DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ANNUAL HOUSING ELEMENT PROGRESS REPORT

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City of Dixon

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HOUSING POLICY
DEVELOPMENT, HCD

APR 1 0 2009

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Dixon

Reporting Period January 1, 2008 - December 31,2008

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
360B North First Street	SF					1	1			
220 Porter Road	SF					1	1			
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(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						2	2			
(10) Total by income units (Field 5) Table A ► ► ►						2				

Table A2
Annual building Activity Report Summary for Above Moderate-Income Units

	Single Family	2 – 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	2	0	0	0	0	2

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	107	0	0								0	105
	Non-deed Restricted		2	0								2	
Low	Deed Restricted	98	0	0								0	97
	Non-deed Restricted		1	0								1	
Moderate	Deed Restricted	123	0	0								0	123
	Non-deed Restricted		0	0								0	
Above Moderate		310	10	2								12	298
Total RHNA by COG. Enter allocation number:		728										15	713
Total Units ► ► ►			13	2									
Remaining Need for RHNA Period ► ► ► ► ►													

Table C
Program Implementation Status

Housing Program	5-year Objectives	Progress
Housing and Neighborhood Conservation		
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.	Provide loans to rehabilitate three to five housing units annually. Advertise the program on the City website and provide information at public counters.	**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. **Progress:** Moderately successful. The City's objective was to provide three to five housing rehabilitation loans and only one loan was provided. **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.
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.	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 housing and neighborhood conditions.	**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 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.

Housing Program	5-year Objectives	Progress
		Appropriateness: The City will continue code enforcement activities to ensure compliance with building and property maintenance codes.
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.	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.	**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.
Housing Production		
HP 4 The City will continue its current growth management allowances and exemptions under Measure B.	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.	**Effectiveness:** The City has exempted Simpson Senior Housing's 81 units, Ascher Building 7 units 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

Housing Program	5-year Objectives	Progress
		2008. **Progress:** Successful. The City exempted several projects and been preparing their annual housing production reports. **Appropriateness:** The City will continue to implement existing exemptions which are a part of Measure B.
HP 5 As part of the implementation program for Measure B, the City will provide allocations for the development of affordable housing.	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.	**Effectiveness:** The City has allotted unused Measure B units as follows: 172 units to Lincoln Creek, 131 units to Southwest Development, and 41 units to 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. **Progress:** Successful. The City has allotted unused Measure B allotments for 3 developments over the past 5 years. **Appropriateness:** The City will continue to provide unused Measure B allotments for affordable housing.
HP 6 The City will assign priority for Measure B allocations and entitlement processing to projects that include more than one housing type.	Assign priority for Measure B allocations to projects with more than one type of housing.	**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.

Housing Program	5-year Objectives	Progress
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.	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.	**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.
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 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.	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 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	**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 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

Housing Program	5-year Objectives	Progress
	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 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. 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	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.

Housing Program	5-year Objectives	Progress
	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.	
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 zone district.	Revise the Zoning Ordinance to permit only multi-family dwellings in the RM-2 zone by 2003.	**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. **Progress:** Successful. The City updated the Zoning Ordinance. **Appropriateness:** The City will modify this program to better fit the character of the City.
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.	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.	**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 43 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).

Housing Program	5-year Objectives	Progress
		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.
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.	In compliance with state law, update the Zoning Ordinance by 2003 to permit manufactured housing by right in all R-1 districts.	**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. **Appropriateness:** The City will delete this program because they are not currently encouraging this type of housing.
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.	Amend the Zoning Ordinance by 2003 to reflect the fact that mobile homes and mobile home parks are permitted in all R-1 districts.	**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
Special Needs Housing		
SNH 13 Zoning Ordinance Amendment: Emergency shelters are facilities that provide shelter to homeless families or	Amend the Zoning Ordinance by 2003 to permit emergency shelters in ML zone districts and transitional housing in RM-2 zone	**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

Housing Program	5-year Objectives	Progress
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 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	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.	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.

Housing Program	5-year Objectives	Progress
conditions placed on these facilities will not unduly constrain the development of such facilities. 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 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.		
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.	Encourage the development of second units on R-1 lots by providing information at public counters and City website.	**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.

Housing Program	5-year Objectives	Progress
Second units offer a number of benefits. They provide an additional source of affordable rental housing for the elderly, students, and single persons. Second units also provide supplemental income to those who rent out the units. This can help many modest income and elderly homeowners afford their home payments. 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.		
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	Amend the Zoning Ordinance by 2003 to identify licensed residential care facilities serving six or fewer persons as a permitted use in residential districts.	**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.

Housing Program	5-year Objectives	Progress
serving more than six persons shall be approved on the basis of compatibility with the surrounding neighborhood and aspects of the land use and not the occupants.		
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,	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.	**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.

Housing Program	5-year Objectives	Progress
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.		
Housing Affordability		
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 City participates in the Mortgage Credit Certificate Program, which is administered	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 homebuyers in Dixon by placing brochures at public counters and	**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.

Housing Program	5-year Objectives	Progress
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.	providing information on City website.	
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: • Shared housing for seniors • Congregate housing • Farmworker housing • Senior housing • Self-help housing • Transitional housing	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.	**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.

Housing Program	5-year Objectives	Progress
• 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.		
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 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	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.	**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.

Housing Program	5-year Objectives	Progress
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 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.		
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 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.	Develop and adopt a condominium conversion ordinance that includes requirements and criteria for converting rental apartments to condominiums or cooperative projects.	**Effectiveness:** The City has not yet adopted a condominium conversion ordinance but has plans to adopt this ordinance by June 2009. **Progress:** The City plans to adopt this ordinance within the next few months. **Appropriateness:** The City will continue to implement this program.
Address Governmental Constraints		
GC 21 Regulatory Incentives and Financial	Continue the use of regulatory incentives and/or financial	**Effectiveness:** To ensure the development of quality affordable housing projects, the City

Housing Program	5-year Objectives	Progress
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 set-aside or other available State or federal funding sources. Refer to Section IV of this Housing Element for some details about funding sources.	assistance, such as reduced parking requirements, low-interest loans, to encourage quality affordable housing projects.	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.
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	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.	**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

Housing Program	5-year Objectives	Progress
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.		subdivisions. **Appropriateness:** The City plans to continue to use the Planned Development district to provide flexible development standards.
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 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.	Conduct periodic annual review and, if appropriate, adjustment of City impact fees.	**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. **Appropriateness:** The City will continue to conduct annual reviews of the City's impact fees.
Equal Housing Opportunity		

Housing Program	5-year Objectives	Progress
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 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.	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.	**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.
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	Continue to encourage and solicit public input on housing issues through the use of community meetings and workshops.	**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

Housing Program	5-year Objectives	Progress
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 public in the planning process and provide opportunities for input/feedback on housing issues through public meetings and the dissemination of information.		with the Citizens Advisory Committee to encourage and solicit public input.
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	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.	**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.

Housing Program	5-year Objectives	Progress
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.		
Energy Conservation		
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	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.	**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.

Housing Program	5-year Objectives	Progress
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.		
EC 28 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 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.	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.	**Effectiveness:** The City has continued to assist low-income households with ways to make energy efficiency improvements through the Housing Rehabilitation and Safe At Home Programs. The City is currently eligible for the PG&E rebate program. **Progress:** Successful. City residents are currently eligible for the PG&E rebate program. **Appropriateness:** The City will continue to assist low-income residents in need of energy efficiency improvements.