

MAYOR JACK BATCHELOR, JR.
VICE MAYOR MICHAEL CEREMELLO, JR.
COUNCILMEMBER DANE BESNEATTE



COUNCILMEMBER THOM BOGUE
COUNCILMEMBER RICK FULLER
CITY TREASURER JAMES SLAUGHTER

June 28, 2011

HCD/Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: City of Dixon Annual Housing Element Progress Report

Dear Sir or Madam:

Enclosed please find a copy of the city of Dixon's Annual Housing Element Progress Report. The report covers from June 1, 2009 through December 31, 2010.

Please feel free to contact me at 707 678-700 x114 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "David Dowswell".

David Dowswell
Community Development Director

HOUSING POLICY
DEVELOPMENT, HCD

JUN 29 2011

City of Dixon

600 East A Street • Dixon, California • 95620-3697
(707) 678-7000 • FAX (707) 678-0960 • TTY (707) 678-1489

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Dixon
Reporting Period 1/6/2009 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (may be APN No., Project Name or Address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 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						
113-051-010	SU	R		1			1					
115-070-160	SF	R			1		1					
114-273-010	SU	R		1			1					
115-101-180	SU	R		1			1					
115-107-100	SU	R		1			1					
(9) Total of Moderate and Above Moderate from Table A3				0	0	0	0					
(10) Total by Income Table A/A3			0	0	0	0	0					
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

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

Jurisdiction City of Dixon
Reporting Period 1/6/2009 - 12/31/2010

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk			55	55	The project received \$1,894,000 TCAC award, \$1,358,000 in Federal funds and \$4,200,000 in private funding. The RDA provided \$633.
(3) Acquisition of Units			2	2	
(5) Total Units by Income	0	0	57	57	

* Note: This field is voluntary

**Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	0						0
No. of Units Permitted for Above Moderate	0					0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Dixon
Reporting Period 1/6/2009 - 12/31/2010

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.		RHNA Allocation by Income Level	2007	2008	2009	2010									Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Deed Restricted Non-deed restricted	Deed Restricted Non-deed restricted	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9					
			Very Low			2										
Low	Deed		1											1	-1	
	Restricted Non-deed restricted															
Moderate	Deed		5											5	-5	
	Restricted Non-deed restricted															
Above Moderate																
Total RHNA by COG. Enter allocation number.			8											8		
Total Units															-8	
Remaining Need for RHNA Period																

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Dixon
 Reporting Period 1/6/2009 - 12/31/2010

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe In H.E.	Status of Program Implementation
1.1.1 Housing Rehabilitation	Maintain and improve Housing	Annually	City provided financial assistance to 2 properties
1.2.1 Code Enforcement	Compliance with Building Codes	2007-14	City continues to identify non-code compliant housing
2.1.1 Condo Conversion Ordinance	Protect existing apartments	June 09	City has prepared draft ordinance, which is awaiting adoption.
2.2.1 Preservation of Units	Preserve affordable housing	Annually	City supported a TCAC grant application for 55 unit apt project
2.3.1 Neighborhood Stabilization	Acquire/rehab res foreclosures	June 10	Program was unworkable. Took too long to purchase properties
3.1.1 Measure B Exemptions	Exempt properties in RDA	Annually	City continues to exempt properties within RDA
3.2.1 Land Inventory	Adequate amount residential land	Annually	City has adequate amount of residentially zoned land
3.2.2 Multiple Family Zoning District	Permit single family in RM-2	June 10	City amended RM-2; prepared ordinance for RM-3 and RM-4 Zones
3.3.1 Housing Diversity	Ensure variety of housing types	Annually	GP requires 80% sf and 20% mf for all new subdivisions
3.3.2 Mixed Use	Encourage mixed use residential	Annually	City continues to encourage mixed use, residential/commercial
3.3.3 Custom Homes	Provide housing diversity	Annually	No new developments have been proposed since adoption
4.1.1 Special Needs Housing	Offer incentives	Annually	\$343,000 RDA loan for very low senior housing project
4.1.2 Senior Housing Need Survey	Conduct demographic survey	2009-10	Developer of senior housing project conducted need survey in 2009
4.1.3 Second Units	Encourage alternative housing	June 10	City has prepared draft ordinance to allow in RM-2 Zone.
4.1.4 Residential Care Facilities	Update definition of family	June 10	City has prepared definition. Ordinance awaiting adoption.
4.1.5 Child Care	Develop child care with housing	On-going	No activity due to lack of residential development
4.1.6 Housing for Disabled	Universal design ordinance	June 10	City has gathered examples ordinances from other cities
4.1.7 Reasonable Accommodations	Provide information	June 10	City has gathered information from other cities
4.1.8 Zoning Ordinance Amendment	Comply with state law	June 10	City has prepared draft ordinance, which is awaiting adoption
5.1.1 Review of Available Land	Adequate residential land	Annually	City has determined there is adequate land to meet needs
5.2.1 Affordable Housing Allotment	Incentivize affordable housing	Annually	Measure B allows Council to allocate units to affordable housing
5.3.1 Rezone Sites for Affordable Housing	Meet RHNA requirement	June 10	City rezoned 5 acres in 2009. Looking for additional sites.
5.3.2 Extremely Low Income Housing	Assist extremely low housing	Annually	City supported a HOME application for extremely low sr. housing
5.4.1 Affordable Housing Assistance	Support assistance programs	Annually	City supported a HOME application for extremely low sr. housing

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Dixon
 Reporting Period 1/6/2009 - 12/31/2010

5.4.2 Section 8 Housing Assistance	Support Section 8 program	Annually	City continues to support program administered by Vacaville
5.5.1 Homeownership Program	Participate in owner programs	Annually	RDA provide assistance for three FTHB in 2009
5.6.1 Large Family Units	Encourage larger affordable units	Annually	No new non-seniors apartment projects proposed since 2004
6.1.1 Incentives and Financial Assistance	RDA to finance affordable housing	Annually	\$343,000 RDA loan for very low senior housing
6.1.2 Planning Fees	Review AB 1600 impact fees	Annually	City continues to monitor fees to insure they are not excessive
6.2.1 Streamline Processing	Shorten review time to save \$	Ongoing	City processed senior housing project in timely manner
6.2.2 Design Review Guidelines	Adopt guidelines to assist PC	June 10	City is revising design review guidelines to provide clarity
6.3.1 Planned Development	Consider as a planning tool	Annually	City used to promote residential diversity Brookfield development
7.1.1 Fair Housing Program	Encourage fair housing	Annually	City advises individuals of their rights through various means
7.1.2 Citizen Participation	Get community input	Annually	City uses various means of outreach to inform public
7.2.1 Eliminate Housing Discrimination	Support fair housing laws	Annually	City advises individuals as to their rights
8.1.1 Energy Conservation	Encourage ways to reduce costs	Annually	City required photo-voltaic for senior housing project

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

Jurisdiction

City of Dixon

Reporting Period

1/6/2009

-

12/31/2010

General Comments: