a year.

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

Table III-7 below shows that the 3 percent growth cap does not prevent the City from meeting its 2007-2014 RHNA. Based on 3 percent of the 2007 Department of Finance housing unit count (5,807) the City is able to build 174 units per year for the next 7 years. For the City to meet their RHNA, the city needs to be able to accommodate 104 units per year.

**TABLE III-7
MEASURE B AND THE 2007-2014 RHNA**

Year	2007	2008	2009	2010	2011	2012	2013	2014
3 % Growth Cap*	174	174	174	174	174	174	174	174
Annual Goal to meet 2007-2014 RHNA	104	104	104	104	104	104	104	104
Annual Goal to meet Very low and Low income 2007-2014 RHNA	42	42	42	42	42	42	42	42

* Based on 2007 Department of Finance housing unit count (5,807)



5. Site Improvements and Development Fees

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

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

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

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

As of January 2009, the City is considering updating its non-AB 1600 development fees including a reduced fee structure for infill projects.

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

Planning Commission Review	Fee Amount
A. Annexation	\$1,500 + \$40/acre
B. Conditional Use Permit	
Value under \$150,000	\$250
Value over \$150,000	\$500
C. Design Review – Commercial & Industrial	
Value under \$150,000	\$200
Value \$150,000 to \$500,000	\$300 + \$25/acre
Value over \$500,000	\$400 + \$25/acre



Planning Commission Review	Fee Amount
D. Design Review – Residential	
Single-Family Dwelling	\$50
Duplex	\$75
Multiple-Family Dwelling	\$100 + \$75 each additional structure
E. Environmental Review**	
Initial Study:	
Value under \$150,000	\$75
Value \$150,000 - \$500,000	\$125
Value over \$500,000	\$175
Environmental Impact Report***	\$1,525 + consultant cost
F. General Plan Amendment	\$750 + \$10/acre
G. Planned Unit Development	\$500 + \$40/acre
H. Rezoning	\$500 + \$40/acre
I. Signs:	
Non-illuminated	\$20
Illuminated	\$30
J. Subdivision Map (Tentative Final Map)	\$750 + \$10/lot
K. Tentative Parcel Map	\$350 + \$10/lot
L. Variance	\$250
M. Zone Change (Rezoning)	\$500 + \$40/acre
Administrative Review	
A. Beekeeping Permit	\$75
B. Family Day Care Home Permit	\$150
C. Home Occupation Permit	\$150

Source: City of Dixon, May 2008

Table III-9 shows the breakdown of development fees for a single-family home ranging in size from 1,000 square feet to 3,000 square feet. A recently developed multi-family project of 7 units (a total of 5,812 square feet), had a total construction cost of \$1,356,687 (\$193,812 per unit). Of the total construction cost, \$228,337 was the total fees paid, which equates to 17 percent of the total project cost.

The City recently conducted a survey to determine whether the proposed fee changes were appropriate and did not present a constraint to the development of housing in the community.



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The City did a comparison with other cities in close proximity and size (Suisun City, American Canyon, Vacaville, Woodland, and Hercules (see Appendix A for a more detailed fee comparison) to determine what was appropriate for the region. When comparing Dixon's fees to these other jurisdictions, Dixon was consistently lower in each fee category (design review, CUP, rezoning, map check, CEQA, variance, tentative map, and improvement map inspection) Based on this survey, Dixon believes its fees are appropriate and do not pose any constraint on development.



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

Dwelling Size	1,000 sq ft	1,250 sq ft	1,500 sq ft	1,750 sq ft	2,000 sq ft	2,250 sq ft	2,500 sq ft	3,000 sq ft
Attached Garage	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft
Valuation	\$90,000	\$109,000	\$129,000	148,000	168,000	\$187,000	\$207,000	\$246,000
Building Permit	\$824.75	\$932.25	\$1,032.25	\$1,127.25	\$1,227.25	\$1,322.25	\$1,422.25	\$1,617.25
Strong Motion	\$9.00	\$10.90	\$12.90	\$14.80	\$16.80	\$18.70	\$20.70	\$24.60
Electrical Permit	\$25.00	\$34.00	\$41.00	\$48.00	\$55.00	\$62.00	\$69.00	\$83.00
Plumbing Permit	\$55.00	\$69.00	\$83.00	\$96.00	\$110.00	\$124.00	\$138.00	\$165.00
Mechanical Permit	\$25.00	\$34.00	\$41.00	\$48.00	\$55.00	\$62.00	\$69.00	\$83.00
Building Subtotal	\$938.75	\$1,080.15	\$1,210.15	\$1,334.05	\$1,464.05	\$1,588.95	\$1,718.95	\$1,972.85
Plan Check	\$536.09	\$605.96	\$670.96	\$732.71	\$797.71	\$859.46	\$924.46	\$1,051.21
Energy Plan Check	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
Less P.C. Deposit*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
P/C Subtotal	\$571.09	\$640.96	\$705.96	\$767.71	\$832.71	\$894.46	\$959.46	\$1,086.21
Transportation	\$366.17	\$366.17	\$366.17	\$366.17	\$366.17	\$366.17	\$366.17	\$366.17
Police	\$456-503	\$456-503	\$456-503	\$456-503	\$456-503	\$456-503	\$456-503	\$456-503
Fire	\$1049-1,157	\$1049-1,157	\$1049-1,157	\$1049-1,157	\$1049-1,157	\$1049-1,157	\$1049-1,157	\$1049-1,157
Administrative Facilities	\$668-737	\$668-737	\$668-737	\$668-737	\$668-737	\$668-737	\$668-737	\$668-737
Public Works	\$175-194	\$175-194	\$175-194	\$175-194	\$175-194	\$175-194	\$175-194	\$175-194
Parks	\$8,245.30	\$8,245.30	\$8,245.30	\$8,245.30	\$8,245.30	\$8,245.30	\$8,245.30	\$8,245.30



HOUSING ELEMENT

Dwelling Size	1,000 sq ft	1,250 sq ft	1,500 sq ft	1,750 sq ft	2,000 sq ft	2,250 sq ft	2,500 sq ft	3,000 sq ft
Attached Garage	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft	400 sq ft
Waste Water	\$9,641.00	\$9,641.00	\$9,641.00	\$9,641.00	\$9,641.00	\$9,641.00	\$9,641.00	\$9,641.00
Drainage	\$5,091.04	\$5,091.04	\$5,091.04	\$5,091.04	\$5,091.04	\$5,091.04	\$5,091.04	\$5,091.04
Railroad Grade Separation*	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00	\$2,662.00
Development Fee Total	\$27,629.47	\$27,629.47	\$27,629.47	\$27,629.47	\$27,629.47	\$27,629.47	\$27,629.47	\$27,629.47
Dixon Fee Total	29,139.31	\$29,350.58	\$29,545.58	\$29,731.23	29,926.23	30,112.88	\$30,307.88	\$30,688.53
Solano Cap Fee	\$5,396.00	\$5,396.00	\$5,396.00	\$5,396.00	\$5,396.00	\$5,396.00	\$5,396.00	\$5,396.00
DSMWS**	\$2,241.79	\$2,241.79	\$2,241.79	\$2,241.79	\$2,241.79	\$2,241.79	\$2,241.79	\$2,241.79
Total All Fees	\$36,777.10	\$36,988.37	\$37,183.37	\$37,369.02	\$37,564.02	\$37,750.67	\$37,945.67	\$38,326.32

Source: City of Dixon, 2008

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

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

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

**Only applies to properties in the DSMWS service area (not the California Water Service Area).

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

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

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



6. Development Permit Procedures

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

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

The permitting and review process for residential projects in Dixon includes an optional pre-application review meeting, submittal of the application, a review for completeness by Planning and Development Department staff, internal review by the Design Review Commission (Planning Commission) and other City agencies, and review and approval by the Planning Commission and, if necessary, the City Council.

Table III-10 identifies the approximate time necessary for review of residential developments. In general, the process for development of a subdivision involving the development of vacant land needing an EIR the time to process is 12 to 18 months. For smaller subdivisions or multi-family projects requiring an MND the time frame is 6 to 12 months. For multi-family having 5 to 10 units the timeframe is typically 4 to 6 months. For single family and multi-family up to 4 units the time frame is 2 to 4 months. All of these estimates include the time to obtain a building permit. However, the time necessary for review depends on the complexity of the project and whether an exception from development standards, existing land use, or operating conditions is requested. As an example, the time period necessary for environmental review may vary substantially depending whether an environmental impact report (EIR) or a negative declaration is required. For those projects that involve multiple requests, all the applications are processed concurrently whenever possible.

Review of residential projects typically involves the determination of conformance with the City General Plan and compliance under the California Environmental Quality Act (CEQA). If the project is not consistent with the General Plan, a General Plan amendment may be required. The project is also reviewed to determine if 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 received General Plan amendments and zone changes, including the La Esperanza affordable single-family project, the Dixon Second Street Senior Apartments, and the Pheasant Run #7 residential development.



**TABLE III-10
DEVELOPMENT REVIEW TIME FRAMES**

Development Permit/Review Process	Time Frame
Plan Review	15 – 60 days
Zone Change and GP Amendment	3 – 6 months
Environmental Review	1 month- 1 year
Design Review	1 month
Planning Commission approval	5-6 weeks
City Council approval (if necessary)	3-6 weeks

Sources: City of Dixon, 2008

Design Review

All residential developments must submit a design review application. Applications are processed on a first-come, first-served basis. The City's Community Development Director has the authority to approve single-family or duplex developments that adhere to the City's design guidelines. All other development plans must be reviewed by the Design Review Commission (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 Design Review Commission and is composed of seven members appointed by the City Council. The Commission is responsible for reviewing the siting of structures, landscaping, building design, and other design-related issues for all types of development including residential. All multi-family development and new subdivisions are subject to review by the Commission, as is the external remodeling of any existing multi-family complex that would alter its external appearance.

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

The review procedures are as follows:

- The review procedure for all applications may consist of a preliminary plan and a final plan or just the latter. The DRC encourages a preliminary and final plan in instances of large or complicated development projects.
- Preliminary review by the DRC has the following purposes:
 - Indicate to the applicant major areas of deficiency and good design;



- Instruct the applicant as to sections of the project which are unacceptable or need minor revisions; and,
- Inform the DRC on the scope of the project for the final review stage.
- When any project is brought before the Planning Commission which requires DRC approval the Planning Commission shall, before it takes action on such project, refer it to the DRC for review and comment.

The Director and DRC review the following criteria:

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

- Sitting of all structures as designed upon a site plan;
- Landscaping, fencing, other screening as designed on a landscape or irrigation plan featuring all existing trees and shrubs and proposed plantings;
- Design of all circulation and parking and loading facilities for automobiles and bicycles;
- Location, design and screening of garbage/recycling facilities;
- Details of fencing, public works items such as curb cuts, curbs, gutters, sidewalks, sidewalk design, drainage, fire hydrants;
- Location, design and intensity of all exterior lighting;
- Location and design of addressing system or graphics and mail delivery system;
- Location and design of all required open space areas;
- Exterior elevations or perspective drawings of structures including but not limited to building height, description of all building materials, building colors, screening of utility meters and mechanical equipment;
- Design, placement, dimension, colors of all proposed signs and exterior graphics as required by this Ordinance;
- Review of design and placement of facilities for disable persons; and
- Review of design of facilities for compliance with Attachment 4 of California State Water Resources Control Board's Water Quality Order No. 2003-005-DWQ, as may be amended, supplemented or superseded



Housing Element

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. Additionally, the City is considering developing a standard set of criteria to use in determining whether proposed projects are compatible with existing neighborhoods (Program 6.2.2).

7. Building Codes and Enforcement

The City of Dixon has adopted the California Title 24 Building Codes (CBC), which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

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



C. ENVIRONMENTAL, INFRASTRUCTURE, AND PUBLIC SERVICE CONSTRAINTS

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

1. Environmental Constraints

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

Agricultural Constraints

According to the General Plan, much of the farmland in the Dixon Planning Area has been classified by the California Department of Conservation as “Prime Farmland.” A number of farms in the vicinity of the city limits are under California Conservation (Williamson Act) contracts designed to preserve that 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.

With the exception of the Southwest Dixon Specific Plan area, none of the parcels currently zoned for residential use is under Williamson Act contract. Several parcels of the Southwest Dixon plan area remain under contract and are considered Prime Farmland, according to the California Department of Conservation. The parcels in the Specific Plan area are currently designated for urban uses. Cancellation of the Williamson Act contracts will be necessary for development to occur on several parcels. According to City staff, some developers have expressed a willingness to pay the cancellation fees associated with early exit from a Williamson Act contract in order to begin development prior to the usual 10-year non-renewal process. Though payment of these fees may add to the cost of housing, this is not expected to prevent or substantially constrain residential development in these areas.

Drainage and Flooding Constraints

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



Housing Element

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

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

Over the past eighteen years, the City has made significant improvements to drainage throughout Dixon. In 1991 the City prepared a Storm Drain Master Plan to address drainage issues. The plan included specific recommendations to provide adequate drainage. The City has made several drainage improvements based on the recommendations contained in the plan, including construction of two of the three recommended detention ponds. In 1999, the City prepared the Storm Drain Report to address drainage conditions and to assess further drainage improvements as well as possible alternatives. The Storm Drain Report addresses improvements through 2010, which is the build out 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 has been formed with the Dixon Resource Conservation District, Maine Prairie Water District, and Reclamation District 2068 to address drainage needs inside and outside the City Limits.

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

Seismic Constraints

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

Seismic activity associated with faults can also cause hazards such as liquefaction and soil settlement, among others. Due to the high water table in Dixon, there is a risk of liquefaction of soils from an earthquake. In order to address impacts associated with seismic activity, Policy III-11 of the General Plan indicates that the City will strive to reduce the risks associated with seismic activity to an acceptable level. Policy III-12 also states that the City shall ensure "that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the California Title 24 Codes." The City's



Building Division ensures that all structures, including residences, comply with the Uniform Building Codes and the Dixon Municipal Code.

Noise Constraints

Interstate 80, the Union Pacific Railroad, Highway 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 construct site improvements, as discussed earlier in this section. In this way, development in new areas (e.g., specific plan areas) will have the necessary infrastructure and facilities and services in place to meet the needs of residents.

The Central Dixon Redevelopment Plan and subsequent Redevelopment Project Implementation plans enhance infrastructure provision in the central Dixon area to encourage new development and rehabilitation of existing development. The following are examples of public improvements projects undertaken by the Dixon Redevelopment Agency to encourage development of central Dixon:

- Initiated and committed funds toward an assessment district to address drainage and frontage deficiencies on North First Street;
- Purchased land for new police and fire stations within the project area;
- Contributed funds for the downtown Transportation Center (potential future passenger rail stop);



Housing Element

- Began a program of streetscape improvements in the project area including replacing trees, sidewalks, street lights, and drainage system upgrade in the downtown commercial core;
- Contribute funds annually to a Sidewalk Rehabilitation Program to share the cost of replacing sidewalks with adjacent property owners;
- Contributed funding for the Pond C Drainage facility to improve the capacity of the drainage shed for the older portions of Dixon and reduce localized flooding;
- Commissioned, funded, and adopted a Downtown Revitalization Plan that includes design standards, public facilities plans, and programs in support of renewed economic activity;
- Committed substantial funding toward affordable housing projects and programs from the Housing Set-aside Fund.

Water

Dixon-Solano Municipal Water Service (DSMWS), the product of a joint agreement between the City of Dixon and Solano Irrigation District (SID), encompasses more recently developed sections of the City and surrounding areas will provide water supply to most future development areas. Though customers are supplied with groundwater, SID has surface water rights to approximately 151,000 acre-feet per year, and future plans include the potential to establish treatment plants in the Dixon area to accommodate growth with treated surface water. The DSMWS Master Plan for the Water Supply and Delivery System through buildout of 2000 demonstrates water provision through buildout of the current Dixon General Plan (through 2010, the city is currently going through a General Plan update) and considers potential capacity expansions to serve development occurring after 2010. The Master Plan is based on development identified in the 1993 General Plan, the Valley Glen Planned Development report, the Southwest Dixon Specific Plan, and the Dixon Northeast Quadrant Specific Plan. Water facility improvements are funded with impact fees and service charges.

The California Water Service Company serves the central portion of Dixon, operating eight wells in the area. The maximum production capacity would be approximately 5 million gallons of water per day, if all facilities were pumping 24 hours per day, while the average demand is approximately 1.2 million gallons per day. The developer of the Valley Glen Planned Development has selected California Water Service Company for the northern portion of the development, which includes medium-, low-, and very low-density development. Approximately 153 units of the Valley Glen development will be served by California Water Service Company.

The City's water is on a first come first serve basis with the exception of affordable projects which receive priority for both water and sewer. According to the City Engineer, the City currently has more than enough capacity to accommodate its 2007-2014 RHNA (728 units).



Sewer

The City of Dixon Department of Public Works provides wastewater collection and treatment service. The treatment plant, located south of the City along Pedrick Road, disposes of wastewater in on-site ponds. The treatment plant has capacity of 1.82 million gallons per day (MGD).

The Department of Public Works has retained a consultant to outline options for improving treated water quality and expanding plant treatment capacity, and has retained another consultant to examine the feasibility of financing improvements with user fees and development impact fees. Public Works is coordinating treatment improvement options with the Regional Water Quality Control Board (RWQCB), which enforces water quality objectives. Capacity expansion to meet current RWQCB standards would be financed through existing customer user fees, while treatment capacity expansion for future development would be financed through development impact fees. Options for treatment capacity expansion include piping Dixon's wastewater to nearby cities for treatment and discharge to a surface watercourse; retiring land from irrigated agricultural production; adding reverse osmosis to the wastewater treatment process; and other options including using higher-quality surface water instead of groundwater for irrigation and other uses so that the effluent is of higher quality when it arrives at the wastewater treatment plant for treatment and disposal. The options are being examined for efficacy in improving treated wastewater quality, cost, and feasibility for expansion.

The City sewer plant currently has the capacity to handle 1,733 new single-family units, in which the number would increase to 2,333 if there were minor upgrades to the sewer plant. With that said, the City has more than enough sewer capacity to meet the 2007-2014 RHNA.

Transportation

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

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

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



IV. HOUSING RESOURCES

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

A. AVAILABILITY OF SITES FOR HOUSING

The Association of Bay Area Governments (ABAG) is responsible for developing the Regional Housing Needs Allocation (RHNA), which assigns a share of the region’s future housing need to each jurisdiction in the region. State law requires communities to demonstrate that sufficient land is available to accommodate their share of the region’s need for housing from January 1, 2007, through June 30, 2014. This section identifies the development potential on suitable land in Dixon.

1. Regional Housing Need

The regional housing needs for different regions are determined by the State Department of Housing and Community Development (HCD) based on projected growth in population, employment, and households. ABAG allocates its share of the housing need to all jurisdictions in the nine-county San Francisco Bay Area. The affordability of the projected new units was based on the City’s household income distribution as reported in the 1990 Census, plus a fair share adjustment to bring Dixon’s new housing production closer to the average income distribution of Solano County. The City’s share of the regional housing need for the period between 2007 and 2014 is 728 units. As shown in Table IV-1, this number is divided into five income categories: extremely low, very low, low, moderate, and above moderate.

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

Income Category	Number of Units	Percentage
Extremely Low (less than 30%)	99	14%
Very Low (31-50%)	98	13%
Low (51% - 80%)	98	13%
Moderate (81% - 120%)	123	17%
Above Moderate (more than 120%)	310	43%
Total	728	100%

Source: Association of Bay Area Governments, 2008



2. Options for Complying with the Adequate Site Requirement

State law requires jurisdictions to demonstrate that “adequate sites” will be made available over the planning period (2007-2014 for the ABAG region) to facilitate and encourage a sufficient level of new housing production. Jurisdictions must also demonstrate that appropriate zoning and development standards, as well as services and facilities, will be in place to facilitate and encourage housing. The Housing Element must inventory land suitable for residential development, including vacant and underutilized sites, and analyzes the relationship of zoning and public facilities and services to these sites.

In complying with the adequate site requirement, jurisdictions can take credit for the number of new units built during the planning period of 2007-2014 toward the RHNA. This includes new housing units either built or issued a certificate of occupancy since January 1, 2007.

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

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

The following discussion identifies how the City may provide for a sufficient number of sites to facilitate housing production commensurate with the 2007-2014 RHNA. In evaluating the adequacy of sites to fulfill the RHNA by income level, HCD assesses a jurisdiction’s development potential by zoning district and corresponding density level.

3. Progress Towards Meeting Housing Needs

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling the City’s share of the Regional Housing Needs Allocation, as determined by ABAG. As part of the 2009-2014 Housing Element update, an analysis of the residential development potential in Dixon was conducted. City staff performed a parcel-specific vacant and underutilized sites analysis. The results of this analysis are summarized in Table IV-2 and compared to the City’s share of the RHNA.



**TABLE IV-2
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (2007-2014)**

Income Level	RHNA	Units Built Since January 2007	Remaining RHNA
Extremely Low	99	0	99
Very Low	98	2	96
Low	98	1	97
Moderate	123	10	113
Above Moderate	310	2	308
Total	728	15	713

Note: Table II-28 provides detailed information on the sites counted as progress toward RHNA

While the City has sufficient residential development potential remaining in Dixon to meet the overall share of the regional housing need, the challenge will be meeting the need of extremely low- and very low-income households. Based on this analysis, Dixon must identify sufficient sites that can potentially facilitate the development of 99 units for extremely low-, 98 units for very low-, and 98 units for low-income households. The following discusses in depth the City’s development capacity.

Units Built

Since January 2007 there have been 3 units built which are affordable for very low- and low-income households and 12 units built for above moderate-income households.

Single-Family Residential Sites

Most of the vacant sites with zoning that permits single-family development (primarily R-1, PMU, and PMR) are currently being developed or have been approved or planned for construction. Based on current market conditions, single-family residential land can facilitate the development of housing affordable primarily to moderate- and above moderate-income households. In 2008 the median sales price for a home in Dixon was \$265,000, a price affordable to a moderate-income household.

In addition to these sites, significant single-family housing development opportunities exist in both the Valley Glen Planned Development and Southwest Dixon Specific Plan areas (refer to Specific Plan Residential Sites discussion on page III-4).



Housing Element

Multi-Family Residential Sites

The City has a limited number of remaining sites zoned for multi-family housing. Overall, the City has approximately 7 acres of multi-family residential sites not located in either of the Specific Plan areas that can facilitate the development of housing affordable to low- and very low-income households. The City is planning to create two new zoning districts, the Medium Density High (RM-3) zone with a density of 15-22 units per acre and the High Density Residential (RM-4) zone with a density of 22-29 units per acre to facilitate high density housing. The City is planning to rezone four low density sites and two non-residential sites to the new High Density Residential (RM-4) zone and plans to rezone the already developed Simpson Senior Housing site to the RM-4 zone (See program 5.3.1).

In each case where a site will require an increase in density for a residential land use designation and zoning or a complete amendment of the land use designation and zoning from commercial or light industrial, the cooperation and permission of the property owner will be sought.

Remaining RHNA

Overall, as shown in Table IV-2, after considering housing units already built and residential sites currently zoned at appropriate densities, the City has a remaining challenge to provide adequate sites at appropriate densities to facilitate the development of 99 units affordable to extremely low-income households, 98 units affordable to very low-income households, and 89 units affordable to low-income households.

When looking at Table IV-4 the City has assumed a realistic capacity of 75 percent. Realistic Capacity is determined by multiplying the number of acres by the maximum density for the site and then 75 percent of that was used as the final realistic unit number. The 75 percent build out is a conservative assumption derived from recent developments in the City. Simpson Housing was built on a 3.1 acre lot in a zone allowing 29 units to the acre maximum density. Containing 81 units this development built at 90 percent of the maximum density (29 units/acre).

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

Additionally, the City promotes mixed-use development and has provided funding to help facilitate its development. The City provided \$55,000 (housing-set aside funds) in a forgeable loan for 55 years to facilitate the Asher mixed-used project. The City also has the PD overlay zone (ordinance 12.15.01) which allows varying standards and encourages the development of sound housing for persons of low, moderate and high income levels in residential projects which provide a mix of housing styles and costs, creative approaches in the development of land, more efficient



and desirable use of open area, and appropriate variety in the physical development pattern and in the general development standards which apply in such designated housing areas of the City.

To address this need, a number of vacant residential and non-residential parcels throughout the City will be rezoned to RM-4 to allow higher density multi-family development. Approximately 30.13 acres will be rezoned as RM-4, (see program 5.3.1) a density feasible to facilitate development of housing affordable to very low-income households in Dixon.

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

A number of sites suitable for multi-family rezoning have been identified. Sites identified are summarized in Table IV-3, a detailed inventory can be found in Table IV-4 and maps of the land Inventory can be found in Appendix B, Land Inventory Maps.

**TABLE IV-3
SUMMARY OF AVAILABLE LAND**

	Acres	Units	RHNA	Surplus
Current High Density Sites	7.12	35	-	-
Sites to Rezone	30.13	489	-	-
High Density Sites after Rezone	37.25	524	295 (Very Low/Low)	229
Medium Density Sites	142.90	1,206	123 (Moderate)	1,083
Low Density Sites	580.18	1,345	310 (Above Moderate)	1,035
Total	760.33	3,075	728	2,347



**TABLE IV-4
CITY OF DIXON LAND INVENTORY**

APN	Zone	Zone (After Rezone)	Area	Allowable Density	Allowable Density (After Rezone)	GP Designation	GP Designation (After Rezone)	Acres	Realistic Unit Capacity (old number)	Realistic Unit Capacity 75 percent (After Rezone)	Existing Use	Infrastructure Capacity	Constraints	Exempt from Measure B
HIGH DENSITY SITES														
115-060-120	PMU-PD	PMU-2 ¹	North First & East F Street	16.34	14.53- 21.78	Mixed Use	same	0.15	20	7 ²	Vacant	Yes	None	Yes
115-060-140	PMU-PD	PMU-2	North First & East F Street			Mixed Use	same	1.3			Vacant	Yes	None	Yes
115-070-160	PMU-PD	PMU-2	North First/Second Street	16.34	14.53- 21.78	Mixed Use	same	1.67	32	12 ²	Single family house	Yes	None	Yes
115-070-170	PMU-PD	PMU-2						0.25			Vacant	Yes	None	Yes
115-070-180	PMU-PD	PMU-2-PD						0.25			Vacant	Yes	None	Yes
113-066-130	PMU-PD		Jefferson & West D Street	16.34	14.53- 21.78	Mixed Use	same	2.56	32	12 ²	Vacant	Yes	Drainage	Yes
113-066-020	PMU-PD		Jefferson & West D Street	16.34	14.53- 21.78	Mixed Use	same	0.94	12	4 ²	Grain silos	Yes	Drainage	Yes
Total High Density								7.12	96	35^{2,9}				
SPECIFIC PLANS/PLANNED DEVELOPMENTS														
116-030-150	PMR		Brookfield Subdivision ³	23.66	-	HD	-	5.07	-	120 ⁴	Vacant	Yes	None	No ⁵
116-030-140	PMR		Brookfield Subdivision ³	5.46	-	MDL	-	3.48	-	19	Vacant	Yes	None	No ⁵
116-030-160	PMR		Brookfield Subdivision ³	8.33	-	MDL	-	12.12	-	101	Vacant	Yes	None	No ⁵
116-030-170	PMR		Brookfield Subdivision ³	8.46	-	MDL	-	9.81	-	83	Vacant	Yes	None	No ⁵
116-030-180	PMR		Brookfield Subdivision ³	5.06	-	MDL	-	15.20	-	77	Vacant	Yes	None	No ⁵
114-030-033 ⁶	RM-2-PD	RM-3-PD	Valley Glen Subdivision	11.80	-	MDH	-	5.00	-	59	Vacant	Yes	None	No ⁵
114-033-150 ⁶	PMR-PD		Valley Glen Subdivision	8.46	-	MDL	-	68.70	-	435 ^{3,9}	Vacant	Yes	None	No ⁵
114-011-010	RM-2	RM-3	Southwest Dixon Specific Plan	-	-	MDH	-	10.7		131 ⁷	Vacant	Yes	None	No ⁵
114-011-040	RM-2	RM-3	Southwest Dixon Specific Plan	-	-	MDH	-			100 ⁸	Vacant	Yes	None	No ⁵
114-012-010	PMR-PD		Southwest Dixon Specific Plan	8.46	-	MDL	-	12.82	-	81 ⁹				No ⁵
Total Medium Density								142.90		1,206				
	PMR-PD		Brookfield Planned Development	1.64-4.00	-	LD	-	89	-	400	Vacant	Yes	None	
116-030-190	PMR		Brookfield Subdivision	3.46	-	LD	-	2.89	-	10	Vacant	Yes	None	
116-030-200	PMR		Brookfield Subdivision	4.18	-	LD	-	11.7	-	49	Vacant	Yes	None	
116-030-210	PMR		Brookfield Subdivision	3.80	-	LD	-	16.31	-	62	Vacant	Yes	None	
114-030-033	PMR-PD,R1-PD		Valley Glen Planned Development	3.53	-	VLD,LD,MDL,G	-	89.28	-	316	Vacant	Yes	None	
Total Low Density								580.18		1,345				



APN	Zone	Zone (After Rezone)	Area	Allowable Density	Allowable Density (After Rezone)	GP Designation	GP Designation (After Rezone)	Acres	Realistic Unit Capacity (old number)	Realistic Unit Capacity 75 percent (After Rezone)	Existing Use	Infrastructure Capacity	Constraints	Exempt from Measure B
SITES TO REZONE														
114-090-010	R1-40	RM-4	Porter Street	2.19-6.22	22-29	LD	MDH	0.23	1	3	Vacant	Yes	None	Yes
114-090-120	R1-40	RM-4				LD	MDH	6.40	30	104	Vacant	Yes	None	Yes
114-090-030	R1-40	RM-4				LD	MDH	4.90	23	80	Vacant	Yes	None	Yes
114-100-010	R1-40	RM-4				LD	MDH	6.30	29	102	Vacant	Yes	None	Yes
115-010-450	ML-PAO-PD	RM-4			22-29	PI	MDH	6.49	-	106	Vacant	Yes	None	Yes
115-010-460	ML-PAO-PD	RM-4		-	22-29	PI	MDH	5.81	-	94	Vacant	Yes	None	Yes
Total Sites to Rezone								30.13	83	489				

Source: City of Dixon, 2009

¹ Resolution 09-081 approved the new PMU-2 zone

² This number represents 50 percent of the total site capacity and 75 percent of the total unit capacity based on the above Asber project built with 64 percent residential.

³ It is impossible to determine what market rents and prices would be for these projects, so it remains appropriate to include these vacant sites as potentially suitable for units affordable for moderate-income households. Additionally, there is a trigger mechanism after a developer builds a certain number of single family homes the developer is required to build affordable units.

⁴ Transitional Housing is planned for this site

⁵ Although these sites are not exempt from measure B, they are protected under the preexisting development agreements.

⁶ This site is likely to be affordable to very low- and low- income households

⁷ This site has plans for 69 senior units and 62 high density units all will be affordable to moderate- income households.

⁸ This site has plans for high density multifamily development and therefore is appropriate to include as affordable to moderate-income households.

⁹ The City is not relying on these sites to meet its RHNA.



B. FINANCIAL RESOURCES

The City of Dixon has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. The following section describes the key housing funding sources currently used in the City, which include redevelopment housing set-aside funds, CDBG funds from the state, and Section 8 rental assistance. **Table IV-5** provides a range of potential financial resources that may be utilized in Dixon.

1. **Redevelopment Set-Aside Funds**

Redevelopment set-aside funds are the primary resource available to the City (acting as the Dixon Redevelopment Agency) for assisting with housing development and programs. Under state law, a community must set aside 20 percent of the tax increment money generated from the redevelopment area for affordable housing. The Agency's set-aside funds must be used for activities that increase, improve, or preserve the supply of affordable housing. The City generates approximately \$400,000 of redevelopment set-aside funds each year. These funds have been used to assist the development of affordable housing, as well as for the City's Housing Rehabilitation Loan Program, the First-Time Homebuyer Program, and the Safe At Home (low income grant) Program.

2. **Community Development Block Grant Funds**

The U.S. Department of Housing and Urban Development's (HUD) CDBG program provides funds for a range of community development activities. The program is flexible in that the funds can be used for a variety of activities. The list of eligible activities includes, but is not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and also site clearance activities. As a small city in a non-urban county, Dixon is eligible to participate in the CDBG Program for Small Jurisdictions administered by HCD on behalf of HUD. Funding under this program is allocated on a competitive basis. In the past, the City had applied for and was awarded CDBG funds for economic development and housing rehabilitation activities. The City applied in 2002 for a CDBG grant of \$500,000 to help fund a comprehensive rehabilitation program that assists low-income residents and the owners of rental properties in Dixon. In 2003 the City received a \$300,000 CDBG rehabilitation grant and \$500,000 for first-time homebuyer loans to help the construction, rehabilitation, and preservation of housing affordable to very low- and low-income households. The City is currently not pursuing CDBG funds because other funding sources exist.

3. **HOME Investment Partnership Act Funds**

The purpose of HUD's HOME Program is to improve and/or expand the supply of affordable housing opportunities for low-income households. Eligible activities that can be supported with HOME funds include the acquisition, rehabilitation, and new construction of affordable housing; owner-occupied housing rehabilitation programs for low-income households; and first-time



homebuyer's assistance for low-income households. As with CDBG funds, Dixon is eligible to participate in the HOME Program for Small Jurisdictions administered by HCD on behalf of HUD. The City has been successful in recent years in obtaining HOME funds from the state and has used these funds to support its Housing Rehabilitation Program and its First-Time Homebuyer Program. The City received grants of \$85,500 in HOME funds in 1997, \$476,912 in 1998, and \$500,000 in 2000. Projects funded with HOME funds must be targeted to very low- and low-income households and must have permanent matching funds from non-federal resources equal to 25 percent of the requested funds. The City has used redevelopment set-aside funds to provide for this match. . In 2006-2007, six first time homebuyer loans were funded from HOME Program Income.

4. Mortgage Credit Certificates

Mortgage Credit Certificates (MCCs) offer reduced housing costs for new low- and moderate-income households that are purchasing their first home. Eligible homebuyers use the MCCs to reduce the federal tax liability by applying the credit to the net tax due. The tax credit creates an effective reduction in monthly housing costs and thereby increases the ability of a household to afford a mortgage payment. The City of Fairfield administers the MCC Program for the cities of Fairfield, Dixon, and Rio Vista in Solano County. Since 1992, approximately 94 certificates have been granted to households purchasing their first home in Dixon.

5. Section 8 Assistance

The Section 8 Housing Choice Voucher Program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the payment standard and what a tenant can afford to pay (e.g., 30 percent of their income). The voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. Dixon does not receive a direct Section 8 voucher allocation but falls under the jurisdiction of the Solano County Housing Authority. Solano County has 250 vouchers which are shared between Dixon, Rio Vista, and the unincorporated areas of the county. The 250 vouchers can be split any given way among the three areas. Dixon generally receives almost half of the vouchers due to the size of population. There are currently 2,500 people on the waiting list for all three areas.



**TABLE IV-5
FINANCIAL RESOURCES FOR HOUSING ACTIVITIES**

Program Name	Description	Eligible Activities
1. 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 202	Grants to nonprofit developers of multi-family rental housing for the elderly.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - New Construction - Rental Assistance
Section 811	Grants to nonprofit developers of supportive rental housing for persons with mental, physical, and other disabilities, including group homes, independent living facilities, and intermediate care facilities.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - New Construction - 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
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Local agencies make certificates available.	<ul style="list-style-type: none"> - Homebuyer Assistance
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in rental housing for lower-income households. Proceeds from the sale of the credits are typically used to create housing.	<ul style="list-style-type: none"> - New Construction - Acquisition - Rehabilitation - Historic Preservation



Program Name	Description	Eligible Activities
Shelter Plus Care Program	Rental assistance that is either tenant-based, project-based, or sponsor-based to maximize independence for disabled homeless persons. Funds to support the provision of permanent housing and supportive services for the homeless.	<ul style="list-style-type: none"> - Rental Assistance - New Construction - Support Services
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	<ul style="list-style-type: none"> - Transitional Housing - Housing for the Disabled - Supportive Housing - Support Services
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
Neighborhood Stabilization Program(NSP)	Grants program with the goal of stabilizing areas suffering from high foreclosure and abandonment rates. Funding is provided through the US Department of Housing and Urban Development (HUD) as a part of the Housing and Economic Recovery Act passed by Congress	<ul style="list-style-type: none"> - Promote neighborhood stabilization - Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties - Purchase and rehabilitate foreclosed/abandoned homes - Establish land banks for homes that have been foreclosed upon - Demolish blighted structures - Redevelop demolished or vacant properties
2. State Programs		
Proposition 1A	Compensates homebuyers and renters for some of the costs of developer fees. These funds assist homebuyers in areas of high unemployment, purchasers of homes costing less than \$110,000, low-income first-time homebuyers, and developers of rental housing for low-income tenants.	<ul style="list-style-type: none"> - Homebuyer and Renter Assistance - Compensation for Developers of Rental Housing
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



Housing Element

Program Name	Description	Eligible Activities
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market-rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgages. Funds may also be used to acquire properties with 20-150 units.	<ul style="list-style-type: none"> - New Construction - Rehabilitation - Acquisition
California Housing Finance Agency (CHFA) Home Mortgage Purchase Program	Sells tax-exempt bonds to make below market loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA.	<ul style="list-style-type: none"> - Homebuyer 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
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
Predevelopment Loan Program	Administered by HCD, a state program that provides 3% simple annual loan for up to three years for construction and rehabilitation of affordable housing.	<ul style="list-style-type: none"> - New Construction - Rehabilitation
Supportive Housing/Minors Leaving Foster Care	Funding for housing and services for mentally ill, disabled and persons needing support services to live independently.	<ul style="list-style-type: none"> - Supportive Housing - Foster Care
California Farmworker Housing Grant Program	Provides matching grants to assist development of various types of housing (renter- and owner-occupied) projects for agricultural worker households.	<ul style="list-style-type: none"> - Land Acquisition - Site Development - Construction - Rehabilitation
Downtown Rebound	Funding to facilitate infill development and conversion of commercial buildings for "live-work" spaces.	<ul style="list-style-type: none"> - Rehabilitation - Conversion
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
3. Local Programs		



Program Name	Description	Eligible Activities
Redevelopment Housing Set-Aside Funds	State law requires that 20 percent of Redevelopment Agency funds be set aside for a wide range of affordable housing activities including transitional housing.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - New Construction
Single-Family Mortgage Revenue Bond	Issues mortgage revenue bonds to support the development and improvement of affordable single-family homes to qualified households.	<ul style="list-style-type: none"> - New Construction - Rehabilitation - Acquisition
Employment and Human Services Department	Assists very low-income households to obtain/maintain housing.	<ul style="list-style-type: none"> - Relocation - Emergency Grants - Housing Scholarships
East Bay Delta Housing Finance Agency Lease-Purchase Homeownership Program	The agency purchases homes on behalf of lease-purchasers and manages the lease agreements during the 38-month lease purchase period. Eligible households receive down payment assistance and assume the loan at the end of the lease-purchase term.	<ul style="list-style-type: none"> - Homebuyer Assistance
4. 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
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



Housing Element

Program Name	Description	Eligible Activities
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 Housing 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

C. ADMINISTRATIVE RESOURCES

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

Dixon Redevelopment Agency: The Dixon Redevelopment Agency has been active in the provision of housing assistance and affordable housing opportunities to meet community needs. The agency uses its set-aside funds for the Housing Rehabilitation and First-Time Homebuyer Programs through matching grants for HOME funds that finance these programs. The agency has also supported affordable housing development such as La Esperanza and the Simpson Senior Housing Project.

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

Community Housing Organizing Corporation: The Community Housing Opportunities Corporation (CHOC), based in nearby Davis, has sponsored the development of more than 1,100 units of affordable rental housing as well as 74 affordable single-family homes in Davis and in communities in Yolo, Sacramento, Solano, and eastern Contra Costa counties. CHOC finances developments and programs through a complex blend of private and public loans and grants. Among its projects in Solano County, CHOC is currently involved in the completion of Hampton Place/Gateway Village in Fairfield. The development consists of 56 apartments, of which 18 are three-bedroom units and 38 are two-bedroom units. The project will provide 56 units of housing to very low- and low-income families.

Solano County Habitat for Humanity, Inc.: Solano County Habitat for Humanity is a nonprofit housing developer that was founded in 1992 as an affiliate of Habitat International. Solano County Habitat for Humanity serves both Solano and Napa counties and over the past ten years has built five homes and renovated one. Habitat builds a variety of ownership housing including both one- and two-story “duplex” styles. Most Habitat homes are typically 1,100 to 1,300 square feet and have three bedrooms. Solano Habitat currently is in the process of developing homes in Benicia and Fairfield. In 2006, Habitat reviewed Dixon sites but would not accept Redevelopment District requirements for 55 year affordable housing covenants.



D. OPPORTUNITIES FOR ENERGY CONSERVATION

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

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

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

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

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

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

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



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

City of Dixon: The City provides several incentives to help reduce energy usage. The City has a water efficient landscaping ordinance which includes developer installed landscaping requirements. In 2008, the City Council adopted an Energy Plan which will be incorporated into the 2010 General Plan Update. The Safe At Home Grant Program and Housing Set-Aside Loan Program provide funding for energy conservation improvements.

- The Safe At Home Program is funded by the Redevelopment Agency and administered through Dixon Family Services. The program provides grants up to \$7,000 to qualifying senior or low income residents. The program funds general property improvements including energy conservation measures, removing accessibility barriers, Building Code corrections, and hazardous material issues.
- The Tax Increment Housing Set-Aside Program is funded by the Redevelopment Agency and administered by the City. The program provides loans up to \$120,000 (or 95 percent of the home value whichever is less) at 3 percent interest for improvements which increase the useful life of the property including energy conservation upgrades. Eligible applicants can not make more than 120 percent of the median income as determined by the federal Department of Housing and Urban Development (HUD).

For more extensive energy conservation programs see the Energy Element of the General Plan.



V. HOUSING PLAN

Sections II to IV establish the housing needs, constraints, and resources in Dixon. This section, the Housing Plan, evaluates the City's accomplishments since the 2001 Housing Element and sets forth the City's goals, policies, programs, and quantified objectives to address the identified housing needs for the 2009–2014 planning period.

A. EVALUATION OF PAST ACCOMPLISHMENTS

State housing element law requires communities to assess achievements under adopted housing programs as part of the five-year update to their housing elements. This assessment should discuss the progress, effectiveness, and continued appropriateness in implementing the adopted programs. These results should be quantified wherever possible (e.g., rehabilitation results) and qualitative where necessary (e.g., mitigation of governmental constraints). Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed. The City's housing accomplishments since adoption of the 2001 Housing Element are evaluated below as the basis for developing appropriate policies and programs for the 2009–2014 planning period.

The 2001 Housing Element established goals, policies, and programs in the following areas:

- Regional fair share housing responsibilities
- Affordable housing production
- Housing conservation and rehabilitation
- Housing for special population groups
- Equal housing opportunities
- Energy conservation

The following discussion summarizes the City's housing accomplishments in each of these areas from 2001 through 2006. Table V-1 provides a summary of the quantified objectives identified in the 2001 Housing Element. The Review of the Previous Housing at the end of this evaluation provides an assessment of each housing program established in the 2001 Housing Element.



**TABLE V-1
SUMMARY OF 2001 HOUSING ELEMENT QUANTIFIED OBJECTIVES**

Objective	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
To be Constructed	130	165	178	100	573
To be Conserved	40	0	0	0	40
To be Rehabilitated	15	0	0	0	15
To be Subsidized	25	0	0	0	25
Total	170	165	178	100	613

Source: 2001 Dixon Housing Element

1. Regional Fair Share Housing Responsibilities

Dixon’s share of regional housing need was 1,464 new units over the 1999–2006 period. This allocation consisted of 268 very low-, 237 low-, 379 moderate-, and 580 above moderate-income units. Table V-2 summarizes Dixon’s accomplishments in terms of meeting its share of the 1999–2006 regional housing needs.

**TABLE V-2
1999–2006 RHNA ACCOMPLISHMENTS**

Income/Affordability Category	1999- 2006 RHND	New Units Built	Remaining Need
Very Low	268	0	268
Low	237	19	218
Moderate	379	64	315
Above	580	38	542
Total	1,464	121	1,343

Sources: City of Dixon Building Dixon, 2001 Housing Element

Progress in meeting the specified production objectives has been mixed. As shown in Table V-2, most units built were affordable to moderate- and above moderate-income households. As in many communities throughout the Bay Area, multi-family construction was strong during the early 1980s, but the market declined significantly after 1986. In the seven-year period between 1980 and 1986, over 250 multi-family units were built in Dixon; however, since then the construction of multi-family housing has declined.

Overall, the limited number of affordable units built during the previous period was due to the significant financial commitment required to develop this type of housing. Given the City’s limited resources, the development of lower-income housing, particularly housing affordable to



very low-income households, has been difficult. Affordable housing projects must compete for limited funding at the state and federal levels with many other large communities, which can leverage more local funds and provide greater services than smaller communities such as Dixon.

2. Affordable Housing Production

Dixon's previous share of the regional housing need included 884 very low-, low-, and moderate-income units for the period from 2001 to 2006. In the 2001 Housing Element, the City identified a quantified objective of 513 units of housing affordable to very low-, low-, and moderate-income households out of a total of 613 units, which would likely be constructed over the planning period (see Table V-1). As shown previously in Table V-2, the City fell short in the production of housing units affordable to all income levels; this is likely due to the downturn of the housing market over the past years.

During previous planning periods, the City undertook several actions to encourage affordable housing production. The City provided financial and regulatory incentives for the development of the La Esperanza affordable housing project. The development included 72 single-family homes that were affordable to lower-income families. Incentives included infrastructure fee offsets of approximately \$300,000 for the project, and the City used redevelopment set-aside funds as a match in order to secure HOME funds for the project from the state. These funds were used for a First-Time Homebuyer Program reserved exclusively for very low- and low-income families purchasing a home in the La Esperanza development.

Multi-family units serve as an important source of housing for low-income households. However, the production of multi-family housing, especially higher density apartment projects, has been relatively limited over the past ten years. Approximately 43 multi-family units were built between 1988 and 1998.

In an effort to provide additional land for a variety of housing types and encourage their development, the City annexed land within its Sphere of Influence during the mid-1990s. A portion of this area will be used for the development of approximately 405 apartment units as part of the Southwest Dixon Specific Plan and Valley Glen Planned Development. The Bristol Apartments, in the Valley Glen Development have been constructed with 102 units.

The City committed \$550,000 of redevelopment set-aside funds for a low-interest loan to the Simpson Senior Apartment Project. The project provided 81 very low-income units for seniors. The City also reduced its parking requirements for the project and provided a density bonus. Furthermore, the City Council approved changes to Measure B, which would reserve unallocated units at the end of each five-year period solely for the development of affordable housing.

The City provided assistance to help lower-income families own their own homes. The First-Time Homebuyer Program, which offers low-interest loans of up to 25 percent of the appraised value (typically \$50,000-60,000) to help low-income households afford their first home, is aimed at



Housing Element

helping low-income rental households. The program began in 1997 and has assisted in over 56 lower-income households.

3. Housing Conservation and Rehabilitation

Goal 3 of the 2001 Housing Element identified policies and programs to protect and conserve the City's housing stock. Specifically, the Element proposed that the City apply for Community Development Block Grant (CDBG) funds and use redevelopment set-aside funds to rehabilitate housing. Under its quantified objectives (refer to Table V-1), the City planned to rehabilitate 15 very low-income units. Programs were also proposed to assist nonprofits with addressing at-risk rental units and to discourage conversions of rental properties to condominiums.

The Housing Rehabilitation Program offers low-interest home repair loans of up to \$10,000 to low-income homeowners and to owners of rental properties. The City has applied to the California Department of Housing and Community Development (HCD) for CDBG funds for the program and will provide a match using redevelopment set-aside funds.

The Ty-Del Apartments (phase I and II) is at risk of converting its 47 assisted units to market rate within the 2009–2014 planning period. The City is currently working with a developer to preserve these 47 units. The Walnut Ranch project will convert its 19 assisted units to market rate on May 31, 2003. The owner has decided to opt out of the existing Section 8 contract, and given the City's limited resources, the preservation or replacement of these affordable units is not an available option. However, pursuant to U.S. Department of Housing and Urban Development (HUD) policies, the 19 assisted households at Walnut Ranch received Section 8 vouchers

4. Housing for Special Population Groups

The development of housing for special needs populations has been somewhat limited; the primary constraint has been funding. Additional progress in obtaining financial resources for affordable special needs housing has been hampered by the City's low rating for tax credit selection. However, the City approved the Dixon Second Street Apartments, which will be an 81-unit complex for very low-income seniors. This project is expected to include a variety of funding sources, including City redevelopment set-aside funds and state tax credits. The City is currently working with Simpson Housing to secure tax credits for the project.

Two licensed residential care facilities that serve persons with disabilities were approved by the City Council and built in Dixon during the 1988–2001 planning period. The Cherry Street Residence Club, which serves 38 persons, provides housing and care for seniors, including seniors with disabilities or dementia. The Neurobiological Cognitive Services facility provides housing and care to 6 persons with disabilities. The City's Building Division monitored compliance with the Americans with Disabilities Act and Uniform Building Code requirements with respect to accessibility of multi-family rental units in large rental projects.



5. Equal Housing Opportunities

The City supports fair housing laws in all of its housing activities, including its rehabilitation and homebuyer programs. However, due to limited funds, the City does not directly contract with the local fair housing agencies that serve Solano County, such as Legal Aid of Northern California and Pacific Community Services Inc., to provide fair housing services. The City does refer persons with discrimination concerns to HUD or to Legal Services of Northern California's fair housing hotline, which serves all of Solano County.

6. Energy Conservation

In 2008, the City Council adopted an Energy Plan which will be incorporated into the 2010 General Plan Update. The Development Agreements for Valley Glen, Brookfield, and Southwest all contain language regarding providing solar power as an option and encouraging energy conservation.



HOUSING ELEMENT

Review of Previous Housing Element

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

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
Housing and Neighborhood Conservation			
<p>HNC 1 The City will continue to use redevelopment set-aside funds and Community Development Block Grant, when available, to fund the City's Housing Rehabilitation Program.</p>	<p>Provide loans to rehabilitate three to five housing units annually. Advertise the program on the City website and provide information at public counters.</p>	<p>Effectiveness: The City provided one housing rehabilitation loan in 2007 for a moderate-income-level household. The City also completed a brochure in October 2008 which will help to inform the community about the Housing Rehabilitation Program.</p> <p>Progress: Moderately successful. The City's objective was to provide three to five housing rehabilitation loans and only one loan was provided.</p> <p>Appropriateness: The City will continue to use redevelopment set-aside funds as well as continue to apply for CDBG funds to provide loans to rehabilitate housing units.</p>	Continue
<p>HNC 2 The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.</p>	<p>Continue code enforcement activities. Code Enforcement and Building Division staff will assist in referring eligible property owners to the City's Housing Rehabilitation Program for assistance. Consider more proactive code enforcement actions in the future to improve</p>	<p>Progress/Effectiveness: The Building Division staff handles complaints on a reactive basis. When complaints come in, an inspection is done on the property noting the work that needs to be completed. The City discusses rehabilitation loans as an option for fixing the issues. If the property owner decides against this decision, the City will then send out a letter that includes a list of the repairs that need to be made to bring the property</p>	Continue



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
	housing and neighborhood conditions.	into compliance. The City also recently completed a preliminary housing conditions survey, and the final report is to be completed in January 2009. With the conclusions of this report, the City will work with property owners to rehabilitate their properties. Appropriateness: The City will continue code enforcement activities to ensure compliance with building and property maintenance codes.	
<p>HNC 3 The City will continue to monitor the status of this affordable housing project, as well as any new projects built with assisted units. In the event the affordability is at risk, the City will work with the owners and other agencies to consider options to preserve such units.</p>	Continue to monitor the status of assisted units in affordable projects. Provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.	<p>Effectiveness: The City continues to monitor the status of assisted units in Lincoln Creek, Bristol and Simpson Senior Housing; Bristol Apartments, completed in 2006, has 101 low-income family units, Simpson Senior Housing, also completed in 2006, has 81 low-income senior units, and Lincoln Creek Apartments, completed in 2007, has 94 low-income units (46 family, 48 senior). The City met with a potential developer in September 2008 to discuss the Ty-Del Apartments currently at risk of converting to market rate. Progress: Successful. The City monitored the status of assisted units at 3 complexes and is working to preserve the at-risk units. Appropriateness: The City will continue to monitor the status of the affordable housing projects.</p>	Continue
Housing Production			
<p>HP 4 The City will continue its current growth</p>	Continue to implement existing exemptions, which are part of	Effectiveness: The City has exempted Simpson Senior Housing's 81 units, Ascher Building 7 units	Continue



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>management allowances and exemptions under Measure B.</p>	<p>Measure B. Annually review progress in meeting the regional housing needs and determine if increased number of units above the 3 percent cap should be granted.</p>	<p>at 165 East A Street, Ascher duplex at 271 and 271½, Tejada duplexes at 261 West Mayes and 450 South Jackson, Romero tri-plex at 540 South Jackson, and the Gomez Building 10 units at 875 North Adams. The City has prepared HCD's Annual Housing Production Report and submitted it to Council in 2008.</p> <p>Progress: Successful. The City exempted several projects and been preparing their annual housing production reports.</p> <p>Appropriateness: The City will continue to implement existing exemptions which are a part of Measure B.</p>	
<p>HP 5 As part of the implementation program for Measure B, the City will provide allocations for the development of affordable housing.</p>	<p>Provide unused Measure B allotments at the end of each five-year period for affordable housing. Communicate to housing developers interested in developing affordable housing in Dixon regarding the availability of unused Measure B allotments. City Council will pass a resolution stating that unused allotment to be used in the following five-year period would apply in addition to the 15 percent already allowed.</p>	<p>Effectiveness: The City has allotted unused Measure B funds for 172 units at Lincoln Creek, 131 units at Southwest Development, and 41 units at Brookfield Homes. The City communicates verbally to housing developers about unused Measure B allotments. The City is still considering passing a resolution stating that unused allotments to be used in the following five-year period would apply in addition to the 15 percent already allowed.</p> <p>Progress: Successful. The City has allotted unused Measure B funds for 3 developments over the past 5 years.</p> <p>Appropriateness: The City will continue to provide unused Measure B funds for affordable housing.</p>	<p>Continue</p>



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>HP 6 The City will assign priority for Measure B allocations and entitlement processing to projects that include more than one housing type.</p>	<p>Assign priority for Measure B allocations to projects with more than one type of housing.</p>	<p>Effectiveness: Measure B is designed to be an 80/20 split of single-family and multi-family. All development agreements that have been approved require the 80/20 split of unit types. Progress: Successful. The City requires an 80/20 split of single-family and multi-family units. Appropriateness: The City will continue to assign priority to projects with more than one housing type.</p>	<p>Continue</p>
<p>HP 7 The City will continue to conduct periodic reviews of available residential land to determine if rezoning, increased density, or additional land is necessary within the city limits or whether land should be made available through annexations from the City's Sphere of Influence to address the City's housing needs.</p>	<p>Conduct regular reviews of available land to provide adequate sites for residential development. Provide an update on the residential sites inventory as part of the annual report on the progress of implementing the General Plan.</p>	<p>Effectiveness: The City conducted a review of available land in 2005 and provided a residential sites inventory as a requirement to receive certification of the current Housing Element and as part of the annual progress of implementing the General Plan. Progress: Successful. The City currently has a residential sites inventory. Appropriateness: The City plans to continue this program and will continue to keep a sites inventory of available land for residential development.</p>	<p>Continue</p>
<p>HP 8 The City will monitor compliance with the City's share of the regional housing need. Within one year of adoption of the Housing Element, the City will undertake steps to ensure that adequate sites are available to meet the City's share of the regional housing need either through</p>	<p>The City will amend General Plan land use and zoning designations for a number of nonresidential sites to RM-2 or a new downtown residential or mixed-use zoning district to facilitate affordable housing development. In October 2002, the Planning</p>	<p>Effectiveness: Resolution 03-136 and Ordinance 03-009 state that the City amended the General Plan land use and zoning designations for a number of nonresidential sites to RM-2 and new downtown residential and mixed-use zoning district to facilitate affordable housing development. In 2003, the Planning Commission and City</p>	<p>Modify</p>



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>rezoning of land for multi-family development and/or increasing the density of sites. A minimum of 11 acres will be rezoned, and staff will recommend that more than 11 acres be rezoned to accommodate future housing needs.</p>	<p>Commission will begin analysis of the most suitable of the potential sites at the November 2002 regular meeting. After receiving initial Planning Commission input, staff will provide additional information evaluating the merits of sites preferred by the Planning Commission at the December 2002 meeting. The City Council would receive the Planning Commission findings at one of the January 2003 meetings, and by February 2003, would recommend General Plan amendments and rezones for a number of the sites – some of which would occur between March and May of 2003. Amendments and rezones would be enacted with public input through public hearings with the Planning Commission. City Council approval of sites for multi-family and single-family housing is projected by June 2003 with densities that would allow for development of very low-, low-, and moderate-income units. Staff will recommend that the Planning Commission and City</p>	<p>Council exceeded the minimum rezoning of nonresidential sites to accommodate 271 affordable units in order to provide opportunities for constructing affordable housing. The City has reported their annual rezoning progress to HCD through normal General Plan review. Resolution 03-136 and Ordinance 03-009 state that in 2003 the City rezoned the minimum 11 acres to the RM-2 zoning district to accommodate the potential development of 271 very low- and low-income units. No property has been rezoned from multi-family to a nonresidential use during the cycle of the current 2001-2006 Housing Element. Progress: Successful. The City achieved all that was projected for this program Appropriateness: The City plans to modify this program to ensure that adequate sites are available to meet the City's RHNA.</p>	



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
	<p>Council exceed the minimum to provide opportunities for constructing affordable housing that may extend into the next Housing Element update cycle in 2007-2012. The City's progress with rezoning will be reported to HCD annually through normal General Plan review.</p> <p>Within one year of the adoption of this Housing Element, rezone a minimum of 11 acres to RM-2 or another appropriate zoning district to accommodate affordable housing to facilitate the potential development of 271 very low- and low-income units. Monitor owner-initiated rezoning of multi-family land to nonresidential uses and adjust the City's rezoning goal to replenish the loss of multi-family land to ensure compliance with the RHND and state housing element law.</p>		
<p>HP 9 In order to promote the development of a range housing types in Dixon, the City will revise the Zoning Ordinance to permit only multi-family dwellings in the RM-2</p>	<p>Revise the Zoning Ordinance to permit only multi-family dwellings in the RM-2 zone by 2003.</p>	<p>Effectiveness: Ordinance 05-001 states that in 2005 the City's Zoning Ordinance was revised to permit only multi-family dwellings in the RM-2 zone.</p> <p>Progress: Successful. The City updated the Zoning</p>	<p>Modify</p>



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
zone district.		Ordinance. Appropriateness: The City will modify this program to better fit the character of the City.	
<p>HP 10 As part of the ongoing economic revitalization efforts in the downtown, the City will identify potential sites for the location of mixed-use or affordable housing development. The analysis will evaluate the development standards necessary to facilitate the development of mixed-use and affordable housing.</p>	<p>Identify suitable sites in the downtown core area for mixed-use and affordable housing and review development standards to encourage this type of housing there. Increased densities at 20 to 25 units per acre, flexible parking requirements, and height limits in the core area will be considered to facilitate affordable housing and mixed use development.</p>	<p>Effectiveness: The City identified suitable sites in the downtown core area. The City was able to identify these sites during the rezone of 16 acres needed to meet the required RHNA (271 for lower income). The downtown does not currently have a density limit, only a height limit of 50 feet and a floor area ratio limit of 3.0. The Ascher Building at 165 East A Street was built at a density of 42 units per acre. The Planning Commission has the authority to waive commercial parking requirements and did so for a recently completed mixed-use project (Asher Building at 165 East A Street, 7 units). Progress: Successful. The City approved the Ascher Building development, a mixed-use project which also had the parking requirements waived. Appropriateness: The City will continue to identify suitable sites in the downtown core area for mixed-use and affordable housing development.</p>	Continue
<p>HP 11 The City will review and update the Zoning Ordinance to clarify that manufactured housing with a permanent foundation is permitted in all single-family residential zone districts.</p>	<p>In compliance with state law, update the Zoning Ordinance by 2003 to permit manufactured housing by right in all R-1 districts.</p>	<p>Effectiveness: Resolution 05-001 states that in 2005 the City updated the Zoning Ordinance to permit manufactured housing by right in all R-1 districts. Progress: Successful. The City updated the Zoning Ordinance to be in compliance with state law.</p>	Delete



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
		<p>Appropriateness: The City will delete this program because they are not currently encouraging this type of housing.</p>	
<p>HP 12 Mobile Home Parks: Mobile homes represent a less expensive housing alternative for Dixon residents, especially senior citizens. State law requires that jurisdictions identify a specific zone district where mobile homes and mobile home parks are permitted. The City will review and update the Zoning Ordinance to clarify where mobile homes may be permitted.</p>	<p>Amend the Zoning Ordinance by 2003 to reflect the fact that mobile homes and mobile home parks are permitted in all R-1 districts.</p>	<p>Effectiveness: Resolution 05-001 states that in 2005 the City updated the Zoning Ordinance to permit mobile homes and mobile home parks in all R-1 Districts. Progress: Successful. The City updated the Zoning Ordinance to be in compliance with state law. Appropriateness: The City will delete this program because they are not currently encouraging this type of housing</p>	<p>Delete</p>
<p>Special Needs Housing</p>			
<p>SNH 13 Zoning Ordinance Amendment: Emergency shelters are facilities that provide shelter to homeless families or individuals on a short-term basis. Transitional housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Transitional housing and emergency</p>	<p>Amend the Zoning Ordinance by 2003 to permit emergency shelters in ML zone districts and transitional housing in RM-2 zone districts, subject to a Conditional Use Permit. Amend the Zoning Ordinance by 2003 to permit farmworker housing for 12 or fewer units in the Agricultural (A) district by right. Adopt, by 2003, procedures to grant reasonable accommodation to address accessibility improvements.</p>	<p>Effectiveness: Resolution 05-001 states that in 2005 the City amended the Zoning Ordinance to permit emergency shelters in ML zoning districts and transitional housing in the RM-2 zoning districts (both subject to a Conditional Use Permit) and to permit farmworker housing for 12 or fewer units in the Agricultural (A) district by right. The City adopted a Transition Plan and has been installing/replacing ADA curb ramps and making other improvements to public facilities. Progress: Successful. The City amended the Zoning Ordinance. Appropriateness: The City will modify this program to now be compliant with Senate Bill 2.</p>	<p>Modify</p>



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>shelters are not expressly addressed in the City’s Zoning Ordinance, as required by State law. The City will amend the Zoning Ordinance to permit emergency shelters in light industrial (ML) zones of the City, subject to a conditional use permit. The conditional use permit process will ensure adequate access to utilities and other public services, as well as appropriate site design for the proposed location and public safety. The Zoning Ordinance will also be amended to allow transitional housing in RM-2 zones, subject to a conditional use permit. As with any conditionally-approved use in Dixon, conditions for the approval of emergency shelters and transitional housing facilities will relate to compatibility with the surrounding neighborhood, public safety, management and operations – aspects of the land use, and not the clientele. The City will ensure that the conditions placed on these facilities will not unduly constrain the development of such facilities.</p> <p>Current zoning provisions also permit farmworker housing in the Agricultural district through a Conditional Use Permit process. State law (Health and Safety Code) requires that farmworker housing</p>			



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>for 12 or fewer units be permitted by right. While the City has no property zoned Agricultural, the City will amend the Zoning Ordinance to comply with state law in anticipation of future annexations. The City has not adopted procedures to grant reasonable accommodation to persons seeking permits to install accessibility improvements. The Zoning Ordinance will be amended to allow discretionary relaxing of zoning requirements to accommodate minor accessibility improvements.</p>			
<p>SNH 14 Second Units: Located on a single-family lot, a second unit is an independent living facility with an entrance to the outside and its own sleeping area, kitchen, and bathroom facilities. Second units can either be attached to or detached from the principal home. Second units in Dixon are permitted in the R-1 zone district. Second units can be integrated into the design of new single-family subdivisions. Second units offer a number of benefits. They provide an additional source of affordable rental housing for the elderly, students, and single persons. Second units also provide supplemental income to those</p>	<p>Encourage the development of second units on R-1 lots by providing information at public counters and City website.</p>	<p>Effectiveness: In January 2009 the City intends to have information encouraging the development of second units in the R-1 zone available on the City website. Progress: The City is in the process of posting information about second units on their website. Appropriateness: The City will continue this program to ensure the community is informed on the development second units.</p>	<p>Continue</p>



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>who rent out the units. This can help many modest income and elderly homeowners afford their home payments. The City will encourage the development of second units on R-1 lots as a means of providing additional housing opportunities pursuant to the City's Second Unit Ordinance.</p>			
<p>SNH 15 Residential Care Facilities: State law requires that licensed residential care facilities that serve six or fewer persons must be a permitted use in all residential districts. The purpose of the law is to ensure that persons with physical and mental disabilities are entitled to live in normal residential surroundings. Though three licensed residential care facilities are located in Dixon, the City's Zoning Ordinance currently requires a conditional use permit regardless of the number of persons at the facility. The City will amend the Zoning Ordinance to permit by right licensed community care facilities serving six or fewer persons in all residential districts, pursuant to State law. Conditional use permits for facilities serving more than six persons shall be approved on the basis of compatibility with the surrounding neighborhood and</p>	<p>Amend the Zoning Ordinance by 2003 to identify licensed residential care facilities serving six or fewer persons as a permitted use in residential districts.</p>	<p>Effectiveness: Resolution 05-001 states that in 2005 the City amended the Zoning Ordinance to identify licensed residential care facilities serving six or fewer persons as a permitted use in residential districts. Progress: Successful. The City amended the Zoning Ordinance to identify licensed residential care facilities. Appropriateness: The City will delete this program because it has been completed.</p>	<p>Delete</p>



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>aspects of the land use and not the occupants.</p>			
<p>SNH 16 Develop Incentives for Special Needs Housing: The City has a number of existing incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with disabilities. These include density bonuses, modification of development standards, and development fee offsets. The City’s density bonus allows a density increase of up to 50 percent, which is above the density bonus required by State law. 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 was provided with financial assistance in the form of a low-interest loan for development of the project. The City will also participate in special needs housing projects of various types by providing gap-financing or assisting with on- and off-site improvements, such as bus access for senior housing. The City will pursue grants, such as HOME matching grants,</p>	<p>Encourage the development of housing for special needs populations through the use of incentives, such as density bonuses above State minimums, development fee offsets, and other financial assistance, and through relaxing regulatory requirements, such as reduced parking standards and modification of other development standards.</p>	<p>Effectiveness: The City encourages the development of housing for special needs populations through the use of incentives, such as density bonuses above state minimums, development fee offsets, other financial assistance, and through relaxing regulatory requirements, such as reduced parking standards and modification of other development standards. Progress: Successful. The City continues to encourage incentives for special needs populations. Appropriateness: The City will continue to encourage incentives.</p>	<p>Continue</p>



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>State 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 also consider relaxing height restrictions in the downtown area and other site development standards contained in the Zoning Ordinance for special needs housing projects, subject to project review. 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>			
Housing Affordability			
<p>HA 17 Homeownership Programs First-Time Homebuyer Program: 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 \$40,000 to assist with down payment and closing costs. Since 1997 the City has assisted 31 low-income households purchase their first home through the program. Mortgage Credit Certificate Program: The</p>	<p>A. As funding permits, continue to assist low-income homebuyers with low-interest loans through its First-Time Homebuyer Program. Assist an average of six households annually. B. Continue to participate in the MCC Program with the cities of Fairfield, Suisun City, and Rio Vista in order to assist low- and moderate-income homebuyers. Publicize the program to potential</p>	<p>Effectiveness: The City funds an average of 4 to 6 loans per year through the First-Time Homebuyer Program. The City continues to participate in the MCC Program and a brochure will be available in March 2009 to provide information to homebuyers. Progress: Successful. The City funds an average of 4 to 6 loans per year and continues to participate in the MCC program. Appropriateness: The City will continue to fund first-time homebuyer loans and participate in the MCC program.</p>	Continue



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>City participates in the Mortgage Credit Certificate Program, which is administered for Dixon by the City of Fairfield. The program provides reduced housing costs for low and moderate-income households that are purchasing their first home. By reducing a household’s federal tax liability, Mortgage Credit Certificates reduce monthly housing costs, and increase the ability of a household to afford a mortgage payment.</p>	<p>homebuyers in Dixon by placing brochures at public counters and providing information on City website.</p>		
<p>HA 18 Affordable Housing Development Assistance: The provision of affordable housing and the implementation of other programs to support this type of development depend upon the availability of housing funding from County, State, Federal, and local sources. As discussed in Section IV – Housing Resources, a number of programs offered by State and federal agencies provide direct subsidies, mortgage insurance, or low-interest loans to non-profit developers. Many of these programs offer: Technical assistance grants for project feasibility and development Subsidies for shared housing for:</p> <ul style="list-style-type: none"> • Shared housing for seniors 	<p>Identify and apply for federal and State funding, if available, for the construction, rehabilitation, and preservation of housing affordable to very low- and low-income households. Work with developers to assist them in securing these funds. Funding programs that may be pursued include HOME partnership grants, State Jobs/Housing grants, CDBG, State Community Development Block Grant Enterprise Fund, Farmworker Housing Grant Program, and other appropriate funding.</p>	<p>Effectiveness: In 2003 the City received a \$300,000 CDBG rehabilitation grant and \$500,000 for first-Time homebuyer loans to help the construction, rehabilitation, and preservation of housing affordable to very low- and low-income households. Progress: Successful. The City applied for and received grant funds. Appropriate: The City will continue to apply for funds.</p>	<p>Continue</p>



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<ul style="list-style-type: none"> • Congregate housing • Farmworker housing • Senior housing • Self-help housing • Transitional housing • Housing for other special needs populations • Mobile home park purchase and rehabilitation • Project loans and loan insurance for single-family and multi-family housing construction/rehabilitation <p>The City is, and will continue to increase its competitiveness for these grants through such actions as: preparing and adopting a housing element meeting State laws; identifying City resources to be used as matching grants for federal and State programs; and coordinating with local service providers regarding State grant opportunities.</p>			
<p>HA 19 Section 8 Rental Assistance: The Section 8 rental assistance program provides rental subsidies to very low-income households, including seniors, families, and persons with disabilities. Through the Section 8 program, a person or family can receive a voucher that pays the difference between</p>	<p>Assist the Housing Authority with publicizing the Section 8 program and provide referrals to the Housing Authority. Publish the names and contact information for the complexes in the Dixon area that accept Section 8 vouchers.</p>	<p>Effectiveness: The City contracted this service to the Vacaville Housing Authority to administer on Dixon's behalf. Progress: Successful. The City decided to contract the services out. Appropriateness: The City will modify this program to have the Vacaville Housing Authority administer the Section 8 program.</p>	<p>Modify</p>



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>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 Vallejo administered the Section 8 program for the City of Dixon until June 2002. Beginning July 1, 2002, the Housing Authority of the City of Vacaville will administer the 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>HA 20 Condominium Conversion Ordinance: Both ownership and rental housing are an essential part of any community's housing stock. The conversion of existing apartment complexes to condominiums can reduce the supply of available rental units, an important housing option for lower-income working families and individuals. An ordinance that outlines</p>	<p>Develop and adopt a condominium conversion ordinance that includes requirements and criteria for converting rental apartments to condominiums or cooperative projects.</p>	<p>Effectiveness: The City has not yet adopted a condominium conversion ordinance but has plans to adopt this ordinance by June 2009.</p> <p>Progress: The City plans to adopt this ordinance within the next few months.</p> <p>Appropriateness: The City will continue to implement this program.</p>	<p>Continue</p>



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Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>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>			
Address Governmental Constraints			
<p>GC 21 Regulatory Incentives and Financial Assistance: Regulatory incentives and financial assistance can be used in the development of projects that address local housing needs. As discussed under Programs 16, 17, and 19, the City and its Redevelopment Agency can assist with the development of quality affordable housing by offering regulatory and/or financial incentives. In the past, the City reduced parking requirements and provided fee offsets for the La Esperanza project. More recently, the City reduced parking requirements, increased density, and provided a low-interest loan to assist in the development of the Dixon Second Street Apartments. The City will continue to encourage the provision of quality affordable housing projects through the use of regulatory incentives and/or financial assistance with redevelopment</p>	<p>Continue the use of regulatory incentives and/or financial assistance, such as reduced parking requirements, low-interest loans, to encourage quality affordable housing projects.</p>	<p>Effectiveness: To ensure the development of quality affordable housing projects, the City requires design review for all new residential developments. The City has also adopted special design guidelines for the downtown area. Progress: Successful. The City has adopted special design guidelines. Appropriateness: The City will continue to use regulatory incentives to encourage affordable housing projects.</p>	<p>Continue</p>



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>set-aside or other available State or federal funding sources. Refer to Section IV of this Housing Element for some details about funding sources.</p>			
<p>GC 22 Planned Development Designation: 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 Southpark used this designation to include a range of densities and 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>Continue to use the Planned Development district designation to provide flexible development standards to address housing needs by encouraging a mix of housing types at a range of densities.</p>	<p>Effectiveness: The City has used the Planned Development district designation to provide flexible development standards to address housing needs by encouraging a mix of housing types at a range of densities. This was done with the Southwest Development and the Brookfield Homes and Pulte Homes subdivisions. Progress: Successful. This was used in three subdivisions. Appropriateness: The City plans to continue to use the Planned Development district to provide flexible development standards.</p>	<p>Continue</p>
<p>GC 23 Development Fee Review: High development fees can add to the cost of housing and act as a constraint to development in a community. Impact fees should be commensurate with the cost to provide infrastructure and services needed to support growth. Periodic Annual review of fees can help ensure that</p>	<p>Conduct periodic annual review and, if appropriate, adjustment of City impact fees.</p>	<p>Effectiveness: The City reviews and if appropriate will adjust impact fees. This review is done every five years as required by AB 1600. All impact fees were updated in early 2008 with the exception of traffic impact, wastewater, and water fees. These will be updated early 2009. Progress: Mostly successful. The City updated all impact fees except for those listed above, which will be updated in the next year.</p>	<p>Continue</p>



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>development fees correspond to the cost of services and do not overburden developers. If fees are determined to be excessive compared to the cost of providing services to new development, they should be adjusted appropriately. To mitigate the cost impact of development and other fees on affordable housing, the City will provide financial incentives to gap-finance affordable housing projects. Approximately \$250,000 in redevelopment housing set-aside funds is available as of October 2002 to expand affordable housing opportunities in the City.</p>		<p>Appropriateness: The City will continue to conduct annual reviews of the City's impact fees.</p>	
Equal Housing Opportunity			
<p>EHO 24 Fair Housing Program: Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status or other such arbitrary factors. Due to limited funding, the City does not contract directly with a local fair housing service provider. However, the City refers discrimination cases to HUD, the</p>	<p>Continue to publicize and provide information on fair housing laws and include a listing of local fair housing resources in City housing flyers and on the City's website. The City will encourage housing professionals such as nonprofit housing providers and apartment owners/management associations to conduct workshops to educate the community on tenant/landlord rights and responsibilities.</p>	<p>Effectiveness: The City's RDA Program Guidelines include information on fair housing laws including a listing of local fair housing resources in City housing flyers and on the City's website. Progress: Successful. The City provided information on fair housing laws. Appropriateness: The City will continue to provide information to the community regarding fair housing laws.</p>	<p>Continue</p>



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>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, 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>EHO 25 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. In particular, the City has reached out to special needs populations and those agencies that serve them in order to encourage their participation. Mercy Housing, a leading fair and affordable housing advocate, conducted the housing conditions survey as part of this Housing Element update. The City will continue to engage the</p>	<p>Continue to encourage and solicit public input on housing issues through the use of community meetings and workshops.</p>	<p>Effectiveness: The City formed a Redevelopment Citizens Advisory Committee in 2007 and meets monthly to receive public input on housing issues. Progress: Successful. The City has been able to receive public input. Appropriateness: The City will continue to work with the Citizens Advisory Committee to encourage and solicit public input.</p>	<p>Continue</p>



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>public in the planning process and provide opportunities for input/feedback on housing issues through public meetings and the dissemination of information.</p>			
<p>EHO 26 High Density Land Use Designation: The 1993 Dixon General Plan identifies a land use designation called “High Density (for Seniors)”, but indicates that no specific areas have been defined with this designation. This designation is intended solely for the construction of housing facilities for seniors, many of whom live in one-person households without a personal automobile and with less demand for living space. Given that land suitable for multi-family development in Dixon is important for ensuring affordability and availability of affordable housing, no land use designations should be limited to a particular age group, despite the special characteristics of the land use regarding automobile use and living space demands. The City will amend the Land Use Element of the General Plan to ensure adequate provision of land for multi-family development and to ensure that no residential land use designations are age-restricted in any way. Special incentives will continue to be available to senior</p>	<p>Amend the Land Use Element of the General Plan by the end of 2003, ensuring that any High Density residential district is designated for high-density residential development of many types, and not restricted to housing for seniors.</p>	<p>Effectiveness: The City’s General Plan update is to be completed in 2010. As a part of this update, the City will amend the Land Use Element to ensure that the High Density residential district is not restricted to housing for seniors. Progress: The City is still in the process of this update. Appropriateness: The City will continue to pursue this program with an updated timeline.</p>	<p>Continue</p>



Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>housing proposed in the High Density Land Use Designation, and amendments to the General Plan will specify the range of incentives available, and conditions under which such incentives will be considered.</p>			
Energy Conservation			
<p>EC 27 Energy Conservation Measures: Energy conservation measures can help lower a household’s overall housing costs. The City’s Zoning Ordinance includes several guidelines that promote energy and water conservation. In addition to the density bonus for affordable and senior housing mandated by State law, Dixon also offers a density bonus of one dwelling unit for every six units that have solar water heating systems or one unit for every three units that have solar space heating or passive solar heating systems. The City will continue to grant this type of density bonus for developments, which incorporate the use of solar heating systems, and will promote the use of energy conservation techniques in new and existing housing developments.</p>	<p>In addition to density bonuses for affordable and senior housing, the City will continue to grant density bonuses for, and promote the use of, energy conservation technologies.</p>	<p>Effectiveness: The City has not had any requests for density bonuses. The City does require that all development agreements require builders to install wiring to allow homeowners the ability to install a photovoltaic system. Builders must also offer homeowners solar hot water and passive attic cooling system options. Progress: Moderately successful. While the City does provide for density bonuses, there haven’t been any requests. Appropriateness: The City will continue to grant density bonuses to promote the use of energy conservation.</p>	Continue
<p>EC 28 Energy Efficiency Improvements: Minor</p>	<p>Assist low-income residents in need of assistance with energy</p>	<p>Effectiveness: The City has continued to assist low-income households with ways to make energy</p>	Continue



HOUSING ELEMENT

Housing Program	5-year Objectives	Progress	Continue/ Modify/Delete
<p>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 new Housing Rehabilitation Program provides low-interest loans to low-income households for such energy efficient improvements. Furthermore, PG&E also offers several programs, such as the Low Income Home Energy Assistance Program (LIHEAP), which provides free weatherization services and listing of participating contractors to assist low-income households. The City will continue to assist low-income households with energy efficiency improvements through its Housing Rehabilitation Program and will provide information about PG&E's weatherization services.</p>	<p>efficiency improvements through the City's Housing Rehabilitation Program and provide information on other free or low-cost weatherization services.</p>	<p>efficiency improvements through the Housing Rehabilitation and Safe At Home Programs. The City is currently eligible for the PG&E rebate program.</p> <p>Progress: Successful. City residents are currently eligible for the PG&E rebate program.</p> <p>Appropriateness: The City will continue to assist low-income residents in need of energy efficiency improvements.</p>	



B. HOUSING GOALS AND POLICIES

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

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
- Address Governmental Constraints
- Promotion of Equal Housing Opportunity
- Energy Conservation

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

1. Housing and Neighborhood Conservation

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

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

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

Program 1.1.1 Housing Rehabilitation: The City’s Housing Rehabilitation Program provides low interest loans of up to \$10,000 to assist lower-income families. The loans are available to owner-occupants as well as owners of rental property. There are no application fees for the loans, and interest rates are as low as 2 percent. The City will continue to use redevelopment set-aside funds and Community Development Block Grants, when available, to fund the City’s Housing Rehabilitation Program.



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

Responsible Agency: Redevelopment Agency

Time Frame: Annually

Funding: Housing set-aside funds, CDBG

Policy 1.2: Concentrate rehabilitation assistance and code enforcement efforts in the redevelopment project area as well as in areas of the City with a concentration of older and/or substandard residential structures.

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

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

Responsible Agency: Code Enforcement and Building Division

Time Frame: 2007-2014

Funding: General Fund

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

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

Program 2.1.1 Condominium Conversion Ordinance: Both ownership and rental housing are an essential part of any community's housing stock. The conversion of existing apartment complexes to condominiums can reduce the supply of available rental units, an important housing option for lower-income working families and individuals. An ordinance that outlines specific requirements and/or criteria for the conversion of rental units to condominiums or cooperative housing projects can ensure that rental households are not adversely affected by the conversion of apartment complexes.



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

Responsible Agency: Community Development Department

Time Frame: The City will adopt a Condo Conversion Ordinance by June 2009.

Funding: General Fund

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

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

Five-Year Objective: Continue to monitor the status of assisted units in affordable projects. Provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation

Responsible Agency: Community Development Department

Time Frame: Annually monitor

Funding: General Fund

Policy 2.3: Reduce the impacts of the Housing Finance Crisis on neighborhood livability, appearance, and public safety.

Program 2.3.1 Neighborhood Stabilization Funds: The City plans to utilize the Neighborhood Stabilization Act funds to acquire and rehabilitate abandoned and foreclosed houses.

Responsibility: Community Development Department

Time Frame: June 2010

Funding: Neighborhood Stabilization Funds



2. Housing Production

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

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

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

Program 3.1.1 Utilize Exemptions under Measure B: Measure B exempts all development in the Redevelopment Area from both the 3 percent annual increase cap and the 80/20 (80 percent single-family/20 percent multi-family) housing mix. A higher number of units above the 3 percent cap may be built in a single year as long as the total number of units approved over the five-year period averages 3 percent a year. Measure B also allows the City Council to grant an exception to increase the number of residential units built in any one year above the 3 percent threshold to meet the City's share of the regional housing needs. The City will continue its current growth management allowances and exemptions under Measure B.

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

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

Program 3.2.1 Land Inventory Program: The City has a limited supply of vacant land that is zoned for residential use. Additional land may be needed in order to address Dixon's share of the regional housing need. The City initiated a comprehensive review of available sites within Dixon's boundaries which may be suitable for housing development. The City will continue to conduct periodic reviews of available residential land to determine if rezoning, increased density, or additional land is necessary within the city limits or



whether land should be made available through annexations from the City's Sphere of Influence to address the City's housing needs.

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

Program 3.2.2 Multiple Family (RM-2) Zone District: Per the last Housing Element update, to meet the City's RHNA the City amended the Zoning Ordinance to allow only multi-family dwellings in the RM-2 zone. Due to the addition of the new RM-3 zone (Program 5.3.1) the City will amend the Zoning Ordinance to allow single-family dwellings in the RM-2 zone. This zoning amendment is contingent on the successful implementation of Program 5.3.1, to include new RM-3 and RM-4 zoning districts.

Five-Year Objective: Revise the Zoning Ordinance to permit single-family dwellings by right in the RM-2 zone by June 2010.

Responsible Agency: Community Development Department

Time Frame: June 2010

Funding: General Fund

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

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

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund



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Program 3.3.2 Mixed-Use Development: Mixed-use development can help support economic revitalization efforts in the downtown area by locating people in close proximity to jobs and services, such as child care and job training. The City will continue to review options for the core area as part of its Main Street program and views mixed use as a valuable resource that could potentially complement City and local business efforts.

As part of the ongoing economic revitalization efforts in the downtown, the City will identify potential sites for the location of mixed-use or affordable housing development and develop a list to accurately account for the available properties. The analysis will evaluate the development standards necessary to facilitate the development of mixed-use and affordable housing.

Five-Year Objective: Identify and develop a list to accurately account for sites in the downtown core area for mixed-use and affordable housing and review development standards to encourage this type of housing there. Increased densities at 20 to 25 units per acre, flexible parking requirements, and height limits in the core area will be considered to facilitate affordable housing and mixed-use development.

Responsible Agency: Community Development Department

Time Frame: Annually identify potential sites for the location of mixed-use or affordable housing development.

Funding: General Fund

Program 3.3.3 Custom Home Requirement: Create a broad range of options available throughout the City that will result in the production of housing available to all income levels, including single family subdivisions where 5 percent of the units are dedicated to the development of custom homes.

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

Program 3.3.4 Residential Development Requirements: Residential development projects of 50 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 20 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than five acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.

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



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

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: Annually, as funding is available

Special Needs Housing

Persons and households with special housing needs include the elderly, persons with disabilities, large households, single-parent households, farmworkers, and the homeless. These groups typically have difficulty in finding suitable and affordable housing. In addition, persons and households with special needs generally have a significant need for services nearby and accessible. The policies listed below identify City efforts to continue to facilitate housing to serve those with special needs.

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

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

Program 4.1.1 Provide Incentives for Special Needs Housing: The City has a number of incentives to encourage the production of housing to meet the needs of special needs populations, such as the elderly and persons with disabilities. These include density bonuses, modification of development standards, and development fee offsets. The City's density bonus allows a density increase of up to 50 percent, which is above the density bonus required by state law.

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



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continue to encourage housing development for special needs groups through the provision of density bonuses, regulatory incentives, and/or financial assistance.

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

Program 4.1.2 Senior Housing: Program: Periodically conduct demographic studies to predict the need for housing and care of senior citizens. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.

- Develop a priority list for senior housing in order to ensure that housing targeted for seniors is appropriately designed.
- 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).

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

Responsible Agency: Community Development Department

Time Frame: Apply for funding to conduct a senior housing survey in 2009-2010.

Funding: CDBG, Planning and Technical Assistance Grant

Program 4.1.3 Second Units: Located on a single-family lot, a second unit is an independent living facility with an entrance to the outside and its own sleeping area, kitchen, and bathroom facilities. Second units can either be attached to or detached from the principal home. Second units in Dixon are permitted in the R-1 zone district. Second units can be integrated into the design of new single-family subdivisions.

Second units offer a number of benefits. They provide an additional source of affordable rental housing for the elderly, students, extremely low-income households and single persons. Second units also provide supplemental income to those who rent out the units. This can help many modest income and elderly homeowners afford their house payments.

The City will encourage the development of second units on R-1 lots as a means of providing additional housing opportunities pursuant to the City's Second Unit



Ordinance, to further encourage the development of second units, and to maintain the character of the City. The City will amend the Zoning Ordinance to allow for second units in the RM-2 district.

Five-Year Objective: Amend the Zoning Ordinance to allow for second units in the RM-2 district by June 2010 and continue to encourage the development of second units on R-1 lots by providing information at public counters and on the City website

Responsible Agency: Community Development Department

Time Frame: June 2010

Funding: General Fund

Program 4.1.4 Residential Care Facilities: State law requires that licensed residential care facilities that serve six or fewer persons must be a permitted use in all residential districts. The purpose of the law is to ensure that persons with physical and mental disabilities are entitled to live in normal residential surroundings. The City allows residential care facilities of six or fewer persons by right in all residential districts and residential care facilities of seven or more persons with a conditional use permit in the R-1 district. To further comply with SB 520, the City will amend the Zoning Ordinance to update the definition of family to state “[o]ne or more persons occupying a housing unit and living as a single housekeeping unit.”

Five-Year Objective: The City will continue to allow residential care facilities in the R-1, RM-1, RM-2, RM-3 and RM-4 districts and will amend the Zoning Ordinance to include an updated definition of family

Responsible Agency: Community Development Department

Time Frame: Annually, amend the Zoning Ordinance to include an updated definition of family by June 2010.

Funding: General Fund

Program 4.1.5 Child Care: The City will evaluate, in cooperation with the private developer on a case by case basis, if there is an opportunity and a need to develop a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions.

Five-Year Objective: The City will work with private developers to evaluate if the development of a child care center either as part of a residential project or nearby to a residential project will be beneficial for both the new residents and the existing community.

Responsible Agency: Community Development Department

Time Frame: On-going

Funding: General Fund



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Program 4.1.6 Encourage Housing for Persons with Disabilities: The City will evaluate the feasibility of a universal design ordinance that provides greater adaptability and accessibility of housing for persons with disabilities. If a universal design ordinance is determined to be feasible, the City will prepare an ordinance and produce a brochure on universal design, resources for design and compliance with City requirements. The City will distribute the brochure to developers and to community organizations serving individuals with disabilities.

Five-Year Objective: The City will adopt a universal design ordinance and develop a brochure by June 2010.

Responsible Agency: Community Development Department

Time Frame: June 2010

Funding: General Fund

Program 4.1.7 Reasonable Accommodation: The City will develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.

Five-Year Objective: The City will develop and formalize a general process for reasonable accommodations.

Responsible Agency: Community Development Department

Time Frame: June 2010

Funding: General Fund

Program 4.1.8 Zoning Ordinance Amendment: Amend the City's Zoning Ordinance to comply with state law requirements.

a. Emergency Shelters: California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Currently the City allows emergency shelters in the light industrial district (ML) and subject to a conditional use permit. Pursuant to Senate Bill 2, the City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the (ML) district without a conditional use permit or other discretionary review. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a) (4). These standards may include such items as:



- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

Five-Year Objective: The City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in the ML district by June 2010.

Responsible Agency: Community Development Department

Time Frame: June 2010

Funding: General Fund

b. Transitional and Supportive Housing Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living.

Currently the City allows transitional housing in the RM-2 district subject to a conditional use permit. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Section 50675.2 of Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.

Five-Year Objective: Amend the Zoning Ordinance to separately define both transitional and supportive housing and to allow them as permitted uses in all residential districts by June 2010.

Responsible Agency: Community Development Department

Time Frame: June 2010

Funding: General Fund

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

To ensure zoning flexibility that allows for the development of SROs, the City will update its Zoning Ordinance to explicitly allow for SROs in the Central Commercial Zoning (CC) district.



Housing Element

Five-Year Objective: Amend the Zoning Ordinance to allow for SROs in the CC district by June 2010.

Responsible Agency: Community Development Department

Time Frame: June 2010

Funding: General Fund

Housing Affordability

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

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

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

Program 5.1.1 Annual Review of Land: Annually review the amount of land zoned for various residential uses in conjunction with the amount and type of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed.

Five-Year Objective: The City will annually review land to ensure there are various residential uses in conjunction with the amount and type of housing produced in the previous year.

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

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

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



Five-Year Objective: Communicate to housing developers interested in developing affordable housing in Dixon regarding the availability of unused Measure B allotments. The City Council will pass a resolution stating that unused allotment to be used in the following five-year period would apply in addition to the 15 percent already allowed.

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

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

Program 5.3.1 Program to Rezone Sites: The City's residential sites inventory currently provides vacant land for 2,338 units within the planning period of this Housing Element. To meet the adequate sites requirement for the Regional Housing Need Allocation (RHNA), the sites inventory falls short of the lower-income housing production requirement by 250 units, as shown in Table IV-3 of the Resources section of the Housing Element. The City has identified approximately 30.13 acres of land to rezone to RM-4 (High Density Multi-family Residential, allowing 22-29 units per acre) that can potentially facilitate the development of approximately 489 units affordable to lower-income households.

The City has in the past rezoned property to address the need for housing, particularly for housing that would serve lower-income and special needs groups. Both the sites for the La Esperanza project and the Dixon Second Street Senior Apartments were rezoned from nonresidential uses to permit housing development.

The City will monitor compliance with the City's share of the regional housing need. Within one year of adoption of the Housing Element, the City will undertake steps to ensure that adequate sites are available to meet the City's share of the regional housing need through rezoning of land for multi-family development and/or increasing the density of sites. All rezoned sites permit owner-occupied and rental multi-family developments by right and do not require a conditional use permit, planned development permit or any other discretionary review. All sites to be rezoned to meet the City's shortfall will have a capacity of at least 16 units per site.

Five-Year Objective: The City will amend the Zoning Ordinance by June 2010 to include both a RM-3 and RM-4 district. The City plans to rezone 30.13 acres of land to the RM-4 district to facilitate the development of affordable housing. The City also plans to rezone the High Density Senior site (Simpson Senior Housing) to the new RM-4 district.

Responsible Agency: Community Development Department

Time Frame: June 2010

Funding: General Fund



Housing Element

Program 5.3.2 Extremely Low-Income Households: To support the creation of housing affordable to extremely low-income households. The City shall continue to seek and pursue state and federal funds annually, or as funding becomes available, and will prioritize a portion of the redevelopment set-aside funds to encourage the development of extremely-low income housing.

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

Responsible Agency: Community Development Department

Time Frame: Seek funding annually to assist extremely low-income households

Funding: General Fund, RDA funds

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

Program 5.4.1 Affordable Housing Development Assistance: The provision of affordable housing and the implementation of other programs to support this type of development depend upon the availability of housing funding from county, state, federal, and local sources. As discussed in Section IV – Housing Resources, a number of programs offered by state and federal agencies provide direct subsidies, mortgage insurance, or low interest loans to nonprofit developers. Many of these programs offer:

- Technical assistance grants for project feasibility and development
- Subsidies for shared housing for:
 - Shared housing for seniors
 - Congregate housing
 - Farmworker housing
 - Senior housing
 - Self-help housing
 - Transitional housing
 - Housing for other special needs populations
- Mobile home park purchase and rehabilitation
- Project loans and loan insurance for single-family and multi-family housing construction/rehabilitation



The City is 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.

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

Program 5.4.2 Section 8 Rental Assistance: The Section 8 rental assistance program provides rental subsidies to very low-income households, including seniors, families, and persons with disabilities. Through the Section 8 program, a person or family can receive a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e., 30 percent of household income). Households with Section 8 vouchers can live wherever landlords accept the vouchers. The voucher enables a household to choose rental housing that may be in excess of the FMR so long as the household pays the extra cost.

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

Five-Year Objective: Assist the Housing Authority of Vacaville with publicizing the Section 8 program and provide referrals to the Housing Authority. Publish the names and contact information for the complexes in the Dixon area that accept Section 8 vouchers.

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

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



Housing Element

Program 5.5.1 Homeownership Programs

a. First-Time Homebuyer Program: 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.

Five-Year Objective: As funding permits, continue to assist low-income homebuyers with low-interest loans through its First-Time Homebuyer Program. Assist an average of six households annually.

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: HOME

b. Mortgage Credit Certificate Program: The City participates in the Mortgage Credit Certificate Program, which is administered for Dixon by the City of Fairfield. The program provides reduced housing costs for low- and moderate-income households that are purchasing their first home. By reducing a household's federal tax liability, Mortgage Credit Certificates reduce monthly housing costs and increase the ability of a household to afford a mortgage payment.

Five-Year Objective: Continue to participate in the MCC Program with the cities of Fairfield, Suisun City, and Rio Vista in order to assist low- and moderate-income homebuyers. Publicize the program to potential homebuyers in Dixon by placing brochures at public counters and providing information on the City website.

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

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

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund



Address Governmental Constraints

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

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

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

Program 6.1.1 Regulatory Incentives and Financial Assistance: Regulatory incentives and financial assistance can be used in the development of projects that address local housing needs. The City’s Redevelopment Agency can assist with the development of quality affordable housing by offering regulatory and/or financial incentives. In the past, the City reduced parking requirements and provided fee offsets for the La Esperanza project. More recently, the City reduced parking requirements, increased density, and provided a low interest loan to assist in the development of the Dixon Second Street Apartments. The City will continue to encourage the provision of quality affordable housing projects through the use of regulatory incentives and/or financial assistance with redevelopment set-aside or other available state or federal funding sources. Refer to Section IV of this Housing Element for some details about funding sources.

Five-Year Objective: Continue the use of regulatory incentives and/or financial assistance, such as reduced parking requirements and low interest loans, to encourage quality affordable housing projects

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

Program 6.1.2 Planning Fee Review: High development fees can add to the cost of housing and act as a constraint to development in a community. Planning fees should be commensurate with the cost to provide infrastructure and services needed to support growth. Periodic annual review of planning fees can help ensure that planning fees correspond to the cost of services and do not overburden developers. If fees are determined to be excessive compared to the cost of providing services to new development, they should be adjusted appropriately. To mitigate the cost impact of development and other fees on affordable housing, the City will provide financial incentives to gap-finance affordable housing projects. (The City has approximately \$450,000 in redevelopment housing set-aside funds available for the 2008-2009 fiscal year.



Housing Element

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

Responsible Agency: Community Development Department and Engineering Department.

Time Frame: Bi-Annually

Funding: General Fund

Program 6.1.3 High Density Land Use Designation: The 1993 Dixon General Plan identifies a land use designation called “High Density (for seniors),” but indicates that no specific areas have been defined with this designation. This designation is intended solely for the construction of housing facilities for seniors, many of whom live in one-person households without a personal automobile and with less demand for living space. Given that land suitable for multi-family development in Dixon is important for ensuring affordability and availability of affordable housing, no land use designations should be limited to a particular age group, despite the special characteristics of the land use regarding automobile use and living space demands. The City will amend the Land Use Element of the General Plan to ensure adequate provision of land for multi-family development and to ensure that no residential land use designations are age-restricted in any way. Special incentives will continue to be available to senior housing proposed in the High Density land use designation, and amendments to the General Plan will specify the range of incentives available and conditions under which such incentives will be considered.

Five-Year Objective: Amend the Land Use Element of the General Plan by the end of 2003 ensuring that any High Density residential district is designated for high-density residential development of many types and is not restricted to housing for seniors.

Responsible Agency: Community Development Department

Time Frame: Amend the Zoning Code to remove the “senior” designation by June 2010.

Funding: General Fund

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

Program 6.2.1 Streamline Processing: The City will help to streamline the permit processing procedure for affordable housing projects by offering redevelopment reviews, simultaneous department application reviews and assistance with applying for funding sources.

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

Responsible Agency: Community Development Department, Redevelopment Department and Building Department



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

Funding: General Fund

Program 6.2.2 Design Review Guidelines: The City is considering adopting design guidelines. The City will develop a standard set of criteria to use in determining whether proposed projects are compatible with the existing neighborhoods in which they are proposed, the purpose of which is to give project proponents clear direction for project design and to provide staff and the Planning Commission with clear guidelines for decision-making. This criteria could include a pre-application process to provide clear direction for the project.

Five-Year Objective: The City will consider developing a standard set of design guidelines.

Responsible Agency: Community Development Department, Redevelopment Department and Building Department

Time Frame: June 2010

Funding: General Fund

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

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

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund



Housing Element

Promotion of Equal Housing Opportunity

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

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

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

Program 7.1.1 Fair Housing Program: Fair housing is defined as a condition where individuals of similar incomes in the same housing market have a like range of choice available to them regardless of their race, color, ancestry, national origin, religion, disability, sex, sexual orientation, familial status, marital status, or other such arbitrary factors.

Due to limited funding, the City does not contract directly with a local fair housing service provider. However, the City refers discrimination cases to HUD, the Department of Fair Employment and Housing, and to Legal Services of Northern California's fair housing hotline. The City will further fair housing practices in the community by publicizing and providing information on fair housing laws and owner and renter rights and responsibilities, as 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.

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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

Program 7.1.2 Citizen Participation: Input from the community is crucial to the identification of housing needs, the development of local and regional plans, and the successful implementation of housing programs. The City solicited public input in a variety of ways throughout the development of the Housing Element. The City will continue to engage the public in the planning process and provide opportunities for input/feedback on housing issues through public meetings and the dissemination of information.



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

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Fund

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 Eliminate Housing Discrimination: Support the enforcement of the fair housing laws to protect against housing discrimination, provide adequate information about renters' rights, and promote equal housing opportunity.

Responsible Agency: Community Development Department

Time Frame: Annually

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 policy continues the City's efforts to conserve energy and water resources through the design of housing.

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

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

Program 8.1.1 Energy Conservation Measures: Energy conservation measures can help lower a household's overall housing costs. The City's Zoning Ordinance includes several guidelines that promote energy and water conservation. In addition to the density bonus for affordable and senior housing mandated by state law, Dixon also offers a density bonus of one dwelling unit for every six units that have solar water heating systems or one unit for every three units that have solar space heating or passive solar heating systems. The City will continue to grant this type of density bonus for developments that incorporate the use of solar heating systems and will promote the use of energy conservation techniques in new and existing housing developments.



Housing Element

Five-Year Objective: In addition to density bonuses for affordable and senior housing, the City will continue to grant density bonuses for, and promote the use of, energy conservation technologies.

Responsible Agency: Community Development Department

Time Frame: Annually

Funding: General Funds

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

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

Responsible Agency: Economic Development/Redevelopment Agency

Time Frame: Annually

Funding: General Funds



C. QUANTIFIED OBJECTIVES

Based on the policies and actions outlined above, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the next five years. The City should be able to facilitate the construction of 713 new units, assist with the rehabilitation of 25 units and preserve 47 units between 2009 and 2014.

**TABLE V-3
SUMMARY OF QUANTIFIED OBJECTIVES**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction						
FairShare Allocation ¹	99	98	98	123	310	728
Residential Permits Issued 1/07-1/09	0	2	1	10	2	15
New Construction Objectives	99	96	97	113	308	713
Rehabilitation	0	0	10 ²	15 ²	0	25
Preservation	0	0	47 ³	0	0	47
Total	99	96	154	128	308	785

Notes: ¹ The RHNA planning period for the Housing Element is January 1, 2007 through January 1, 2014.

² The City plans to use redevelopment set-aside funds as well as continue to apply for CDBG funds to provide loans to rehabilitate housing units.

³ Ty-Del apartments at Risk of converting to market rate

APPENDIX A

Fee Comparison; Sample Projects

May 12, 2009

Project Description/Fees	current fee	Dixon proposed 2011	American Canyon; 16,000 population	Hercules; 24,000 pop.	Suisun City; 28,000 pop.	Vacaville; 97,000 pop.	Woodland; 56,000 pop.
\$20,000 improvements: new construction.							
conditional use permit	250	150	1,500	3,950	353.30	1,622	3,452
design review ⁽¹⁾	200	1,000	T&M; 2,697 est.	8,800	141.30	3,412	1,076
CEQA - Notice of Exemption ⁽²⁾	0	0	100	0	250.00	265	466
Total	450	1,150	4,297 est.	12,750	744.60	5,299	4,994

\$1 million improvements/2 AC: new construction.

rezoning	700	3,500	1,246	15,850	1,555.10	6,179	4,844
CEQA - initial study/no mitigations	175	1,000	T&M; 10,557 est.	4,000	T&M; 12,000 dep.	1,621	7,326
conditional use permit ⁽¹⁾	500	3,000	T&M; 5,926 est.	3,950	852.30	3,687	3,452
design review ⁽¹⁾	450	1,000	T&M; 5,926 est.	8,800	141.30	3,412	1,076
Total	1,825	8,500	23,655 est.	32,600	14,549 est.	14,899	16,698

Parcel Map: 4 lots, \$25,000 in public right-of-way

tentative/final map (Planning review)	390	1,200	T&M; 2,611 est.	1,920	990.70	3,168	3,041
Map Check (Engineering)	875	2,000	T&M; 1,250 dep.	1,972	1,700	660	2,670
Improvement Map Check (Engineering)	2,500	3,000	T&M; 1,250 dep.	1,575	1,880	2,402.50	3,000
Total	3,765	6,200	T&M; 5,111 dep.	5,467	4,570.70	6,230.50	8,711

Final (Subdivision) Map: 50 lots, 10 acres, \$1 million
in public right-of-way

CEQA - Initial Study w/ mitigations	175	1,900	T&M; 11,665 est.	5,350	T&M; 12,000 dep.	3,000	9,185
tentative/final map (Planning review)	850	2,100	7,357	4,450	2,377.20	10,245	16,064
Map Check (Engineering)	2,400	2,900	T&M ; 50,000 dep.	5,100	3,600	11,324	7,266
Improvement Map Check (Engineering)	5,250	T&M; \$40,000 dep.	T&M ; 50,000 dep.	63,000	50,630	77,000	77,000
Improvement Inspection (Engineering)	36,000	T&M; \$55,000 dep.	T&M ; 50,000 dep.	incl. above	\$85/hr est. 42,500	incl. above	incl. above
Total	44,675	101,900 dep.	169,022 dep.	77,900	98,107	101,569	109,515

Miscellaneous actions

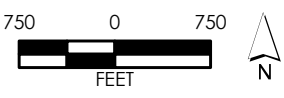
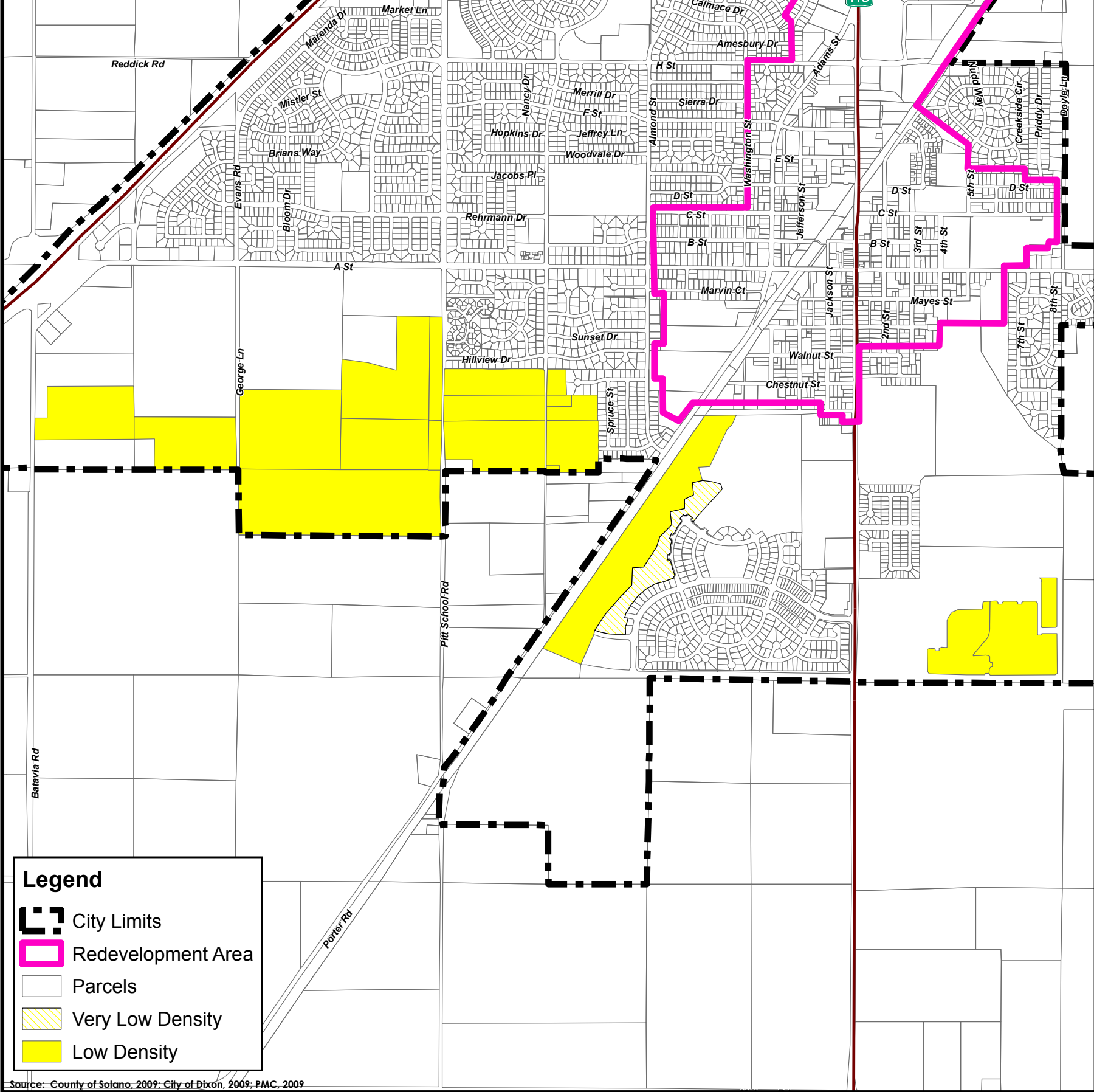
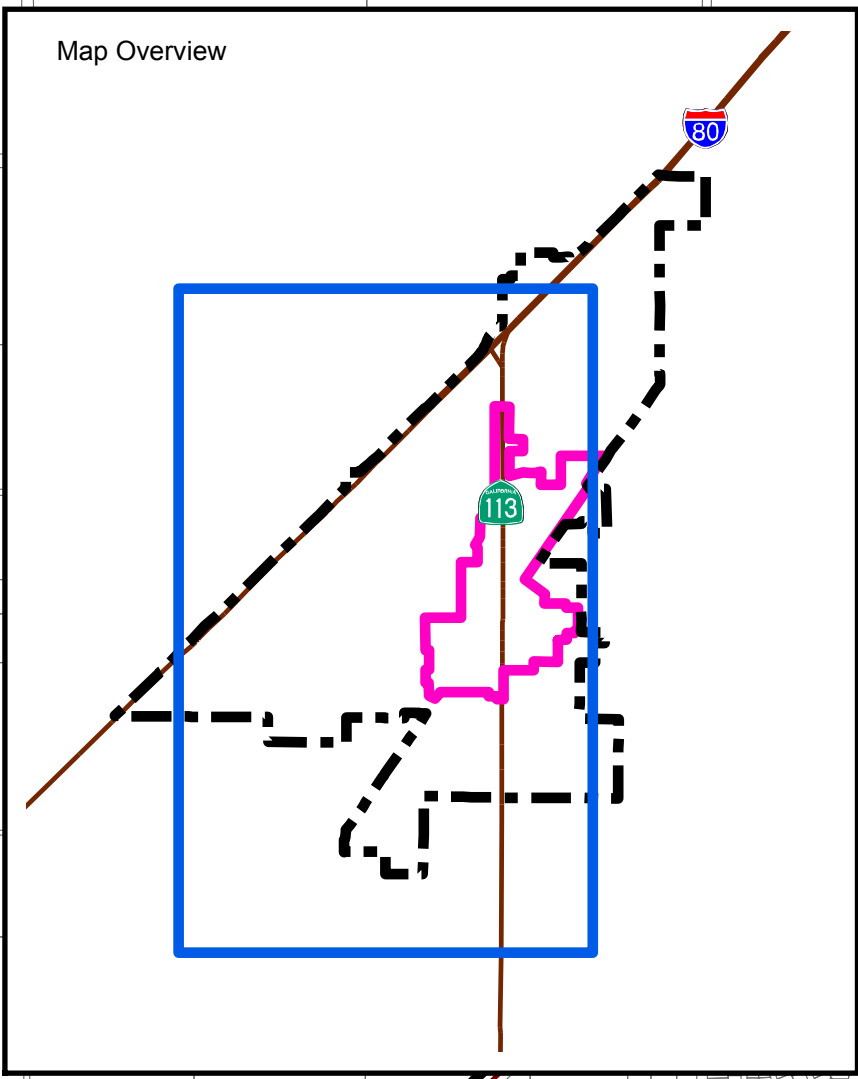
Variance; Planning Commission approval	250	1,000	T&M; 1,388 est.	4,750	852.30	3,449	1,882
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Appeal of Planning Commission decision	50	400	550	1,700	70.80	% original fee; 100-500	220
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(1): proposed Dixon fee includes 50% reduction for 2nd lesser fee when both CUP and design review are required.

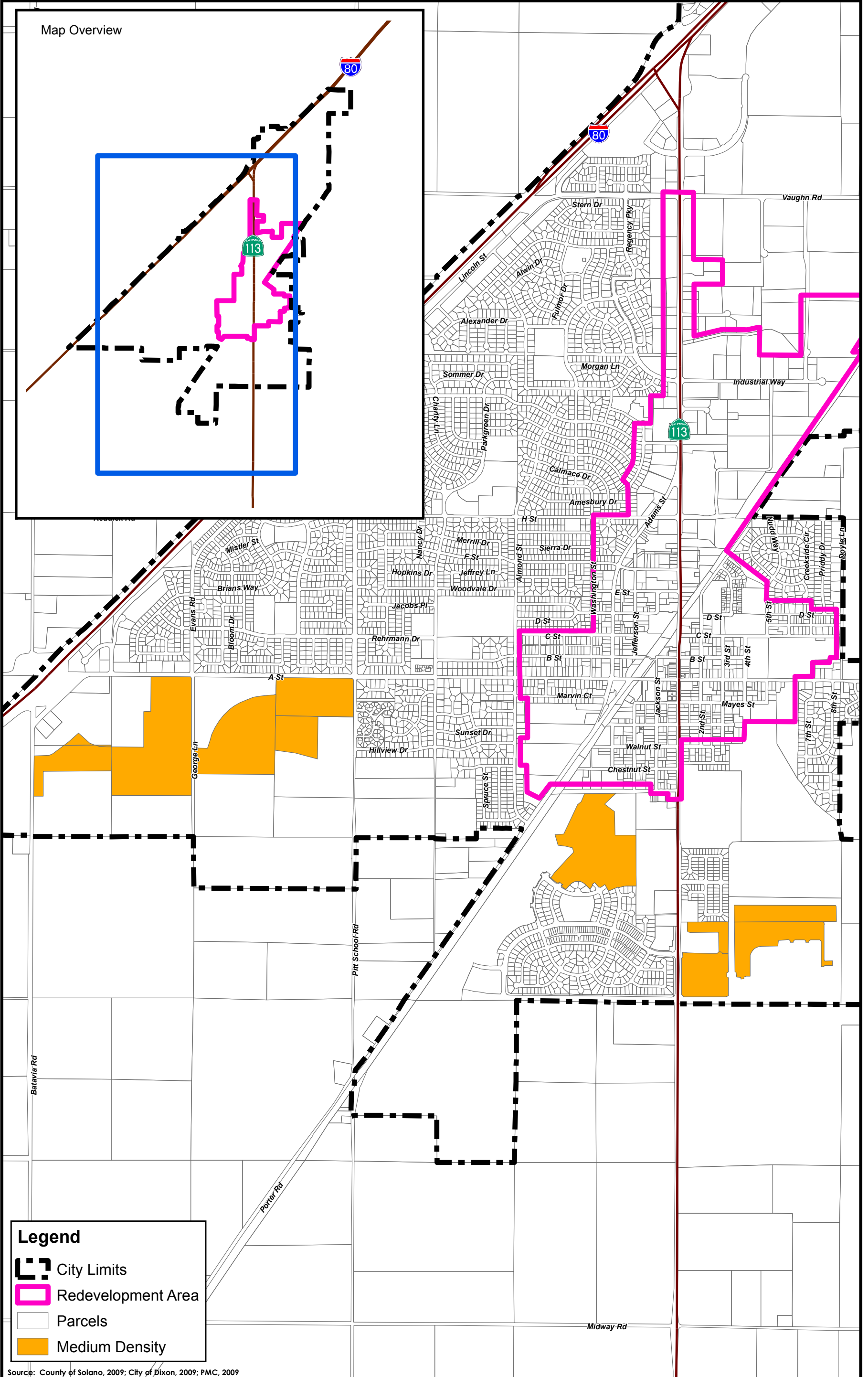
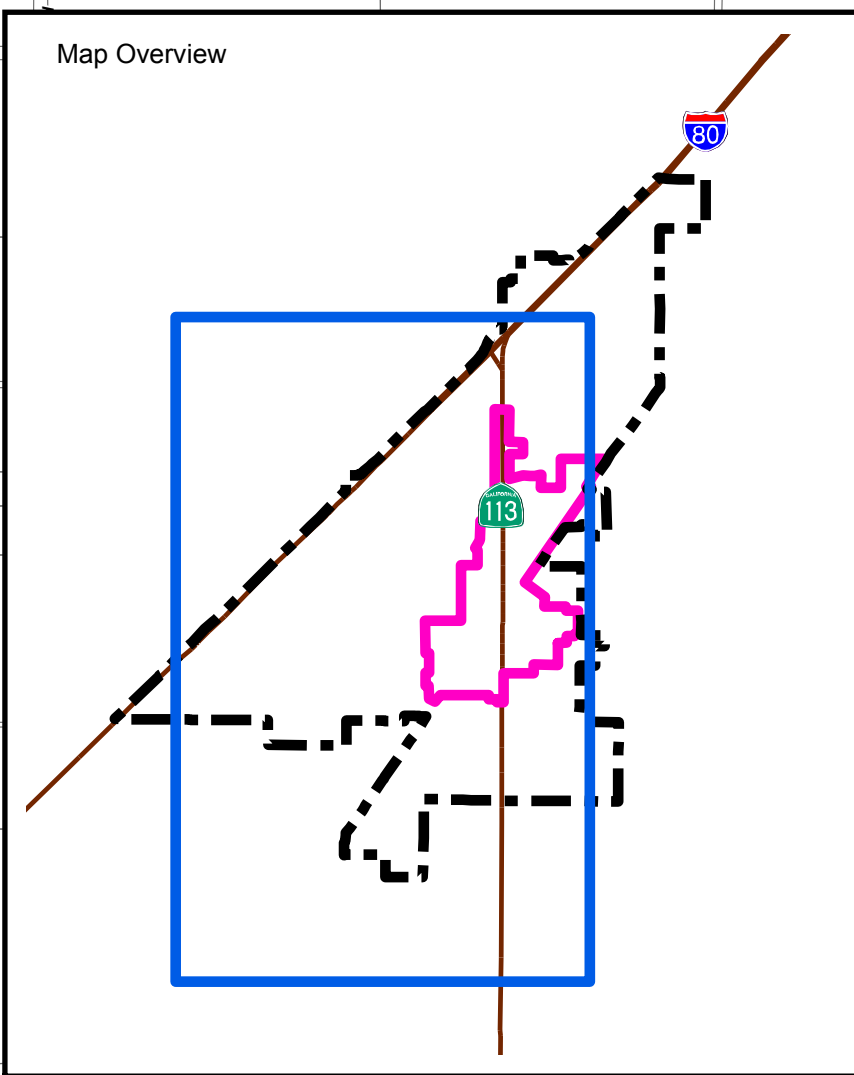
(2): CEQA fees do not include County filing fees which vary by County.

APPENDIX B



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Map Overview



Legend

- City Limits
- Redevelopment Area
- Parcels
- Medium Density

Source: County of Solano, 2009; City of Dixon, 2009; PMC, 2009

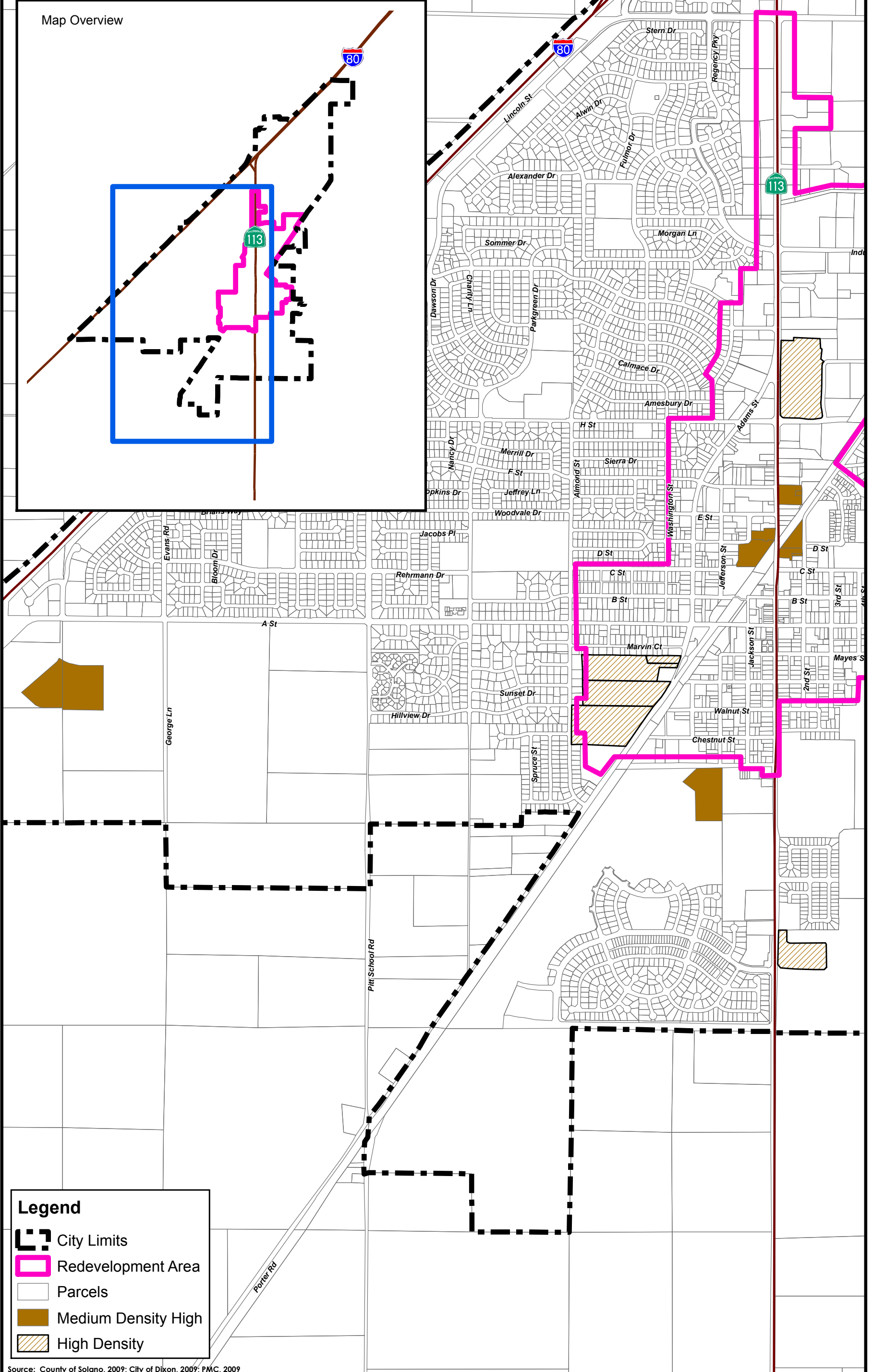
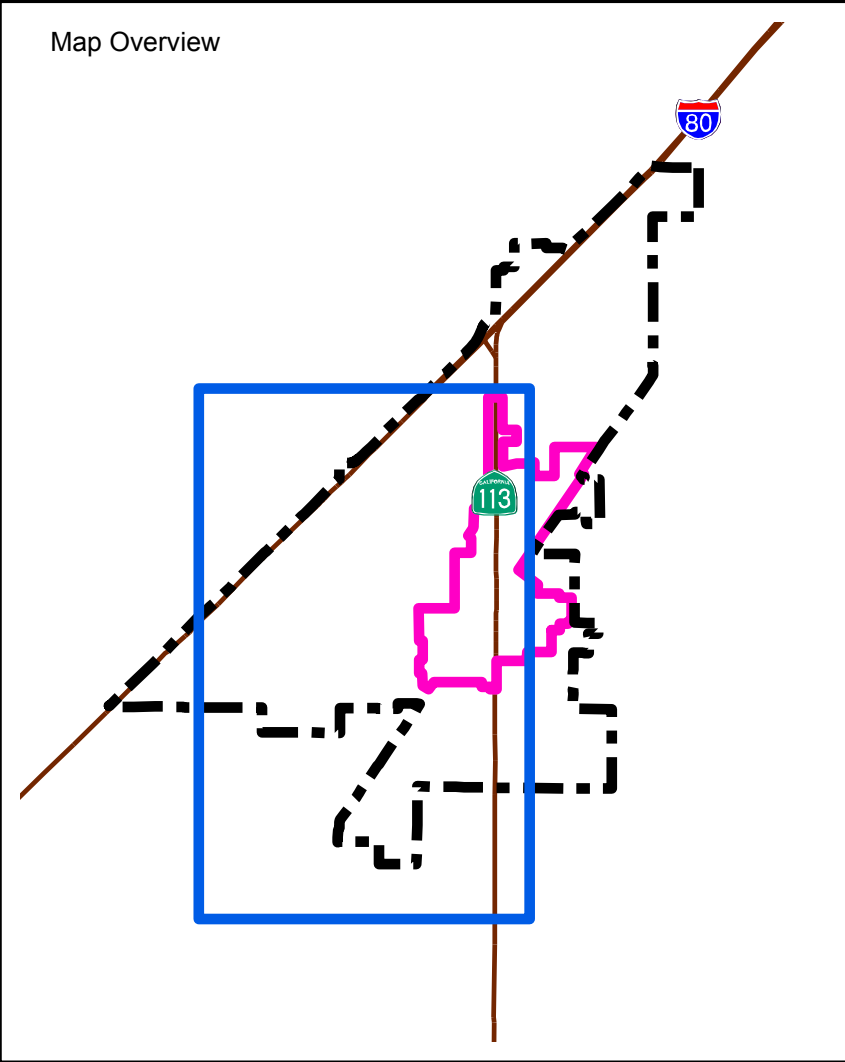


Medium Density Residential Sites



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Map Overview



Legend

- City Limits
- Redevelopment Area
- Parcels
- Medium Density High
- High Density

Source: County of Solano, 2009; City of Dixon, 2009; PMC, 2009



High Density Residential Sites



