

Dixon's Growth Control: Measure B, Measure D, Ordinances No. 02-003 and No. 03-002

For years I have been misinformed and provided half of the facts of Measure "B". Therefore, for the people of Dixon perplexed by Measure B and how it is implemented by the City and used by those for and against the recall, I submit for your consideration a history and time-line based on "quotes" from the four documents that are the foundation of Dixon's Growth Control. I provide no commentary or spin, just the facts. These documents can be found in two places, City Hall and my web site www.netn2it.com/council.

Measure "B", as approved by Voters, April 8, 1986 was to "*authorize the Dixon City Council to limit annual residential growth in the city of Dixon to a number of new dwellings units equal to 3% or less of the total number of housing units existing on December 31st of each prior calendar year*".

The 1986 Measure was absent of carry-overs and allocation pools but focus was directed to "*drainage and flooding, traffic and schools are already at or near capacity, our City may not have enough facilities and available resources to now provide for already approved development to be built, let alone areas proposed to be annexed*". Additional focus was placed on "*a large multiple unit dwelling complex that will alter the housing mix of the City of Dixon by some 352 units, and increase its multiple dwelling inventory by almost 50%*." This project was never built.

There were allowable exceptions made but no direction on an allocation pool. "*Such exceptions do not occur more than two years in a row, and provided (b) in no case will the total number of units approved exceed the average of 3% per year over each consecutive five year period*".

"*On April 12, 1988 the City's electorate considered Measure "D", an advisory measure relating to the implementation of Measure "B". In deciding Measure "D", the electorate was asked to determine weather a policy which limited the carry-over of unused Residential Housing Allotments by developers from the year in which they were first granted into future years was "Not Restrictive Enough", "Fair" or "Too Restrictive."*

"*The policy considered permitted a developer to carry-over into the next calendar year only so many unused Allotments as, when totaled with the Residential Housing Allotments issued in that next calendar year, would total one hundred twenty-five (125%) percent of the Allotments actually used in the prior year. A plurality of forty-three and seven-tenths (43.7%) percent of the electorate considered the policy to be "Fair". Approximately thirty-seven (37%) percent of the electorate desired a more restrictive view of carry-overs and considered it to be "Not Restrictive Enough."*

On April 9, 2002 Ordinance No. 02-003 "Measure B Residential Growth Implementation Plan" was signed with a 5-0 in which appeared:

- *"The allotments issued by the City will be useable by the developer to whom they are issued only during the calendar year in which they are issued. Only a limited basis for extending the life of the Allotment is provided for. However, the Allotments which are not used are not completely extinguished. Instead they remain available for reallocation during the next four (4) calendar years. If not allocated and used after five (5) years, the Allotments are usable only for Affordable Housing. The City Council considers this procedure to be consistent both with Measure "B" and Measure "D"*
- *"Measure B does not apply to residential housing constructed within the boundaries of the Central Dixon Redevelopment Project Area"*

On March 11, 2003 the Ordinance No. 03-002 amended section 1.03 of chapter 1 of article 2 of the Dixon City Code, relating to exemptions from the applicability of the Measure "B" Growth Control Ordinance with a vote of 4-0 with one abstaining.

This ordinance provided for the exemption of, "rest homes, convalescent hospital or facilities, assisted living facilities, congregate care facilities. Dwelling units reserved for senior citizen, not less than fifty-five (55) years of age, when household income is either very low, low, or moderate income... ...This exemption is limited to the first one-hundred-fifty (150) dwelling units(s) so approved by the City Council"

Allow me to close by adding, please question everything, read and be informed.

Respectfully,

Mike Smith,
Councilmember

Additional Data as provide at the City Council Meeting discussing Measure B and future growth:

Measure B 1998 - 2014 Analysis													
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Year	Total Housing Units ⁵	Total Yearly Units Added for Allocation Under Measure B ²	Total Units Constructed ¹	Exempt Units ³	Measure B Units Constructed or Approved	Measure B Units Approved for Valley Glen	Measure B Units for South West (Projected)	Measure B Units for BrookField (Projected)	Total Measure B Units Constructed	Measure B Annual Increase ⁴	4 Prior Years Remainder Available for Allocation ⁶	Total Available for Current Year	5 yr. Net % (15 % Max) ⁷
Beginning January 1			Single & Multi-Family Dwellings		1998 to 2002 plus Somerset, Pheasant Run, Unit 7 and Infill						PRECEDING FOUR YEAR BLOCK (REMAINDER FOR CURRENT YEAR)	PRECEDING FOUR YEAR TOTAL PLUS CURRENT YEAR ALLOCATION	
1998	5,002	150	136	31	105				105	2.10%			
1999	5,138	154	88	4	84				84	1.63%			
2000	5,226	157	3	0	3				3	0.06%			
2001	5,229	157	30	4	26				26	0.50%			
2002	5,259	158	58	3	55				55	1.05%	400	558	5.33%
2003	5,317	160	375	14	84	277			361	6.79%	503	663	10.02%
2004	5,692	171	228	85	20	123			143	2.51%	302	473	10.90%
2005	5,920	178	399	172	4	17	206		227	3.83%	330	508	14.68%
2006	6,319	190	49	0	4	45	0		49	0.78%	281	471	14.96%
2007	6,368	191	196	131	4	0	61		65	1.02%	422	613	14.93%
2008	6,564	197	433	0	4	138	266	25	433	6.60%	548	745	14.74%
2009	6,997	210	173	0	2	152	19	0	173	2.47%	312	522	14.70%
2010	7,170	215	269	0	2	85	182	0	269	3.75%	349	564	14.62%
2011	7,439	223	58	0	2		56	0	58	0.78%	295	518	14.62%
2012	7,497	225	77	0	2		75	0	77	1.03%	460	685	14.63%
2013	7,574	227	504	0	2		143	359	504	6.65%	608	835	14.69%
2014	8,078	242	18	0	2			16	18	0.22%	331	573	12.44%
Totals		3,205	3,094	444	405	837	1,008	400	2,650	2.5%	555		

¹ Total Units Constructed derived from City of Dixon, Building Dept., records for 1998-2004; Projected 2005-2014

² The Yearly Units Added Under Measure B are determined by multiplying Total Units by 3% for each year. Measure B 3% restriction initiated in April of 1986.

³ Established by Measure B (includes Redevelopment Area, Watson Ranch, Country Faire, Senior Housing Exemptions, and Affordable Secondary Pool)

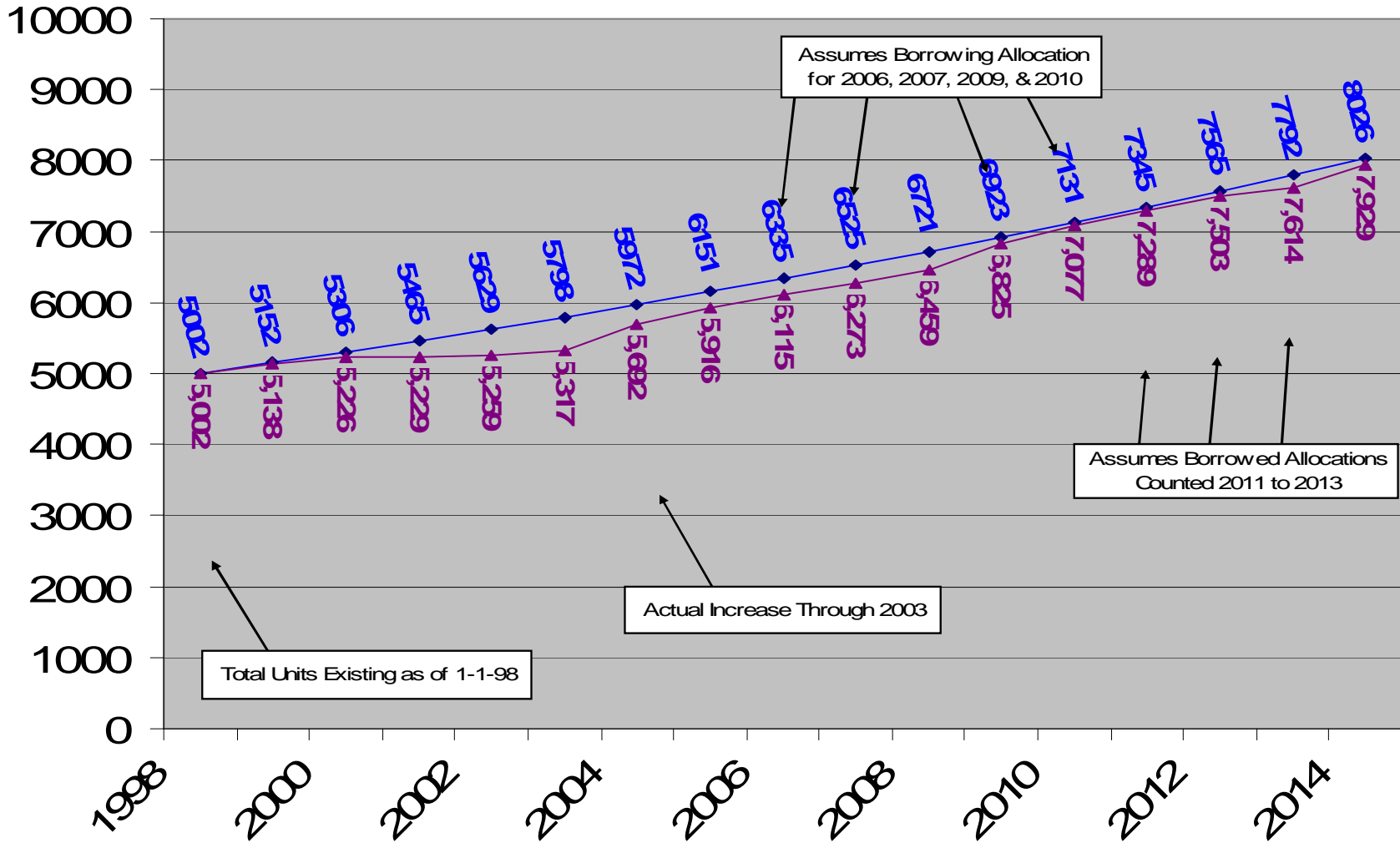
⁴ Measure B Units only. Does not include Exempt Units.

⁵ Actual year data to December 31, 2004; Projected year data from 2004 to 2014

⁶ Year Remainder: 1998=45, 1999=70, 2000=154, 2001=131 for a total available of 400 for 2002.

⁷ Calculated on December 31 of each year.

Housing Unit Growth Trend Comparison



◆ Total Housing Units at 3% Growth
 ▲ Total Housing Units Including Existing Commitments + Southwest Accelerated + Brookfield Proposed