



2023 – 2031 Housing Element Update

Planning Commission Meeting – September 13, 2022

Agenda



Housing Element Overview/Contents



Housing Element Outreach



Regional Housing Needs Allocation (RHNA)



Housing Element Programs



Schedule

Housing Element Overview

» Adoption Deadline: January 31, 2023

- 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
- 5th Cycle Planning Period: January 31, 2015 – January 31, 2023

» Required element of the General Plan

» State-mandated update schedule

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

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

Housing Element Contents

Housing Element

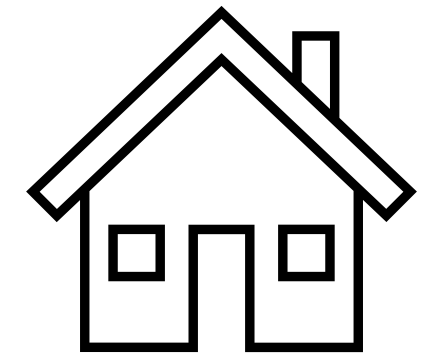
- Review of 5th Cycle Programs
- 6th Cycle Housing Programs
- Sites Analysis
- Housing Constraints

Appendices

- Appendix 1 – Regional Outreach
- Appendix 2 – Regional Housing Needs Assessment
- Appendix 3 – Regional and Local Fair Housing Assessment

Housing Element Contents

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



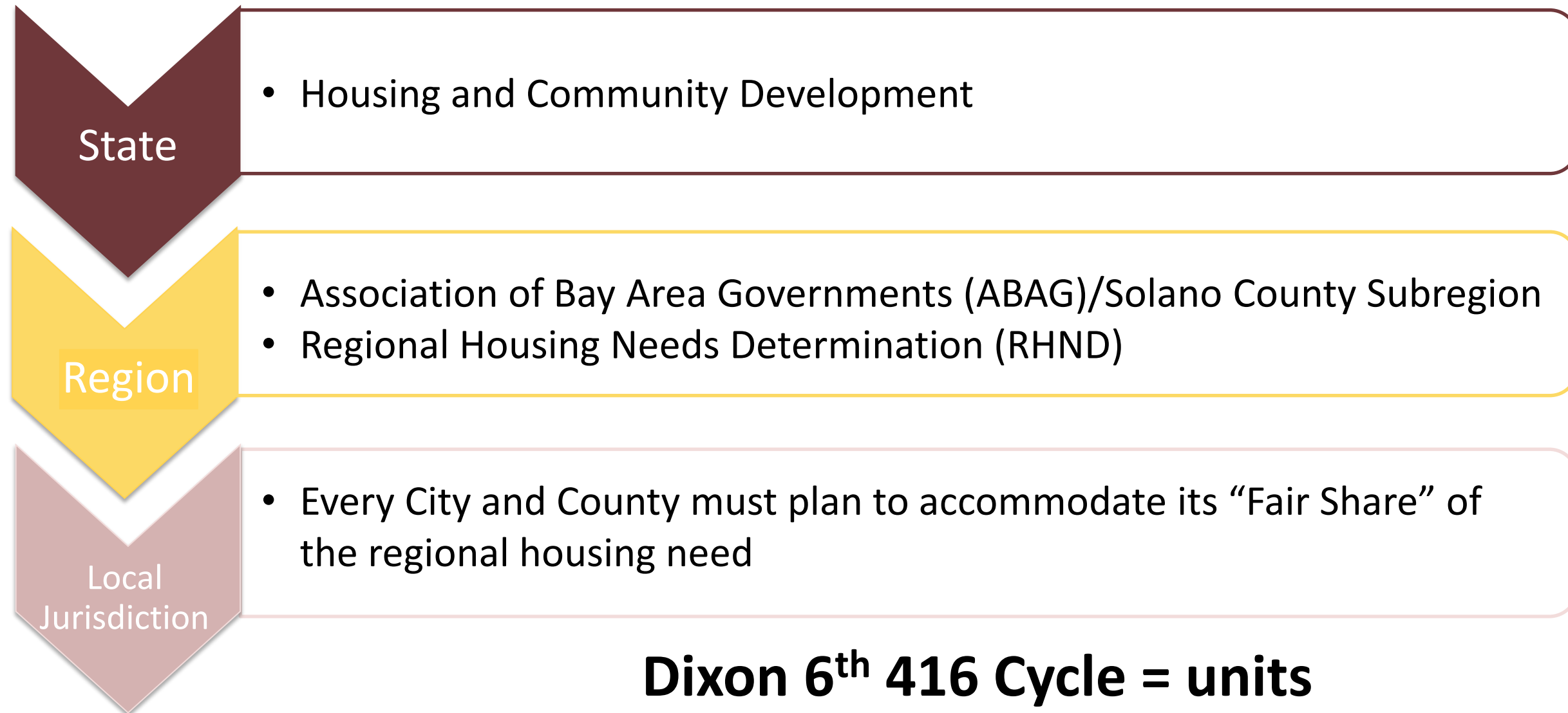
Housing Element Outreach

Activity	Dates
Stakeholder Consultations	January – June 2022
Regional Housing Element Introduction Workshops	January 26 and 27, 2022
Planning Commission Study Session	March 8, 2022
City Council Study Session	March 15, 2022
Countywide Housing Survey	March 17 – June 16, 2022
Regional Housing Needs Assessment Workshops	March 30, 2022
Regional Fair Housing Needs Assessment Workshops	June 1, 2022

Regional Housing Needs Allocation (RHNA)



Regional Housing Needs Allocation (RHNA)



Dixon 6th 416 Cycle = units

5th 197 Cycle = units

Dixon's 6th Cycle RHNA

Income Category	Income Range*	2023-2031 6 th Cycle RHNA	Density Needed
Very Low	Up to \$48,550	113	20+ du/acre
Low	\$48,551 – \$77,600	62	20+ du/acre
Moderate	\$77,601 – \$119,150	62	5-10 du/acre
Above Moderate	More than \$119,150	179	0-3 du/acre
Total		416	

Source: HCD Income Limits 2021, ABAG, 2021

*Based on a four-person household

Strategies to Meet the RHNA

Start with sites from the 5th cycle element



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



Look at Vacant and Underutilized sites



Projected Accessory Dwelling Units (ADU)

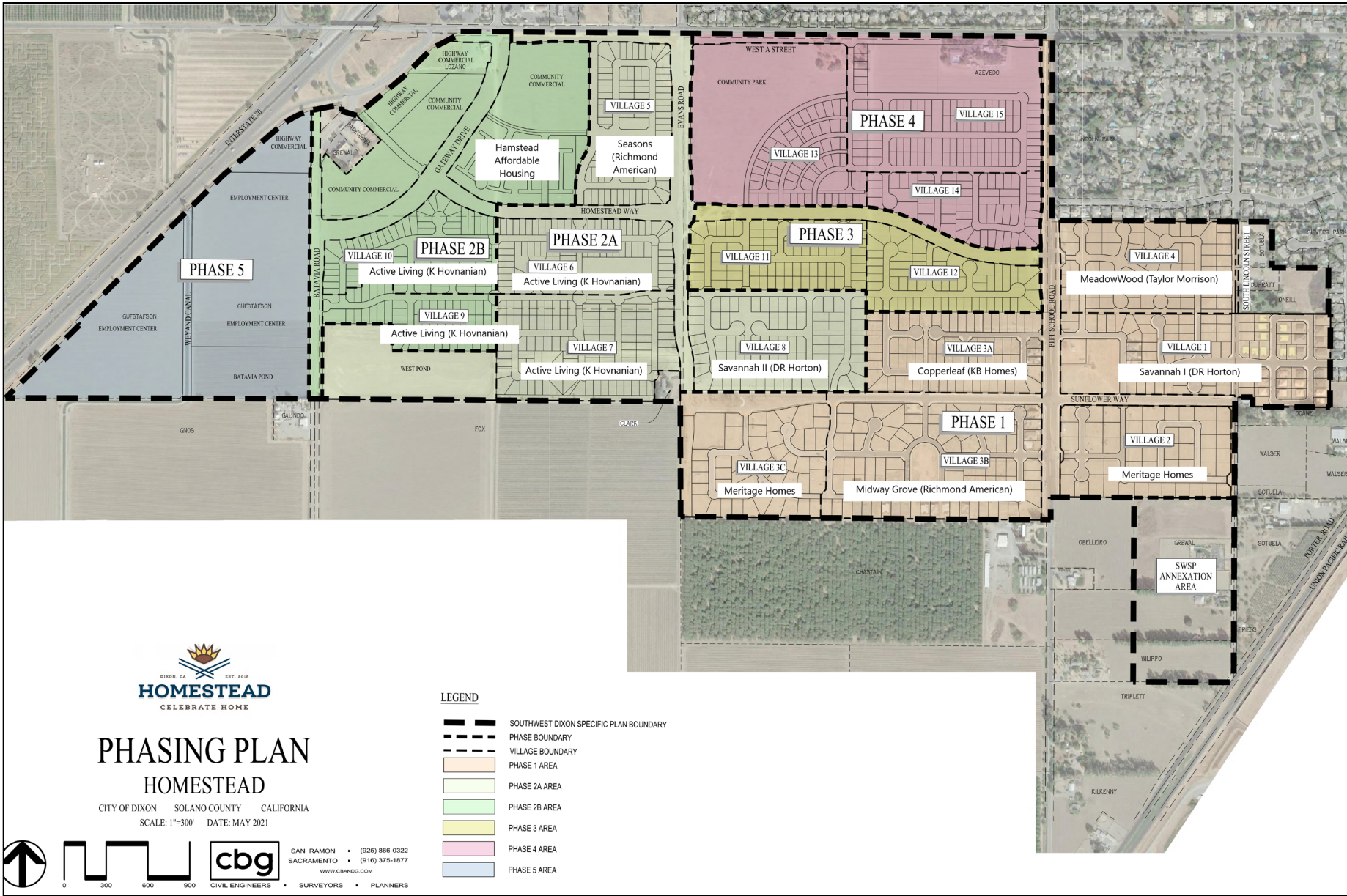


Consider Pipeline Projects and Specific Plans

Project Capacity: Homestead

Residential Density	Gross Acres	Max. Units
Low to Medium-High Density	90.7	664

Note: The inventory projects that only phases 2B, 3, and 4 will be constructed during the planning period.



Project Capacity: Lincoln Square

Residential Density	Gross Acres	Max. Units
Low-Density Residential (9 du/ac)	10.99	100



LINCOLN SQUARE
DIXON, CA
OCTOBER 2021

Lewis Community Developers
A Member of the Lewis Group of Companies
9216 KIEFER BOULEVARD SACRAMENTO, CA 95826

SHEET WILL BE UPDATED TO REFLECT 100 LOTS PER CITY OF DIXON COMMENTS FROM JANUARY 2022



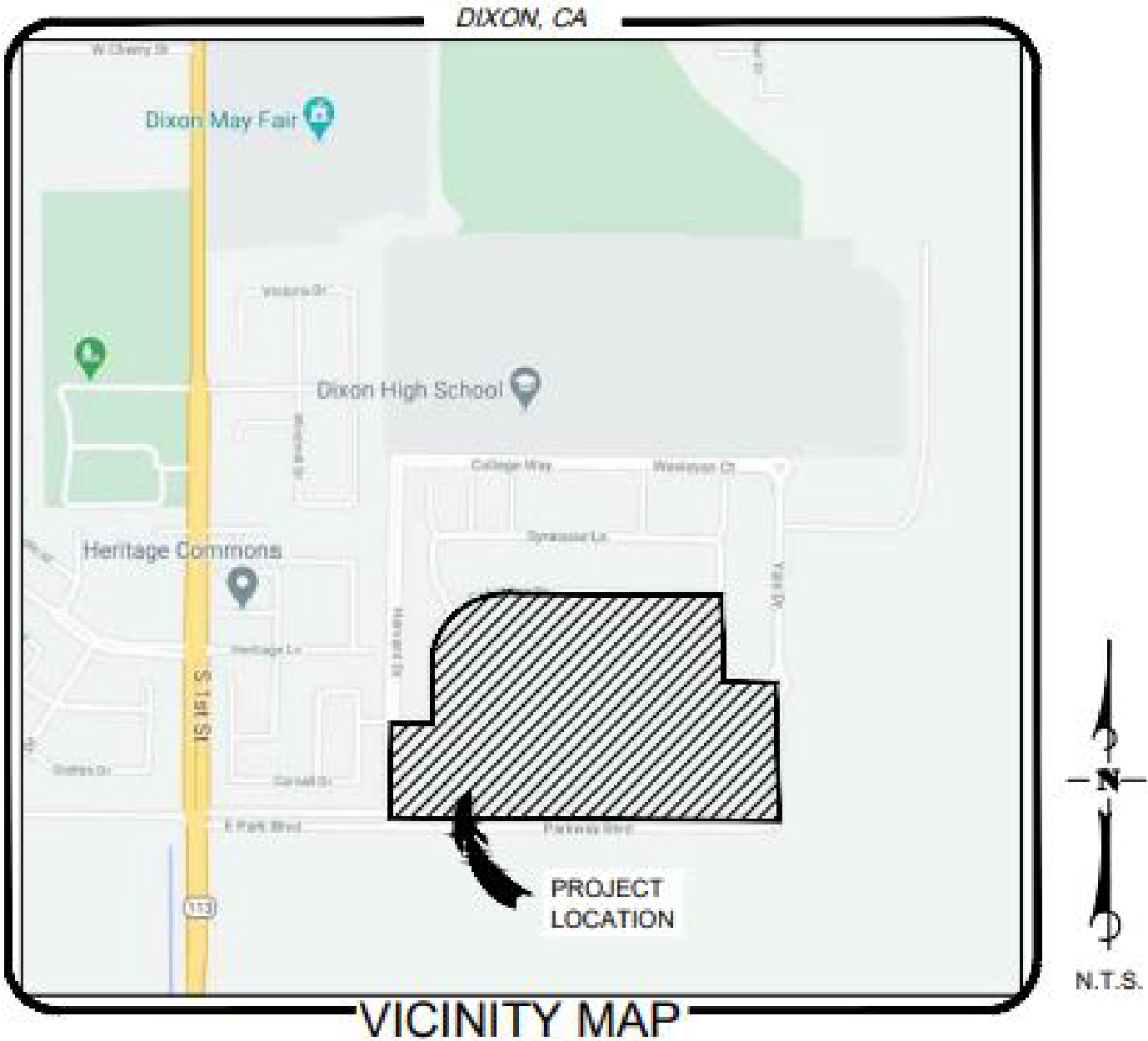
WOOD R
BUILDING RELATIONSHIPS OF
4670 WILLOW ROAD, SUITE
PLEASANTON, CA. 94588



Project Capacity: Sutton at Parklane

Residential Density	Gross Acres	Max. Units
Low-Density Residential (9 du/ac)	94 acres	57

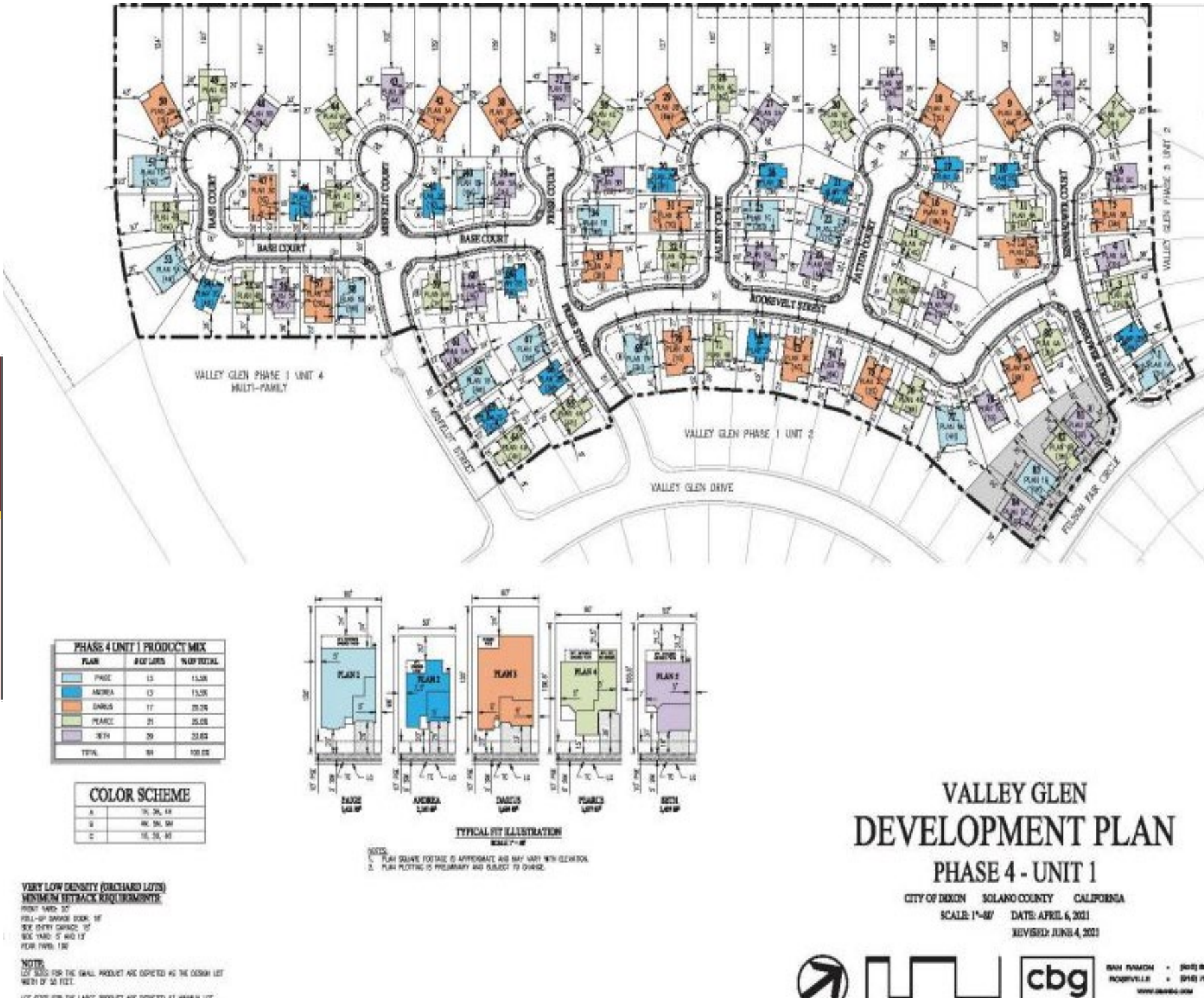
Note: The inventory only includes those parcels that have not yet had a building permit issued.



Project Capacity: Orchard (III) at Valley Glen

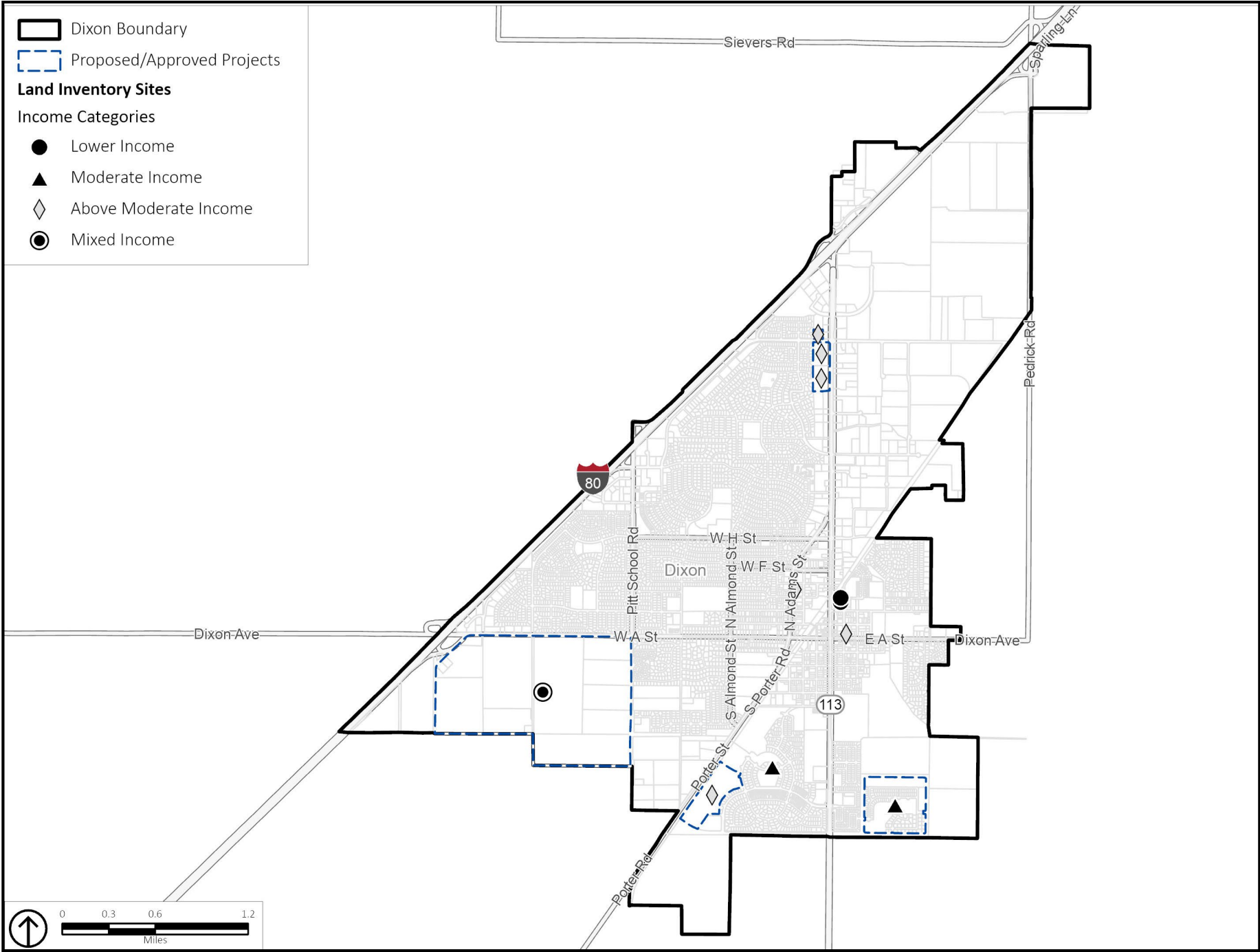
Residential Density	Gross Acres	Max. Units
Low-Density and Medium Density (9-22 du/ac)	234 total acres	41

Note: The inventory only includes those parcels that have not yet had a building permit issued.



Vacant Site Capacity

Income Category	Capacity
Lower (VL/L)	11
Moderate	2
Above Moderate	2
Total	15



Projected Accessory Dwelling Units (ADU's)

» Relying on HCD's Projection Methodology

Year	ADU Permits
2017	0
2018	0
2019	3
2020	0
2021	0
Annual Avg.	0.6
Projected Over 8 Years	6

» ABAG's Affordability Methodology

Income Category	Projected Affordability	Capacity
Lower	60%	1
Moderate	30%	2
Above Moderate	10%	3
Total	100%	6

Plan to Meet the 6th Cycle RHNA

Income Category	6 th Cycle RHNA	Vacant Site Capacity	Approved Projects	Projected ADU's	Total Capacity	Surplus
Very Low	113	11	180	1	192	17
Low	62					
Moderate	62	2	148	2	152	90
Above Moderate	179	2	575	3	580	401
Total	416	15	903	6	924	508

Housing Element Programs



Housing Element Programs

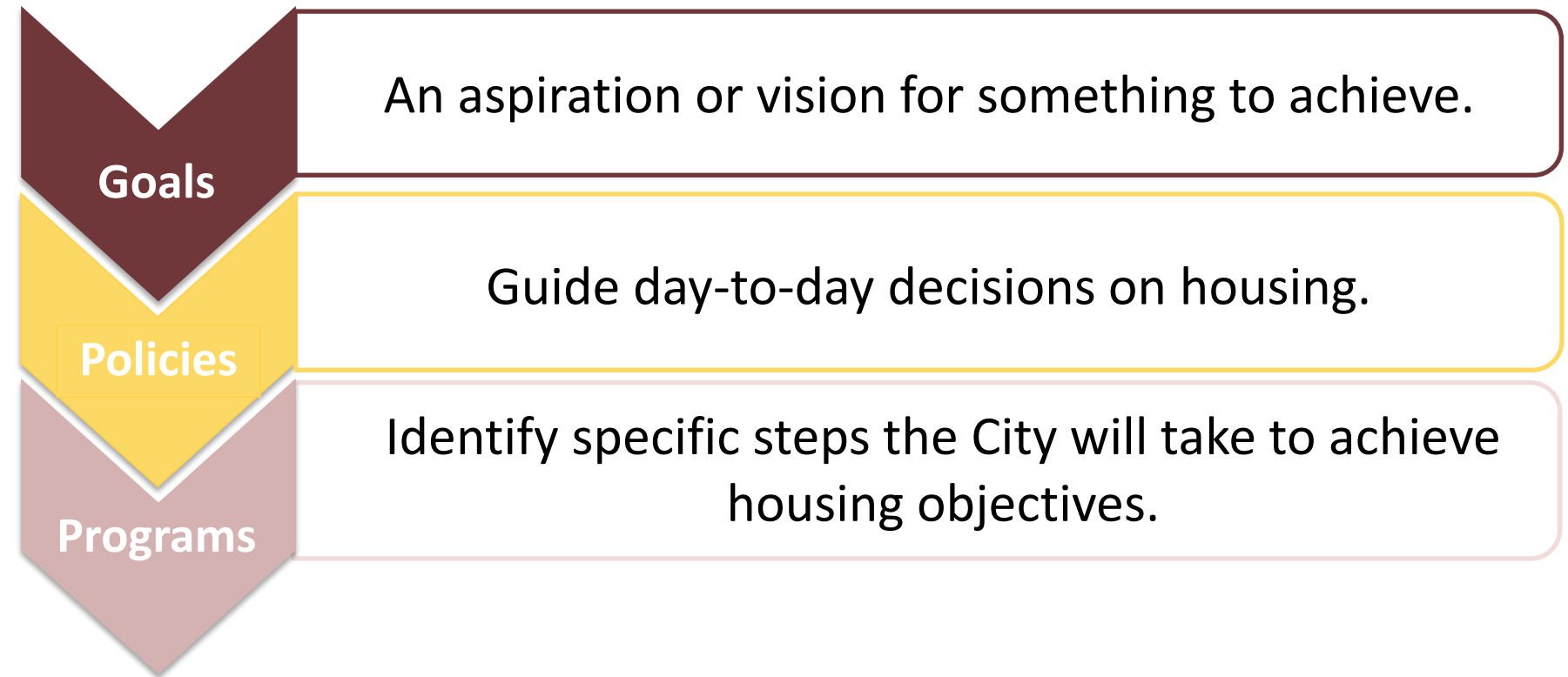
» 2023-2031 Housing Element includes:

- 8 goals
- 20 policies
- 24 programs

» Programs include:

- 21 modified programs
- 3 new programs

» Proposed changes to the programs were made as a result of public comments received, along with changes in State Law.



Programs to Address New State Law

- » *SB 166*: Requires local governments to maintain enough land to meet the RHNA [**Program 3.2.1**]
- » *AB 686*: Requires local governments to include a goal and policies to affirmatively further fair housing [**Program 7.2.1**]
- » *AB 1397*: Allow housing developments with at least 20 percent affordable housing by-right consistent with objective development and design [**Program 3.3.3**]

Programs to Address New State Law

- » *Family definition:* Amend the definition of Family to be consistent with state law
- » *Residential Care Facilities:* Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's revised definition of family.
- » *Low-Barrier Navigation Center:* Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses.
- » *Employee/Farmworker Housing:* Comply with California Employee Housing Act (Health and Safety Code Sections 17021.5)

[Program 4.1.3]

Programs to Address New State Law

- » *Emergency Shelters*: Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)). **[Program 4.13]**
- » *Transitional and Supportive Housing*: Allow for the approval of 100 percent affordable developments consistent with Government Code Section 65583(c)(3). **[Program 4.13]**
- » *Reasonable Accommodations*: Review and revise findings for approving reasonable accommodation requests to ensure they do not pose any barriers to housing for persons with disabilities. **[Program 4.1.2]**

Modified Programs

Modified Programs	
Program 1.1.1: Housing Rehabilitation	Program 4.1.1: Incentives for Special Needs-Housing
Program 1.2.1: Code Enforcement	Program 4.1.2: Reasonable Accommodation and Universal Design
Program 2.2.1: Preservation of Units	Program 4.1.3: Zoning Ordinance Amendment
Program 3.1.1: Implementation of Measure B	Program 4.1.4: Density Bonus Ordinance
Program 3.2.1: Adequate Sites for Housing	Program 4.1.5: Addressing Homelessness
Program 3.3.1: Large Sites	Program 5.3.1: Extremely Low-Income Households

Modified Programs

Modified Programs	
Program 5.4.1: Seek Funding to Support Affordable Development	Program 6.2.1: Streamline Processing
Program 5.4.2: Section 8 Rental Assistance	Program 7.2.1: Fair Housing Program
Program 5.6.1: Large Unit Development	Program 7.2.2: Citizen Participation
Program 6.1.1: First-Time Homebuyer Assistance Program	Program 8.1.1: Energy Efficiency Improvements
Program 6.1.2: Planning Fee Review	

New Programs

New Programs	
Program 3.3.2: Promotion of Accessory Dwelling	Program 3.3.4: Small Site Development
Program 3.3.3: Use of Previous Cycle Sites	

Schedule

Task	Proposed Timeline
2021	
Project Kick off	October 18
2022	
Planning Commission and City Council Study Sessions	March 8 and 15
Release Public Review Draft (30 days)	August 12– September 12
Planning Commission and City Council Meetings to Present the Draft	September 13 and 20
Consider and Incorporate Public Comments (10 business days)	September 13 - 26
Submit Draft Housing Element to HCD (90 Day Review)	September 27 – December 26
Submit Draft Housing Element to HCD (2 nd review 60 days) – if needed	January – March
2023	
Planning Commission and City Council for Adoption hearings*	March/April
Submit Adopted Housing Element to HCD – Certification (60 days)	April - June

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

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Recommendation

- » It is recommended by the Community Development Department that the Planning Commission receive and provide input on the Draft Housing Element.



Thank You