

Draft Sections of Housing Element*
(Part I: Draft Sections 1, 2, 3, 4)
February 8, 2008

1. Draft Table of Contents for Section 1 through Section 4
2. Complete Draft Section 1 (Introduction)
3. Complete Draft Section 2 (Review of 2002 Housing Element)
4. Complete Draft Section 3 (Housing Needs Assessment) – The Introduction and summary were provided to the Committee in hardcopy form, the majority of this section was already reviewed as the BAE report discussed at the January 10, 2008 meeting
5. Complete Draft Section 4 (Sites Inventory and Local Resources to Address Housing Needs) – The Sites Inventory for RHNA, Site Alternatives, and Quantified Objectives were provided to the Committee in hardcopy form

*Complete draft Sections 1-4 were emailed to the Steering Committee members, but were not provided in hardcopy form in an effort to minimize paper usage. Complete draft Sections are posted online as well.

TABLE OF CONTENTS

SECTION	PAGE
1. Introduction	
1.0 Housing and the General Plan Vision	
1.1 Regional Housing Needs Allocation	
1.2 Community Participation	
1.3 Organization of Housing Element	
2. Review of the 2002 Housing Element	
2.0 Effectiveness of the 2002 Housing Element: Results	
2.1 Progress in Implementation: Planned vs. Achieved	
2.2 Evaluation of Housing Objectives, Policies, and Actions: Lessons Learned	
2.3 Evaluation of the Availability of Adequate Sites: Land Made Available	
3. Housing Needs Assessment	
3.0 Existing Population and Household Characteristics	
3.1 Employment: Local Employers and Wages	
3.2 Population, Household, and Employment Growth Projections	
3.3 Housing Costs and Affordability: Overpaying for Housing	
3.4 Housing Stock Characteristics: Type, Conditions, Crowding, Costs, and Vacancy	
3.5 Special Housing Needs: Elderly Households, Single Person Households, Large Family Households, UC Davis Student Households, UC Davis Faculty and Staff Households, Single Female and Male-Headed Households, Disabled Households, Farmworker Households, Persons in Need of Emergency Shelter, Minority Households	
3.6 Energy Conservation in Housing: Going Green from Slab to Ceiling	
3.7 Affordable Housing Units At-Risk: Taking Stock and Saving It	
3.8 Existing and Projected Housing Needs: RHNA and Local Needs	
4. Sites Inventory and Local Resources to Address Housing Needs	
4.0 Sites Inventory: Site Descriptions and Locations	
4.1 Sites Inventory Analysis: Suitability and Availability of Sites and Necessary Local Resources for Housing	
4.2 Site and Zoning Diversity: Provision for a Variety of Housing Types	
4.3 Site Alternatives: Other Options for Housing Production	
4.4 Additional Resources to Address Housing Needs: Redevelopment Agency Funds, HOME, CDBG, City and Agency-owned land, Inclusionary Requirements, and Accessibility Requirements	
4.5 Summary of Quantified Objectives for Housing Provision	

Introduction

1.0 Housing and the General Plan Vision

Historically, Davis has adopted an active approach in the assessment of housing need and the provision of housing to address local need, in order to ensure community diversity and to maintain the agricultural roots of the city. Davis has had a commitment to affordable housing since the 1980s that was formalized with its adoption of an inclusionary housing policy in 1987. Inclusionary requirements and a grassroots movement to produce the city's first affordable housing non-profit were reactions to housing costs that were impacting the fabric of the community—and still do. The following City of Davis General Plan Visions adopted in 2001 continue to assist in guiding the city's policies and planning goals related to housing:

- Quality of Life – including fostering a safe, diverse and sustainable environment that supports and stimulates Davis' individuals, families and youth through minimizing impacts of traffic, noise, pollution, crime and litter.
- Small Town Character – maintaining a compact city form that is surrounded by farmland and greenbelts and maintains Davis' small town character that enhances livability and social interaction.
- Diversity – celebrate and encourage a diverse cultural community.
- Arts and Culture – Identify and preserve archeological, historical and cultural resources.
- Natural Resource Protection – pursue sustainability and minimize impacts on Davis' land, water, air and biological resources.
- Distinct Neighborhood Identity – preserve and create neighborhoods that residents can identify, that include gathering places, and that promote a diversity of housing options that will enable people with a wide range of needs, economic levels, cultural identities, and ages to live in Davis.
- Neighborhood-Oriented Transportation System – promote transportation systems that harmonize with the city's neighborhoods and enhances quality of life.
- Parks and Open Space Program – Provide a park system and recreational programs and facilities that meet the diverse needs of Davis citizens.
- Agriculture – protect the viability of agriculture and prime agricultural land in and around Davis.
- Synergistic Partnership with UC Davis – recognize and strengthen the positive partnership between the City and UC Davis.
- Regional Context – recognize Davis' role within the broader region, including understanding the impact of city policies on the region and through joint planning efforts.
- Regional Leadership – Make Davis a regional leader in slow and well-managed growth, agricultural and environmental preservation, and cultural diversity.
- Accountable, Citizen-Based Planning – Involve citizens on a continuous basis in all aspects of planning.

These visions have led to Davis' adoption of policies that promote smart growth, local affordable housing and workforce housing programs, agricultural land mitigation and preservation, energy

conservation and reduction, mixed-use and redevelopment incentives, local housing production targets, and the creative use and reuse of city land and resources. This Housing Element continues these local policies, as stated in the Davis General Plan. The Steering Committee, appointed by the City Council, as the lead body in the update of the Housing Element was provided a “Summary of Relevant General Plan Policies” (Appendix A) to guide their process in the assessment of potential housing sites. The Steering Committee specifically cited the following overarching goals from these policies that were used to form housing location principles for the consideration of potential housing sites.

“The overarching goals in the Davis General Plan which should influence housing location decisions include: A compact city surrounded by farmland and habitat with slow urban growth; a pedestrian-oriented vital downtown area; a connected greenway system; neighborhoods with schools, parks, greenbelts and shopping; a variety of housing types, designs and prices to meet local housing needs including affordable housing; conservation of energy and resources; a healthy living environment with clean air and compatible noise levels; a balanced transportation system which promotes alternative modes; and city fiscal stability.”¹

These overarching goals were then used to create the following Housing Location Principles that the Steering Committee used to rank potential housing sites:

1. Promotes a compact urban form, which allows for efficient infrastructure and services.
2. Promotes overall proximity to existing community facilities including parks, greenbelts, schools and shopping (which reduces driving and its negative impacts).
3. Promotes overall proximity to the downtown and UC Davis (which reduces driving and its negative impacts).
4. Is capable of providing compact development and higher density housing, especially near community facilities (which reduces driving and its negative impacts).
5. Preserves prime farmland and minimizes farmland conversion.
6. Is adjacent to, or contributes to open space and greenway system connections.
7. Provides adequate vehicular access and safety.
8. Promotes pedestrian, bicycle and transit mobility.
9. Is compatible with existing land uses in the vicinity.
10. Is compatible with noise environment.
11. Avoids health risks (such as exposure to particulates in close proximity to freeways).

¹ “Overarching Goals and Housing Location Principles for Overall Site Rankings,” General Plan Housing Element Update Steering Committee, Winter 2007-08. Included as Appendix K.

- 12. Preserves a small-town feel.
- 13. Promotes historic preservation.
- 14. Advances (or at least does not harm) fiscal stability.

The City of Davis will soon be starting an update process for its existing General Plan document that requires revision by 2010. That large and extended community process will incorporate this Housing Element and will preserve its goals, standards, policies and implementation program.

1.1 Regional Housing Needs Allocation

State law mandates that each area’s council of governments develop the Regional Housing Needs Plan (RHNP) for its region. The Sacramento Area Council of Governments (SACOG) is lead agency in developing the RHNP for the six counties and 22 cities that it serves, including Davis, that make up the Sacramento Region. SACOG’s plan is also required to include the Tahoe Basin portions that are within El Dorado and Placer counties, and the city of South Lake Tahoe. It is SACOG’s responsibility to coordinate with the California Department of Housing and Community Development (HCD) to determine a regional housing needs projection. SACOG then allocates the projected need (in housing units) to each jurisdiction using the drafted RHNP for the region.

In March 2007, HCD first issued a regional allocation of 169,476 units to the six-county region for the period from January 1, 2006 through June 30, 2013. This number was based on a compromise between the California’s Department of Finance’s projection and SACOG’s Blueprint Project calculations. Within this number, subcategory allocations by economic category were also issued for the region, with a breakdown as follows:

- Very low income (less than 50% of Area Median Income): 38,013 units (22.4%)
- Low Income (50 to 80% of Area Median Income): 28,518 units (16.8%)
- Moderate (80 to 120% of Area Median Income): 32,974 units (19.5%)
- Above Moderate (above 120% of Area Median Income): 69,971 units (41.3%)

On July 9, 2007, the Department of Finance released revised population projection numbers based on actual statistics from the first year of the planning period. The updated numbers showed that SACOG’s 6-county region is estimated to have approximately 30% less of a population growth in the region during the period from 2006-2013 than compared to the 2004 Department of Finance population growth increment projections that were used to draft the original Regional Housing Needs Allocation of 169,476 units. The drastic reduction in the projected need for new housing units in the Sacramento Region led to discussions between SACOG and HCD regarding the need and opportunity for a revised allocation for this area. After reviewing the statistics and conferring with Housing Element Law, HCD determined that approval from the Legislature and Governor would be required for such a revision.

On September 11, 2007, both houses of the state legislature approved the bill (AB 1259) that would allow the California Department of Housing and Community Development (HCD) to use the revised Department of Finance projections for the reissuance of the Regional Housing Needs

Allocation (RHNA) for the Sacramento Region. In October 2007, the Governor signed the bill, leading to a revised RHNA of 118,652 for the region. Using the SACOG-created Methodology, reviewed and commented on by the localities, this regional number led to the following Regional Housing Needs Allocation for the City of Davis during this planning period:

Table 1: City of Davis Regional Housing Needs Allocation (January 1, 2006 to June 30, 2013)

	Very Low	Low	Moderate	Above Moderate
Breakdown by Income Categories (in dwelling units)	31	119	163	185
Total Allocation	498 dwelling units			

1.2 Community Participation

The drafting of this Housing Element update included a substantial amount of time and effort by the City of Davis from the City Council, a volunteer Steering Committee, members of city commissions and city staff. In December 2006, the Davis City Council initiated a General Plan update to the city’s Housing Element. The update was to focus on planning for the provision of adequate sites to meet the city’s next Regional Housing Needs Allocation (RHNA) for the seven and one-half year period from January 2006 through June 2013 and to meet the City’s 1% Growth Target. The General Plan elements to be updated as part of this process included Housing, Land Use and perhaps other elements to assist in making adequate sites available and putting necessary programs in place for implementation.

A 15-member Steering Committee appointed by the City Council was the lead group in this update process. The Steering Committee was comprised of local residents that represented a variety of local viewpoints, expertise, and neighborhoods throughout Davis. Many of the members were past Council or Commission members, past City Managers, and other representatives of community organizations (a teacher, a pastor, etc.). The 13-month process completed by the Steering Committee included the following:

- Bi-monthly (and sometimes weekly) meetings of the Steering Committee, always inclusive of a Public Comment period;
- Two community-wide workshops (summaries of workshop feedback attached as Appendix I and Appendix J);
- Regular “check-ins”/updates with Planning Commission and City Council; and
- Four public meetings and adoption hearings, noticed publicly, by the Steering Committee, Social Services Commission, Planning Commission, and City Council.

Note: All of the documents related to this process, including audio recordings of Steering Committee meetings, have been posted online and can be found at the following city website: <http://www.cityofdavis.org/cdd/GPUUpdate/documents.cfm>

In addition to regular noticing of City Council and Planning Commission updates, agendas for every Steering Committee meeting was posted at City Hall and at the Steering Committee’s website. Additionally, persons wishing to do so were able to subscribe to be on a city email

listserv related to the Housing Element update. Each meeting's agenda and draft minutes from the previous meeting were emailed to this listserv when the hardcopy packets for each meeting were mailed to the Steering Committee. Additionally, notices related to the Steering Committee, including those related to upcoming workshops and public meetings were also provided to this email listserv. Members of the community were able to sign-up for the listserv on the Steering Committee website at any time and were specifically invited to provide an email for the listserv at both community workshops. People without email addresses were provided the opportunity to request information from staff throughout the update process and extra copies of all materials were provided at all meetings of the Steering Committee.

Noticing for the two Community Workshops regarding this update included the following outreach:

1. Fliers distributed in public places. Fliers regarding the workshop were provided at the following locations: Celebrate Davis (a citywide event in Community Park that occurs annually, only used for Community Workshop #1), the local Farmer's Market (as part of City Hall at the Market), All City Offices- including City Hall, the Senior Center, Child Care Services Center for Yolo County, and the Hunt Boyer offices in downtown Davis.
2. Information posted on the City's government television channel. Information regarding the workshops was posted on the city's television channel. This information ran for a two week period prior to each workshop during unscheduled broadcast times with other city information.
3. Neighborhood Associations. All Neighborhood Associations on record with the City were mailed a notice of the workshop to their association contact.
4. Community Organizations. Contact persons for the local chapters of Rotary, Soroptimist, Kiwanis, and the Sierra Club were provided a notice.
5. University of California, Davis. The workshop notice was emailed to the city/county relations manager of the university, as well as all of the current student-elected Senators of the student body.
6. Local business organizations. A notice was mailed to the city's contact for the Davis Chamber of Commerce, Davis Downtown Business Association, and the Davis Independent Merchant Association.
7. Legal Services of Northern California, Woodland. The notice was provided to the local offices of legal services.
8. Davis Joint Unified School District. The notice was provided to the Parents and Teachers Association contact for each of the schools in the local school district.
9. Local affordable housing organizations. The local affordable housing organizations were emailed a copy of the workshop notice.
10. Letter to the Editor. The Chair and Co Chair of the Steering Committee submitted a Letter to the Editor detailing the goals of the workshop and inviting the community to it, the letter was published in the Davis Enterprise.
11. Public meeting notices. A public meeting notice was published in the Davis Enterprise and posted at City Hall.
12. Regular mailing list. A workshop notice and packet of information was provided to the standard meeting mailing list that includes the Planning Commission, the City Council, contacts throughout city departments (police, parks, etc.), a Yolo County planner, the City Manager, and the Community Development Director.
13. Other City Commissions. The workshop fliers and information were provided to the staff liaisons for all eighteen city commissions.

City staff worked tirelessly for over a year to staff the Housing Steering Committee through this update process and to ensure that the community was aware of the process and every opportunity available to them for input. Input from the community has been considered and incorporated by the Steering Committee into their activities and recommendations to the City Council. Additionally, summary information from the Steering Committee meetings and the public workshops held were included in the staff report that accompanied reviews of the draft Housing Element by city commissions and ultimately the City Council.

1.3 Organization of Housing Element

Following this introduction, the Housing Element contains the following sections:

- Section 1. An Introduction of Davis General Plan vision and policies, background in the creation of the Regional Housing Needs Allocation for this planning period, and a summary of the community outreach efforts that surrounded this update.
 - Section 2. A review of the prior (2002) Element, including a summary of the results, an analysis of the City's progress toward achieving its adopted goals and objectives, and an appraisal of its housing policies with the incorporation of lessons learned for this Housing Element Update.
 - Section 3. A Housing Needs Assessment, which analyzes socio-economic conditions, housing conditions, population projections, local overcrowding and overpaying, and market cost trends to determine the City's current and future housing needs.
 - Section 4. An Adequate Sites Inventory and Analysis, which identifies potential sites where new housing may be constructed and analyzes their suitability and availability, as well as their ability to address local housing needs.
 - Section 5. A Constraints Analysis, which addresses governmental constraints to housing development such as zoning and fees, and non-governmental constraints, such as the high cost of land. This analysis includes specific consideration of the governmental constraints to the provision of housing for persons with disabilities.
 - Section 6. Goals, Standards, Policies, and Actions, designed to address the City's housing needs, reduce housing constraints, and create an environment for affordable and accessible housing production and conservation. This section includes quantified objectives that may be used to measure the City's progress.
 - Section 7. A Five-Year Implementation Plan, which summarizes local housing programs and establishes a timeline and responsible party for carrying out Housing Element actions.
 - Section 8. Index of Appendices with background information.
 - Section 9. Index of Tables with background information.
-

Review of the 2002 Housing Element

2.0 Effectiveness of the 2002 Housing Element: Results

The table below summarizes the provision of housing units during the last housing planning period of January 1, 2000 to June 30, 2007. Table 2 lists total units developed, and the corresponding unit count for each of the four income categories, as well as the 2002 Estimate for development of single family and multifamily housing units. This table displays the City of Davis' accomplishment in meeting its regional housing requirements (RHNA). Table 3 provides greater detail of the "Units Built" category from Table 2.

Table 2: Units produced during last Housing Element Period

Project	Housing Units Developed (Actual)	2002 Unit Estimate
Units Built from January 1, 2002 to March 1, 2003 (units detailed in Table 2)	1,352 Units, 653 Above-Moderate, 423 Moderate, 64 Low, and 212 Very Low	-
Zoned Vacant Allocated Single-family Lots throughout the city (Vacant lots as of March 1, 2003)	47 Above-Moderate Units	117
El Macero Estates: Guthrie, Tufts, Hoag Allocation effective 01-01-04	22 Above-Moderate Units	22
312-316 D Street	4 Above-Moderate Units	4
Olive Park Apt.- 1100 Olive Drive	123 Moderate Units	123
625 Cantrill Drive	132 Moderate Units	132
Almondwood Apartments - 1212 Alvarado Avenue	5 Moderate Units	5
Oasis/Willowcreek South – 3106 to 3198 Albany Circle	23 Units, 18 Above-Moderate and 5 Moderate (Entitlements for 21 units at Willowcreek South approved, but not yet built)	43
Walnut Terrace - 3101 Fifth Street	30 Units, 15 Low and 15 Very Low	30
Chen building - 801-805 Second Street	4 Moderate Units	4
El Macero Estates 2 land dedication site - 5663 Marden Street	36 Units, 28 Low and 8 Very Low	36
Pacifico final phase - 1752 Drew Avenue	5 Low Units	5
Bridges at Wildhorse - 1818 Moore Blvd	78 Above-Moderate Units	80
Longview Cottages - 2707 Fifth Street	9 Above-Moderate Units	9
Kelly Point - southwest corner of Cowell Blvd and Drummond Avenue	0 Units, in pre-development stages with next parcel	42
Oakshade land dedication site - 2900 Cowell Blvd	0 Units, in predevelopment stages	15

Project	Housing Units Developed (Actual)	2002 Unit Estimate
Willowbank 9 - west of Cottonwood Drive and north of Montgomery Blvd	0 Units, 31 Units approved and preparing for construction	19
Callori -1207 and 1233 Olive Drive	0 Units, zoned for housing	49
Moore Village - 2444 Moore Blvd	59 Units, 44 Low and 15 Very Low	59
Woodbridge - 4100 Hackberry Place	0 Units	16
Cesar Chavez Plaza - 1220 Olive Drive	53 Units, 21 Low and 32 Very Low	43
Eleanor Roosevelt Circle - 675 Cantrill Drive	60 Units, 12 Moderate, 13 Low and 36 Very Low	53
Mace Ranch III - 2990 Fifth Street	0 Units, in predevelopment for 28 to 30 Affordable Units	15
Infill Developments - includes Core Area, and underutilized properties in R-2 and R-3 Areas	49 Units, 10 Above-Moderate and 39 Moderate	70
Glacier Place - 2301 to 2368 Glacier Place	23 Units, 16 Above-Moderate, 6 Moderate and 1 Low	-
DaVinci Court - 1666 DaVinci Court	51 Units, 33 Moderate, 13 Low and 5 Very Low	40
Los Robles Manor - 1107 to 1121 Los Robles Street	2 Above-Moderate Units, zoned to accommodate 6 more units.	-
Estimated total units on available land		1031
Total Units Built, compared to RHNA Requirement	2168 Units Built, 859 Above-Moderate, 782 Moderate, 204 Low, 323 Very Low (Requirement Exceeded)	RHNA Requirement: 1,962 Units, 878 Above-Moderate, 621 Moderate, 384 Low, 79 Very Low

Table 3: Units Built from January 1, 2002 to March 1, 2003

Project	Housing Units Built
Single-family units Issued Certificates of Occupancy as of 1/1/00 - 2/14/02, excludes affordable and apartment units	631 Above-Moderate Units
1501 & 1515 Shasta Dr - Shasta Point - Evergreen Senior	68 Very Low Units
1800 Moore Blvd. - Terracina Apartment in Wildhorse	70 Units, 50 Low and 20 Very Low
1677 Drew Avenue - Allegre Apartment	152 Units, 122 Moderate and 30 Very Low
1500 Shasta Drive - Adobe Apartment - Evergreen	120 Units, 90 Moderate and 30 Very Low
1752 Drew Ave. - Pacifico Phase I (84 beds/3 = 28 units)	28 Very Low Units
4501 Alhambra - Seville Apartment in Mace Ranch	83 Moderate Units
2029-2085 5 th Street Condos - Sequoia Villas	14 Units 10 Above-Moderate and 4 Moderate
Corner of Redbud & Cottonwood - Willowbank #9 for-sale	8 Moderate Units
5512-5537 Marden St - El Macero Estate 2 for-sale units	8 Moderate Units
Wildhorse For-sale Single Family units built by Morrison	52 Moderate Units
40 Parkside Ave.; 801 Oeste Dr.; 326 I St.; 1307 Union Drive; 1930 Haussler - 2 nd Units as of February 28, 2003	5 Low Units
5503-5539 Tufts - Simmons Estates SF Affordable units	7 Moderate Units
2120+ Cowell Blvd. - Oakshade Commons Apartment	42 Moderate Units
3023 Albany Avenue - Owendale (DMHA) Apartment	42 Units, 9 Low and 36 Very Low
Covell/Catalina/Phoenix Place - 8 Single-family units	8 Above-Moderate Units
312 3rd St. - 4 MF units & 119 E Street - 7 MF units	11 Units, 4 Above-Moderate and 7 Moderate
Total	1,352 Units, 653 Above-Moderate, 423 Moderate, 64 Low, and 212 Very Low

2.1 Progress in Implementation: Planned vs. Achieved

The table that follows summarizes the steps taken during the past housing planning period to accomplish the quantified objectives provided in the city's 2002 Housing Element.

Table 4: Accomplishment of 2002 Housing Element objectives

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
1. Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals.	<p>Standard 1.1a. Housing, including affordable housing, should include a range of unit sizes appropriate to meet Davis housing needs.</p> <p>Objective: Amend the Affordable Housing Ordinance by 2003.</p>	<p>The Affordable Housing Ordinance was amended to require a mix of unit sizes, with at least half of the units required to be three-bedroom based on local needs. The Ordinance allows for city-approved modification based on individual project design and local need. A market study is completed as part of all city-assisted affordable housing developments.</p>
	<p>Standard 1.1b. Each new development area should include a mix of housing types, densities, prices and rents, and designs.</p> <p>Objective: Amend Phased Allocation Ordinance by 2004.</p>	<p>The Phased Allocation Plan Ordinance has not been amended. The City continues to evaluate goals and mechanisms for managing growth. The City uses this General Plan policy as criteria in the review of applications, particularly those that are requesting zoning or General Plan amendment approval.</p>
	<p>Standard 1.1c. All new housing construction shall meet minimum densities and will have limited number of overly large homes.</p> <p>Objective: Amend Phased Allocation 2004 and Affordable Housing Ordinance by 2003</p>	<p>The Planning Commission and City Council, along with staff, continue to consider increased density while maintaining compatibility with surrounding neighborhoods. Previous densities for ownership projects averaged 5 dwelling units per acre; current average is closer to 8 dwelling units per acre. Standards for Floor Area Ratio limits are evaluated with zoning entitlements.</p>
	<p>Standard 1.4a. Units appropriate for disabled persons shall be included in all housing developments with 5 or more units, as required by federal law.</p> <p>Objective: Not quantifiable.</p>	<p>Units for persons with disabilities have regularly been provided in higher density/rental housing, as required. Low density/ ownership projects that require legislative approval from the City Council or Planning Commission now have visitability and first-floor accessibility requirements, based on project size, location, and density.</p>
	<p>Standard 1.4b. Housing for disabled persons should be located near neighborhood center in order to facilitate disabled persons' maximum participation in community life.</p> <p>Objective: 20 dwelling units in or near Neighborhood Shopping Centers.</p>	<p>The Alhambra Center, an upcoming Neighborhood Shopping Center has planning approvals for 4 dwelling units and zoning for the property permits additional units. Dwelling units in or near Neighborhood Shopping Centers continues to be a goal of the city.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 1.1a As a vehicle for long range planning, establish guidelines for allocation processes including development agreements that include adequate citizens' participation and City Council oversight in the planning implementation of the allocation processes.</p> <p>Objective: Amend the Phased Allocation Ordinance by 2004.</p>	<p>The Phased Allocation Plan Ordinance has not been amended. The City continues to evaluate goals and mechanisms for managing growth. The City Council adopted a 1% growth guideline that is equivalent to approximately 325 units per year. The guideline exempts affordable housing units and secondary dwelling units.</p>
	<p>Action 1.1b Analyze the mechanism whereby existing and future mobile home sites can be made permanently affordable.</p> <p>Objective: Conduct analysis by 2007.</p>	<p>In 2007, the City provided an Agency grant to a local mobile home park for the completion of a feasibility study on the potential conversion of the park into a limited-equity cooperative. Staff is also researching what other local governments are doing in regards to mobile home park preservation.</p>
	<p>Action 1.1c As part of proposed large housing developments, consider requiring a percentage of small residential lots and structures with related floor area ratio standards to contribute to the supply of affordable housing and to avoid overbuilding of lots.</p> <p>Objective: Amend Zoning Ordinance, Phased Allocation Ordinance and General Plan Policy interpretation document by 2004.</p>	<p>With the majority of projects necessitating legislative approvals from the Planning Commission and City Council, these objectives continue to be carried out. Additionally, the city's inclusionary requirement for low and moderate units and requirement for middle income/workforce units also assists in providing a variety of housing sizes.</p>
	<p>Action 1.1c Encourage increased densities in Davis in order to facilitate greater affordability without sprawl. Study such dwellings as row houses, town houses, second story apartments over businesses, and second dwelling units. At a minimum, the study parameters should include analysis of the cost of construction impact on local infrastructure, impact to the city General fund, affordability, proximity to shopping and services and consistency with neighborhood preservation standards as they relate to adaptive reuse, privacy, open space, building mass and scale and parking impact issues.</p> <p>Objective: Complete the study and report to City Council by 2007.</p>	<p>With the majority of projects necessitating legislative approvals from the Planning Commission and City Council, these objectives continue to be carried out. Projects planned and built during this Housing Element have averaged a density of 8 dwelling units/acre, as opposed to the City's previous 5 dwelling units/acre. Overall net density of the City right now is approximately 9 dwelling units/acre.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 1.1d Strive to provide owner-occupied townhouses and condominiums in and near the core area and the neighborhood shopping centers geared to empty nesters and singles and couples without children, in order to limit sprawl and provide lifestyle alternatives for those who do not need large suburban houses.</p> <p>Objective: Review of infill projects in and near the core area and the neighborhood shopping centers would include encouragement for owner-occupied townhouses and condos.</p>	<p>Twenty-nine units were built in the Core Area during this Housing Element period. Many of the units were condominiums or townhouses, geared towards smaller households looking to be near shopping and entertainment. Related to this, the city conducted a public process for the creation of a B and Third Streets Visioning Plan for a major intersection and transportation thoroughfare within the core area. Recently approved, this will promote better utilization of core area properties. Lastly, the City's Redevelopment Agency continues to work on a cornerstone redevelopment project at the very center of the core (3rd/4th/E/F), comprised of one whole city block. This project may include residential units.</p>
	<p>Action 1.3a Explore mechanisms for encouraging and financing the construction of housing to meet the needs of single persons with low and very low incomes.</p> <p>Objective: 20 dwelling units by 2005.</p>	<p>Twenty-six one bedroom units for low and very low income seniors were provided in 2003 at 3101 Fifth Street.</p> <p>One-hundred and eleven one bedroom units were completed in 2007 at 675 Cantrill Drive and 1220 Olive Drive, serving primarily very low and extremely low income households. 49 of these units are reserved for seniors.</p>
	<p>Action 1.3b Adopt zoning provisions allowing housing to meet the special housing needs of single persons or small households with low and very low incomes. Allow such housing, subjective to discretionary review, in appropriate residential and commercial areas.</p> <p>Objective: Amend the Commercial Neighborhood (C-N) Combining District by 2004.</p>	<p>The City approved amendments to individual Planned Developments to allow residential uses in specified neighborhood commercial areas. These include the following sites: University Mall, Davis Manor, and Mace/Alhambra. Zoning amendments for Westlake Plaza are currently being considered.</p>
	<p>Action 1.4a Facilitate the process for reasonable accommodations in land use, zoning, funding, development and use of housing for persons with disabilities and adopt an ordinance that specifies procedures and standards for granting reasonable accommodation for persons with disabilities. Consistent with policies that ensure a fair and equitable dispersal of group homes throughout the city.</p> <p>Objective: Zoning Ordinance amendment by 2007.</p>	<p>Staff has taken the draft ordinance to both the Social Services Commission and the Planning Commission. Both commissions provided a recommendation for approval by the City Council. Final adoption of the ordinance is anticipated to occur in early 2008. Legal regulation of small group homes continues to be pre-empted by State Law.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 1.4b Complete a review of land use and zoning standards to promote housing for people with disabilities. Objective: Amend the Zoning Ordinance by 2007.</p> <p>Action 1.4c Create incentives to encourage the establishment of fully accessible housing for people with disabilities in addition to requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles. Objective: 10 dwelling units not otherwise required by 2007.</p> <p>Action 1.4d Consider adopting an ordinance requiring basic access (visibility) features for 25 percent of newly constructed single-family residences (that is in new subdivisions), and in all multi-family residential units with a ground-floor entrance, including, at a minimum: an accessible route through hallways and passageways on the first floor, at least one adaptable bathroom on the first floor with wall reinforcements, and accessible light switches, thermostats and other environmental controls on the first floor. Part of this consideration should be cost analysis for the required reasonable accommodation, accessibility and visibility improvements. Objective: By 2007 the City Council to consider an ordinance that requires basic access (visitability).</p>	<p>Based on data showing Davis' population as less proportionate in respect to senior and disabled households residing in the region, combined with the anticipated increase in senior households with the aging baby boomer generation the City Council determined need for the following housing types:</p> <ul style="list-style-type: none"> • Ownership housing opportunities for persons with disabilities. • Ownership housing opportunities for seniors. <p>After outreach to the development community, local residents, and advocacy groups, the following policy was approved: <u>Visitability/ Accessibility Policy</u> A citywide target threshold that one-hundred percent of all new housing units built within projects that require legislative approval by the City Council be visitable. <u>Visitable features include:</u></p> <ol style="list-style-type: none"> a) An accessible path to the zero threshold entry b) One zero threshold entry at ground or primary floor of the unit c) An accessible path of travel within the unit on its ground or primary floor (wider hallways and doorways) d) An accessible half or full bath on the ground or primary floor (with the inclusion of grab bar backing reinforcements for easy grab bar installation) e) An accessible common room <p>Council regularly requires first-floor accessibility in all of the low-moderate affordable ownership units. First-floor accessibility includes all of the visitable features, plus these features on the ground floor: an accessible full bath, an accessible bedroom, and an accessible pathway throughout the kitchen</p>
	<p>Action 1.5a Continue to work with UC Davis to provide housing for students. Objective: UC Davis to provide additional 2,300 beds on campus by 2007.</p>	<p>Last Housing Element period UC Davis has developed approximately 775 beds and 185 units on campus with new residence halls and the development of the Colleges apartments.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 1.5b Support the provisions in the Memorandum of Understanding entered into by and between the City of Davis and U.C. Davis in 1989, including but not limited to the following:</p> <ol style="list-style-type: none"> 1. The goal and intention of U.C> Davis to provide on-campus housing for 25% of the current (1988-89) base student population of 21,000 and for 35% of the new student population; and 2. The agreement that UC. Davis' maximum and optimum three-term student population on the Davis campus is 26,000. <p>In addition, rely upon the University to provide on-campus student housing to provide for accelerated enrollment beyond 24,000 students by the year 2000-01 and 26,000 students by the year 2005-06. Seek an update of the Memorandum of Understanding (MOU) including the percentage of student housing to be provided on campus.</p> <p>Objective: Additional 2,300 on-campus beds by 2007.</p>	<p>During this Housing Element, UC Davis will likely complete both phases of its West Village Project that includes 1,980 student beds in Phase I and 1,020 in Phase II, for a total of 3,000 new student beds.</p>
	<p>Action 1.5c Urge the University to provide on-campus housing for living groups.</p> <p>Objective: Two new living group houses on the UC Davis Campus by 2007.</p>	<p>The Colleges apartments provide a special focus on Academic and Leadership programs at UC Davis.</p>
	<p>Action 1.5d Investigate as a strategy City, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.</p> <p>Objective: Report to City Council by 2004.</p>	<p>The City continues to assess the benefits and drawbacks of annexing West Village; the university's pending development of housing. During this planning period at least three large student-focused apartment complexes were built, totaling approximately 288 units available to all-student households.</p>
	<p>Action 1.5e Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.</p> <p>Objective: Any new student housing to be located near campus, transit routes, or bike paths.</p>	<p>Student-oriented housing built during this planning period, including the 288 units at University Village Apartments, the Lexington, and DaVinci Court, are all located near prominent bus routes and bike paths. And the Lexington is located less than ¼ mile from campus.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 1.5f Recognize the City’s commitment to housing students by pursuing policies and actions which will facilitate the availability of housing which is compatible with existing neighborhoods and is easily accessible by public transit and bicycle.</p> <p>Objective: Continue to evaluate new student housing projects based on policies and actions requiring compatibility with existing neighborhoods and easy access to public and bicycle roadways.</p>	(see above)
	<p>Action 1.6a Encourage the construction of student cooperatives as permanently affordable housing opportunities for students.</p> <p>Objective: One additional student cooperative building by 2004.</p>	<p>The additional building at Pacifico Student Housing Cooperative was completed early in this planning period. With high vacancy rates, staff continues to work with the owner on plans to reduce vacancies and continues to assess the demand for this type of student cooperative housing.</p>
	<p>Action 1.7a Explore programs to assist City staff, UC Davis staff and faculty, Yolo County staff, and school district staff to live in Davis.</p> <p>Objective: Report to City Council by 2004.</p>	<p>The City Council adopted a 20% Middle Income Housing Requirement for all new ownership housing projects. The requirement is based on a Housing Analysis presented in August 2004 that demonstrated need for workforce housing in Davis. Davis exhibits a proportionately lower percentage of middle income households compared to the Sacramento region.</p>
	<p>Action 1.7b Create incentives to provide local housing for local employees.</p> <p>Objective: Amend the Phased Allocation Ordinance by 2005.</p>	<p>In connection with the Middle Income Housing Requirement, the City Council adopted an incentive system to be used in the sale of inclusionary ownership housing units. The incentive system provides more tickets to Davis workers, persons with disabilities, and seniors in lotteries for low, moderate, and middle income ownership housing units. All applicants receive a minimum of one ticket in such lotteries.</p>
	<p>Action 1.8a Periodically conduct demographic studies to predict the need for housing and care of senior citizens and other special needs populations. These studies should include statistics on age, gender, income levels, marital status, state of health, and supportive services required.</p> <p>Objective: Comply with state mandated five-year housing element.</p>	<p>Drafting the current Housing Element update has included the assessment of need for additional special needs housing in Davis.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 1.8b Develop design guidelines and site criteria for senior housing and care.</p> <p>Objective: Develop design guidelines and site criteria by 2005.</p>	<p>With the 2005-06 planning of a 60-unit affordable senior project, staff set up design guidelines and site criteria. With its completion in 2007, staff and local housing providers continue to learn more about the housing preferences of seniors. This continues to be a discussion topic as the baby boomer generation ages.</p>
	<p>Action 1.8c Provide incentives to builders to provide housing and care choices for seniors of all income levels.</p> <p>Objective: 50 senior units by 2005.</p>	<p>The 90 senior housing units produced during this planning period were provided land and financing from the city and agency.</p>
	<p>Action 1.9a Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farmworkers and their families.</p> <p>Objective: Citywide total farmerworker housing needs throughout Yolo County per Yolo County Housing Element.</p>	<p>The City assisted with the completion of Migrant Farmworker Housing Center south of the city. Unfortunately, need for farmworker housing is trending towards year-round permanent housing and most migrant centers are largely vacant. The Davis Redevelopment Agency is working with the Yolo County Housing Authority on the rehabilitation and permanent affordability of year-round housing units for farmworkers located in Davis.</p>
	<p>Action 1.9b. Encourage developers to see funding from sources such as Farmers Home Administration for construction of additional units of permanent housing for farmworkers in Davis.</p> <p>Objective: Not applicable.</p>	<p>Staff continues to encourage use of funds from this source.</p>
	<p>Action 1.9c Work with Yolo County Housing Authority and housing developers to explore and provide housing in new developments for farmworkers and their families.</p> <p>Objective: At the initial review of new development projects, encourage developers to include farmworker housing as part of their project proposal.</p>	<p>Focus has been on providing permanently affordable housing that can serve farmworkers and their families. The city has discussed an urban farm concept with a few projects and continues to review this possibility. Staff hopes to provide a link between farmworker households and affordable housing units through good outreach (translated and placed well) and with the support of good transportation to and from new units.</p>
	<p>Action 1.9d As part of funding and targeting decisions for subsidized rental projects, explore the feasibility of developing units for households at or below 35% of area median income (extremely-very-low-income) households.</p> <p>Objective: 10 extremely-very-low-income family units developed.</p>	<p>During the last planning period 27 extremely low income units were developed at the Moore Village and Eleanor Roosevelt Circle projects. With this planning period 25 additional extremely low income units have been provided at Homestead and Cesar Chavez Plaza, with approximately 20 more currently being planned.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
<p>2. Provide housing that is affordable for residents with low-incomes and low paying jobs, fixed incomes and pensions.</p>	<p>Standard 2.1a. Limited equity cooperative units affordable to moderate-income households (120 percent of median income or less) are exempt from restrictions on the rate of new construction.</p> <p>Objective: Formation of one limited-equity cooperative project by 2003.</p>	<p>The Davis Area Cooperative Housing Association (DACHA) was created at the end of 2002. The City has provided 20 affordable units within the local limited-equity cooperative. The Agency is currently participating in a comprehensive refinance of the organization in order to stabilize its assets and affordability.</p>
	<p>Standard 2.1b. Units affordable by extremely low, very low, or low-income households, farm workers, or supportive housing are excluded from the housing allocation system if they are subject to provisions to ensure affordability to such households throughout the life of such units.</p> <p>Objective: The Phased Allocation Ordinance to continue exclusion of these units from the allocation system.</p>	<p>The Phased Allocation Ordinance continues to exclude affordable housing units.</p> <p>Permanently affordable housing units are exempt from growth measures in Davis, including:</p> <ul style="list-style-type: none"> - Phased Allocation Ordinance - 1% Local Growth Target - Measure J (citizen vote on land annexations into the city), when it is affordable housing to meet RHNA
	<p>Standard 2.1c. Density bonuses and density bonus credits shall be given for the provision of affordable housing, subject to State law and standards developed by the City. There shall be a 1:1 density bonus for units required under the Affordable Housing Ordinance. The density bonus credits may be earned for land dedication and applied to other housing developments.</p> <p>Objective: Not quantifiable.</p>	<p>All projects that either build affordable housing units onsite or provide an onsite land dedication site for the development of affordable housing units, is provided a 1:1 density bonus for its provision of affordable units. In addition, projects are offered other concessions including faster processing, specialized zoning requirements, etc., consistent with state law.</p>
	<p>Standard 2.1d. As a means to maximize the development of affordable units on dedicated land, a portion of the affordable housing requirement on dedicated land may be constructed as multi family, limited equity cooperative, or mutual housing association units in areas designated low-density in the General Plan (pursuant to Section 65589.8 of the Government Code) and the applicable specific plan. The maximum area that may be used to construct affordable multi-family units shall not exceed the greater of the acreage required dedicated land or (3) net acres unless a General Plan amendment is approved.</p> <p>Objective: One land dedication parcel by 2005.</p>	<p>Seven units built at 5503, 5509, 5515, 5521, 5527, 5533, 5539 Tufts Street at medium density rather than the low density housing designation it is under and surrounded by. These seven units were provided to the limited-equity cooperative, DACHA.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 2.1a Encourage use of Federal Tax Credits and other federal and state subsidy programs for production of low-income housing.</p> <p>Objective: 50 dwelling units.</p>	<p>Approximately 150 affordable housing units were built during this planning period with tax credit subsidies.</p>
	<p>Action 2.1b Encourage the use of all available affordable housing incentive programs available to Davis residents for both new and existing housing, for example delayed fees for homebuyers, shared equity programs and mortgage-credit certificates.</p> <p>Objective: Not quantifiable.</p>	<p>The Yolo County Housing Authority offers the mortgage-credit certificate program and the Section 8 voucher-conversion ownership program. There is also a wide array of first-time homebuyer programs provided through private lenders, including those through the California Housing Finance Agency, NeighborWorks and ACORN.</p>
	<p>Action 2.1c Pursue means of securing additional housing affordable to low-income households and land for such housing including, but not limited to, land dedication, land exaction, and other private funding opportunities.</p> <p>Objective: 150 dwelling units.</p>	<p>527 units were provided for low and very low income households during this planning period.</p>
	<p>Action 2.1d Create incentives to the development of affordable housing through measures such as flexible development standards that are compatible with and protective of the surrounding neighborhood.</p> <p>Objective: Not quantifiable.</p>	<p>When necessary, the City uses planned development zoning in projects, in order to maximize flexibility while keeping projects consistent with surrounding neighborhoods.</p>
	<p>Action 2.1e Revise the existing program to provide loans or grants to very low-income households for the purpose of making deposits on rental housing.</p> <p>Objective: Assist 5 households per year.</p>	<p>The City provided three silent second loans to low income homebuyers through the state's CalHOME Program.</p> <p>The City assists renters by supporting a local non-profit, STEAC (Short-term Emergency Aide Committee), who assists with grants for rental deposits.</p>
	<p>Action 2.1f If new lands are added to the City's General Plan Area, identify and zone affordable housing sites early in the planning process.</p> <p>Objective: Any new housing development project will have designated affordable housing sites per General Plan and Zoning standards.</p>	<p>The affordable housing requirement for Simmons Estates was established and zoned at the time of initial entitlements, with the rezoning for the project.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 2.1g Work to maintain continued affordability of existing affordable housing with expiring federal, state, or local subsidy programs.</p> <p>Objective: Preserve 476 units.</p>	<p>Affordability expired on approximately 91 units during the planning period. Primary focus has been on the production of permanently affordable units to replace those lost. Replacement is often more cost effective, through leveraging outside subsidies, and can be the only option if an owner is unwilling to negotiate. The city continues to monitor the need and opportunity for preservation of affordable units.</p>
	<p>Action 2.1h Assist residents who are displaced from subsidized housing in finding comparable accommodations.</p> <p>Objective: Zero households displaced without relocation.</p>	<p>Homestead was the one project that led to displacement of six households through its rehabilitation. It carried out an approved Relocation Plan and all households were assisted.</p>
	<p>Action 2.1i Establish a referral service to assist very low and low income households in identifying affordable housing in Davis and surrounding areas.</p> <p>Objective: Update list of affordable housing sites in Davis.</p>	<p>The City continuously updates its affordable housing list and marketing materials. Additionally, the city maintains an affordable housing webpage on its city website.</p>
	<p>Action 2.1j Compile and maintain a list of vacant sites in Davis which are suitable for affordable housing development.</p> <p>Objective: Maintain an updated list of vacant affordable housing sites.</p>	<p>The City maintains a list of vacant affordable housing sites on its affordable housing webpage on the city website.</p>
	<p>Action 2.1k Monitor creation and availability of affordable housing on an annual basis.</p> <p>Objective: Annually, report to City Council on affordable housing availability.</p>	<p>The City Council receives regular updates on affordable housing and shelter housing availability in Davis. This information is updated with the opening of affordable housing projects and shelters, as well as the sale of affordable units.</p>
	<p>Action 2.1l If monitoring shows that the percentage of affordable units available does not meet identified affordable housing needs, take further actions to encourage construction of affordable housing, such as increasing allowed densities or restructuring the Affordable Housing Ordinance.</p> <p>Objective: Annually, report to City Council on affordable housing availability.</p>	
	<p>Action 2.1m Encourage and seek funding for shared housing for residents with low-incomes, fixed incomes and pensions.</p> <p>Objective: 15 units.</p>	<p>The senior housing project completed in early 2007 provided 60 units of cooperative rental housing. Cooperative housing promotes resident participation and interaction in their apartment community, including group meals, gardening, and other activities.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 2.1n Maintain standards for the regulation of condominium conversion applications so that low-income households receive appropriate displacement protection or benefits.</p> <p>Objective: Continue to enforce the Subdivision Ordinance.</p>	<p>The Subdivision Ordinance has been enforced and was recently updated. These standards were most recently enforced with the condominium conversion of the Oakshade Commons project.</p>
	<p>Action 2.1o Provide written handouts and work with developers to provide signs to disclose the locations of sites approved for future affordable housing development to low and moderate income persons. In written materials, disclose that affordable housing sites may be developed with affordable housing as envisioned in the General Plan.</p> <p>Objective: 100 percent Affordable Housing sites have signs and accurate written materials.</p>	<p>The City continues to enforce the proper noticing of future affordable housing sites.</p>
	<p>Action 2.1p The City shall review the Housing Element beginning in January 2005 to determine (1) its progress toward meeting the goals of the Housing Element and any further actions needed to meet them before the end of the current Housing Element planning period; and (2) whether adequate sites will be available to meet the prospective identified needs for the next planning period and, if not, any actions needed during the remainder of the current planning period to make them available.</p> <p>Objective: Continue to comply with state law.</p>	<p>The City reviews the Housing Element on an annual basis with the submittal of its General Plan Annual Report to HCD. No additional actions have been required to ensure availability of adequate sites.</p>
	<p>Action 2.1q The City shall petition our state and national representatives for more affordable housing resources.</p> <p>Objective: Not quantifiable.</p>	<p>The City continues to support new opportunities for funds that support affordable housing.</p>
	<p>Action 2.1r Amend the Affordable Housing Ordinance to establish a more precise timeline for transfer of dedicated land and the award of dedicated land for development by non-profits to promote neighborhood acceptance.</p> <p>Objective: Amend the Affordable Housing Ordinance by 2003.</p>	<p>The ordinance was updated, but a specific timeline was not included. This will be included with the next ordinance review and update.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
<p>3. Increase equal housing opportunities for all persons and households in Davis.</p>	<p>Policy 3.1 Affirmatively further fair housing opportunities for all persons regardless of race, color, religion, sex, national origin, familial status, disability, age, marital status, sexual orientation, source of income, and receipt of Section 8 or other subsidized rental program.</p>	<p>The City monitors the marketing and ongoing leasing and purchase of affordable housing units to ensure equal opportunity of housing. This includes review of marketing materials, required posting of the equal opportunities symbol, and monitoring of waiting lists and occupancy lists for diversity mirroring the city. The City also continues to provide a Fair Housing Mediation Program and a free annual training that apartment managers are invited to and affordable apartment managers are required to attend.</p>
	<p>Policy 3.2 Strive to ensure that required affordable housing is occupied by those of the greatest need.</p>	<p>When possible, the City supports the provision of very low and low income housing units in new projects. Additionally, the City supports all new projects through the marketing of affordable units with its website, handouts in city offices, information on the government television station, and referrals from other city programs (recreation, child care, etc).</p>
	<p>Policy 3.3 Change the name of the Social Services Commission to the Social Services and Affordable Housing Commission.</p>	<p>The name of the Commission was not changed, but their scope now includes the review of affordable housing policies and the housing plans of projects with affordable housing units.</p>
	<p>Policy 3.4 Strive to assure that all new subsidized affordable housing and the land on which it is located remain affordable permanently. In a case in which that is infeasible, assure affordability for the longest feasible time and recapture of the local subsidies. Also, should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.</p> <p>Definition – As used in this policy and the actions under it, “new subsidized affordable housing” means affordable housing built, acquired, or preserved with subsidies including city or city-controlled funds, land, or other resources pursuant to the city Affordable Housing Ordinance, after the effective date of this policy.</p>	<p>The City’s Affordable Housing Ordinance includes the following requirements: Rental housing is required to stay affordable in perpetuity. Ownership housing is required to maintain sustained affordability through ongoing resale restrictions of 3.75%, compounded annually.</p> <p>Both of these requirements maintain housing affordability over time, but some affordability is lost in ownership housing due to unit appreciation, changing interest rates for mortgage loans, and increases in median income.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 3.1a Continue to monitor daily number of persons seeking emergency shelter in Davis and Yolo County. Evaluate the resulting data to determine what facilities and social services are needed in Davis to cooperatively address the overall county needs of the identified population.</p> <p>Objective: Continue participating in the funding of the Homeless Services Coordinator position.</p> <p>Action 3.1b Continue to participate in an interagency county homeless task force.</p> <p>Objective: See Action “a” above.</p>	<p>The City continues to participate annually with the other cities and Yolo County to provide a countywide homeless services coordinator and to plan jointly the provision of countywide homeless services through cooperative grant applications.</p>
	<p>Action 3.2a Permanently maintain the affordability of required affordable rental units for very low, low, or moderate-income households.</p> <p>Objective: 150 units.</p>	<p>In accordance with the Affordable Housing Ordinance, all affordable rental units are required to be affordable in perpetuity.</p>
	<p>Action 3.2b Establish a process to alert the city in the event of sharp rental increases or evictions of groups of tenants; by landlords of rental properties with 40 or more units. Special attention shall be given to projects with potential for large-scale gentrification or displacement of Section 8 residents without appropriate relocation to other similar affordable units.</p> <p>Objective: Annual report to City Council.</p>	<p>Staff conducts annual reports, as well as tracks units through the annual release of the UC Davis Vacancy Report and through the maintenance of ongoing communication with local housing projects.</p>
	<p>Action 3.2c Strive to create and maintain an adequate supply of rental and ownership housing that is affordable to extremely-low, very-low, low, and moderate income households.</p> <p>Objective: Not quantifiable.</p>	<p>Ongoing construction of affordable housing units.</p>
	<p>Action 3.2d Consider offering incentives to homeowners and developers to reserve spaces on upper floors or retain commercial buildings, downtown and elsewhere, for housing.</p> <p>Objective: Report to City Council by 2005.</p>	<p>Staff worked with local developers and promoted construction of 19 housing units above retail and office uses downtown. This continues to be a goal of the City. These types of developments have options for parking in-lieu fees, reduced affordable housing in-lieu fees, and are exempt from middle income requirements.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 3.2e As a last resort and as authorized by law, use the city’s power of eminent domain to buy affordable housing and keep it affordable.</p> <p>Objective: Zero units.</p>	<p>Eminent domain was not used by the City/Agency during this planning period.</p>
	<p>Action 3.3a Designate the Social Services and Affordable Housing Commission to monitor affordable housing programs supported by CDBG, HOME, Housing Trust Fund, and Redevelopment Fund identified for affordable housing. Currently produced annual reports will be amended to include information about the Housing Trust Fund and Redevelopment Fund, including expenditures and income.</p> <p>Objective: City Council to change name and responsibilities by the end of 2003.</p>	<p>The Social Services Commission has taken on all of the responsibilities listed, but it was determined unnecessary to change the commission’s name.</p>
	<p>Action 3.3b In 2003, the City Council will expand the mission of the Social Services and Affordable Housing Commission to include review and recommendations affordable housing units provided pursuant to the Affordable Housing Ordinance to the Planning Commission.</p>	
	<p>Objective: By 2003 City Council to expand the mission of the Social Services and Affordable Housing Commission (SSAHC).</p>	
	<p>Action 3.3c The Social Services and Affordable Housing Commission shall regularly review current needs for continuing targeting of resources to moderate, low and very-low income households.</p> <p>Objective: Report to City Council annually.</p>	
	<p>Action 3.3d The commission and its staff, the Parks and Community Services Department in coordination with Yolo County Housing Authority, shall work cooperatively and proactively with Section 8 rental property owners to encourage them to remain in the program and with Section 8 tenants to educate them on their legal rights.</p> <p>Objective: Preserve all 476 Section 8 units.</p>	<p>The City assisted with the preservation of all local Section 8 units during the previous planning period. The City will continue to pursue preservation of Section 8 units during the current planning period through 2013. It can be difficult to preserve affordable units with expiring agreements based on the associated costs and willingness of the owner. The City and Agency intend to work with the Yolo County Housing Authority and HUD on exploring ways to accomplish affordability preservation.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 3.3e. Establish reciprocal communication with the Yolo County Housing Authority when either agency is made aware of the filing of opt-out notices by Section 8 rental property owners and/or receipt of notices by Section 8 tenants.</p> <p>Objective: Preserve all 476 Section 8 units in Davis.</p>	(see above)
	<p>Action 3.3f Forward all existing and new opt-out notices to Legal Services of Northern California in Woodland.</p> <p>Objective: Not quantifiable.</p>	The City will continue to do this.
	<p>Action 3.4a In all cases of new subsidized affordable for-sale housing, except those cases in which the City determines that permanent affordability is infeasible, the housing shall be in or under the control of a housing land trust, a limited equity cooperative, fee simple ownership with permanent affordability requirement and significant city oversight, or other permanent affordability arrangements with significant city oversight. Also should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.</p> <p>Objective: Amend the Affordable Housing Ordinance by 2003; one limited equity coop by the end of 2003.</p>	<p>The Affordable Housing Ordinance was amended to require sustained affordability in affordable ownership housing units. All new affordable ownership units have resale restrictions recorded to them in order to ensure affordability over time.</p> <p>Davis Area Cooperative Housing Association (DACHA) was created the end of 2002 and has a total of 20 affordable units. At the end of 2007, the Agency approved a comprehensive refinance of this organization in order to provide financial stability and ongoing affordability to the cooperative members.</p> <p>The City has committed the Mace Ranch III affordable housing land dedication site for its first community land trust development, and is considering use of the same model for the Woodbridge affordable housing project.</p>
	<p>3.4b In all cases of new subsidized affordable rental housing, except in those cases in which the City Council determines that permanent affordability is infeasible, the city shall develop appropriate mechanisms to assure permanent affordability.</p> <p>Objective: Continue Affordable Housing Ordinance standards enforcement.</p>	The City continues to require and enforce permanent affordability in affordable rental units through the recordation of an Affordable Housing Covenant to the deed of properties with affordable housing units.

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>3.4c In all cases of new subsidized affordable housing, whether for-sale or rental, in which the City determines that permanent affordability is infeasible, the city shall develop appropriate mechanisms to assure recapture of the subsidies and its appreciated value upon resale, or refinance, or termination of affordability restrictions. Also, should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.</p> <p>Objective: City Council to consider mechanisms by the end of 2003.</p> <p>3.4d In all cases of new subsidized affordable housing, whether for-sale or rental, and whether or not the City Council determines that permanent affordability is infeasible, the housing and the land on which it is located shall be subjected to easements or deed restrictions to assure compliance with Actions a, b, or c, whichever applies.</p> <p>Objective: Ensure restriction at the time of project approval.</p> <p>3.4e If the common-law Rule Against Perpetuities or any other provisions of state laws prove to be an obstacle to implementation of this policy and these actions, the City Council shall seek state legislation to amend or waive the provision that is the obstacle.</p> <p>Objective: Report to City Council.</p>	<p>The City's Affordable Housing Ordinance includes the following requirements: Rental housing is required to stay affordable in perpetuity. Ownership housing is required to maintain sustained affordability through ongoing resale restrictions of 3.75%, compounded annually.</p> <p>Both of these requirements maintain housing affordability over time.</p> <p>The affordability requirements are recorded either: with the deeding of land in the case of land dedication sites, prior to the final of building permits in rental housing projects, or are recorded to the deed as part of the original sale of affordable ownership units.</p> <p>This was not found to be an obstacle and no state legislation was needed. City staff does continue to work with lenders, specifically CalHFA programs, on acceptance of city affordability restrictions on affordable ownership units. CalHFA does not currently provide loans to equity-restricted affordable ownership units.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
4. Disperse affordable and rental housing fairly throughout the City.	<p>Standard 4.1a. Twenty-five percent of all proposed new for-sale residential units should be affordable to very-low, low and moderate income households. The units should be as affordable as rental or ownership.</p> <p>Objective: Continue to enforce the Affordable Housing Ordinance.</p>	<p>The City continues to accomplish the provision of affordable housing with each new project either through the onsite provision of units or through onsite land dedications to the city's affordable housing program. Requiring the affordable housing within the project ensures greater disbursement. Recent projects with on-site affordable units include: Glacier Place in west Davis, Parque Santiago in south Davis, and a pending proposal for Verona in east Davis.</p>
	<p>Standard 4.1b. Continue to administer an affordable housing ordinance, which accomplishes the following:</p> <p>Rental housing development containing between 5 and 19 units inclusive shall provide, to the maximum extent feasible, 15 percent of the units to be affordable to low-income households (50-80% of the median income) and 10 percent of the units to be affordable to very low income households (less than 50% percent of median income) for a total requirement of 25 percent.</p> <p>Rental housing developments containing 20 or more units shall provide, to the maximum extent feasible, 10 percent of the units to be affordable to low-income households and 25 percent of the units to be affordable to very-low income households for a total requirement of 35 percent.</p> <p>The city shall review the ordinance at least every five years to confirm its effectiveness.</p>	<p>The ordinance was updated and continues to be enforced.</p>
	<p>Standard 4.1c. Project conditions of approval shall require that affordable housing shares be produced before or contemporaneously with the related market-rate housing. Exemptions shall be granted by the City only under extreme circumstances.</p> <p>Objective: Adopt standard conditions of approval by end of 2003.</p>	<p>The standard conditions of approval were updated in 2003 and amended again in 2005 with the update of the conditions of approval for all planning entitlements.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Standard 4.1d. The affordable housing obligation may be met by land dedication to the City of to a non-profit developer selected by the City.</p> <p>Objective: Continue to enforce the Affordable Housing Ordinance.</p>	<p>The ordinance was updated and continues to be enforced.</p>
	<p>Standard 4.1e. A developer who builds more than the required share of affordable housing may designate a recipient of credit for the number of the units exceeding the minimum.</p> <p>Objective: Not quantifiable.</p>	<p>This has not occurred during this planning period.</p>
	<p>Standard 4.1f. Fees in lieu of any required affordable on-site units may be accepted by the City on a discretionary basis for parcels less than ten acres in size and fewer than 30 units. In-lieu fees shall be set to reflect the true costs of affordable housing subsidization.</p> <p>Objective: Not quantifiable.</p>	<p>With the update of the Affordable Housing Ordinance, the City reduced the type of projects with the option of in-lieu fees only to projects of 15 units or fewer within the Core Area.</p>
	<p>Standard 4.1g. To the extent feasible, the location of any nearby affordable sites shall be disclosed to purchasers of lots or residential units in new development areas.</p> <p>Objective: 100% of new affordable housing lots.</p>	<p>The City continues to enforce proper noticing of affordable housing units and land dedication sites.</p>
	<p>Standard 4.1h. Offer incentives to homeowners to add granny flats and second units. Examples of these incentives might be by offering workshops on procedures, costs and design and establishing a revolving fund with low cost loans to allow homeowners to make necessary structural changes; reduced interest for loans used for Section 8 tenant.</p> <p>Objective: Zoning Ordinance amendment by the end of 2003.</p>	<p>The City amended its zoning requirements to allow ministerial second units based on unit size and setbacks. During the period from January 1995 to June 2007, the city has seen an increase in second units from 53 up to 137. Trends indicate that approximately seven second units are developed each year.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Policy 4.2 Encourage senior housing in all parts of Davis and near neighborhood centers, shopping centers, public transportation, and/or parks and greenbelts where compatible with existing uses.</p> <p>Objective: One senior project by 2005.</p>	<p>The City had a senior project complete in 2003 and another complete in 2007. Both projects are near transportation lines, parks and greenbelts, and community services (post office, DMV, market).</p>
	<p>Policy 4.3 Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low income housing for single persons, emergency shelters and transitional housing.</p> <p>Objective: Continue to enforce city policies and code regarding dispersing various housing types throughout the city.</p>	<p>Staff continues to encourage disbursement of special needs housing types. Two affordable housing projects completed in 2007, include a third of the project as special needs units. Local regulation of small group care facilities continues to be pre-empted by State Law.</p>
	<p>Policy 4.4 The City will develop procedures and criteria to clarify the types of modifications or changes that are and are not subject to additional voter approval. The procedures and criteria will be consistent with the general parameters contained in Measure J. The procedures will establish an expeditious process for changing or establishing project components such that any project and/or land use entitlement implementing the Measure J approval does not have to undergo additional approval by the local electorate. Features of such project not subject to additional voter approval will likely include, but are not limited to, building setbacks and height; building facade design including materials, colors and roof pitch; on-site landscaping layout, and on-site parking and internal circulation designs.</p> <p>Objective: Develop regulations and criteria to be used in determining what constitutes a significant modification or change to a Measure J approved project before the first Measure J presented for vote.</p>	<p>This was completed. Specific procedures and criteria was defined and adopted by the City Council on March 7, 2006 with Resolution 06-40. A copy of this resolution was provided to HCD last year.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 4.1a Evaluate the credit given for land dedication in light of General Plan densities and the likely parcel sizes.</p> <p>Objective: Consider amendments by the end of 2003.</p>	<p>The Affordable Housing Ordinance was updated in 2003 to specifically address unit credit for land dedication sites.</p>
	<p>Action 4.1b Consider revising the developer impacts fee structure for housing units so that smaller units pay lower fees than larger units by considering unit square footage, or other legally acceptable criteria such as the number of bathrooms, or other number of rooms that potentially could be occupied as a bedroom.</p> <p>Objective: Report of City Council by 2007.</p>	<p>The impacts fee structure has been updated to include a new formula that accounts for smaller units, resulting in a lower impact fee for studio and one-bedroom apartments.</p>
	<p>Action 4.1c Consider a more equitable tax structure for future proposed city parcel tax by basing tax on unit square footage so that smaller units pay proportionally lower tax.</p> <p>Objective: Analyze by 2007.</p>	<p>Formulas for future tax measures will be evaluated at the time that the City Council takes action to place the measure on the ballot.</p>
	<p>Action 4.1d Study the structure of storm-water quality fees and sewer fees for housing unit so that smaller units pay lower fees than larger units by considering unit square footage, or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.</p> <p>Objective: Conduct study and report to City Council by 2007.</p>	<p>The impacts fee structure has been reviewed regularly, and recently the Council approved revisions to the sewer fees cost methodology now making them based upon consumption.</p>
	<p>Action 4.1e Provide financial incentives to rental property owners on the condition of making individual units permanently affordable. Options for incentives include but are not limited to market rate rehabilitation loans and fee waivers.</p> <p>Objective: City Council/RDA to consider a program by 2005.</p>	<p>The City continues to discuss such incentives as the opportunity arises. No loans or waivers have been provided to date.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 4.1f Increase resources for Affordable Housing. Study a variety of mechanisms to increase financial resources to increase the supply of affordable housing.</p> <p>Objective: Pursue state and federal subsidies.</p>	<p>The City continues to work with projects and on its own through its Grants Coordinator to collect as much in subsidy funds as possible for the provision of affordable housing.</p>
	<p>Action 4.1g Provide financial incentives to landlords on the condition of making the properties permanently affordable. Options for incentives include below market-rate rehabilitation loans, fee waivers for rehabilitation permits, and others to be negotiated by the Social Services and Affordable Housing Commission.</p> <p>Objective: Pursue state and federal subsidies; evaluate other incentives available before 2005.</p>	<p>The City continues to discuss such incentives as the opportunity arises. No loans or waivers have been provided to date.</p>
<p>5. Maintain Davis' housing stock in good condition.</p>	<p>Action 5.1a Periodically conduct a survey of the condition of residential structures in Davis to identify any need for rehabilitation or replacement.</p> <p>Objective: Review once by 2005.</p>	<p>The City has a Resale Inspection Program that monitors the condition of ownership housing. Affordable housing rental units are monitored through annual city inspections.</p>
	<p>Action 5.1b Continue to require maintenance and preservation of the existing housing stock through the existing Resale/Retrofit inspection program and by requiring inspection of houses on resale.</p> <p>Objective: All units inspected upon resale.</p>	<p>The City has a Resale Inspection Program that monitors the condition of ownership housing. Affordable housing rental units are monitored through annual city inspections.</p>
	<p>Action 5.1c Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.</p> <p>Objective: Continue to enforce Resale/Retrofit Inspection Program.</p>	<p>The City has a Resale Inspection Program that monitors the condition of ownership housing. Affordable housing rental units are monitored through annual city inspections.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 5.1d Continue to support the existing program at the Senior Center which assists senior home owners in maintaining their homes by providing arrangements for volunteers to perform home maintenance services.</p> <p>Objective: Continue to support the existing program.</p>	<p>The City continues to support existing programs through the Senior Center and recently supported the Rebuilding Together Program. Rebuilding Together provides housing retrofits and the addition of accessible features to assist seniors who are aging in place and low-income households with disabilities who need assistance with the costs and labor for home retrofits.</p>
	<p>Action 5.1e Develop a program to assist low-income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needs.</p> <p>Objective: City Council to approve a program by 2007.</p>	<p>Rebuilding Together provides housing retrofits and the addition of accessible features to assist seniors who are aging in place and low-income households with disabilities who need assistance with the costs and labor for home retrofits.</p>

Summary of Progress

The majority of objectives outlined in the implementation plan were fulfilled. Much of the objectives relate to the ongoing enforcement of local requirements and policies. Objectives that were not completed in the previous planning period and will be carried over to the current one include:

- a. Finish processing of the Reasonable Accommodation Ordinance by summer 2008.
- b. Continue to apply for programs that grant funds to localities for low and moderate income homebuyer loans, specifically apply for the CalHOME Program in 2008.
- c. Continue to monitor units at risk of conversion to market rate rents, pursue negotiations with owners of such units.
- d. Updating the Affordable Housing Ordinance every five years would make the next update of this ordinance due by 2010. Staff will assess the ordinance and make any necessary updates during fiscal year 2009-10. This will include the addition of a specific timeline of transfer and development related to land dedication sites and will create policies related to sharing affordable housing credits from one project to another.

2.2 Evaluation of Housing Objectives, Policies, and Actions: Lessons Learned

Overall the City accomplished the majority of its objectives for this planning period. Notably, the City produced 323 very low and 204 low income units compared to its minimum thresholds of 79 and 384 units within these income categories. This production of 527 low and very low income units exceeded the City’s RHNA by 64 units. The majority of other objectives provided in the 2002 Housing Element were also achieved. Some of the defined objectives were modified after additional research, but for the most part staff completed work that either aligned with the objectives or specifically took the necessary steps to accomplish them in addition to typical workload. As with most projects, the key lessons learned from this review are:

- a. The importance of continuity in staff related to housing objectives and programs. With this update staff intends to setup a user-friendly chart that lists objectives, ordering them by projected accomplishment date, and specific key staff persons related to each activity. With

changeover in staff during the future planning period, hopefully this workplan will continue to ensure that objectives are carried out.

- b. The importance of being realistic about staffing availability and time constraints. Until 2003, the City did not have any staff devoted primarily to housing activities. The City is currently adding and restructuring positions to assist with housing and social services activities that will provide management level staff more time to complete policy-oriented tasks, such as those often included in the Housing Element. Restructuring of staff, plus the City's ongoing policy to partner with other localities on projects and programs when able, will assist with the completion of this planning period's Implementation Plan.
- c. The importance of aligning the Housing Element Implementation Plan with current policy discussions and identified needs of the community. The objectives of the last planning period were overall so well-defined within the context of the community that many of the objectives listed were accomplished as parts of other local projects. Defining objectives in this manner assures the usefulness of the activity and its connectedness with local housing needs and projects.

The updated policies, goals, and objectives in this Housing Element take these three very important lessons into account.

2.3 Evaluation of the Availability of Adequate Sites: Land Made Available

In the 2002 Housing Element adequate sites were available to meet the RHNA assigned to the City of Davis. As shown in 2.1, the City provided adequate opportunities for housing development to meet the local needs and the city's actual production exceeded its allocation. With this update to the Housing Element, the new RHNA can again be met with existing residential sites throughout the city. This list of sites is provided in the Site Inventory shown in Section 4 of this Housing Element.

Housing Needs Assessment

In spring 2007 the City of Davis contracted with Bay Area Economics (BAE) for the completion of a Housing Needs Analysis. The analysis was released publicly in fall 2007 and minor corrections were made in January 2008. This section of the Housing Element is completely comprised of excerpts from the Housing Needs Analysis, as it compiled multiple sources in order to determine updated local housing needs. Sources used in the BAE study include: the 2000 U.S. Census; the 2000 Census Transportation Planning Package (CTPP); Claritas, a private demographic vendor; the California Employment Development Department (EDD); documents made available by the UC Davis Office of Resource Management and Planning (UCD ORMP); and the California Department of Finance (DOF). The entire Housing Needs Analysis is included as Appendix D.

Summary of Section 03 Housing Needs Assessment

Between 2000 and 2006, Davis population and household growth was lower than that of the Sacramento-Yolo Consolidated Metropolitan Statistical Area (CMSA)². The City also exhibited a smaller average household size and a smaller share of households with children relative to the region. In addition, Davis households included a higher share of renters as compared to the CMSA. The large proportion of the Davis population that corresponds to the UC Davis student population partially explains the high share of renters in the City as well as the large percentage of households with incomes in lower income brackets. However, Davis also had a relatively high share of households with high incomes, establishing an income distribution with large concentrations of households at the low and high ends.

With its campus immediately adjacent to the City limits, UC Davis represents the largest employer in the Davis area. While approximately 60 percent of Davis workers lived within the City, an estimated 51 percent of UC Davis faculty and staff reside in the City. Davis workers living within the City exhibited greater household income disparity as compared to in-commuters, with higher shares of lower and higher household incomes and fewer households in the middle-income ranges. Davis workers also demonstrated a greater wage, or earnings, disparity relative to workers in the CMSA. However, a survey of employers located in Davis indicates a large range of potential worker earnings that varies based on occupation and employment tenure. Overall, there is a balance between employment opportunities and housing in the Davis area, if jobs on the UC Davis campus are included in the analysis.

SACOG projects that population, household, and employment growth rates for the City of Davis will lag behind the CMSA during this Housing Element planning period. Even with the addition of UC Davis' planned West Village neighborhood to the City's anticipated growth, Davis is expected to continue to lag behind the region. However, employment projections for the City of Davis and West Village do not include most of the projected employment growth anticipated on the UC Davis campus. This additional campus employment, not included in projection figures for the City or West Village, will offer significant employment opportunities for Davis residents.

Current Housing Conditions

The Davis housing stock is relatively new housing and in overall good condition. Compared to the CMSA, the City does have a smaller proportion of single-family detached housing units and

² The Sacramento-Yolo CMSA includes the Counties of Yolo, Sacramento, Placer, and El Dorado.

a larger share of apartments. In addition, Davis housing vacancy rates are consistently low, indicating high levels of local housing demand relative to the available supply.

The high level of housing demand and the overall quality of life in the community has also contributed to high housing costs in Davis. Approximately 41 percent of all Davis households experienced some level of excessive housing cost burden in 2000. Though renter households experienced a disproportionate share of housing affordability problems. In 2006, monthly rental rates for one- and two-bedroom apartment units averaged between \$867 and \$1,112. These rates are not affordable to the very-low and low-income households that would likely be interested in renting these units. Moreover, the majority of renter households fall into these household income categories. Also, with a median home price of \$539,500, the Davis for-sale housing market is affordable only to households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually.

Special Needs Populations

Relative to the CMSA, Davis had lower shares of elderly households, large family households, single-parent households, and persons with disabilities. Fewer elderly households and large family households were found to be overpaying for housing in Davis relative to their counterparts in the CMSA, although the majority of renter households in both these special needs populations fell in the very low and low-income categories in 2000. SACOG also projects that the growth in the number of elderly households will outpace the growth in the rest of the population throughout the Sacramento region, rising from 11 percent of total population in 2004 to 20 percent of the total regional population in 2030.³ While no specific projections of population by age are available for Davis, demand for new types of housing by elderly households may affect the Davis market.

Farmworkers represent another special needs population exhibiting changing trends in housing preferences. Many farmworker families are seeking permanent, year-round housing options near urban centers. Migrant farmworkers without families, in contrast, are unable to find affordable seasonal housing and must often travel long distances to work.⁴ Though the Yolo County Housing Authority's Davis Migrant Center is not fully occupied, single migrant workers are not eligible for units at the center under current policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

With an estimated 11,000 student and faculty and staff households residing in Davis, the UC Davis campus population is the largest single component of the Davis housing market. While the University projects the student population will grow during the Housing Element planning period, the University expects to house most of the increase on campus and in the planned West Village neighborhood. However, just under 1,000 new faculty and staff households are expected to seek residences in the City through 2015.⁵

3 Levy, Stephen and Viviane Doche-Boulos. *Projections of Employment, Population, Households and Household Income in the SACOG Region for 2000-2050*. Prepared for the Sacramento Area Council of Governments. www.sacog.org. Downloaded July 11, 2007. Pg. 26.

4 Yolo County Local Agency Formation Commission. "Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings." December 11, 2006.

5 UC Davis 2003 Long Range Development Plan Final EIR. Table 4.11-10.

This Section consists of the following informational subsections:

- 3.0 Existing Population and Household Characteristics
- 3.1 Employment: Local Employers and Wages
- 3.2 Population, Household, and Employment Growth Projections
- 3.3 Housing Costs and Affordability: Overpaying for Housing
- 3.4 Housing Stock Characteristics: Type, Conditions, Overcrowding and Vacancy
- 3.5 Special Housing Needs: Elderly Households, Single Person Households, Large Family Households, UC Davis Student Households, UC Davis Faculty and Staff Households, Single Female and Male-Headed Households, Disabled Households, Farmworker Households, Persons in Need of Emergency Shelter, Minority Households
- 3.6 Energy Conservation in Housing: Going Green from Slab to Ceiling
- 3.7 Affordable Housing Units At-Risk: Taking Stock and Saving It
- 3.8 Existing and Projected Housing Needs: RHNA and Local Needs

3.0 Existing Population and Household Characteristics

Demographic and economic information in this report originate from a variety of primary and secondary data sources. Sources include the 2000 U.S. Census; the 2000 Census Transportation Planning Package (CTPP); Claritas, a private demographic data vendor; the California Employment Development Department (EDD); documents made available by the UC Davis Office of Resource Management and Planning (UCD ORMP); and the California Department of Finance (DOF). Claritas is the source of year 2006 estimates for a number of demographic characteristics, for which up-to-date information is not available from government sources. Because the estimates are based on modeling which may not fully capture changes in conditions at the local level, actual conditions may vary somewhat from the estimates; however, BAE has found the Claritas estimates to be generally reliable for planning purposes. The Sacramento-Yolo CMSA (CMSA) provides a geographic basis for comparing demographic and economic trends in Davis to the rest of the region. The CMSA consists of El Dorado, Placer, Sacramento, and Yolo Counties.

Population Growth Trends

Table 5 displays a lower population growth rate in Davis between 2000 and 2006 as compared to the Sacramento-Yolo CMSA. While the CMSA's population increased by 15 percent, the City of Davis grew by approximately seven percent. That seven percent increase represents a rise Davis' population of slightly more than 4,000 persons, to an estimated 2006 population level of 64,600.

Household Growth Trends

Household growth trends generally mirrored population trends between 2000 and 2006, with the City lagging behind the CMSA. In the CMSA, the number of households increased by nearly 15 percent over the six-year period. In contrast, at just over six percent, the growth rate in Davis represents less than half the CMSA level. The 2006 estimate of just under 24,500 households in Davis represented an increase of approximately 1,500 new households from the number of households in the year 2000.

Household Size

As reflected in Table 5, the average household size in Davis remained at approximately 2.5 persons between 2000 and 2006. Though the average household size in the CMSA only marginally increased, the 2006 average of 2.66 persons per households indicates slightly larger households within the CMSA as compared to Davis.

Household Type

Table 5 also highlights the fact that significantly fewer households in Davis have children as compared to the CMSA. Within the CMSA, approximately 38 percent of households in 2006 had at least one member under the age of 18. In Davis, only 28 percent of households in 2006 included at least one child. Households without children represented the majority of households in both geographies. However, the share of households with children increased by one percentage point between 2000 and 2006 in both areas.

Household Tenure

Renter households corresponded to a far larger share of total households in Davis as compared to the CMSA. Partially attributable to the student population attending the University of California, Davis, approximately 55 percent of Davis households rented their homes in 2006. This share remained constant between 2000 and 2006. In the CMSA, only 37 percent of households rented in 2006, which was a two percent decline from 2000.

Age Distribution

As shown in Table 6, the Davis population included a high concentration of persons between the ages of 18 and 24, highlighting again the impact of the UC Davis student population. Though the share of the population in this age bracket has dropped from 31 percent to 28 percent between 2000 and 2006, this age group still represents a large portion of the total population as compared to the overall population in the CMSA. Only ten percent of the CMSA population fell into this bracket.

Relative to the CMSA, the Davis population included a smaller share of both children under the age of 18 and persons age 55 and over. Children represented only 17 percent of the City's total population as compared to 26 percent in the CMSA. In addition, approximately eight percent of the population in Davis was between the ages of 55 and 64, and seven percent were 65 years old or over in 2006. In the CMSA this latter age group corresponded to 11 percent of the total population while those in the 55 to 64 category represented ten percent of the total population in 2006.

Household Income Distribution

Though the share of Davis households earning less than \$15,000 declined between 1999 and 2006, at 19 percent this income bracket remained significantly high as compared to the CMSA's 11 percent share. UC Davis student households may impact the income distribution reported in Table 7. Though earnings for these households are low, students often receive supplemental, unreported income in the form of financial support from parents.

The large number of households in Davis with earnings in the lowest income bracket affects the overall distribution and average of household incomes within the city. In 2006 the median household income in Davis of just over \$49,000, as estimated by Claritas, Inc., fell short of the CMSA's median household income of nearly \$54,000. The median income of Davis households

also increased at a slower pace than in the rest of the CMSA. With an approximate rise in unadjusted median household incomes of \$6,000 between 1999 and 2006, Davis experienced an increase of approximately 14 percent. The unadjusted median household income increased by \$8,000 in the CMSA over the same period, or approximately 17 percent. However, accounting for inflation and converting 1999 median household incomes into 2006 dollar amounts reveals that real incomes have declined in both Davis and the CMSA. In other words, inflation has outpaced growth in median incomes in both areas between 1999 and 2006. Adjusted median household income fell from \$53,000 in 1999 to 49,000 in 2006. In the CMSA, adjusted median household income dropped from \$57,600 to \$53,800 of the same time period.

Davis had a smaller share of households in the \$50,000 to \$75,000 income bracket in 2006. These households represented only 14 percent of total Davis households as compared to 20 percent of households in the CMSA. However, the City had a larger share, ten percent, of households earning over \$150,000 in 2006. In the CMSA, this income category equaled approximately seven percent of total households. Though the share of households in this high income bracket increased in both geographies between 1999 and 2006, Davis experienced slightly greater growth than the CMSA.

The City of Davis Middle Income Housing Ordinance defines middle income households as earning between 120 and 180 percent of the median income for Yolo County. The 2006 median household income in Yolo County was \$61,900 for a family of four according to the California Department of Housing and Community Development (HCD). Calculating the income range for a four-person middle-income households results in an income category of between \$74,300 and \$111,400 in gross annual household income. The \$75,000 to \$100,000 income bracket in Table 7 provides a rough estimate of the number of middle-income households in Davis in 2006. Overall, this income group represented only 11 percent of Davis households in 2006. It is difficult to analyze how this income category changed between 1999 and 2006. In 1999, the median income in Yolo County was \$53,200 for a family of four according to HCD, placing middle-income households in an income range of between \$63,800 and \$95,800. This range falls within two of the income categories in Table 3, making it difficult to estimate how many middle-income households there were in Davis in 1999. In addition, since median incomes differ among the counties comprising the Sacramento-Yolo CMSA, the income ranges for middle-income households would also differ in each of those counties.

Table 5: Population and Household Trends

Davis, City	2000	2006 (est.)	Percent Change 2000- 2006
Population	60,308	64,606	7.1%
Households	22,948	24,458	6.6%
Average Household Size	2.50	2.50	0.0%
Household Type			
HH with Children (a)	27%	28%	
HH without Children	73%	72%	
Tenure			
Owner	45%	45%	
Renter	55%	55%	
Sacramento-Yolo CMSA (b)	2000	2006 (est.)	Percent Change 2000- 2006
Population	1,796,857	2,068,151	15.1%
Households	665,298	763,086	14.7%
Average Household Size	2.65	2.66	0.4%
Household Type			
HH with Children (a)	37%	38%	
HH without Children	63%	62%	
Tenure			
Owner	61%	63%	
Renter	39%	37%	

Notes:

(a) Households with children have at least one member under the age of 18.

(b) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: Census 2000, 2007; Claritas, 2007; BAE, 2007.

Table 6: Age Distribution, 2000 and 2006

Age Range	City of Davis				Sacramento-Yolo CMSA			
	2000		2006		2000		2006	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Under 18	11,236	19%	10,838	17%	486,631	27%	529,871	26%
18 - 24	18,646	31%	17,850	28%	174,564	10%	215,560	10%
25 - 34	9,015	15%	10,541	16%	248,411	14%	288,947	14%
35 - 44	7,348	12%	8,201	13%	293,566	16%	302,079	15%
45 - 54	6,807	11%	7,541	12%	245,456	14%	293,790	14%
55 - 64	3,252	5%	5,161	8%	144,678	8%	203,032	10%
65 and Over	4,004	7%	4,474	7%	203,551	11%	234,872	11%
Total Population (a)	60,308	100%	64,606	100%	1,796,857	100%	2,068,151	100%
Median Age	25.3		28.3		34.6		35.0	

Note:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: Claritas, 2007; BAE, 2007.

Table 7: Household Income Distribution, 1999 and 2006

Income Range	City of Davis				Sacramento-Yolo CMSA (a)			
	1999		2006		1999		2006	
	Number (b)	Percent of Total	Number (b)	Percent of Total	Number (b)	Percent of Total	Number (b)	Percent of Total
Less than \$15,000	4,865	21%	4,553	19%	89,724	13%	85,031	11%
\$15,000 - \$24,999	2,798	12%	2,618	11%	76,209	11%	74,093	10%
\$25,000 - \$34,999	2,310	10%	2,340	10%	81,774	12%	78,889	10%
\$35,000 - \$49,999	2,642	12%	2,871	12%	110,391	17%	118,182	15%
\$50,000 - \$74,999	3,550	15%	3,498	14%	136,746	21%	152,290	20%
\$75,000 - \$99,999	2,449	11%	2,619	11%	77,439	12%	99,410	13%
\$100,000 - \$149,999	2,801	12%	3,440	14%	62,614	9%	101,527	13%
\$150,000 or more	1,534	7%	2,519	10%	30,402	5%	53,664	7%
Total Households	22,948	100%	24,458	100%	665,298	100%	763,086	100%
Unadjusted Median Household Income (c)	\$42,454		\$49,127		\$46,106		\$53,789	
Adjusted Median Household Income, \$ 2006 (d)	\$53,036		\$49,127		\$57,598		\$53,789	

Notes:

- (a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
- (b) Number of households calculated using total household and income distribution figures reported by Claritas.
- (c) Data for 1999 Median Household Income figures come from Census. Data for 2006 Median Household Income estimates come from Claritas.
- (d) 1999 Median Incomes for all three geographies are adjusted by a factor of 1.249, based on the California Consumer Price Index as reported by the California Department of Finance, in order to reflect incomes adjusted to 2006 dollars.

Sources: Census 2000, 2007; Claritas, 2007; BAE, 2007.

3.1 Employment: Existing Employers and Wages

Local Industry Employment

Table 8 reports 2005 employment data supplied by the California Employment Development Department (EDD) for ZIP Codes 95616 and 95618. Though these ZIP Codes extend beyond the boundaries of the City of Davis, they represent the smallest geography for which EDD is able to provide current industry employment estimates. EDD employment figures include full- and part-time jobs, regardless of the number of hours worked. The large number of employed persons in the State Government category, nearly 20,700, reflects the economic magnitude of UC Davis within the local community. Though this is by far the largest employer outside of Davis, but within ZIP Code 95616, there are other notable employers outside the city limits including Teichert, north of the City. In addition, there are a few other State agencies with facilities in Davis, such as the Department of Forestry and Fire Protection, whose employees would be captured in the State Government Category. Furthermore, the second largest employment category, Accommodation and Food Services, also includes employees contracted to serve the UC Davis campus population that are not directly employed by the University.

Retail Trade, at over six percent of total employment in 2005, represented the third largest employment category. Local Government and Health Care and Social Assistance round out the top five employment industries in Davis, with nearly 2,000 employees in each. The Professional, Scientific, and Technical Services category also employed over 1,000 people in the Davis area.

Worker Commuting Patterns

Based on 2000 Census Transportation Planning Package (CTPP) data from the U.S. Census reported in Table 9, approximately 60 percent of those working in the City of Davis lived in the City. Of the 40 percent that commuted into Davis for work, around 16 percent lived elsewhere in Yolo County. Another 13 percent of Davis workers resided in Sacramento County, many within the City of Sacramento. Less than six percent of those employed in Davis lived in Solano County, while just over one percent commuted from Placer County.

Table 10 reports slightly differing commuting patterns for UC Davis employees. Approximately 51 percent of UC Davis faculty and staff lived in Davis, while the remaining 49 percent commuted from elsewhere. Approximately 13 percent resided in the City of Sacramento, as compared to the six percent of Davis workers commuting from Sacramento as reported in Table 9. Slightly higher shares of UC Davis faculty and staff lived in Woodland, Dixon, and Winters relative to the commuting patterns of those employed in the City of Davis. A smaller portion of UC Davis faculty and staff commuted from West Sacramento as compared to workers employed within Davis.

Worker Household Incomes

Table 11 provides a 1999 household income comparison of Davis workers residing in Davis versus those workers that commute to Davis from elsewhere. Workers residing in Davis displayed higher shares of households in the lower and higher income brackets with a smaller proportion earning household incomes in the mid-range categories. Approximately 14 percent of Davis workers residing in the City had household incomes below \$15,000 as compared to only five percent of in-commuters. Another 21 percent of workers living in Davis had household incomes between \$15,000 and \$30,000 while only 11 percent of in-commuters fell into this income bracket. The large disparity is likely influenced by the number of student households

within the City of Davis. Students may only work part-time, reducing their potential earnings, while supplementing their earnings student loans and/or with unreported income in the form of financial support from parents.

Workers residing in Davis also exhibited slightly higher shares of household incomes over \$100,000. Approximately 21 percent of workers that both lived and worked in Davis in 1999 had household incomes in this high income bracket. An estimated 18 percent of workers commuting in to Davis had household incomes in this category.

Further underscoring the income disparity of Davis workers residing in the City, a much smaller proportion of this group had household incomes between \$40,000 and \$100,000. While an estimated 57 percent of in-commuting workers had household incomes in this middle-income range, only 36 percent of workers living in Davis fell into the same category. The largest middle-income differential was in the \$60,000 to \$75,000 income range, followed by the \$75,000 to \$100,000 category. These two income brackets best capture the number of middle-income households in Davis in 1999. The City of Davis Middle Income Housing Ordinance defines middle-income households as having incomes of between 120 and 180 percent of the Yolo County median income. In 1999 the Yolo County median income for a four-person family was \$53,000 according to HCD, placing middle-income households in the \$63,800 to \$95,800 income range. The relatively small share of middle-income households residing in Davis indicates either a lack of housing affordable to this group, insufficient housing options preferred by these households, or a combination of both factors.

Worker Wages

The 1999 annual worker earnings for Davis and the CMSA from the 2000 Census, as reported in Table 12, indicates that Davis workers generally earned less than their regional counterparts. Approximately 28 percent of Davis workers earned less than \$10,000 in 1999. In contrast, only 15 percent of CMSA workers had earnings in that range. The UC Davis student population may, again, influence the high proportion of Davis workers in this low-earning bracket. However, a disparity also exists in the mid-to-high earnings categories. While an estimated 23 percent of Davis workers earned between \$35,000 and \$75,000 in 1999, approximately 32 percent of CMSA workers earned incomes in that range.

Wages by Employer

Table 13 provides detailed information regarding the salary ranges earned by employees in various Davis workplaces. The table illustrates the large variability in earnings among Davis workers, related to occupational categories. The lowest salary schedules are associated with retail positions, though floor staff positions at Borders are assumed to only provide part-time employment. Overall, daycare workers earn the second lowest salaries as compared to other occupations, though Master Teachers and Curriculum Specialists for a daycare facility may earn as much as teachers in the Davis Joint Unified School District. Within the school district, teacher salaries can fall within a fairly large range. With the exception of clerks, UC Davis employees tend to earn relatively higher salaries. Similarly, City of Davis employees and tech workers generally earn in the mid to high salary ranges compared to other local workers.

Due to the range in earnings, employees in various occupation categories also have differing affordability thresholds for housing. Maximum affordable monthly housing costs for the local occupations listed in Table 13 can range from a low of \$180 up to \$2,895, depending on the

individual's occupation and tenure in that position. However, the maximum monthly housing costs reported in Table 13 only take into account the salary of that employee. Many households have more than one wage earner, increasing the household's ability to spend on housing beyond what these calculations estimate.

Jobs-Housing Balance

Table 14 calculates the ratio of jobs to employed residents in 2005 for the City of Davis as well as seven other cities and the CMSA as a whole. This ratio is used as a standard benchmark to assess a community's job to housing balance.

Using 2000 Census data on the ratio of employed residents to total residents it is possible to estimate the ratio of employed residents, whether working in Davis or elsewhere, to the total population. This calculation excludes members of the Davis community that are not part of the labor force and therefore not in need of a job. Davis exhibited the highest ratio of employed residents to the total local population. In other words, a greater share of Davis residents was employed, relative to the other communities.

SACOG projection data provides the 2005 population and job estimates used in Table 14. While these figures may not be consistent with Census and EDD data, they provide a single-source reference for this analysis that ensures some consistency in estimation methodology. The 2005 jobs-to-employed-residents ratio reveals that Davis, with 0.58 jobs per employed resident, offers one of the lowest availability of employment opportunities for local residents seeking work. Communities such as West Sacramento, Rancho Cordova, Roseville, and the CMSA overall, had more jobs available than the estimated number of residents that were employed. These communities are job centers that attract in-commuters. One problem with the Davis ratio, however, is the exclusion of UC Davis from the jobs estimate. Substituting the EDD 2005 employment figure reported in Table 8 for the SACOG jobs estimate results in a jobs-to-employed-residents ratio of 1.05, or approximately one job per employed resident.

Table 8: Employment by Industry, Davis, 2005

Industry (a)	Employed Workers (b)	Percent of Total
Agriculture, Forestry, Fishing, Hunting	243	0.7%
Mining (c)	***	***
Construction	355	1.0%
Manufacturing	453	1.3%
Wholesale Trade	176	0.5%
Retail Trade	2,261	6.4%
Transportation and Warehousing	56	0.2%
Information	259	0.7%
Finance and Insurance	363	1.0%
Real Estate, Rental, and Leasing	765	2.2%
Professional, Scientific, and Technical Services	1,078	3.0%
Management of Companies and Enterprises	117	0.3%
Admin and Support and Waste Management and Remediation	475	1.3%
Educational Services (d)	295	0.8%
Health Care and Social Assistance	1,957	5.5%
Arts, Entertainment, and Recreation	449	1.3%
Accommodation and Food Services	2,606	7.4%
Other Services	519	1.5%
Non-Classified (c)	***	***
Federal Government	365	1.0%
State Government (d)	20,659	58.3%
Local Government	1,969	5.6%
Total (e)	35,427	100%

Notes:

- (a) Industry employment figures report the number of jobs in each geography, not the number of employed residents.
- (b) Employment figures reported for 95616 and 95618 zip codes.
- (c) Confidential data is suppressed.
- (d) UC Davis employees are classified under the "State Government" category.
- (e) Sums may not add to totals due to rounding.

Sources: EDD, 2007; BAE, 2007.

Table 9: Davis Workers by Place of Residence, 2000

Place of Residence (a) (b)	2000	
	Number	Percent
Yolo County	14,750	76.2%
<i>Davis</i>	11,660	60.2%
<i>Woodland</i>	1,440	7.4%
<i>Remainder of County</i>	1,060	5.5%
<i>West Sacramento</i>	390	2.0%
<i>Winters</i>	200	1.0%
Sacramento County	2,495	12.9%
<i>Sacramento</i>	1,210	6.2%
<i>Remainder of County</i>	770	4.0%
<i>Arden-Arcade</i>	185	1.0%
<i>Elk Grove</i>	120	0.6%
<i>Carmichael</i>	105	0.5%
<i>Rancho Cordova</i>	105	0.5%
Solano County	1,060	5.5%
<i>Vacaville</i>	380	2.0%
<i>Dixon</i>	290	1.5%
<i>Remainder of County</i>	280	1.4%
<i>Fairfield</i>	110	0.6%
Placer County	268	1.4%
<i>Roseville</i>	110	0.6%
<i>Remainder of County</i>	158	0.8%
Contra Costa County	140	0.7%
Elsewhere in California	649	3.4%
TOTAL: Davis Workers	19,362	100.0%
Workers Commuting into Davis	7,702	39.8%

Notes:

(a) All places showing more than 100 workers commuting into Davis are shown.

(b) Table excludes a small number of residents who commute in from out of state.

Sources: 2000 Census Transportation Planning Package, File 3, 2007; BAE, 2007.

Table 10: UC Davis Faculty and Staff Place of Residence, 2006

City/Community (b)	UCD Faculty and Staff (a)	
	Number (c)	Percent of Total (d)
Davis	5,856	51%
Sacramento	1,493	13%
Woodland	1,148	10%
Dixon	344	3%
Vacaville	230	2%
Winters	230	2%
West Sacramento	115	1%
Elk Grove	115	1%
Citrus Heights	115	1%
Fairfield	115	1%
Other (e)	1,608	14%
Total (f)	11,483	100%

Notes:

- (a) Does not include student employees and, therefore, does not equal employment reported for State Government Sector in Table 4.
- (b) Percentages reported only for cities and towns with five people or more, and one percent of the total population surveyed.
- (c) Based on 2002 off-campus residences reported in the UC Davis 2003 Long Range Development Plan and the Fall 2006 faculty and staff headcount.
- (d) Percentages based on a 2002 survey of nearly 700 faculty and staff.
- (e) The "Other" category consists of 67 communities that do not meet the criteria described in (a) above.
- (f) Sums may not add to totals due to rounding.

Sources: UC Davis 2003 Long Range Development Plan Final EIR; UC Davis Full-Time and Part-Time Headcount, October 2006; BAE, 2007.

Table 11: Household Income Distribution of Davis Workers, 1999

Income Range	Household Incomes of Persons Working in the City of Davis			
	Davis Residents		In-Commuters	
	Number (a)	Percent of Total	Number (a)	Percent of Total
Less than \$15,000	1,587	14%	370	5%
\$15,000 - \$29,999	2,397	21%	819	11%
\$30,000 - \$39,999	1,091	9%	677	9%
\$40,000 - \$49,999	804	7%	854	11%
\$50,000 - \$59,999	999	9%	1,028	13%
\$60,000 - \$74,999	896	8%	1,261	16%
\$75,000 - \$99,999	1,408	12%	1,331	17%
\$100,000 or more	2,478	21%	1,361	18%
Total	11,660	100%	7,702	100%

Note:

(a) Number of workers calculated using total in- and out- commuter estimates from 2000 CTPP commuting pattern data and applying the household income distribution reported in the 2000 CTPP. Includes full- and part-time workers.

Sources: 2000 Census Transportation Planning Package, File 3, 2007; BAE, 2007.

Table 12: Annual Worker Earnings, 1999

Annual Earnings	Davis		Sacramento-Yolo CMSA (a)	
	Number	Percent of Total	Number	Percent of Total
Less than \$5,000	3,035	16%	60,075	7%
\$5,000 to \$9,999	2,250	12%	63,300	8%
\$10,000 to \$14,999	1,940	10%	72,465	9%
\$15,000 to \$19,999	1,475	8%	65,660	8%
\$20,000 to \$24,999	1,545	8%	70,690	9%
\$25,000 to \$29,999	1,275	7%	66,705	8%
\$30,000 to \$34,999	1,270	7%	64,130	8%
\$35,000 to \$49,999	2,375	12%	134,760	17%
\$50,000 to \$74,999	2,210	11%	117,400	15%
\$75,000 or more	1,400	7%	64,380	8%
No earnings	645	3%	22,880	3%
Total (b)	19,420	100%	802,445	100%

Notes:

- (a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
- (b) Total Davis workers may differ slightly from figures reported in commuting patterns due to different sample population sizes.

Source: 2000 Census Transportation Planning Package, File 2, 2007; BAE, 2007.

Table 13: Selected Salaries and Affordable Housing Costs, 2007

	Monthly Salary		Annual Salary		Maximum Monthly Housing Cost for Employee (a)	
	Low	High	Low	High	Low	High
UC Davis						
Associate Professor	\$6,120	\$7,650	\$73,440	\$91,800	\$1,836	\$2,295
Librarian	\$5,563	\$8,885	\$66,756	\$106,620	\$1,669	\$2,666
Accountant III	\$4,026	\$5,638	\$48,312	\$67,656	\$1,208	\$1,691
Clerk	\$1,768	\$2,652	\$21,216	\$31,824	\$530	\$796
City of Davis						
Planner	\$5,387	\$6,548	\$64,640	\$78,570	\$1,616	\$1,964
Principal Planner	\$6,814	\$8,283	\$81,770	\$99,392	\$2,044	\$2,485
Public Safety Dispatcher I & II	\$3,413	\$4,564	\$40,961	\$54,767	\$1,024	\$1,369
Firefighter I & II	\$5,467	\$7,310	\$65,603	\$87,714	\$1,640	\$2,193
Associate Civil Engineer	\$5,538	\$6,732	\$66,461	\$80,783	\$1,662	\$2,020
Senior Civil Engineer	\$6,657	\$8,091	\$79,878	\$97,092	\$1,997	\$2,427
Park Maintenance Worker I & II	\$2,967	\$3,967	\$35,605	\$47,606	\$890	\$1,190
Senior Office Assistant	\$2,745	\$3,337	\$32,941	\$40,041	\$824	\$1,001
Davis Joint Unified School District						
High School Principal	\$7,201	\$9,649	\$86,408	\$115,793	\$2,160	\$2,895
Teacher	\$2,718	\$6,040	\$32,614	\$72,482	\$815	\$1,812
Accounting Technician I, II, & III	\$2,374	\$5,061	\$28,488	\$60,732	\$712	\$1,518
Custodian Team Leader I, II, & III	\$2,374	\$4,371	\$28,488	\$52,452	\$712	\$1,311
Borders						
Floor Staff (b)	\$600	\$640	\$7,200	\$7,680	\$180	\$192
Supervisor	\$1,368	\$1,512	\$16,416	\$18,144	\$410	\$454
Child Development Inc.						
Assistant Teacher/ Cook	\$1,733	\$2,080	\$20,800	\$24,960	\$520	\$624
Associate Teacher	\$1,907	\$2,427	\$22,880	\$29,120	\$572	\$728
Teacher	\$2,080	\$2,773	\$24,960	\$33,280	\$624	\$832
Master Teacher	\$2,253	\$3,293	\$27,040	\$39,520	\$676	\$988
Curriculum Specialist	\$2,600	\$3,640	\$31,200	\$43,680	\$780	\$1,092
Tech Company (c)						
Product Development Manager	\$6,667	\$8,333	\$80,000	\$100,000	\$2,000	\$2,500
Scientist	\$5,000	\$6,667	\$60,000	\$80,000	\$1,500	\$2,000
Senior Research Associate	\$4,167	\$5,000	\$50,000	\$60,000	\$1,250	\$1,500
Office Manager	\$3,750	\$4,583	\$45,000	\$55,000	\$1,125	\$1,375
Sales Operations Assistant	\$2,083	\$2,917	\$25,000	\$35,000	\$625	\$875

Note:

- (a) Assumes 30 percent of gross income expended on housing costs.
(b) Assumes only part-time employment at 20 hours per week. May understate income since employees may hold multiple jobs and possibly work over 40 hours a week.
(c) Company requested to remain anonymous.

Sources: UC Davis Professorial Salary Scales, 2006-2007 academic year; UC Academic Salary Scales, 2006; UC, Office of the President Pay Scales, 2007; DJUSD Office of Human Resources Pay Scales, 2006-2007; www.cityofdavis.org, 2007; Davis Borders staff, 2007; Keith Vencel, Regional Staffing Manager, Child Development Inc., 2007; BAE, 2007.

Table 14: Ratio of Jobs to Employed Residents, 2005

Community	2000 (a)			2005 (a)			2005 Jobs/ Employed Residents
	Population	Employed Residents	Employed Residents/ Population	Population	Employed Residents (b)	Jobs	
Davis	60,308	31,165	0.52	65,176	33,680	19,570	0.58
95616 and 95618 Zip Codes (c)	60,308	31,165	0.52	65,176	33,680	35,427	1.05
Citrus Heights	85,230	41,152	0.48	86,744	41,883	22,314	0.53
Elk Grove	60,255	28,265	0.47	120,760	56,647	25,802	0.46
Folsom	51,912	23,053	0.44	67,325	29,898	31,654	1.06
Rancho Cordova	54,586	24,047	0.44	74,558	32,845	53,127	1.62
Rocklin	36,563	18,355	0.50	52,035	26,122	15,003	0.57
Roseville	80,092	36,667	0.46	104,136	47,675	66,250	1.39
West Sacramento	31,604	11,607	0.37	39,649	14,562	27,311	1.88
Sacramento-Yolo CMSA (d)	1,796,857	799,989	0.45	1,998,185	889,623	1,001,328	1.13

Notes:

- (a) 2000 figures are from the 2000 Census and 2005 figures are based on SACOG projection data.
(b) Calculated using the 2000 ratio of employed residents to total population and applying to the 2005 total population estimate.
(c) Includes total 2005 employment for the 95616 and 95618 Zip codes, as reported in Table 4.
(d) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: Census 2000, 2007; SACOG, 2006; BAE, 2007.

3.2 Population, Household, and Employment Growth Projections

The following section presents 2004 SACOG projections, the most current and geographically detailed projections available for population, households, and employment in the Sacramento region. These projections are reported in Table 15, based on SACOG jurisdiction-level data for the City of Davis and the CMSA. SACOG projections are provided in five-year increments from 2005 through 2025. Data for 2013 are interpolated using 2010 and 2015 data.

It should also be noted that SACOG is nearing the end of a multi-year process, known as the Blueprint Project, to update their growth projection methodology to incorporate a policy-based model rather than the current land use-based model. While some figures have been released for SACOG counties and jurisdictions, the data is of insufficient detail for use in this analysis. The full release of Blueprint projections for the SACOG region is not expected until the end of 2007. Therefore, this analysis focuses on projected growth rates rather than absolute numbers for both the City of Davis and the CMSA.

The projections for the planned neighborhood at UC Davis, West Village, are derived from information available in the UC Davis *2003 Long Range Development Plan Final EIR* as well as the West Village Implementation Plan. Population, household, and employment figures reported for 2013 are also interpolated from 2010 and 2015 projection figures.

Population and Households

SACOG projects that population and household growth in Davis will lag behind the CMSA between 2005 and 2013. While the estimated annual average growth rates for population and households in Davis during that period fall under one percent, the SACOG expects the CMSA population and household growth rates to grow at a rate of 1.4 percent annually. In addition, the number of households in the CMSA is projected to grow by an average of 1.3 percent annually.

To assist in meeting anticipated student, staff and faculty housing demands, UC Davis is currently planning the West Village project on land currently outside the Davis city limits. With the addition of West Village to the Davis projections, the population and household growth rates for the Davis community area approach the estimated growth rates for the CMSA. By full buildout, expected in 2015, nearly 4,200 people in 1,650 households will reside in West Village. The projections reported in Table 15 assume that Phase I will be completed by 2010 with some of Phase II built by 2013. The West Village population and household projections only represent a portion of the growth anticipated at UC Davis. The UC Davis *2003 Long Range Development Plan Final EIR* estimates that 30,000 students and over 17,700 employees will be associated with the Davis campus by 2015. However, of the students and employees that will not reside in West Village or on campus, the EIR projects that a net of 60 additional students and 970 employee households will seek housing in the City of Davis through 2015, based on the University's overall growth projections.

Employment

SACOG projects that the growth rate of employment opportunities in Davis, estimated at an annual average increase of 0.9 percent, will surpass the City's growth rates for population and households. However, this growth rate amounts to less than half the growth rate estimated for CMSA employment between 2005 and 2013. The Davis estimate does exclude UC Davis employment projections, which would significantly alter the growth rate reported in Table 15.

Employment at West Village may include jobs at the Community Education Center, a planned elementary school, as well as office and retail positions in a planned mixed-use center. All three job-generating uses are included in the first phase of West Village, and account for approximately 230 new positions. This small number of new jobs only slightly impacts the projected annual average growth rate for employment in the Davis community area.

Summary

Between 2000 and 2006 Davis population and household growth lagged behind the CMSA. The City also exhibited a smaller average household size and a smaller share of households with children relative to the region. In addition, Davis households consisted of a higher share of renters as compared to the CMSA. The large proportion of the Davis population that corresponds to the UC Davis student population partially explains the high share of renters in the City as well as the large percentage of households with incomes in lower income brackets. However, Davis also had a relatively high share of households with high incomes, establishing a bi-modal income distribution with fewer middle-income households compared to the region. If the number of households in Davis increases by 1,144 or 0.6% by 2013, as projected, then the City will likely see an increase of 378 extremely low-income households from the current 8,228 estimate, if current income distributions in Davis remain. Right now approximately thirty-three percent of Davis households are at or below extremely low-income levels. However, the City's current RHNA demonstrates a local and regional goal to balance all household income categories throughout the region, which would decrease the number of new extremely low-income households locally in order to increase the amount of moderate and workforce households living in Davis. This balancing of household incomes will be affected by the influence of UC Davis on local household demographics, and the ongoing increases in student households (often low-income) regardless of other policies. Related to the student effect on household projections in Davis, it should also be recognized that a large number of all-student households receive secondary income from parents and often find creative solutions for addressing their housing needs through shared-housing and on-campus (outside of city limits) options. While the City has assisted with student affordable housing, there seems to be a lack of demand for these dorm-style units, and financing additional student housing would require large local commitments due to rules of State and Federal housing programs.

UC Davis represents the largest employer in the Davis area, followed by 2,600 employees in the Accommodation and Food Services sector. Approximately 60 percent of Davis workers lived in Davis while an estimated 51 percent of UC Davis faculty and staff reside in the City. Davis workers living in Davis exhibited greater household income disparity as compared to in-commuters, with higher shares of lower and higher incomes and fewer households in the middle-income ranges. Due to a high share of low-wage workers and a low percentage of workers receiving mid-to-high earnings, Davis workers also demonstrated earnings disparity relative to workers in the CMSA. However, a survey of employers located in Davis indicates a large range of potential worker earnings that varies based on occupation and position tenure. Overall, there is a balance between employment opportunities and housing in the Davis community area if UC Davis jobs are included in the analysis. The jobs-housing analysis in this section does not fully address the balance of worker earning to local housing costs. A more detailed assessment of housing affordability is included in the following section of this report.

SACOG projects that population, households, and employment growth rates for the City of Davis will lag behind the CMSA during the Housing Element planning period. Even with the

addition of UC Davis' planned West Village neighborhood to the City's estimates, Davis is expected to continue to lag behind the region. However, projections for Davis and West Village do not include most of the projected growth anticipated for UC Davis campus employment.

Table 15: Population, Household, and Employment Projections

	2005	2010 (a)	2013 (b)	2015 (a)	Average Annual Percent Change 2005-2013
City of Davis					
Population	65,176	67,382	68,271	68,863	0.6%
Households	24,932	25,302	26,076	26,592	0.6%
Employment	19,570	20,998	21,089	21,149	0.9%
West Village, UC Davis					
<i>Students</i>	0	1,980	2,592	3,000	n.a
<i>Faculty and Staff and Dependents (c)</i>	0	774	1,016	1,178	n.a
Subtotal: West Village Population	0	2,754	3,608	4,178	n.a
<i>Student Households (d)</i>	0	774	1,013	1,173	n.a
<i>Faculty and Staff Households</i>	0	312	410	475	n.a
Subtotal: West Village Households	0	1,086	1,423	1,648	n.a
<i>Community Education Center</i>	0	90	90	90	n.a
<i>Elementary School Employees</i>	0	20	20	20	n.a
<i>Mixed-use center employees (e)</i>	0	120	120	120	n.a
Subtotal: West Village Employment	0	230	230	230	n.a
Total: Davis and West Village					
Population	65,176	70,136	71,879	73,041	1.2%
Households	24,932	26,388	27,499	28,240	1.2%
Employment	19,570	21,228	21,319	21,379	1.1%
Sacramento-Yolo CMSA (f)					
Population	1,998,185	2,151,848	2,238,028	2,295,482	1.4%
Households	745,999	785,734	829,473	858,633	1.3%
Employment	1,001,328	1,127,834	1,171,046	1,199,854	2.0%

Notes:

- (a) West Village figures based on 2015-2016 buildout estimate with Phase I completion estimated in 2010 and Phase II in 2015.
(b) Interpolated from 2010 and 2015 figures.
(c) Assumes 2.48 persons per household from the UC Davis Long Range Development Plan Final EIR.
(d) Assumes 2.56 students (or beds) per student household based on UC Davis Long Range Development Plan Final EIR.
(e) Assumes one employee per 375 square feet of office and retail commercial space.
(f) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

Sources: SACOG, 2006; UC Davis 2003 Long Range Development Plan Final EIR; UC Davis 2003 Long Range Development Plan Final EIR Addendum #1, November 2006; West Village Implementation Plan, UC Davis Office of Resource Management and Planning, November 2006; BAE, 2007.

3.3 Housing Stock Characteristics: Type, Conditions, Overcrowding and Vacancy

This section reports information regarding housing stock characteristics such as age, condition, and types of structures for both the City of Davis and the CMSA. As in the Demographic and Economic Trends section, inclusion of the CMSA data allows for the comparison of Davis trends against the region. This part of the report also analyzes vacancy rates and the availability of affordable housing in Davis. Data sources utilized in the following analysis include the 2000 Census, Claritas, the City of Davis, the 2006 Apartment Vacancy and Rental Rate Survey conducted by the UC Davis Office of Student Housing, the Yolo County Housing Authority, the U.S Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and First American Real Estate Solutions (FARES).

Housing Stock Age and Condition

The age of the housing stock in Davis exhibits a similar pattern to that of the CMSA. As relayed in Table 16, an estimated 22 percent of the housing stock in both geographies was built between 1995 and March of 2006. In addition, both areas experienced a building boom in the 1970s, with 28 percent of the Davis housing stock and 20 percent of housing in the CMSA built in that decade. However, 44 percent of Davis housing and 48 percent of the CMSA housing stock were built since 1980. The one difference between the age of housing stock in Davis compared to the CMSA is that Davis possess a smaller share of housing units built prior to 1960. Figure 1 illustrates that the “Core Area” of Davis possesses the greatest concentration of older housing stock. As noted in the 2002 Davis Housing Element, a consequence of the City’s relatively new housing stock is the overall good condition of units in Davis. Additionally, high land costs and buyer desirability have led to increased reinvestment into these older properties within the Core Area because of the value they represent to landowners. The City has not identified any housing units in need of rehabilitation or replacement during the current planning period.

Type of Housing Structures

As Table 17a highlights, single-family detached units constituted the largest single component of the housing stock in Davis in 2006. However, at 45 percent of total units, this share lagged behind the CMSA where 67 percent of the housing stock consisted of single-family detached units. Davis did possess a slightly higher share of single-family attached units, such as townhomes, relative to the CMSA. More significantly, the large share of housing units in structures with ten or more units in Davis, 28 percent of total units, indicates a prevalence of apartment buildings in Davis as compared to the CMSA.

Overcrowding

The Census defines overcrowding as having more than one person per room in a housing unit and the Census definition of a room is: “whole rooms used for living purposes...including living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.”

Based on the 2000 Census data, Davis experienced a lower incidence of overcrowding compared to the CMSA. In both 2000 and 2006, around eight percent of CMSA households lived in overcrowded conditions compared to just over five percent in Davis. In both locations, a higher

share of renter households lived in overcrowded conditions relative to households that owned their place of residence. In Davis, approximately eight percent of renters or 1,135 households live in overcrowded units compared to only 191 households or two percent of owners. In the CMSA, 14 percent of renters and four percent of homeowners lived in overcrowded conditions. This information is further displayed in Table 17b.

Vacancy Rates

Davis vacancy rates have exhibited a slight upward trend over the past several years. According to the California Department of Finance, the overall vacancy rate in Davis increased from 2.18 percent in 2006 to 2.28 percent in 2007. However, according to the Apartment Survey conducted by the UC Davis Student Housing Office, the apartment vacancy rate was only 1.8 percent in 2006 and in 2007 decreased to 0.7 percent. The UC Davis survey excludes other rental units beyond those in apartment complexes.

In 2000, the Census reported a 2.9 percent vacancy rate for housing in Davis. Of the 684 units reported vacant in Davis, nearly 60 percent of those were for rent and only 16 percent were for sale. The remaining vacant units consisted of other vacant units such as unoccupied homes that were already rented or sold or seasonal homes. Based on this Census data, the 2000 vacancy rate for ownership units amounted to one percent while the vacancy rate for rental units equaled three percent. However, the UC Davis Student Housing Office reported an apartment vacancy rate of only a half-percent in 2000.

In general, these figures indicate a trend towards slightly higher vacancy rates in Davis. Nevertheless, vacancy rates remain extremely low. Within the field of urban economics, a residential vacancy rate of approximately five percent is considered an indicator of a real estate market with sufficient housing options for both renters and buyers, and a reasonable balance between supply and demand.

Also found in information from the 2000 Census, about 18 percent of occupied single-family detached units were renter-occupied in Davis, which is aligned with the regional CMSA figure. Of the occupied single-family attached units in Davis, such as half-plexes and townhomes, around 51 percent were renter-occupied as compared to 57 percent in the CMSA. Based on this information, Davis does not appear to exhibit a higher proportion of renter occupancy in its single-family homes when compared to the larger region.

City of Davis Affordable Housing Requirements

The Davis Affordable Housing Ordinance (18.05.0) establishes inclusionary housing requirements for new housing projects. The City requires that 25 percent of ownership units be affordable to very low-, low-, and moderate income households. Moreover, for new rental housing developments, with twenty or more units, the City requires that 25 percent of the units be affordable to low-income households and ten percent of the units be affordable to very low-income households. Rental developments with between five and 19 units are required to provide 15 percent of the units to low-income households and ten percent to very low-income households. Moreover, the ordinance requires that all affordable rental units remain affordable in perpetuity.

The City of Davis also adopted a Middle Income Housing Ordinance (18.06.0) that addresses the housing needs of households with incomes of between 120 and 180 percent of the median Yolo

County household income, adjusted for household size. New housing developments with between 26 and 35 ownership units are required to provide ten percent of those units to middle income households. Projects with 35 to 39 ownership units must make 15 percent of the homes affordable to middle income households, and developments with 50 or more ownership units are required to have 20 percent priced at levels affordable to middle-income households.

Multifamily Affordable Housing Complexes

Table 18 details the current multifamily affordable housing stock in Davis. This table addresses the requirements set forth in California Government Code 65583 for “a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and total number of elderly and nonelderly units that could be lost from the locality’s low-income housing stock.” Thirty-six communities, including the upcoming Cesar Chavez Plaza, will provide over 1,600 affordable units to Davis residents at the start of this Housing Element planning period, with more units in planning and predevelopment stages. Existing unit sizes range from studio efficiencies to four-bedroom apartments. Several communities provide affordable housing targeted to special needs populations such as seniors and persons with disabilities. In addition, according to the City staff, all the projects listed in Table 18 have signed agreements to maintain the affordable housing units in perpetuity.⁶

For-Sale Affordable Housing Opportunities

In addition to affordable rental units, the City of Davis has also adopted policies to require affordable ownership options in all new ownership housing, with some policies aimed to target housing production for the City’s workforce. Currently, the City has approximately 65 affordable ownership units, primarily at the Greene Terrace community, that are built or under construction and are resale-restricted ownership units for low and moderate-income households. These units have all been privately subsidized. An additional 60 units are planned for construction during this Housing Element planning period. Planned developments include 2990 Fifth Street, Willowbank, Woodbridge Phase 10, Cassel Lane, and Willowcreek Commons. In addition, with 20 single-family units in Davis, the DACHA limited-equity cooperative offers affordable housing for households earning up to moderate income levels through a joint ownership opportunity by becoming a member of the cooperative.

⁶ Danielle Foster, City of Davis Housing Programs Manager. June 14, 2007.

Table 16: Housing Stock by Year Built

Year Structure Built	Davis				Sacramento-Yolo CMSA (a)			
	2000		2006		2000		2006	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1999 to March 2006	n.a.	n.a.	3,471	14%	n.a.	n.a.	138,559	17%
1999 to March 2000	1,205	5%	n.a.	n.a.	20,096	3%	n.a.	n.a.
1995 to 1998	2,027	9%	1,985	8%	45,863	6%	44,872	5%
1990 to 1994	2,611	11%	2,550	10%	72,091	10%	70,469	9%
1980 to 1989	3,698	16%	3,633	14%	143,842	20%	142,502	17%
1970 to 1979	7,271	31%	7,056	28%	165,152	23%	161,644	20%
1960 to 1969	4,021	17%	3,891	15%	105,241	15%	103,510	13%
1950 to 1959	1,639	7%	1,584	6%	88,076	12%	85,554	10%
1940 to 1949	551	2%	530	2%	36,126	5%	35,215	4%
1939 or earlier	588	2%	569	2%	38,494	5%	37,493	5%
Total Units (b)	23,611	100%	25,269	100%	714,981	100%	819,818	100%

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Sums may not add up to total housing figures due to rounding.

Sources: Claritas, 2007; BAE, 2007.

Figure 1: Housing Stock by Year Built

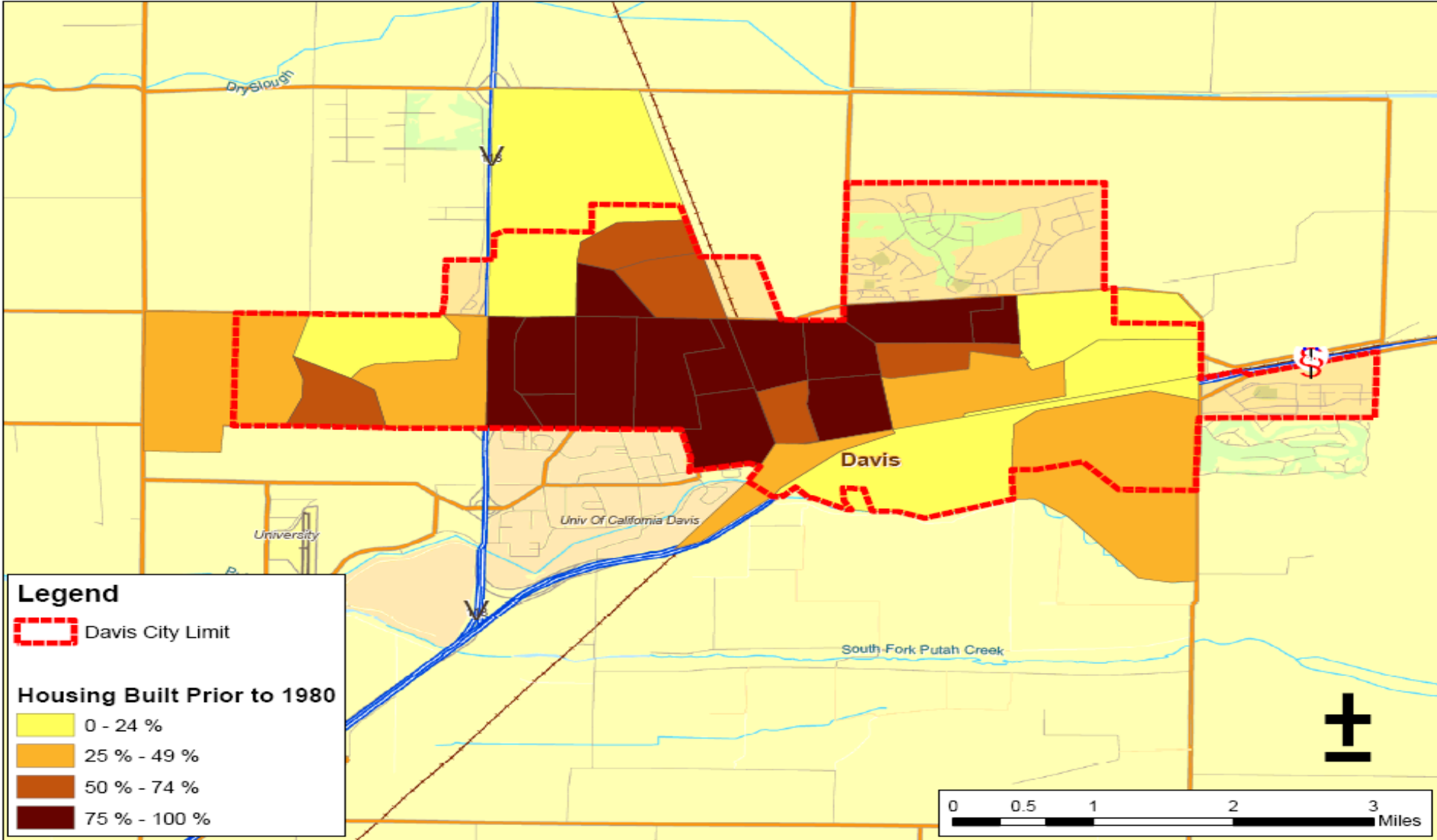


Table 17a: Housing Stock Characteristics

	Davis				Sacramento-Yolo CMSA (a)			
	2000		2006		2000		2006	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Total Housing Units								
Occupied Housing Units	22,948	97%	24,458	97%	665,298	93%	763,086	93%
Vacant Housing Units	669	3%	811	3%	49,683	7%	56,732	7%
Units in Structure								
1-unit detached	10,575	45%	11,352	45%	469,547	66%	548,217	67%
1-unit attached	2,347	10%	2,497	10%	42,920	6%	47,316	6%
2 to 4 units	2,122	9%	2,281	9%	49,822	7%	54,257	7%
5 to 9 units	1,483	6%	1,595	6%	32,945	5%	37,013	5%
10 or more units	6,699	28%	7,090	28%	91,611	13%	101,299	12%
Mobile home, trailer, or other	385	2%	454	2%	28,136	4%	31,716	4%
Total Units (b)	23,611	100%	25,269	100%	714,981	100%	819,818	100%

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Sums may not add up to total housing figures due to rounding.

Sources: Claritas, 2007; BAE, 2007.

Table 17b: Persons Per Room, 2000 and 2006

Persons Per Room	2000				2006			
	City of Davis		Sacramento-Yolo CMSA (a)		City of Davis		Sacramento-Yolo CMSA (a)	
	Number (b)	Percent of Total	Number (b)	Percent of Total	Number (c)	Percent of Total	Number (c)	Percent of Total
Owner Occupied Housing Units								
1.00 Person per Room or less	10,057	43.8%	391,059	58.8%	10,815	44.2%	457,487	60.0%
1.01 - 1.50 Persons per Room	99	0.4%	10,127	1.5%	107	0.4%	11,847	1.6%
1.51 - 2.00 Persons per Room	43	0.2%	4,927	0.7%	46	0.2%	5,764	0.8%
2.01 Persons per Room or more	35	0.2%	1,603	0.2%	38	0.2%	1,875	0.2%
Subtotal: Owner-Occupied	10,235	44.6%	407,716	61.3%	11,006	45.0%	476,973	62.5%
Renter Occupied Housing Units								
1.00 Person per Room or less	11,641	50.7%	221,930	33.4%	12,318	50.4%	246,512	32.3%
1.01 - 1.50 Persons per Room	537	2.3%	16,806	2.5%	569	2.3%	18,668	2.4%
1.51 - 2.00 Persons per Room	484	2.1%	11,739	1.8%	513	2.1%	13,040	1.7%
2.01 Persons per Room or more	50	0.2%	7,106	1.1%	53	0.2%	7,893	1.0%
Subtotal: Renter Occupied	12,713	55.4%	257,582	38.7%	13,452	55.0%	286,113	37.5%
Total Households	22,948	100.0%	665,298	100.0%	24,458	100%	763,086	100.0%

Notes:

- (a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
- (b) 2000 figures estimated using a calculation of the Census 2000 Summary File 3 percentage allocation for each tenure subcategory, and applying those distributions to the 2000 Census Summary File 1 owner-occupied and renter-occupied household figures.
- (c) 2006 figures estimated using a calculation of the 2000 percentage allocation for each tenure subcategory, and applying those distributions to the 2006 owner-occupied and renter-occupied household estimates provided by Claritas Inc.

Sources: Census 2000, 2008; Claritas, 2007; BAE, 2008.

Table 18: City of Davis Multifamily Affordable Housing Stock, 2007

Apartment Complex	Address	Total Units	Affordable Units	Bedroom Types	Special Needs	Funding Sources	Affordability End Date
Adobe at Evergreen	1500 Shasta Drive	120	30	2,3, 4		Developer Subsidy	Permanent
Alhambra Apartments	4500 Alhambra Drive	160	160	1, 2, 3, 4		State Tax Credits	Permanent
Allegre Apartments	1677 Drew Circle	152	17	2, 3, 4		State REAC and Developer Subsidy	Permanent
Anderson Place Apartments	1850 Hanover Drive	240	240	S, 1, 2		HUD Loan Management Set Aside	Permanent
Arlington Farms	2900 Portage Bay	138	28	1, 2, 3, 4		CalHFA Loan	Permanent
Becerra Plaza	326 Becerra Way	21	21	1, 2	physical disabilities	HUD	Permanent
Cesar Chavez Plaza	Olive Drive	52	52	1	at risk of homelessness (25%)	CalHFA, City, Yolo Housing Authority, HCD	Permanent
DaVinci Court Apartments	1666 DaVinci Court	51	18	S, 2, 3		City Affordable Housing Policy	Permanent
El Macero Village	4735 Cowell Boulevard	104	21	1, 2, 3		HUD	Permanent
Eleanor Roosevelt Circle	675 Cantrill Drive	59	59	1	seniors, at risk of homelessness (35%)	CalHFA, State MHP, City	Permanent
Fox Creek Apartments	1515 Valdora Street	36	36	1, 2, 3		HCD, Federal Tax Credits	Permanent
Heather Glen	2324 Shasta Drive	62	62	2, 3		HCD, Federal Tax Credits	Permanent
Homestead Cooperative	2610 Grambling Court	21	21	1	supportive housing for households w/ mental illness	City, State HOME	Permanent
Moore Village	2444 Moore Boulevard	59	59	1, 2, 3		City, CalHFA	Permanent
Olive Court	1414 Olive Drive	24	24	2		City, CalHFA, Federal and State Tax Credits	Permanent
Olympic Cottages	Olympic Drive	30	12	1, 2	senior	Yolo County Housing Authority	Permanent
Owendale Apartments	3023 Albany Avenue	45	45	1, 2, 3		State Multifamily Housing, Federal HOME, City	Permanent
Pacifico Cooperative	1752 Drew Circle	97	97	1		City	Permanent
Rosa Parks Apartments	1205 Fifth Street	10	10	1, 2		HCD, CalHFA, City	Permanent
Rosewood Park Apartments	616 Ohlone	24	24	1, 2, 3		HCD, Federal and State Tax Credits	Permanent
Sharps and Flats	1660 Drew Avenue	132	34	2, 3, 4		Developer Subsidy	Permanent
Shasta Point Retirement Community	1501 Shasta Drive	67	67	1	senior	HUD	Permanent
Sojourner Truth Apartments	1220 Fifth Street	14	14	2		HUD, HCD, CalHFA, City, Federal Tax Credits	Permanent
Sorrento Apartments	1540 Valdora Street	108	22	2, 3, 4		HUD REAC	Permanent
Sterling Court	803-809 10th Street	4	4			City, Yolo Housing Authority	Permanent
Summerhouse	2525 East Eighth Street	12	12	1	households w/ developmental disabilities	HUD, City	Permanent
Suntree Apartments	2033 F Street	95	60	2, 3, 4		CalHFA, HUD REAC	Permanent
Terracina Apartments	1800 Moore Boulevard	70	70	2, 3, 4		Federal Tax Credits	Permanent
Tremont Green	5663 Marden Street	36	36	1, 2, 3		City, CalHFA	Permanent
Tuscany Villas	2526 East Eighth Street	30	30	1, 2, 3		HCD, Federal and State Tax Credits	Permanent
Twin Pines Community	3333 F Street	36	36	1, 2, 3		City, State HOME	Permanent
University Retirement Community	1515 Shasta Drive	161	63	1, 2, 3	senior	City	Permanent
Villa Calabria	2537 East Eighth Street	6	6	1	senior	HCD, Federal and State Tax Credits	Permanent
Walnut Terrace Apartments	3101 Fifth Street	30	30	1	senior	City	Permanent
Willow Glen	310 Becerra	12	12	1, 2	senior	HCD, Federal and State Tax Credits	Permanent
Windmere I & II	3030-3100 Fifth Street	160	106	2, 3		Federal and State Tax Credits, City, CalHFA	Permanent
Total Units		2,478	1,638				

Sources: cityofdavis.org, 2007; Danielle Foster, City of Davis Housing Programs Manager, 2007; BAE, 2007.

3.4 Housing Costs and Affordability: Overpaying for Housing

This section studies the costs of rental and for-sale housing in Davis and provides a general assessment of market-rate housing affordability in Davis. Data sources utilized in the following analysis include the 2000 Census, Claritas, the City of Davis, the 2006 Apartment Vacancy and Rental Rate Survey conducted by the UC Davis Office of Student Housing, the Yolo County Housing Authority, the U.S Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and First American Real Estate Solutions (FARES).

Apartment Rental Rates

As detailed in Table 19, according to a survey conducted by the UC Davis Student Housing Office, there were nearly 8,600 unfurnished apartment units available for rent in 2006. This figure excludes furnished apartments as well as rental units not in apartment complexes and rent-restricted units. Almost 3,900 of those units were two-bedroom apartments with an average monthly rent of \$1,112. The vacancy rate for these units was a low 1.9 percent. One-bedroom apartments represented the second most prevalent size of units, with nearly 2,600 units in the market. At an average monthly cost of \$867, these apartments exhibited the lowest vacancy rate of 0.7 percent. Overall, average monthly rents ranged from \$705 to \$2,738, increasing with unit size. After factoring in Yolo County utility allowances for each type of unit, the annual household income required to afford rental apartments in Davis ranged from \$33,400 to approximately \$121,600.⁷ However, there were very few of the larger and generally more expensive apartments available in Davis. The household incomes required for one and two-bedroom apartments, comprising the largest share of units, were between \$40,600 and \$51,400.

For-Sale Housing Prices

Table 20 reports that the median single-family home price in Davis between December of 2006 and May of 2007 equaled \$539,500. For condominium units, the median sales price over the same period was \$341,500. However, condominium units do not represent a large share of the sold housing stock and only seven percent of the units sold over the reporting period were priced below \$350,000. In fact, approximately 44 percent of the sold units cost over \$550,000. Another 28 percent of the units were priced between \$350,000 and \$450,000, while 22 percent ranged from \$450,000 to \$550,000.

Based on the assumption of a 30-year standard mortgage, a five percent down payment, a 6.5 percent fixed interest rate, as well as allotments for mortgage insurance, property taxes, and hazard insurance, Table 19 estimates the annual household income required to purchase homes in the various cost categories. While the minimum annual household income required to purchase the home with the lowest recorded home sale price of \$194,500 is just over \$60,000, very few options exist in Davis for households earning less than \$100,000 annually. Furthermore, in order to afford a \$550,000 home, a price near the median single-family home price, the minimum annual household income required approaches \$175,000.

Housing Cost Burden

Table 21 presents household income and housing cost burden information based on the 2000 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD. According to this

⁷ Annual household income requirement figure based on assumption that 30 percent of annual household income is expended on housing costs, including utilities.

data source, in 2000 nearly 30 percent of all households in Davis fell in the very low-income category. The vast majority of these very low-income households were renters. In fact, nearly half of all renter households fell into the very low-income category. In addition, 66 percent of all very-low income households were renter households experiencing housing cost burdens of over 50 percent of household incomes. These figures are likely impacted by the prevalence of student households in Davis. Among owner-occupied households, 88 percent had moderate or above moderate household incomes. In contrast, only 32 percent of renter households secured household incomes in these categories. Overall, approximately 41 percent of all Davis households paid over 30 percent of their annual household income towards housing costs. However, disproportionate numbers of renter households experienced excessive housing cost burdens.

Housing Affordability Assessment

Table 22a estimates the share of Davis family households that fall into each of the household income categories as defined by HCD. Non-family households are excluded from this analysis due to a lack of data available on household earnings by size. In order to generate the estimates in Table 22a, BAE assumed no change in the distribution patterns from the 2000 Census, as reported in Appendix C, and applied those shares to the 2006 family household figures. Appendix A reports the income limits associated with each category. For example, in 2006 the Very Low-Income category corresponded to household earnings between \$21,650 and \$40,850 depending on household size. However, Census data does not provide disaggregated family household income data for households of seven persons or more. Therefore the seven-person income limits are applied to all family households of seven persons or more in this analysis. Table 22b translates the 2006 income limits reported in Appendix A to the maximum monthly housing cost households in each income and size category can afford. These estimates assume that households expend 30 percent of gross income on housing costs. For renter households, costs include rent and utilities. Housing costs for owner households consist of mortgage principal and interest payments, property taxes, and insurance costs.

As reported in Table 19 the annual income requirements needed to afford an apartment in Davis in 2006 ranged from \$33,400 for a studio apartment, to \$121,600 for a five-bedroom apartment unit. A one-bedroom unit costs an average of \$867 per month. These units are affordable to households with an annual income of \$34,700. As displayed in Table 22b and Appendix A, this includes two-person family households earning close to or over 80 percent of Area Median Income (AMI), but not to most low and all very low-income two-person family households. A two-bedroom unfurnished apartment, averaging \$1,112 in monthly rent and an additional \$173 in monthly utility costs, requires approximately \$51,400 in annual household income. Based on Table 22b, only two-person family households earning over 120 percent of AMI and some moderate-income households could afford these units. Two-bedroom units are also not affordable to very low-income and low-income three or four-person family households. As indicated in Table 21, 68 percent of all renter households fall in the very low and low-income categories. Again, this high percentage is partially related to the large number of all-student households in Davis.

As reported the For-Sale Housing Prices section above, while a limited number of market-rate housing options exist in Davis for households with incomes between \$60,000 and \$100,000, annual household incomes generally need to exceed \$100,000 in order to afford the purchase price of a home in Davis. Therefore, only families earning above-moderate incomes, regardless of family size, could afford a home in Davis. According to Table 22a, approximately 64 percent of all Davis family households fall into the Above Moderate income category. The remaining 36

percent of families have lower household incomes than what is generally required to purchase a home at market price in the City.

Summary

The Davis housing stock is relatively new, and in overall good condition. However, compared to the CMSA, the City does have a smaller proportion of single-family detached housing units and a larger share of apartments. In addition, Davis has exhibited consistently low vacancy rates, indicating high levels of local housing demand relative to available supply.

The high level of housing demand and limited supply of housing contributes to high housing costs in Davis. As a result of the high housing costs in Davis, approximately 41 percent of all Davis households (9,491 households) experienced some level of excessive housing cost burden in 2000, though renter households experienced a disproportionate share of housing affordability problems. Of this forty-one percent of households overpaying, 7,725 households were low income households. In 2006, one- and two-bedroom apartment units averaged monthly rental rates between \$867 and \$1,112. These rates are not affordable to the very-low and low-income households that may be interested in renting these units. Moreover, the majority of renter households fall into these household income categories. Also, with a median home price of \$539,500, the Davis for-sale housing market is affordable only to households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually, outside of city inclusionary programs.

Table 19: Selected Average Multifamily Apartment Rents in Davis by Unit Size, 2006

Unit Size	Number of Units (a)	% Vacant	Average Monthly Rent	Utility Allowance	Household Annual Income Requirement (b)
Studio Unfurnished	222	0.9%	\$705	\$130	\$33,400
One Bedroom Unfurnished	2,574	0.7%	\$867	\$149	\$40,640
Two Bedroom Unfurnished	3,880	1.9%	\$1,112	\$173	\$51,400
Three Bedroom Unfurnished	1,242	3.1%	\$1,648	\$206	\$74,160
Four Bedroom Unfurnished	667	3.1%	\$2,226	\$269	\$99,800
Five Bedroom Unfurnished	4	25.0%	\$2,738	\$302	\$121,600

Notes:

- (a) Does not include subsidized apartments, rooms in homes rented out, or single-family homes that are rented.
(b) Annual household income requirement figure based on assumption that 30 percent of household income is expended on housing costs, including utilities.

Sources: UC Davis Student Housing Office 2006 Davis Apartment Vacancy and Rental Rate Survey, 2006;
Yolo County Housing Authority Utility Allowance- U.S. Department of Housing and Urban Development, 2006; BAE, 2007.

Table 20: Housing Sales Prices in Davis, December 2006 - May 2007

Unit Sales Price	Units (a)		Minimum Unit Price	Down Payment	Annual Principal & Interest	Mortgage Insurance	Property Insurance	Property Taxes	TOTAL Annual Payment	Minimum Annual Household Income Requirement (b)
	Number	Percent Total								
Under \$200,000	1	0%	\$190,000	\$9,500	\$13,822	\$1,408	\$475	\$2,375	\$18,080	\$60,267
\$200,000 - \$249,999	5	2%	\$200,000	\$10,000	\$14,550	\$1,482	\$500	\$2,500	\$19,032	\$63,439
\$250,000 - \$299,999	6	2%	\$250,000	\$12,500	\$18,187	\$1,853	\$625	\$3,125	\$23,790	\$79,299
\$300,000 - \$349,999	7	3%	\$300,000	\$15,000	\$21,825	\$2,223	\$750	\$3,750	\$28,548	\$95,159
\$350,000 - \$399,999	38	14%	\$350,000	\$17,500	\$25,462	\$2,594	\$875	\$4,375	\$33,305	\$111,018
\$400,000 - \$449,999	36	14%	\$400,000	\$20,000	\$29,099	\$2,964	\$1,000	\$5,000	\$38,063	\$126,878
\$450,000 - \$499,999	24	9%	\$450,000	\$22,500	\$32,737	\$3,335	\$1,125	\$5,625	\$42,821	\$142,738
\$500,000 - \$549,999	33	13%	\$500,000	\$25,000	\$36,374	\$3,705	\$1,250	\$6,250	\$47,579	\$158,598
\$550,000 - \$599,999	33	13%	\$550,000	\$27,500	\$40,012	\$4,076	\$1,375	\$6,875	\$52,337	\$174,457
Over \$600,000	81	31%	\$600,000	\$30,000	\$43,649	\$4,446	\$1,500	\$7,500	\$57,095	\$190,317
TOTAL	264	100%								
Median Single-Family Home Price			\$539,500							
Median Condo Unit Price			\$341,500							

Notes:

(a) Number of single-family and condominium units sold in Davis between December 2006 and May 2007.

(b) Ownership Cost Assumptions:

Percent of Income for Housing Costs (Principal, Interest, Taxes, and Insurance)	30%	of gross annual income
Mortgage Terms	Standard Mortgage Terms	
Down Payment	5.0%	of home value
Annual Interest Rate	6.5%	fixed
Loan Term	30	years
Annual Mortgage Insurance	0.78%	of mortgage
Annual property tax rate	1.25%	of home value
Annual Hazard Insurance	0.25%	of home value

Sources: FARES, 2007; Merrill Lynch, 2006; www.mtgprofessor.com, 2007; Census 2000, 2007; Davis Housing Needs Assessment and Special Research for the General Plan Update, 1996; BAE, 2007.

Table 21: Davis Household Cost Burdens, 2000

Households	All Income Levels		Very Low Income (Less than 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Owner Households								
With 0% to 30% Housing Cost Burden	7,946	35%	133	2%	299	10%	7,515	58%
With 30% to 50% Housing Cost Burden	1,473	6%	74	1%	205	7%	1,194	9%
With 50% or Greater Housing Cost Burden	771	3%	323	5%	178	6%	269	2%
Subtotal: Owner Occupied Households	10,190	45%	530	8%	682	22%	8,978	69%
Renter Households								
With 0% to 30% Housing Cost Burden	5,456	24%	863	13%	815	27%	3,778	29%
With 30% to 50% Housing Cost Burden	2,460	11%	941	14%	1,253	41%	265	2%
With 50% or Greater Housing Cost Burden	4,787	21%	4,436	66%	315	10%	37	0%
Subtotal: Renter Occupied Households	12,703	55%	6,240	92%	2,383	78%	4,080	31%
Total Households (a)	22,893		6,770		3,065		13,058	

Note:

(a) Total households figure may not match figure in Table 1 due to different survey methodologies.

Sources: 2000 CHAS dataset, huduser.org, 2007; BAE, 2007.

Table 22a: Davis Family Households Income Category Distribution, 2006

Income Category	2-Person Family		3-Person Family		4-Person Family		5 or More Person Family		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number (b)	Percent of Total	Number	Percent of Total
Very Low Income (Less than 50% AMFI) (a)	625	5.2%	349	2.9%	188	1.6%	172	1.4%	1,335	11.2%
Lower Income (50% to 80% AMFI) (a)	555	4.6%	286	2.4%	221	1.8%	197	1.6%	1,259	10.5%
Median Income (80% to 100% AMFI) (a)	379	3.2%	181	1.5%	172	1.4%	113	0.9%	845	7.1%
Moderate Income (100% to 120% AMFI) (a)	307	2.6%	192	1.6%	238	2.0%	116	1.0%	854	7.1%
Above Moderate Income (Over 120% AMFI) (a)	3,179	26.6%	1,862	15.6%	1,865	15.6%	766	6.4%	7,672	64.1%
Subtotal: Households in Range (b)	5,046	42.2%	2,869	24.0%	2,685	22.4%	1,364	11.4%	11,964	100.0%
Total: Family Households	11,964									

Notes:

(a) Based on household income category distribution reported in Appendix C.

(b) Subtotals of family households by size may not match figures in Table 20 due to rounding.

Sources: California Department of Housing and Community Development, 1999 and 2006; Census 2000, 2007; BAE, 2007.

Table 22b: Monthly Housing Affordability Levels for Davis Family Households by Income Category and Size, 2006

	<u>2-Person Family</u>	<u>3-Person Family</u>	<u>4-Person Family</u>	<u>5-Person Family</u>	<u>6-Person Family</u>	<u>7 or More Person Family</u>
<u>Income Category</u>	<u>Max Monthly Housing Cost (a)</u>	<u>Max Monthly Housing Cost (a)</u>	<u>Max Monthly Housing Cost (a)</u>	<u>Max Monthly Housing Cost (a)</u>	<u>Max Monthly Housing Cost (a)</u>	<u>Max Monthly Housing Cost (a)(b)</u>
Very Low Income (Less than 50% AMFI) (c)	\$619	\$696	\$774	\$836	\$898	\$960
Lower Income (50% to 80% AMFI) (c)	\$990	\$1,114	\$1,238	\$1,336	\$1,435	\$1,535
Median Income (80% to 100% AMFI) (c)	\$1,238	\$1,393	\$1,548	\$1,673	\$1,795	\$1,920
Moderate Income (100% to 120% AMFI) (c)	\$1,485	\$1,673	\$1,858	\$2,005	\$2,155	\$2,303
Above Moderate Income (Over 120% AMFI) (c)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

Notes:

- (a) Assumes 30 percent of gross household income is available for housing costs.
- (b) Income limits for 7-person households applied to all households of 7 persons or more.
- (c) Based on household income limits reported in Appendix A.

Sources: California Department of Housing and Community Development, 2006; BAE, 2007.

3.5 Special Housing Needs: Elderly Households, Single Person Households, Large Family Households, UC Davis Student Households, UC Davis Faculty and Staff Households, Single Female and Male-Headed Households, Disabled Households, Farmworker Households, Persons in Need of Emergency Shelter, Minority Households

California Government Code section 65583 specifically requires an analysis of “any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.” In addition, the City of Davis has identified single person households, UC Davis student households, UC Davis faculty and staff households, families with single male heads of household, and minorities as special needs populations. This section provides demographic analyses for each of these populations as well as an assessment of their particular housing preferences and needs.

Elderly Households

Population Characteristics

Since State Housing Element law does not specifically define elderly households, this analysis investigates this special population category using both 65 and 62 years as minimum age cut-offs. Including both age limits in this report allows for the incorporation of both 2000 Census and 2006 Claritas data, as well as 2000 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD.

Based on Claritas data, the share of households in Davis with a head of household age 65 or older was lower than the share of such households in the CMSA. As displayed in Table 23, in 2006 approximately 12 percent of total Davis households, or 2,900 households, fell in this category. The same year, nearly 20 percent of CMSA households were headed by a householder age 65 years or more. Furthermore, between 2000 and 2006 the number of elderly households grew at a much slower pace in Davis as compared to the CMSA. Over the six-year period, the number of elderly households increased by nearly 16 percent, while in Davis the growth rate was approximately seven percent.

Table 23 reveals that in both Davis and the CMSA, most elderly households own their homes. An estimated 24 percent of households in Davis with a head of household age 65 and over rented their home while 76 percent were homeowners in 2006. In the CMSA, 22 percent of elderly households were renters and 78 percent owned their homes.

Data relayed in Table 24 utilizes a slightly different definition of elderly households. The CHAS dataset provided by HUD defines elderly households as one or two-person households with either person age 62 or older. Since this definition incorporates a slightly lower minimum age threshold, the number of elderly households reported in Table 24 is slightly higher than the number of elderly households reported in Table 23 for the City of Davis. Moreover, the household estimate reported in Table 24 excludes households with an elderly head of household but that are larger than two persons, such as grandparents raising grandchildren. However, with 77 percent of elderly households reported to own their own home, the tenure distribution in Table 24 parallels the tenure data in Table 23.

Approximately 19 percent of elderly households were very low-income, 17 percent were low-income, and 65 percent were moderate or above moderate-income in 2000. Table 24 further reveals that approximately 15 percent of total elderly households were owner-occupied elderly households that experienced some level of excessive housing cost burden and 11 percent of total elderly households were renter-occupied households with some level of excessive housing cost burden in 2000. In other words, over a quarter of elderly households paid over 30 percent of their annual household income towards housing costs. In comparison, approximately 41 percent of all Davis households experienced some amount of excessive housing cost burden, as reported in Table 21 and discussed in the Housing Costs and Affordability section above. Moreover, approximately 44 percent of elderly renter households fell into the very low-income category, mirroring general renter household trends in Davis. Approximately 75 percent of owner-occupied elderly households earned 80 percent or more of Area Median Income (AMI) while Table 21 reports that nearly 90 percent of all owner-occupied households within Davis had incomes above the low-income level. The data indicate that, overall, elderly households in Davis are less in need of housing assistance relative to the general population.

Compared to the general population, this special needs population may be expected to increase at a faster pace during the Housing Element planning period. SACOG estimates that for the entire Sacramento region, the share of the population age 65 and over will increase from 11 percent in 2000 to 20 percent in 2030.⁸ In addition, by 2030, approximately one-third of the region's households will be headed by a householder age 65 or over and nearly half of the household growth projected for the region between 2000 and 2050 will fall in this category.⁹ The presence of UC Davis will temper the impact of these regional trends locally and Davis may continue to experience slower growth in the elderly population compared to the region, but the percent of elderly in Davis is still likely to increase.

Household Assets

Information gathered by the Federal Reserve Board as part of the 2004 Survey of Consumer Finances (2004 SCF) further illuminates the net worth of elderly households. Since many elderly households consist of retirees, annual income for elderly households is likely lower than the general population. Many elderly households rely on savings and other assets to supplement annual retirement income. However, these assets are not included in the CHAS housing cost burden calculations.

The 2004 SCF provides estimates for median values of family net worth, median family household incomes, and median household assets in 2004. However, due to the sample size, these estimates are national figures and are not available for smaller geographies. In terms of net worth, the difference between gross assets and debt, elderly households fared relatively well in 2004 as compared to other family households. The median net worth of households with a head of household between the ages of 65 and 74 equaled \$190,100. For families with a head of householder age 75 and older the median net worth value was \$163,100. Only family households in the 55 to 64 age bracket fared better, with a median net worth of \$248,700.

⁸ Levy, Stephen and Viviane Doche-Boulos. *Projections of Employment, Population, Households and Household Income in the SACOG Region for 2000-2050*. Prepared for the Sacramento Area Council of Governments. www.sacog.org. Downloaded July 11, 2007. Pg. 26.

⁹ *Ibid.* Pg. 29.

According to the SCF, the median value of before-tax annual income for families with a head of household between 65 and 74 was \$33,300, and \$23,700 for families with a head of households age 75 and over. However, 99.5 percent of both household categories held assets of some kind in 2004. Assets include both financial assets, such as savings bonds, publicly traded stock, and retirement accounts, as well as non-financial assets, such as real estate property and vehicles. The 2004 SCF reported median asset values of \$233,200 for families with a head of household between the ages of 65 and 74, and a median value of assets of \$185,200 for families with a head of household age 75 and over.

However, non-financial assets, which are far less liquid, constitute a portion of those reported assets. An estimated 96.5 of families with a head of household between 65 and 74 held financial assets while 97.6 of families with a head of household age 75 or more held such assets. Median values of financial assets were approximately \$36,100 and \$38,800 for each respective household age category in 2004. The median values of non-financial assets for these groups equaled approximately \$161,100 and \$137,100 respectively.¹⁰ An estimated 95.6 percent and 92.5 percent of the respective elderly household subgroups possessed non-financial assets in 2004. While it is essential to consider assets when assessing the housing burden of seniors, one must also take into account which assets are fully available to the household, and which could be accessed in a lump sum subject to penalties.

Housing Preferences

While many elderly households are able to find housing products that meet their needs within the available local market-rate housing stock, other elderly households may require specific amenities that address the needs of older householders. Physical limitations resulting from the aging process can lead to changing housing preferences over time. For example, some elderly households may seek smaller housing units with fewer maintenance responsibilities. Some elderly households may exhibit a preference for homes without stairways or large yards. Overall, elderly households prefer locations near community amenities such as grocery stores, drug stores, and health care facilities. Other specific needs for elderly households could also include assisted living arrangements that provide in-home care for elderly persons no longer able to live independently. As detailed in Table 17a, currently seven multifamily complexes provide senior housing in Davis, totaling 365 units. Nearly 250 of those units are classified as affordable units.

Based on current tenure patterns of elderly households in Davis, local seniors seem to have a preference for homeownership options. Moreover, in 2003 AARP, in cooperation with Mathew Greenwald and Associates, Inc., conducted a telephone survey of 2,001 Americans over the age of 45. The purpose of the study was to determine Americans expectations about their housing needs as they age. The survey found that “more than four in five (83 percent) of Americans age 45 and over say they strongly or somewhat agree that they would like to remain in their current residence for as long as possible,” even if they have to hire outside help to care for them.¹¹ These survey results suggest a strong national preference for aging in place.

¹⁰ Median values of financial and non-financial assets do not add up to total median values of assets since the medians are each taken from different subpopulations.

¹¹ “These Four Walls Americans 45+ Talk about Home and Community.” American Association of Retired Persons. May 2003. www.aarp.org/research. Downloaded September 5, 2007. Pg. 6.

Single Person Households

Population Characteristics

Single person households are households with only one member that live alone. According to Table 25, there were an estimated 6,200 single person households in Davis in 2006. This represents a minor increase from 5,700 households in 2000. In both Davis and the CMSA, single person households comprised an estimated 25 percent of all households. This share remained steady between 2000 and 2006 in both areas. In addition, single person households represented the second largest household size category after two-person households.

Table 26 provides an estimate of the tenure composition for single person households. Due to differing estimation techniques, the number of single person households slightly varies from those reported in Table 25. However, the overall household distribution remains generally consistent. Approximately 34 percent of single person households in Davis owned their home while 66 percent were renters in both 2000 and 2006. In the CMSA, the distribution of single person households was more even in 2000, with half of the household renting and the other half owning their homes. In addition, the share of single person households owning their homes in the CMSA increased by one percent between 2000 and 2006.

Housing Preferences

Single-person households generally require smaller housing unit types. In addition, these single-earner households may face limited financial resources for housing costs, and as a result, could face higher housing cost burdens. As described under the Housing Costs and Affordability section, and detailed in Table 18, studio and one-bedroom apartments exhibit very low vacancy rates. The large number of UC Davis students contributes to the demand for such units. Cesar Chavez Plaza, an apartment complex with 52 affordable one-bedroom units expected to be completed in the Fall of 2007, will provide some greatly needed housing for this special needs population. In addition, the newest senior complex, Eleanor Roosevelt Circle, is comprised of 59 one-bedroom units, and several other affordable, market, and mixed-income housing communities offer one-bedroom units.

Large Family Households

Population Characteristics

A large family household consists of a head of household (“householder”) and four or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. According to Table 25, an estimated 1,400 large family households lived in Davis in 2006. This represents approximately six percent of total Davis households and a slight increase from the number of large family households in 2000. The share of large family households in the CMSA was nearly double the Davis percentage, at 12 percent of all CMSA households in 2006. Table 26 estimates that nearly 51 percent of households with five or more persons owned their home while the remaining 49 percent were renter households in 2006. This figure includes both family and non-family households; and in 2006 non-family households represented 30 percent of all households with five or more members in Davis. In the CMSA, non-family households only comprised 2 percent of all households with five persons or more, highlighting the influence of large UC Davis student households on housing in the City.

Therefore, the 2000 CHAS data for large family households provides a clearer picture for family households with five or more members. According to this data set, approximately 68 percent of Davis' large family households owned their homes in 2000 while 32 percent were renters. Furthermore, 31 percent of all large family households experienced housing cost burdens that were greater than 30 percent of their incomes. An estimated 14 percent of large family households were very low-income households, 13 percent were low-income, and 73 percent were moderate or above moderate-income households in 2000. However the distribution differed significantly between renter and owner households. While only eight percent of owner households were very-low or low income, 68 percent of renter households fell into these income categories. Among both owner and renter large family households in the very low- and low-income categories, approximately 280 of the 345, or 80 percent of the households experienced housing cost burdens greater than 30 percent of household incomes in 2000.

Housing Preferences

Large family households require larger units to accommodate family members. Families with sufficient incomes are generally able to find housing that meets their particular needs in the Davis market. Overall, 31 percent of large family households experienced some housing cost burdens in 2000, as compared to 41 of all Davis households. However, those large family households without the financial means to purchase a home face significant housing cost burdens as compared to households that own their homes. The majority of renter households fell in the very low and low-income categories and more of these renter households experienced some level of housing cost burden as compared to owner households. In addition, Table 19 highlights that large rental units are fairly expensive, averaging over \$1,600 per three-bedroom unit and \$2,200 per four-bedroom unit in 2006. Several apartment communities in Davis do offer three and four-bedroom affordable units. In addition, the availability of duplexes and single-family homes for rent is not analyzed in this report and could offer another housing option for this special needs group in Davis. This latter housing option is also attractive to groups of university students, which may impact the rent amount and make such housing more difficult to obtain for large families. Furthermore, student households competing for housing units in Davis may partially explain why large family households represented only six percent of total households in Davis, compared to 12 percent in the CMSA. The low proportion of large family households in Davis may indicate a need for a greater number of large units, but student households competing for such units could prevent large family households from finding housing in Davis.

UC Davis Student Households

Population Characteristics

Table 28 reports the average number of students residing in the Davis area during the three quarters of the 2006-2007 academic year. Based on figures from the UC Davis office of Resource Management and Planning, approximately 27,600 students studied at the UC Davis campus in this past academic year. In a study of the UC Davis population in 2002, 23 percent of students lived on campus and 57 percent resided in Davis. The remaining 20 percent commuted from elsewhere, primarily from locations in Sacramento County, Solano County, and other Yolo County locations.¹²

¹² UC Davis 2003 Long Range Development Plan Final EIR. Tables 4.11-2 and 4.11-6.

The most recent survey of on-campus housing available at UC Davis, conducted in the Spring of 2002, indicates that nearly 5,800 students may be housed on campus in residence halls as well as apartment units. The remaining 16,300 students residing in the Davis area find housing within the City. Approximately 2.5 students comprise each student household based on previous research conducted for the *City of Davis Internal Housing Needs Analysis* in 2003. Therefore, Davis had an estimated 6,500 student households during the 2006-2007 academic year.

Housing Preferences

Student households primarily seek rental units. This preference impacts the rental market in the City and results in very low vacancy rates across apartment complexes throughout Davis. In 2006, the apartment vacancy rate was only 1.8 percent. In fact, since 1996 the vacancy rate for Davis apartments has averaged 1.3 percent and never topped 4.2 percent. In contrast, a vacancy rate of five percent is generally considered an indicator of a healthy rental market with sufficient housing availability and options.

Assessing household incomes of student households poses some difficulty. Students are generally low-earners that often only hold part-time or seasonal employment. However, students tend to receive income in the form of financial assistance and gifts from parents as well as grants and student loans that are used to cover living expenses. Furthermore, there is some question as to the amount of income student households may be able to expend on housing costs. Many students do not have the same financial burdens that other households experience since they remain on their parents' health insurance policies, do not have to pay off student loans while they remain enrolled in school, and generally have lower costs as compared to other households.

The UC Davis 2003 *Long Range Development Plan Final EIR* estimates an increase of the on-campus student population to 30,000 by the 2015-2016 academic year. However the EIR also projects that the majority of this growth will be accommodated in student housing located both in the central campus and the planned West Village neighborhood. According to the EIR, a maximum of 60 additional students would seek off-campus housing in Davis by 2015.¹³ For this to occur, new student housing on campus would need to accommodate some of the recent increase in student households living within Davis. Though the EIR projects limited pressure on rental housing in Davis as a result of increase in the student population at UC Davis, current apartment vacancy rates suggest a need for some increased availability of market-rate rental units.

UC Davis Faculty and Staff Households

Population Characteristics

According to the UC Davis Office of Resource Management and Planning, the 2006-2007 on-campus faculty and staff population was nearly 11,500. This figure excludes student employees. An estimated 51 percent, or nearly 5,900 faculty and staff member, live in Davis. Assuming 1.3 faculty or staff members per household yields an estimate of 4,500 faculty and staff households living in Davis in 2006 and 2007.

¹³ *Ibid.* Tables 4.11-9 and 4.11-10.

Housing Preferences

Beyond a desire for locations within a short commute to the UC Davis campus, faculty and staff households exhibit similar housing preferences to the general workforce population. Currently, Aggie Village is the only development specifically targeted towards UC Davis faculty and staff. Located adjacent to both the University campus and downtown Davis, Aggie Village offers 21 single-family and 16 duplex units for University faculty and staff households. Appreciation on these ownership units is capped using either the faculty salary index or the Consumer Price Index, whichever is greater. The University also offers a home loan program to help recruit and retain faculty and senior managers. There is a long waiting list at the UC Davis housing office comprised of faculty and staff who are interested in purchasing homes at Aggie Village.

Of the projected new employees associated with UC Davis growth through 2015, approximately 970 of the new hires would live in the City of Davis and another 500 employees would reside in the planned West Village neighborhood.¹⁴ Some of this projected employment growth overlaps with the current faculty and staff estimates reported in Table 27. While details regarding the faculty housing available at West Village remain somewhat undetermined, the intention is to provide affordable housing options that will help the University attract new hires and remain competitive with other research institutions. Beyond the University's efforts, City inclusionary policies that encourage workforce housing will also benefit UC Davis faculty and staff households.

Single Female and Male-Headed Households

Population Characteristics

Single female or male-headed households are family households with a female or male head of household and no spouse, and at least one member of the household under the age of 18. Table 29 estimates the number of single-parent households in 2006 for both the City of Davis and the CMSA. Assuming that the same percent of households in 2006 were headed by single-parents as in 2000, approximately 1,500 households in Davis were headed by either a single female or single male. This figure represents an estimated six percent of total Davis households in 2006. In the CMSA, single-parent households accounted for over ten percent of all households in 2006.

Single female-headed households constitute the majority of single-parent households in both Davis and the CMSA. In Davis, nearly five percent of all households, or about 1,200 households, were single female headed households in 2006. Nearly 62 percent of these families were renter households while the other 38 percent owned their homes. In the CMSA, nearly eight percent of all households were single female-headed households and approximately 70 percent of these households were renters.

Single male-headed households are also underrepresented in Davis as compared to the CMSA. While single male-headed households were less than 1.5 percent of all Davis households in 2006, 2.5 percent of CMSA households were headed by single-male householders. Of the 340 single male-headed households in Davis, approximately 58 percent were renters. In the CMSA, 56 percent of single male-headed households rented their homes.

¹⁴ *Ibid.* Table 4.11-10.

Housing Preferences

As noted above, both single female and single male-headed households primarily rent their homes. Single-parent households tend to experience higher housing cost burdens due to having only one adult income earner, coupled with greater child care needs. As a result, these households may exhibit higher demand for affordable housing options relative to the general population. Ideally, housing would provide a minimum of two bedrooms in order to provide separate spaces for parents and children. While no affordable apartment communities target single-parent households currently, many do offer two or more bedroom units. In addition, this special needs population only constitutes six percent of all Davis households. However, the lower share as compared to the CMSA may stem from a lack of affordable options that meet the specific needs of this population.

Disabled Households

Population Characteristics

California Housing Element law defines a disability to include “any physical or mental disability as defined in Government Code Section 12955.3,” which in turn refers to the definitions established in California Government Code Section 12926. Appendix C contains the text of Government Code Section 12926. Table 30 highlights that in 2006, the share of persons with some type of disability was less than half of the share in the CMSA. Estimates for the 2006 population with disabilities are based on distribution detailed in the 2000 Census. Approximately nine percent of the Davis population five years and older had some type of disability. In contrast, nearly 19 percent of the CMSA population age five year and older had a disability.

The greatest population difference between Davis and the CMSA appears among the 21 to 64 age group, followed by the 65 and over category. Though nearly 12 percent of the CMSA population over five years old was disabled and between 21 and 64, only five percent of the Davis population falls in this category. Furthermore, a smaller share of Davis residents between the ages of 21 and 65 had two or more disabilities as compared to the CMSA. In both geographies, persons with two or more disabilities, across all age groups combined, amounted to the largest subgroup within the disabled population. The proportion of the total population that had two or more disabilities still remained much lower in Davis as compared to the CMSA.

Housing Preferences

For the purposes of this analysis, it is assumed that there is only one disabled person per household. Due to the variation in disability types, there are many different housing preferences that this special needs population demonstrates. Overall, households with disabled members tend to fall in the lower income brackets and have higher housing cost burdens. In addition, some persons with disabilities require additional services such as live-in care, social services, job training programs, or counseling to help them achieve independent living.

While specific figures are unavailable regarding the number of accessible housing units in Davis, at a minimum the City enforces Federal and State regulations such as the Fair Housing Amendments Act of 1988 and the American with Disabilities Act. The City of Davis has also recently adopted a visitability policy that established a target of all new single-family residential units meeting certain accessibility standards. Specifically, market rate and middle-income units must be visitable, and affordable low- and moderate-income units must be first floor accessible. The policy is geared towards requiring housing types that can accommodate persons with disabilities and promote aging in place. The new accessibility requirements will apply to all new

major single-family housing projects and even higher standards will be placed on affordable housing projects receiving City land or financial assistance.

Consistent with California Uniform Building Code requirements, apartment complexes and high density residential projects include a percentage of accessible units. Furthermore, there are affordable housing complexes that specifically aim to accommodate persons with disabilities, by providing fully accessible units throughout the complex. In addition, a few communities specifically assist residents or households with mental or developmental disabilities. However, the large differential in the share of Davis' population with disabilities as compared to the CMSA suggests a possible need for more affordable housing geared towards the needs of this population in Davis.

Farmworkers

Population Characteristics

According to data from the Employment Development Department presented in Table 31, Yolo County farm employment dropped by 1,000 jobs, or over 20 percent, between 1992 and 2005. Other agriculture-related jobs not occurring on farms, such as cannery employment, are categorized in other industry sectors. Data detailing the number of farmworkers living in Davis is unavailable. However, primary information from organizations serving this population illuminates some demographic trends.

Currently, three migrant centers operate in Yolo County, offering seasonal housing to farmworker families. According to the Yolo County Housing Authority's (YCHA) Migrant Director, Jorge Alimeda, though the centers in Dixon and Madison are fully occupied, the Davis Center's 60-plus units are only about 50 percent occupied currently. The Davis Center was demolished in 2001 and reconstructed over a period of three years. However, the newly built center also involves new eligibility policies. While prior to the demolition cannery workers were eligible to live in the Davis Migrant Center, reconstruction utilized Rural Development funds which resulted in different eligibility requirements that excluded cannery workers. Furthermore, the Dixon center permits cannery workers, the Madison Center does not. In addition, applicants must provide tax returns from the prior year that prove minimum earnings of \$4,425 from agricultural work in the prior year in order to establish eligibility.

Housing Preferences

Though changes in eligibility requirements may partially explain the high vacancy rates at the Davis Migrant Center, previous Housing Elements for the City have pointed to a demand for permanent housing in Davis by farmworkers and their families. A memo to the Yolo County Local Agency Formation Commission dated December of 2006 acknowledges these changing housing preferences, stating that "workers are obtaining permanent employment positions and establishing permanent residences in, or closer to, urban areas."¹⁵ The same memo also reports that some migrant workers without families, which are ineligible for units at the YCHA Migrant Centers, must travel up to 50 miles from their place of employment to find housing.

¹⁵ Yolo County Local Agency Formation Commission. "Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings." December 11, 2006.

The low occupancy at the Davis Migrant Center suggests that over the next five years additional demand for seasonal housing by farmworker families is unlikely. These households, however, will likely seek permanent housing options within Davis. It is difficult to determine the exact number of farmworker households in Davis. However, it is possible that that can be served by the same affordable housing opportunities as other populations in need of housing assistance. In contrast, migrant farmworkers without families have unique housing needs and may be underserved in the Davis market. Single migrant workers are not eligible for units at the Davis Migrant Center under current policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

Persons In Need of Emergency Shelter

Population Characteristics

Table 32 displays the result of a census taken in January 2007 of the homeless population in Yolo County. While this point-in-time count provides some estimate of the homeless population, these figures may understate the current situation since persons and families struggling with homelessness are often in and out of shelters. According to this census, 86 homeless persons were located in Davis. This equals approximately 21 percent of the total County homeless population. The majority of the City's homeless, 55 percent, were men. Over 30 percent of the homeless counted in Davis were members of a family with children, and two-thirds of those family members were children under the age of 18. These figures are mostly in-line with the County wide figures, though the share of the homeless population in families was slightly higher for Davis relative to the rest of Yolo County.

Housing Preferences

The reasons for homelessness can vary greatly and include economic hardship, alcohol or substance abuse, mental illness, and domestic violence. Housing preferences differ among these subgroups. Individuals with substance abuse problems may be averse to rules and regulations accompanying some transitional housing options. Persons and families escaping domestic violence situations may seek more confidential transitional housing. In addition, the type of services demanded by each subpopulation varies.

Currently, several organizations offer transitional housing to the homeless population in Davis. Davis Community Meals operates a homeless shelter for men and women, transitional housing for families, as well as a cold weather shelter for individual men and women, typically from November through March each year. The Short Term Emergency Aid Committee provides motel vouchers as part of their Emergency Shelter Program. The Interfaith Rotating Winter Shelter provides cold weather shelter to the Davis homeless population at different member congregations throughout the winter. The Sexual Assault and Domestic Violence Center also provides emergency shelter and transitional housing services to adults and children escaping domestic violence. While all of these organizations are able to provide shelter and services within the City, some connect to a larger regional network of organizations serving the homeless population throughout Yolo County.

A couple of new developments in Davis provide permanent housing options for some of the subgroups at risk of experiencing homelessness, including fixed-income seniors, persons with physical or mental disabilities, and persons with substance abuse problems. The renovated

Homestead Cooperative is operated by the Yolo Community Care Continuum for individuals with mental illness. Nearly 20 of the new one-bedroom units at Cesar Chavez Plaza will be set aside for extremely low-income households with special needs such as alcohol recovery and mental illness, and 21 units at Eleanor Roosevelt Circle are targeted for extremely low-income seniors with physical or mental disabilities or substance abuse problems.

In addition, Yolo County and the Cities of Davis, West Sacramento, Winters, and Woodland have maintained a countywide coalition on homelessness for over a decade and recently agreed to begin collaboration on a ten-year plan to eliminate homelessness throughout the County. Though this effort is new and details are limited at this time, the plan will likely involve permanent, supportive housing options for the homeless population.¹⁶

Minority Households

Population Characteristics

Table 33 reports race and ethnicity data for Davis and the CMSA. It is important to note that households are categorized based on the race and ethnicity of the head of household. Therefore, the household distribution reported in this table does not parallel the local population distribution of race and ethnicity since some households may consist of individuals of differing races and/or ethnicities. Approximately 23 percent of Davis households were minority households, i.e. not white and not Hispanic or Latino, in 2006. This represents an increase of nearly four percent since 2000. These figures parallel CMSA trends. However, the largest minority household group in Davis, with 18 percent of total households, was Asian households. In the CMSA, Hispanic or Latino households of various races represented the greatest share of minority households. In addition, Davis had a significantly smaller proportion of African American households as compared to the CMSA in 2006.

According to SACOG, throughout the Sacramento region the populations of Hispanics, African Americans, and Asians are projected to grow at a faster pace than the general population between 2000 and 2030. As a result, the data anticipates a decline in the share of non-Hispanic Whites while the proportion of minority populations increases. By 2030 the share of non-Hispanic Whites will fall to approximately 54 percent, while Hispanics will comprise 23 percent of region's population. African Americans and Asians¹⁷ are projected to grow to nine and 13 percent, respectively, of the total regional population.¹⁸ In addition, recent projection data released by the California Department of Finance suggests that from 2000 to 2020, non-Hispanic Whites will decline from 59 percent of Yolo County's population to 47 percent. During the same period of time Hispanics will increase from a 26 percent share to 34 percent.¹⁹

Housing Preferences

Beyond equal housing opportunities, the housing preferences of this special needs population do not differ significantly from the general population. The City provides free Fair Housing and

¹⁶ Sherwin, Elisabeth. "Homeless No More, Yolo Says: County Leaders Commit to a Plan to End Problem." *The Davis Enterprise*. June 27, 2007.

¹⁷ The Asian category incorporates all other residents that are not in the three other ethnicity categories (non-Hispanic White, Hispanic, and African American).

¹⁸ Levy, Stephen and Viviane Doche-Boulos. Pg. 26-27.

¹⁹ State of California, Department of Finance. Population Projections for California and Its Counties 2000-2050, by Age, Gender and Race/Ethnicity. www.dof.ca.gov. Downloaded July 11, 2007.

Mediation services to Davis residents with free and reduced legal representation through Legal Services of Northern California. In addition minority households may fall in any of the other special needs categories. Therefore, programs that address other special needs populations will also assist minority households with special needs as long as access to such opportunities is made available in equal measure to this community. Some portion of minority households may consist of immigrant families that may be more likely to have multiple generations living in one house together, possibly resulting in a need for housing suitable for extended families.

Special Housing Needs Summary

Relative to the CMSA, Davis had lower shares of elderly households (eight percentage points less), large family households (six percentage points less), single-parent households (four percentage points less), and persons with disabilities (ten percentage points less). While the share of minority households in Davis paralleled CMSA trends, Davis had more Asian households while Hispanic or Latino Households constituted the largest share of minority households in the CMSA. Both elderly households and large family households exhibited lower housing costs burdens relative to the CMSA. Though, the majority of renter households in both these special needs populations fell into the very low and low-income categories in 2000.

After two-person households, single person households comprised the next-largest household size in Davis and the CMSA. These households tended to rent their homes. In addition, the majority of single-parent households, headed by either a female or a male, rented their homes. Single-parent households, however, did not represent a large share of total Davis households.

With an estimated 6,500 student households seeking rental units and another 4,500 faculty and staff households residing in Davis, the UC Davis campus population greatly impacts the housing situation in the City. While the University projects the student population to grow during the current Housing Element planning period, most are expected to be housed on campus and in the planned West Village neighborhood. However, just under 1,000 new faculty and staff households are expected to seek residences in the City through 2015.

SACOG also projects that elderly households and minority households will grow disproportionately faster than the rest of the population throughout the Sacramento region. While minority households generally do not require special housing products, demand for new types of housing by elderly households may affect the Davis market. However, the City of Davis has a smaller proportion of elderly households relative to the CMSA, and this age bracket did not grow as fast as the CMSA between 2000 and 2006. Farmworkers represent another special needs population exhibiting changing trends in housing preferences. Many farmworker families are seeking permanent, year-round housing options near urban centers. Migrant farmworkers without families, in contrast, are unable to find affordable seasonal housing and must often travel long distances to work.²⁰ While the Yolo County Housing Authority's Davis Migrant Center is only half-occupied, single migrant workers are not eligible for units at the center under current policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

²⁰ Yolo County Local Agency Formation Commission. "Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings." December 11, 2006.

Table 23: Household Tenure by Age of Householder, 2000 and 2006

Age of Householder	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006 (b)		2000		2006 (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Occupied								
15-24	171	0.7%	183	0.8%	4,348	0.7%	5,087	0.7%
25-34	1,154	5.0%	1,241	5.1%	42,791	6.4%	50,060	6.6%
35-54	5,326	23.2%	5,727	23.4%	194,424	29.2%	227,450	29.8%
55-64	1,533	6.7%	1,649	6.7%	65,151	9.8%	76,218	10.0%
65 and older	2,051	8.9%	2,206	9.0%	101,002	15.2%	118,159	15.5%
Subtotal: Owner-Occupied	10,235	44.6%	11,006	45.0%	407,716	61.3%	476,973	62.5%
Renter Occupied								
15-24	5,510	24.0%	5,831	23.8%	34,457	5.2%	38,273	5.0%
25-34	3,453	15.0%	3,654	14.9%	71,289	10.7%	79,186	10.4%
35-54	2,805	12.2%	2,968	12.1%	103,049	15.5%	114,463	15.0%
55-64	302	1.3%	319	1.3%	20,185	3.0%	22,421	2.9%
65 and older	643	2.8%	681	2.8%	28,602	4.3%	31,770	4.2%
Subtotal: Renter Occupied	12,713	55.4%	13,452	55.0%	257,582	38.7%	286,113	37.5%
Total Households	22,948		24,458		665,298		763,086	

Notes:

- (a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
- (b) 2006 figures estimated using a calculation of the 2000 percentage allocation for each tenure subcategory, and applying those distributions to the 2006 household by tenure estimates provided by Claritas Inc.

Sources: Claritas, 2007; BAE, 2007.

Table 24: Elderly Households and Housing Cost Burdens, 2000

	All Income Levels		Very Low Income (Less than 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Elderly Households (a)								
Owner Households								
With 0% to 30% Housing Cost Burden	1,870	62%	80	15%	230	47%	1,560	79%
With 30% to 50% Housing Cost Burden	265	9%	55	10%	75	15%	135	7%
With 50% or Greater Housing Cost Burden	193	6%	114	21%	39	8%	40	2%
Subtotal: Owner Occupied Elderly Households	2,328	77%	249	45%	344	70%	1,735	88%
Renter Households								
With 0% to 30% Housing Cost Burden	329	11%	84	15%	65	13%	180	9%
With 30% to 50% Housing Cost Burden	100	3%	45	8%	40	8%	15	1%
With 50% or Greater Housing Cost Burden	253	8%	173	31%	45	9%	35	2%
Subtotal: Renter Occupied Elderly Households	682	23%	302	55%	150	30%	230	12%
Total Elderly Households	3,010		551		494		1,965	

Note:

(a) Elderly Households are defined as one or two-person households where either person is age 62 years or over.

Sources: 2000 CHAS dataset, huduser.org, 2007; BAE, 2007.

Table 25: Family and Non-Family Households by Size, 2000 and 2006

Household Type and Size	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006		2000		2006	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Family Households (b)								
1-person Household	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
2-person Household	4,762	20.8%	4,949	20.2%	177,151	26.6%	200,375	26.3%
3-person Household	2,708	11.8%	2,905	11.9%	101,155	15.2%	118,013	15.5%
4-person Household	2,534	11.0%	2,684	11.0%	91,650	13.8%	105,044	13.8%
5+ -person Household	1,287	5.6%	1,426	5.8%	75,879	11.4%	88,915	11.7%
Subtotal: Family Households	11,291	49.2%	11,964	48.9%	445,835	67.0%	512,347	67.1%
Non-Family Households (b)								
1-person Household	5,727	25.0%	6,218	25.4%	166,533	25.0%	190,739	25.0%
2-person Household	3,051	13.3%	3,188	13.0%	41,183	6.2%	46,470	6.1%
3-person Household	1,481	6.5%	1,599	6.5%	7,421	1.1%	8,657	1.1%
4-person Household	900	3.9%	935	3.8%	2,790	0.4%	2,972	0.4%
5+ -person Household	498	2.2%	554	2.3%	1,536	0.2%	1,901	0.2%
Subtotal: Non-Family Households	11,657	50.8%	12,494	51.1%	219,463	33.0%	250,739	32.9%
Total Households	22,948		24,458		665,298		763,086	

Notes:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) A "family" household is two or more related people living together. Non-family households are single people living alone, or two or more un-related people living together.

Sources: Claritas, 2007; BAE, 2007.

Table 26: Household Size and Tenure, 2000 and 2006

Household Size	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006 (b)		2000		2006 (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner Occupied								
1-person Household	1,953	8.5%	2,100	8.6%	81,804	12.3%	95,700	12.5%
2-person Household	3,648	15.9%	3,923	16.0%	148,345	22.3%	173,544	22.7%
3-person Household	1,791	7.8%	1,926	7.9%	67,133	10.1%	78,537	10.3%
4-person Household	1,945	8.5%	2,091	8.6%	64,003	9.6%	74,875	9.8%
5+ -person Household	898	3.9%	966	3.9%	46,430	7.0%	54,317	7.1%
Subtotal: Owner-Occupied	10,235	44.6%	11,006	45.0%	407,716	61.3%	476,973	62.5%
Renter Occupied								
1-person Household	3,815	16.6%	4,037	16.5%	84,680	12.7%	94,059	12.3%
2-person Household	4,145	18.1%	4,386	17.9%	69,997	10.5%	77,751	10.2%
3-person Household	2,395	10.4%	2,534	10.4%	41,580	6.2%	46,185	6.1%
4-person Household	1,481	6.5%	1,567	6.4%	30,369	4.6%	33,732	4.4%
5+ -person Household	876	3.8%	927	3.8%	30,957	4.7%	34,386	4.5%
Subtotal: Renter Occupied	12,713	55.4%	13,452	55.0%	257,582	38.7%	286,113	37.5%
Total Households	22,948		24,458		665,298		763,086	

Notes:

- (a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
- (b) 2006 figures estimated using a calculation of the 2000 percentage allocation for each tenure subcategory, and applying those distributions to the 2006 household by tenure estimates provided by Claritas Inc.

Sources: Claritas, 2007; BAE, 2007.

Table 27: Large Family Households and Housing Cost Burdens, 2000

	All Income Levels		Very Low Income (Less than 50% of AMFI)		Low Income (50% to 80% of AMFI)		Moderate and Above (Over 80% of AMFI)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Large Family Households (a)								
Owner Households								
With 0% to 30% Housing Cost Burden	679	53%	4	2%	0	0%	675	72%
With 30% to 50% Housing Cost Burden	153	12%	4	2%	40	25%	109	12%
With 50% or Greater Housing Cost Burden	44	3%	10	5%	14	9%	20	2%
Subtotal: Owner Occupied Large Households	876	68%	18	10%	54	33%	804	86%
Renter Households								
With 0% to 30% Housing Cost Burden	194	15%	14	8%	50	31%	130	14%
With 30% to 50% Housing Cost Burden	134	10%	75	41%	59	36%	0	0%
With 50% or Greater Housing Cost Burden	75	6%	75	41%	0	0%	0	0%
Subtotal: Renter Occupied Large Households	403	32%	164	90%	109	67%	130	14%
Total Large Family Households	1,279		182		163		934	

Note:

(a) Related households with five or more persons.

Sources: 2000 CHAS dataset, huduser.org, 2007; BAE, 2007.

Table 28: UC Davis Off-Campus Households, 2006-2007

2006-2007 Campus Population

UCD 2006-2007 Student Population (a)	27,602
<i>Less Students Living Outside the Davis Area (b)</i>	<i>(5,520)</i>
<i>Less Students Housed On-Campus</i>	<i>(5,797)</i>
UCD Students Living in the City of Davis	16,285
Subtotal: UCD Student Households in Davis (c)	6,514
UCD 2006-2007 Faculty and Staff (d)	11,483
<i>Less Faculty and Staff Living Outside the Davis Area (e)</i>	<i>(5,627)</i>
UCD Faculty and Staff Living in the City of in Davis	5,856
Subtotal: UCD Faculty and Staff Households in Davis (f)	4,505
Total UC Davis Households in the City of Davis	11,019

Notes:

- (a) Annual average for students representing Fall-Winter-Spring quarter averages (or in the case of Law students, Fall-Spring semester averages)
- (b) Approximately 80 percent of UCD students live in the Davis Area, including the UC Davis Campus.
- (c) Assumes 2.5 students per student household.
- (d) Does not include student employees.
- (e) Approximately 51 percent of UCD faculty and staff households live in the City of Davis.
- (f) Assumes 1.31 faculty and staff per household.

Sources: UCD Office of Resource Management and Planning 2006-2007 On-Campus Population Estimates, 2007; UC Davis 2003 Long Range Development Plan Final EIR; City of Davis Internal Housing Needs Analysis, February 2003; BAE, 2007.

Table 29: Single Head of Household with Children, 2000 and 2006

Household Type	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006 (d)		2000		2006 (d)	
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total Households
Owner								
Male Head of Household (b)	137	0.6%	146	0.6%	7,504	1.1%	8,607	1.1%
Female Head of Household (c)	425	1.9%	453	1.9%	15,594	2.3%	17,886	2.3%
Subtotal: Owner-Occupied	562	2.4%	599	2.4%	23,098	3.5%	26,493	3.5%
Renter								
Male Head of Household (b)	186	0.8%	198	0.8%	9,612	1.4%	11,025	1.4%
Female Head of Household (c)	686	3.0%	731	3.0%	35,752	5.4%	41,007	5.4%
Subtotal: Renter Occupied	872	3.8%	929	3.8%	45,364	6.8%	52,032	6.8%
Total: Single Parent Households	1,434	6.2%	1,528	6.2%	68,462	10.3%	78,525	10.3%
Total Households	22,948	100%	24,458	100%	665,298	100%	763,086	100%

Note:

- (a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
- (b) Family household with a male head of household, no spouse present, and one or more household members under the age of 18.
- (c) Family household with a female head of household, no spouse present, and one or more household members under the age of 18.
- (d) 2006 estimates assume identical single head of household distribution as in 2000.

Sources: Census 2000, 2007; BAE, 2007.

Table 30: Civilian Non-Institutionalized Population with Disabilities, 2000 and 2006

Age Range and Disability Type	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006 (b)		2000		2006 (b)	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Age 5-15	392	0.7%	421	0.7%	17,070	1.0%	19,697	1.0%
<i>Sensory Disability (c)</i>	46	0.1%	49	0.1%	1,507	0.1%	1,739	0.1%
<i>Physical Disability (d)</i>	15	0.0%	16	0.0%	1,079	0.1%	1,245	0.1%
<i>Mental Disability (e)</i>	263	0.5%	282	0.5%	10,295	0.6%	11,879	0.6%
<i>Self-Care disability (f)</i>	0	0.0%	0	0.0%	380	0.0%	438	0.0%
<i>Two or More Disabilities (i)</i>	68	0.1%	73	0.1%	3,809	0.2%	4,395	0.2%
Age 16-20	568	1.0%	609	1.0%	16,700	1.0%	19,270	1.0%
<i>Sensory Disability (c)</i>	40	0.1%	43	0.1%	826	0.0%	953	0.0%
<i>Physical Disability (d)</i>	56	0.1%	60	0.1%	722	0.0%	833	0.0%
<i>Mental Disability (e)</i>	88	0.2%	94	0.2%	2,580	0.2%	2,977	0.2%
<i>Self-Care disability (f)</i>	0	0.0%	0	0.0%	16	0.0%	18	0.0%
<i>Go-Outside-Home Disability (g)</i>	66	0.1%	71	0.1%	2,047	0.1%	2,362	0.1%
<i>Employment Disability (h)</i>	138	0.2%	148	0.2%	4,613	0.3%	5,323	0.3%
<i>Two or More Disabilities (i)</i>	180	0.3%	193	0.3%	5,896	0.4%	6,803	0.4%
Age 21-64	3,043	5.3%	3,264	5.3%	198,664	11.9%	229,239	11.9%
<i>Sensory Disability (c)</i>	287	0.5%	308	0.5%	11,063	0.7%	12,766	0.7%
<i>Physical Disability (d)</i>	391	0.7%	419	0.7%	23,056	1.4%	26,604	1.4%
<i>Mental Disability (e)</i>	313	0.5%	336	0.5%	10,616	0.6%	12,250	0.6%
<i>Self-Care disability (f)</i>	0	0.0%	0	0.0%	338	0.0%	390	0.0%
<i>Go-Outside-Home Disability (g)</i>	218	0.4%	234	0.4%	8,038	0.5%	9,275	0.5%
<i>Employment Disability (h)</i>	619	1.1%	664	1.1%	49,922	3.0%	57,605	3.0%
<i>Two or More Disabilities (i)</i>	1,215	2.1%	1,303	2.1%	95,631	5.7%	110,349	5.7%
Age 65 and Over	1,143	2.0%	1,226	2.0%	81,240	4.9%	93,743	4.9%
<i>Sensory Disability (c)</i>	130	0.2%	139	0.2%	8,594	0.5%	9,917	0.5%
<i>Physical Disability (d)</i>	340	0.6%	365	0.6%	19,220	1.1%	22,178	1.1%
<i>Mental Disability (e)</i>	13	0.0%	14	0.0%	2,472	0.1%	2,852	0.1%
<i>Self-Care disability (f)</i>	0	0.0%	0	0.0%	288	0.0%	332	0.0%
<i>Go-Outside-Home Disability (g)</i>	81	0.1%	87	0.1%	8,288	0.5%	9,564	0.5%
<i>Two or More Disabilities (i)</i>	579	1.0%	621	1.0%	42,378	2.5%	48,900	2.5%
Total Disabled Population	5,146	8.9%	5,521	8.9%	313,674	18.8%	361,949	18.8%
Total Population 5 Years and Over	57,536		61,724		1,672,101		1,929,442	

Notes:

- (a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.
- (b) 2006 estimates assume identical disability distribution as in 2000.
- (c) A sensory disability is defined as blindness, deafness, or a severe vision or hearing impairment.
- (d) A physical disability is a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.
- (e) A mental disability is defined as a condition that impairs learning, remembering, or concentrating.
- (f) A self-care disability includes conditions that makes dressing, bathing, or getting around inside the home difficult to perform.
- (g) A go-outside the home disability limits a person's ability to go outside the home alone to shop or visit a doctor's office.
- (h) an employment disability limits the ability to work at a job or business.
- (i) Not counted in individual categories listed above.

Sources: Census 2000, 2007; Claritas, 2007; BAE, 2007.

Table 31: Yolo County Farm Employment, 1992 to 2005

<u>Year</u>	<u>Farm Employment (a)</u>	<u>Annual Percent Change</u>
1992	4,700	-
1993	4,400	-6.4%
1994	4,400	0.0%
1995	5,000	13.6%
1996	5,300	6.0%
1997	5,100	-3.8%
1998	4,800	-5.9%
1999	4,900	2.1%
2000	4,900	0.0%
2001	4,100	-16.3%
2002	4,500	9.8%
2003	4,200	-6.7%
2004	3,800	-9.5%
2005	3,700	-2.6%
Total Change 1992-2005	(1,000)	-21.3%

Note:

(a) Workers employed by farm employers.

Source: California EDD, 2007; BAE, 2007.

Table 32: Yolo County Homeless Population, January 2007

	Davis		Rest of Yolo County		Yolo County Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Men	47	55%	182	55%	229	55%
Women	21	24%	82	25%	103	25%
Gender Unknown	1	1%	3	1%	4	1%
Children (under 18)	17	20%	61	19%	78	19%
Total Homeless Population	86	100%	328	100%	414	100%
<i>Families with Children</i>	10		27		37	
<i>Number of Persons in Families with Children</i>	27	31%	95	29%	122	29%

Note:

The above figures represent a point-in-time count on the day of the survey. Since many individuals and families move in and out of homelessness over the course of a year, the above figures may understate the homeless population in Yolo County jurisdictions.

Source: Yolo County Homeless and Poverty Action Coalition, 2007; BAE, 2007.

Table 33: Households by Race/Ethnicity, 2000 and 2006

Household Race/Ethnicity (b)	City of Davis				Sacramento-Yolo CMSA (a)			
	2000		2006		2000		2006	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Not Hispanic or Latino								
White	16,253	70.8%	16,384	67.0%	473,679	71.2%	513,764	67.3%
Black or African American	485	2.1%	611	2.5%	43,586	6.6%	51,523	6.8%
American Indian and Alaska Native	100	0.4%	107	0.4%	4,928	0.7%	5,011	0.7%
Asian	3,583	15.6%	4,396	18.0%	46,990	7.1%	63,535	8.3%
Native Hawaiian and Other Pacific Islander	34	0.1%	40	0.2%	2,053	0.3%	2,381	0.3%
Some Other Race	68	0.3%	73	0.3%	1,361	0.2%	1,525	0.2%
Two or More Races	669	2.9%	846	3.5%	17,911	2.7%	26,499	3.5%
Subtotal: Not Hispanic or Latino	21,192	92%	22,457	92%	590,508	89%	664,238	87%
Hispanic or Latino								
White	781	3.4%	854	3.5%	32,577	4.9%	43,272	5.7%
Black or African American	17	0.1%	16	0.1%	903	0.1%	1,204	0.2%
American Indian and Alaska Native	41	0.2%	50	0.2%	1,703	0.3%	2,231	0.3%
Asian	18	0.1%	18	0.1%	671	0.1%	857	0.1%
Native Hawaiian and Other Pacific Islander	1	0.0%	1	0.0%	139	0.0%	188	0.0%
Some Other Race	747	3.3%	894	3.7%	33,086	5.0%	43,635	5.7%
Two or More Races	151	0.7%	168	0.7%	5,711	0.9%	7,461	1.0%
Subtotal: Hispanic or Latino	1,756	8%	2,001	8%	74,790	11%	98,848	13%
Total: Households	22,948		24,458		665,298		763,086	

Note:

(a) The Sacramento-Yolo CMSA consists of El Dorado, Placer, Sacramento, and Yolo counties.

(b) Based on race/ethnicity of the head of household. Race/ethnicity is self-represented.

Sources: Claritas, 2007; BAE, 2007.

Summary of Special Housing Needs

Relative to the regional data of the CMSA (Sacramento-Yolo Consolidated Metropolitan Statistical Area), Davis had lower shares of elderly households (eight percentage points less), large family households (six percentage points less), single-parent households (four percentage points less), and persons with disabilities (ten percentage points less). While the share of minority households in Davis paralleled CMSA trends, Davis had more Asian households while Hispanic or Latino Households constituted the largest share of minority households in the CMSA. Both elderly households and large family households exhibited lower housing costs burdens relative to the CMSA. Though, the majority of renter households in both these special needs populations fell into the very low and low-income categories in 2000.

After two-person households, single person households comprised the next-largest household size in Davis and the CMSA. These households tended to rent their homes. In addition, the majority of single-parent households, headed by either a female or a male, rented their homes. Single-parent households, however, did not represent a large share of total Davis households.

With an estimated 6,500 student households seeking rental units and another 4,500 faculty and staff households residing in Davis, the UC Davis campus population greatly impacts the housing situation in the City. While the University projects the student population to grow during the current Housing Element planning period, most are expected to be housed on campus and in the planned West Village neighborhood. However, just under 1,000 new faculty and staff households are expected to seek residences in the City through 2015.

SACOG also projects that elderly households and minority households will grow disproportionately faster than the rest of the population throughout the Sacramento region. While minority households generally do not require special housing products, demand for new types of housing by elderly households may affect the Davis market. However, the City of Davis has a smaller proportion of elderly households relative to the CMSA, and this age bracket did not grow as fast as the CMSA between 2000 and 2006. Farmworkers represent another special needs population exhibiting changing trends in housing preferences. Many farmworker families are seeking permanent, year-round housing options near urban centers. Migrant farmworkers without families, in contrast, are unable to find affordable seasonal housing and must often travel long distances to work.²¹ While the Yolo County Housing Authority's Davis Migrant Center is only half-occupied, single migrant workers are not eligible for units at the center under current policies. In order for single migrant workers to be able to occupy units at the Davis Migrant Center, changes to State and Federal admission requirements as well as other regulations would be necessary.

²¹ Yolo County Local Agency Formation Commission. "Memo: Receive summary and update on the Yolo County LAFCO Housing Policy meetings." December 11, 2006.

3.6 Energy Conservation in Housing: Going Green from Slab to Ceiling

Home energy costs fluctuate according to national and worldwide conditions, but will always contribute to the cost of housing. When energy conservation measures are incorporated into new housing construction and existing units are retrofitted for energy conservation, gas, electric and heating oil costs are reduced, which also reduces the cost of housing to some extent.

The State of California sets energy conservation standards for new residential construction through Title 24 of its Uniform Building Code. Additionally, the City's 2001 General Plan includes the statement that the city recognizes that personal energy consumption is generally categorized into the categories of:

- transportation, which accounts for approximately 50 percent;
- space heating and cooling, which accounts for approximately 25 percent; and
- appliances and hot water heating, which accounts for approximately 25 percent.

Energy conservation efforts in Davis have involved various sectors of the community, including the city government, UC Davis, utility companies, architects, engineers, builders, and consumers. The following include energy conservation strategies and policies in the 2001 General Plan:

- Subdivisions are planned to maximize natural heating and cooling opportunities, primarily through the climate orientation of lots and building "envelopes." State and City building codes require new buildings to meet minimum standards for energy conservation.
- The design review of multi-family residential and commercial projects includes the review of landscapes for water conservation and plantings which promote energy conservation and comfort. The shading of parking lots by trees is intended to reduce re-radiation of heat from pavement.
- The use and re-use of existing buildings is encouraged to conserve building materials and increase community identity.
- Bicycle facilities have been constructed to provide an alternative to automobile use. Public transit is provided by YoloBus and Unitrans, with subsidies from the City.
- Dispersed, smaller neighborhood shopping centers are encouraged to reduce the length of frequent trips.
- Reduced lot sizes, yielding higher population densities, have been encouraged to allow for more efficient use of existing public facilities, police and fire protection services, water and sewage services, and public transit.
- The city and PG&E are experimenting with propane, methanol, compressed natural gas and electric powered cars.

Additionally, the following are some 2001 General Plan key provisions for the city's energy conservation policies and programs that positively impact residential energy conservation:

- Develop programs to increase energy conservation on the household and business level.

- Develop and distribute educational materials to Davis residents, including energy usage audits and analyses and information about the direct financial benefits and community benefits of reducing energy use.
- Pursue the creation of a community energy management corporation, whose purpose shall be to reduce energy use in the city.
- Study and implement options for providing incentives for property owners to upgrade their homes and businesses for improved energy conservation .
- Provide incentives for retrofitting existing homes and businesses for improved energy efficiency. An example of a retrofit feature would be a passive solar device.
- Promote the development and use of advanced energy technology and building materials in Davis.
- Use subsidies, expedited permit processing, density bonuses or other incentives to support implementation of photovoltaic and other renewable energy technologies to provide a portion of the City's energy needs.
- Promote energy-load management programs for both the residential and commercial sectors through an education and outreach program.
- Continue to enforce landscaping requirements that facilitate efficient energy use or conservation.
- Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.
- Provide information and education to residents on how, what type, and where to plant trees to reduce energy demand.
- Encourage the development of energy-efficient subdivisions and buildings.
- Natural factors such as cooling breezes, solar access, wind protection, and shade shall be considered in site and building design.
- Site planning should maximize the effects of cooling southwest winds to the extent possible.
- At least 80 percent of all residential lots in any proposed new development should be oriented so that buildings have their long axes within 22.5 degrees of east/west. Allow a developer not providing the required percentage to demonstrate that other site design, building design or construction measures would provide similar opportunities for conserving energy.

- Develop and implement energy-efficient design requirements that go beyond the State building standards for energy efficiency.
- Develop design guidelines for climate-oriented site planning, building design and landscape design to promote energy efficiency.
- Establish a technical assistance program to help developers in complying with the energy code and implementing energy efficient technologies.
- Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.
- Provide recognition for projects that maximize energy efficiency in the form of awards and presentations at council meetings.

Current Efforts

The City is currently focused on addressing local greenhouse gas emissions. Most recently, the City Council appointed a Sustainability Program Interim Coordinator who is leading the city's efforts in conducting an inventory of community greenhouse gas emissions and will set reduction targets when the inventory is completed in 2008. The inventory will be comprehensive and will include consideration of current residential planning and development policies and their effects on the city's "carbon footprint."

Since adoption of the last Housing Element, city staff has worked with local affordable housing developers to promote their use of energy-efficient design. The most recently completed affordable housing project at 1220 Olive Drive, Cesar Chavez Plaza, has been LEED-certified for its leadership in energy and environmental design. Future affordable housing projects are working with the city, as well as energy credit programs, to plan features that promote energy efficiency. Features that either have been or plan to be included in affordable projects include building orientation, solar panels, efficient appliances, and additional insulation beyond Title 24.

Affordable housing projects have incentives to include energy-efficient features, as it can lead to greater city partnership and increased publicity for the project. The city recognizes that sometimes these features require additional financial assistance to the project, but often features can be added without much additional cost or through the purchase of energy-efficient items that are accompanied by rebate programs. The planning and assistance provided to affordable housing projects today may reduce their operating costs and tenant utility costs for the future.

In addition to affordable housing, the City's Community Development Department continues to work with local developers on their incorporation of city policies related to energy-efficiency within the design and development of all new projects. A large part of these efforts relates to the placement and density of housing being planned. The work of the City's Steering Committee is aimed at identifying the optimum locations for future housing and city development, including consideration of energy efficiency, related to its proximity to community resources, shopping, schools, etc. and opportunities for alternative modes of transit. In addition to the Committee's in-depth review of potential future housing locations, the special sustainability assessment currently

underway will assist with the identification of other methods for the City to utilize as it continues to promote energy-efficiency in all new and existing development.

3.6 Affordable Housing Units At-Risk: Taking Stock and Saving It

The city currently has 1,637 affordable rental units that provide housing to special needs and non-special needs groups and serve households from extremely low to low income categories. The majority of these housing units have covenants recorded to their properties that require unit affordability in perpetuity. All newly-built affordable rental and ownership units in Davis, and those rehabilitated with local financial assistance, include sustained affordability requirements through affordability covenants and appreciation caps. The affordable housing units listed in the table below were provided using resources from the local Housing Authority and HUD under set affordability terms, some that could expire and result in the loss of affordable units to market rates during this planning period. These units were developed with special programs outside of standard city requirements or prior to the adoption of the city’s affordable housing ordinance in 1990 that put ongoing affordability requirements in place.

Table 34: Affordable Units At-Risk of Converting to Market Rate Rents

Project Address	Number and Affordability of At-risk Units	Affordability Requirements	Actions Needed During this Planning Period
1540 Valdora Street	22 Units, 11 Low and 11 Very Low	Units were built with a bond insured by the Housing Authority, requiring 15-yr affordability. Affordability requirements expiring.	Housing Authority in negotiations with owner of units. Continue to assess options with Housing Authority and owner.
1850 Hanover Drive	184 Units	Comprised of two Section 236 HUD-insured projects. Affordability requirements expire: August 1, 2011.	Initiate discussions with HUD and project owner, exploring options for affordability preservation.
2900 Portage Bay	28 Units, 14 Low and 14 Very Low		
4849 El Cemonte Avenue	25 Units		
920 Cranbrook Court	38 Units	Section 236 HUD-insured project. Affordability requirements expire: February 21, 2044.	No actions needed during this planning period.
1221 Kennedy Place	70 Units	Refinanced with HUD under Section 223 (f) program. Affordability requirements expire: September 30, 2011.	Initiate discussions with HUD and project owner, exploring options for affordability preservation.
2033 F Street	59 Units	HUD Section 8 Housing Assistance Payments contract. Affordability requirements expire: March 6, 2020.	No actions needed during this planning period.

Although there are a number of units that have expiring affordability during this planning period, the city continues to work with the local housing authority, Yolo County Housing Authority, and continues to assess local resources in hopes of determining options for ensuring ongoing affordability in these units. Many factors go into identifying opportunities to extend affordability in expiring units, including:

- the willingness of the owner to consider ongoing affordability requirements
- the owner's need for reinvestment and rehabilitation of the units
- the per unit costs of preserving affordability vs. per unit costs of developing new units that would be permanently affordable
- the number, type, and existing affordability of the expiring units
- the availability of local resources to purchase more affordability through rent subsidies, rehabilitation, or purchase

The city has a number of resources for assisting in the creation and the preservation of affordable housing. Resources that could assist with preservation of affordable units are: the Community Development Block Grant, the Housing Trust Fund, and the Redevelopment Agency Low and Moderate Income Housing Fund and the HOME Investment Partnership Program. Competition for these resources is tight, so the City annually adopts a critical needs list for the use of CDBG and HOME funds, and has adopted funding priorities for affordable housing funds, included as Appendix P.

Community Development Block Grant

The federal Department of Housing and Urban Development (HUD) funds the Community Development Block Grant (CDBG) program. Since becoming an entitlement community, the City of Davis has been provided approximately twenty-two million dollars from this funding source. In the upcoming year, the city is estimated to receive approximately \$827,000 to be used to benefit low-income households and individuals. The city has allocated approximately one-third to one-half of its CDBG funds to various housing activities, with other uses of the fund including community mediation, fair housing services, other public services, and city accessibility projects. Assisted housing developments at risk of conversion to market-priced housing can be preserved with CDBG funds, but applications for this source always exceed available funds.

City of Davis Housing Trust Fund

The Housing Trust Fund was established by the city to receive in-lieu fees and shared-appreciation payments for affordable housing units and loans. Contributions also come from payments of second mortgages on homes built under the affordable housing program. Because this is not a federal or state program, the city has a great deal of discretion in use of the funds. The Housing Trust Fund has been used in the development of multiple local affordable housing projects. Due to the affordable housing ordinance updates that limited the type of projects with the ability to pay fees in-lieu of building affordable housing, this fund does not currently experience much income. There are still some mortgages being repaid to this fund, so available resources could be used in the preservation of at-risk housing units.

Redevelopment Low and Moderate Income Housing Fund

As required by state law, the Redevelopment Agency sets aside 20 percent of the tax increment revenue to increase and improve the supply of housing for low and moderate income households. These funds may be used anywhere within the city limits. Use outside the project area, however, requires a determination by the Redevelopment Agency that the use benefits the project area.

Revenues accruing to the Low and Moderate-Income Housing Fund have amounted to approximately \$1,300,000 per year. This fund has assisted with many affordable housing developments throughout the city and is utilized as the City's primary source and largest source of housing funds. Funds accrue to the Redevelopment Low and Moderate-Income Housing Fund based on the incremental difference of property taxes within the project area from the date start of the Redevelopment Agency to the current year of tax assessment. The Agency has been successful in promoting and assisting with the increase of property values within the area through financial assistance, infrastructure improvements, expedited processing, and additional assistance and promotion of new projects and redevelopment on properties in the Redevelopment Area. There have been consistent increases in the amount of tax increment collected by the Agency each year, leading to an increased amount for affordable housing projects as well.

HOME

The city is an entitlement jurisdiction for the Federal Home Investment Partnership Program. The City anticipates a total of over \$500,000 in award this year, \$475,000 of which is required to be used for affordable housing to benefit low-income households. Retention of an at-risk project would not directly qualify for funds under this program, but these funds do assist housing projects that would otherwise require assistance from other local housing resources. The city has received an annual award at or above \$537,000 since becoming an entitlement community, with a total amount of over eight million dollars that has been provided to the City through this program.

Other resources

In addition to city-controlled resources, state and federal funding programs (such as those funded from Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006) are available to assist preservation efforts. Eligible recipients for these funds include nonprofit agencies and the city or redevelopment agency itself.

3.7 Existing and Projected Housing Needs: RHNA and Local Needs

Davis has exhibited consistently low vacancy rates, indicating high levels of local housing demand relative to available supply and contributing to high local housing costs. As a consequence of the high housing costs in Davis, approximately 41 percent of all Davis households experienced some level of excessive housing cost burden in 2000, though renter households experienced a disproportionate share of housing affordability problems. These high rents also contributed to eight percent of renter households experiencing some level of overcrowding as a response to costs.

The 2006 average rental rates for one- and two-bedroom units are not affordable to the very-low and low-income households that may be interested in renting these units. With the majority of renter households categorized as very low and low-income households, there seems to be a demonstrable need to relieve cost pressures in the Davis rental market.

Also, with a median home price of \$539,500, the majority of the Davis for-sale housing market is affordable only to a portion of households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually. The high household income threshold impacts the ability of the Davis workforce to reside in the City. In 2000, fewer Davis workers that also resided in Davis had annual households between \$40,000 and \$100,000 in comparison to the higher number of Davis workers that commuted into the City from other locations. Through a local survey conducted by the City and UC Davis students in spring 2007, a majority of the in-commuting local workforce stated a choice to purchase outside the City rather than rent in Davis.

The UC Davis community greatly affects population, household, employment, and housing trends in the City of Davis. Approximately 11,000 households associated with UC Davis reside within the City, of which 6,500 are student households. Looking forward, the University expects to provide housing for the anticipated increase in student households. University plans for West Village and recent construction of additional student housing on campus should adequately address these needs with little impact to city housing stock. However, there is a significant number of new faculty and staff households who are anticipated to seek housing in Davis through 2015. It is likely that a number of these new faculty and staff will be accommodated with the 1,400 units to be provided in West Village, the University's planned new neighborhood, but others will seek housing opportunities in the city.

Several of the identified special needs populations are underrepresented in Davis relative to the region, including elderly households, large family households, single-parent households, and persons with disabilities. This can largely be accounted for based on the influence of UC Davis on the City and its demographics; with such a high student population the percentages of other age and special needs groups decrease. In the coming years, SACOG projects that the number of elderly households will grow faster proportionately to the rest of the population throughout the Sacramento region, and their demand for new types of housing may affect the Davis market.

The 498 units required by the City's Regional Housing Needs Allocation will statutorily meet local requirements for housing, in addition to the 1400 units being provided by UC Davis on their campus during the same period. This allocation is based on the Blueprint and Metropolitan Transportation Plan for the region that projects growth in the City of Davis to be slower than the rest of the region during this planning period. However, the City's local growth policy allows for up to one percent or 2,300 new units to be built during the same period through 2013 and allows

the provision of second units and affordable units in addition to the one percent growth estimates, if needed. Units above and beyond the City’s RHNA and within the one percent policy could be needed based on City projections. The City estimates that possible housing needs could arise from the following segments of the local population:

- UC Davis student housing need
- UC Davis research park employment growth
- Other UC Davis staff and faculty employment growth
- Other citywide office or business/industrial park employment growth
- Need for expanded housing to allow for natural population growth
- Local-serving retail and service sector employment growth²²

Since these segments are primarily linked to the expansion activities and future enrollment at UC Davis, in combination with the University’s upcoming housing development, it is unclear if any additional need will translate locally to the City.

Housing Types in Need

Based on local information regarding affordability, overcrowding, and workforce commuting, there is evidence that the City needs additional rental housing units for students and other low and very low income households, including elderly households, single-parent households, and persons with disabilities. Although it is difficult to directly connect low and very-low income student households to local affordable housing, based on state and federal funding requirements, development of low and very-low income units for other groups could decrease competition of market rate apartment units and make rents more affordable for students. Vacancy rates and market rents would also contribute to a more affordable rental housing market by the addition of moderate rental units.

Moderate and above moderate ownership housing continues to be in demand for the local workforce, elderly households, persons with disabilities, as well new employees in the City. This could assist with decreasing the large percentage of commuting workforce and could assist in addressing housing needs based on job increases in the local workforce during this planning period, particularly from the city’s largest local employer: UC Davis.

Table 35 displays the City’s Regional Housing Needs Allocation that is based on SACOG and Department of Finance Projections. This requirement is followed by Table 36, showing the City’s estimated housing production to meet the statutory requirement of Table 35.

Table 35: RHNA- Based on SACOG and Department of Finance Projections

Income Category	New Construction Needs
Very low- (0-50% of area of median-income)	31
Other lower- (51-80% of area median income)	119
Moderate- (81-120% of area median income)	163
Above-moderate (over 120% of area median income)	185
TOTAL UNITS	498

²² Internal Housing Needs Projections 2000 to 2015, page 1, Bay Area Economics (BAE), February 19, 2003.)

Table 36: City Estimated Housing Production to Meet RHNA

	Very Low	Low	Moderate	Above Moderate
Construction	65	111	166	348
Rehabilitation	6	7	0	0
Conservation/Preservation	20	0	0	0
TOTAL	91	118	166	348
Grand Total	723			

Site Inventory and Local Resources to Address Housing Needs

4.0 Sites Inventory: Site Descriptions and Locations

Table 37 lists the certificate of occupancies, permits, and available sites that the City of Davis has provided to meet its Regional Housing Needs Allocation. Details of the Certificate of Occupancies issued, the Building Permits issued, and Vacant Single-family Lots as of July 1, 2007 can be found in subsequent tables. Details of other unit categories and rehabilitation projects can be found in Section 4.1. Maps of the sites listed in the tables below are included as Appendix J of this Housing Element. Size, zoning and potential housing types to be accommodated on these sites is listed and discussed in Section 4.3.

Table 37: Housing Sites to Meet Regional Housing Needs Allocation (RHNA)

Map Key	Site	Rental	Ownership	Total	Affordable Units ²³ or Units with a Density of 20+ du/ac			
					Very Low	Low	Mod	Above Mod
	Certificate of occupancies issued since January 1, 2006 on non-duplicitous units ²⁴	66	124	190	33	15	18	124
	Building permits issued from January 2006 through June 2007 ²⁵	72	45	117	32	20	21	44
1	2610 Grambling Court-acquisition/rehab (net unit increase)	6		6	6			
2	Farmworker Housing Units: 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, 1235 Alice Street rehab/permanent affordability	7		7		7		
3	435 G Street (density of 30 units/acre)		8	8		8		
	Vacant Single-family lots as of 7/01/07 ²		73	73			6	67
4	Parque Santiago, remaining permits 325, 326, 331, 332, 337, 338, and 343 Serrano Terrace		7	7			4	3
5	Willowbank 10, APN 069-100-026		30	30			8	22
6	233 and 239 J Street		4	4			4	
7	2990 Fifth Street		28	28			28	
8	4100 Hackberry Street		13	13			13	
9	404 E. Eighth Street (density of 22 units/acre)		4	4		4		
10	Willowcreek Commons, APN 069-020-083		21	21			4	17
11	Cal Aggie House, 433 Russell Boulevard	10		10		3	7	
12	726 B Street	1	5	6		1		5
	Ministerial Second Units ³	18		18			18	
13	Downtown In-fill ³	25	27	52			25	27
14	Oakshade, APNs 069-020-084 and 069-020-085	60		60		60		
15	1207 and 1233 Olive Drive		49	49			10	39
	Total Units	265	438	703	71	118	166	348
	Regional Housing Needs Allocation			498	31	119	163	185

²³ Affordable housing is defined as units with deed restrictions recorded to them, requiring affordability in perpetuity. Rental units have affordable housing covenants and ownership units have equity restrictions that cap appreciation to 3.75% each year.

²⁴ Specific addresses that this category is comprised of are provided in Tables --a and --b.

²⁵ Specific addresses that this category is comprised of are provided in Table --.

³ Estimate for this category is based on market conditions, historical trends, and financial feasibility, specifics in Section 4.1.

	(RHNA) Requirements							
	Provision of Units for RHNA	All categories are met with the carryover from lower income units up each category. (e.g. very low to low, low to mod)						

Table 38: Certificate of Occupancies Issued since January 1, 2006 on non-duplicitous units

Map Key	Site	Rental	Ownership	Total	Affordable Units or Units with a Density of 20+ du/ac			
					Very Low	Low	Mod	Above Mod
1	921 Third Street		1	1				1
2	808 E. Eighth Street	1		1			1	
3	1527 and 1923 Arena Drive		2	2				2
4	3411 Bemuda Avenue	1		1			1	
5	675 Cantrill Drive	60		60	33	14	13	
6	1100 Cottonwood Court		1	1				1
7	432 E Street (duplex)	1	1	2			1	1
8	512 and 618 E Street		2	2				2
9	1743 El Pescador Court		1	1				1
10	2358 Glacier Place (co-housing)	1		1		1		
11	2310, 2316, 2322, 2328, 2334, 2360, 2361, 2362, 2363, 2364, 2365, 2366, and 2368 Glacier Place		13	13				13
12	5706 and 5718 Guthrie Place		2	2				2
13	3927 Hoopa Place		1	1				1
14	2234 and 2232 Humboldt Avenue		2	2				2
15	536 J Street (duplex)	1	1	2			1	1
16	1107 and 1121 Los Robles Street		2	2				2
17	3400, 3513, 3525, and 3537 Mono Place		4	4				4
18	1818 Moore Boulevard		78	78				78
19	716 N Street (duplex)	1	1	2			1	1
20	3129 Northfield Court		1	1				1
21	747 Oak Avenue		1	1				1
22	2531 Rockwell Drive		1	1				1
23	315, 317, 319, 321, and 323 Russell Boulevard		5	5				5
24	1200 Spruce Lane		1	1				1
25	5728 and 5636 Tufts Street		2	2				2
26	3722 Washoe Street		1	1				1
	Total Units Provided on Sites Above	66	124	190	33	15	18	124

Table 39: Vacant Single-family Lots as of July 1, 2007

Map Key	Site	Rental	Ownership	Total	Affordable Units or Units with a Density of 20+ du/ac			
					Very Low	Low	Mod	Above Mod
	West Davis							
1	Aspen 1 & 2: 2204, 2214, and 2215 Bryce Lane, 2301 Isle Royale Lane		4	4				4
2	Mathews 2: 1806 and 1807 Glenn Place		2	2				2
3	Glacier Place: 2335 and 2340 Glacier Place		2	2				2
	North Central							
4	Cassell: 1305, 1311, 1317, 1318, 1323, 1324, 1329, 1341, 1347, 1353, 1359, 1365, 1371, 1377, 1383, and 1389 Cassel Lane 1304, 3050, 3051, 3056, and 3057 Cassel Place		21	21			5	16
5	N. Davis Farms: 3122, 3128, and 3129 Northfield Court 1219 Southfield Court		4	4				4
6	Wildhorse: 2627 Rockwell Court, 2519, 2537, 2603, and 2621 Rockwell Drive		5	5				5
	East Davis Mace							
7	Mace Ranch 8: 1906 Arena Drive 1804 Oceano/ 3805 Halcon Place		2	2				2
	South Davis							
8	El Macero: 5725 and 5731 Guthrie Place, 5716 Tufts Street		3	3				3
9	Oakshade 3, 4, 7: 2539 and 2640 Regatta Lane 1526 Rialto Lane		3	3				3
10	Oakshade 15, 16: 1405 and 1406 Exeter Court		2	2				2
11	Willowbank 9, Phase #1: 4323 Almond Lane		1	1				1

Map Key	Site	Rental	Ownership	Total	Affordable Units or Units with a Density of 20+ du/ac			
					Very Low	Low	Mod	Above Mod
12	Willowcreek 2, 3: 3903 Hoopa Place, 3603, 3609, 3614, and 3626 Mono Place, 3900, 3905, 3906, and 3912 Pomo Place, 3606 and 3716 Washoe Street, 3903, 3904, and 3910 Wintin Place, and 3901, 3913, 3919, 3920, 3925, and 3932 Yana Place		20	20				20
13	Woodbridge: 4222 Dogwood Place, 919 Eucalyptus Street		2	2				2
	Central Davis							
14	Older units: 1212 L Street (owned by the Yolo County Housing Authority, moderate), 6 Parkside Drive		2	2			1	1
	Total Units		73	73			6	67

Table 40: Building permits issued from January 2006 through June 30, 2007

Map Key	Site	Rental	Ownership	Total	Affordable Units or Units with a Density of 20+ du/ac			
					Very Low	Low	Mod	Above Mod
1	1018 and 1024 Fifth Street		2	2				2
2	818 Ninth Street (duplex)	1	1	2			1	1
3	2001 Arena Drive		1	1				1
4	642 and 646 C Street	2		2			2	
5	1310 and 1335 Cassell Lane		2	2				2
6	320 D Street (duplex)	1	1	2			1	1
7	822 Drummond Avenue		1	1				1
8	539 E Street	1		1			1	
9	2327 Glacier Place (duplex)	1	1	2			1	1
10	2323 Glacier Place (duplex)	1	1	2			1	1
11	2343, 2347, 2352, and 2339 Glacier Place		4	4				4
12	320, 326, and 327 Gonzaga Terrace		3	3				3
13	815 H Street	8		8			8	
14	2154 Humboldt Avenue		1	1				1
15	240 I Street		1	1				1
16	437 J Street		1	1				1
17	1109, 1111, 1113, 1115, 1117, and 1119 Los Robles Street		6	6				6
18	323, 329, 335, 341, 347, 353, 346, and 324 Messina Terrace		8	8			1	7
19	3609 and 3621 Mono Place		2	2				2
20	1315 N. Davis Farms Rd.	1		1				1
21	3105 Northfield Court		1	1				1
22	535 Oak Ave.	1		1			1	
23	1220 Olive Drive	53		53	32	20	1	
24	4609 Redbud Avenue	1	1	2			1	1
25	2701 Rondo Place	1		1			1	
26	4200, 4201, 4205, 4206, 4209, 4213, and 4217 San Jeronimo Place		7	7			1	6
	Total Units	72	45	117	32	20	21	44

4.1 Site Inventory Analysis: Suitability and Availability of Sites and Necessary Local Resources for Housing

Rehabilitated Units/Permanent Affordability. Two of the sites listed in Table 37 as sites to meet the Regional Housing Needs Allocation (RHNA) are affordable units being provided through the rehabilitation of existing housing. With the rehabilitation of units listed in these two sites there will be recordation of affordability requirements that permanently remain in place. These sites are 2610 Grambling Court and the Farmworker Housing Units at 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, and 1235 Alice Street.

Homestead Supportive Housing Project, 2610 Grambling Court. The rehabilitation of 2610 Grambling Court, an affordable rental housing project that was sold in 2005 to a local housing nonprofit and nonprofit service provider, was rehabilitated in 2006-07 and reconfigured into a supportive housing project for persons with mental illnesses. With its rehabilitation and reconfiguration, the project increased capacity from originally providing housing for 15 households to now serving a total of 21 households. This change resulted in a net increase of six units. The permanent affordability required of these units and the increase to 21 households is documented in the updated Affordable Housing Covenant recorded to the property that can be found as Appendix L.

Yolo County Housing Authority Farmworker Units. On March 6, 2007, the Redevelopment Agency of Davis committed \$152,765 to the Yolo County Housing Authority in Agency affordable housing funds for rehabilitation work to be completed on the farmworker housing units located at 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, and 1235 Alice Street. Although the rehabilitation of these units is currently in predevelopment phases, commitment of the funds and completion of the work attach the Davis Redevelopment Agency's requirements that these seven affordable housing units remain affordable to low income households in perpetuity. The funding resolution that states these requirements is included as Appendix M of the Housing Element.

Site Categories. There are two site categories provided in the Site Inventory Table that require additional justification for the unit estimate above. These two site categories include: Ministerial Second Units and Downtown In-fill. Both of the categories have been analyzed by staff and the Steering Committee for this project based on available land, financial feasibility and historical development data. Information for each of these categories is provided below.

Ministerial Second Units.

Under existing zoning, secondary residential units are permitted within low-density residential districts without need for planning entitlements, as long as they meet the following conditions:

- Second unit conforms to the primary dwelling unit's setbacks, and if detached is no greater than 15 feet in height
- Second unit is a maximum of 500 square feet, including a maximum of 325 square feet of new living space (325 square foot maximum for detached unit)
- All other planning conditions related to lot coverage, open space, and parking requirements are fulfilled

With approximately 74% of the city's single-family lots (approximately 8,532 lots) at least six thousand square feet or more in size, there is great opportunity for the development of second

units within low-density residential neighborhoods under existing zoning. Given the financial feasibility, developer/owner interest, and historical trends, staff believes that basis can be provided for 18 additional ministerial units from July 1, 2007 through June 30, 2013.

Basis.

Financial feasibility. Second units are an economical way for owners to gain a secondary independent unit on their property, usually costing about \$75,000 to \$90,000 per unit. Although this is often more affordable than purchasing a secondary house, or even buying a duplex to replace an existing single-family home, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but some of these costs can be outweighed by the income that can be generated with a second unit.

Developer/owner interest. Financial feasibility and opportunity indicate that many owners might be able to build a second unit, but some owners may determine that greater value is maintained on a lot by preserving its open space and/or the primary unit's total square footage. Second units often either occupy existing open space on a lot or cut into square footage of an existing home, unless provided in existing unused attic space or through second story additions.

Historical trends. In 1995, the City estimated the existence of about 53 second units. This number increased to approximately 137 units by the end of June 2007. Based on the City's development trend of second units that produces an average of seven units per year, four discretionary and three ministerial, staff believes that development of approximately 42 additional second units can be projected through June 30, 2013. This projection includes a minimum of 18 ministerial units based on the twelve-year local development trend of 3 ministerial second units each year. For purposes of the estimate for the City's RHNA, the City is only including projections related to ministerial second units which accounts for the 18 units included in the RHNA table from the previous section.

Other actions. To augment existing data used above as a means of providing basis, the City commits to the following actions of encouragement for the development of ministerial second units:

- Commitment to streamline planning review for such a project.
- Commitment to continued outreach and public education to the owners of low-density residential lots about their ability to develop a second unit, including: an article in the citywide newsletter, creation of a webpage, and handout distribution at City Hall.

Downtown In-fill.

The study area used for the Downtown is based on the map of the Core Area provided by the city's Core Area Specific Plan (Appendix L), excluding the blocks included in the Third and B Streets Visioning Plan, a separate and focused planning effort of the City and Redevelopment Agency. The Core Area generally includes from A to H Street (west to east) and from First to Fifth Streets (south to north) with the addition of the following areas:

- The blocks from G Street to H Street and from Fifth Street up to Eighth Street, including the east half of the blocks from F Street to G Street and from Fifth Street to Seventh Street
- The west half of the blocks from H Street to I Street and from Third Street to Fifth Street

Under existing zoning, buildings with one or two stories are permitted within the Downtown. Buildings with three stories or greater require approval of a conditional use permit. Although

there is not a maximum height limit in the Downtown, there is a density cap of 30 dwelling units per acre and a floor area ratio (FAR) limit of 40 percent. Actual residential unit development could vary dependent upon whether units are built in an all residential projects or mixed use projects. Current trends have included scattered one to two unit projects and mixed-use development, with a new project every 1-2 years that typically includes five to eight residential units. Developer interest has been steady in recent years. Future interest will hinge on construction costs and market demand, but there are local developers that have found their niche in mixed-use development downtown. Given the financial feasibility, developer/owner interest, and historical trends detailed below, staff projects that 52 units will be developed within this area through 2013.

Basis.

Financial feasibility. Construction costs have increased in recent years, in most projects exceeding costs of \$200 per square foot. This is true also of downtown development, where there are often additional costs that include demolition, parking, and steel for vertical development.

Developer/owner interest. As stated above, the City has seen steady development of mixed-use projects in downtown by local developers. Residents within the core-commercial and mixed-use areas have consistently applied to increase residential units on their property. Some of the local interest in opportunities for in-fill projects in the Downtown is due to the reduced availability of vacant parcels for residential development.

Historical trends. Table 41 (below) uses historic trends for downtown development, and overall downtown development capacity (based on existing underutilized sites) to estimate projections for residential unit construction through June 2013. The historical data was gathered for the period from January 2000 through June 2007, in order to obtain data from a 7.5 year period consistent with the length of time used for the Housing Element planning period. The projected number of units built within ministerial and discretionary projects is calculated based on the historical data, and an overall development history of twelve percent.

Table 41: Projected Downtown Units based on Actual Units Built for 7.5 year Period from January 2000 to June 2007

	Ministerial Projects of 2 stories or fewer	Discretionary Projects of 3 stories or greater
Characteristics	<ul style="list-style-type: none"> • Height up to 2 stories • Maximum net density: 30 units/acre • Maximum floor area ratio: 40% 	<ul style="list-style-type: none"> • Height 3 stories or greater • Maximum net density: 30 units/acre • Maximum floor area ratio: 40% • Requires conditional use permit
Underutilized Properties	14.54 acres	14.54 acres
Capacity for Residential Units	436 units	436 units
Category Unit Projection	20 units	32 units
TOTAL PROJECTION	52 units (12% of overall capacity)	

Suitability and Availability of Sites for Housing. The sites included in the list found in Section 4.0 are either already designated for residential uses by zoning, or have been designated for housing development within the City's affordable housing program and are currently permitted as a conditional use. All of the sites listed in Table 37 either have or could justifiably achieve the entitlements necessary to develop the projected number and type of housing units. None of the sites listed in the table have environmental constraints that are likely to hold up residential development of the property, and all sites have been or will be reviewed in accordance with CEQA with the processing of entitlements. As shown in Table 42 in Section 4.2, all of the sites have zoning that permit residential either as a Permitted Use or as a Conditional Use.

All of the sites have been determined to be developable, as demonstrated by either a submitted and in process planning application, or in most instances existing approval of necessary entitlements. Sites available for affordable housing and those required to provide affordable housing are shown in Table 37 based on the income levels met by the housing units to be developed. Units in very-low, low, and moderate income categories are counted based on city inclusionary housing requirements, affordable housing developments on land dedication sites restricted to affordable units, and other projects that provide densities of greater than twenty units per acre, as noted. All rental housing units are counted as moderate income housing units or lower income units if they include specific affordability restrictions, this is based on the inherent affordability provided through rental housing opportunities.

Non-vacant and underutilized land within and on the boundary of the City, both residential and non-residential was analyzed by the Steering Committee. These sites were ranked into high, medium, and low priority groups based on the adopted planning principles provided in Section 1.1 of this Housing Element. These sites are not needed for the City to meet its RHNA, but are included as additional alternative sites and for future planning of the City. Some sites might also be used during the current planning period as necessary, based on local housing needs that arise.

City Infrastructure Resources. The City has adequate infrastructure capacity for the development of the 703 units listed in the Site Inventory Table above and furthermore has capacity for the 2,300 total units allowed by the City's one-percent housing needs policy. In making an assessment of City capacity, the following resources were considered and summary information was provided to the Steering Committee that is included as Appendix I:

- Wastewater Treatment Plant Capacity
- Sanitary Sewer System
- Stormwater Sewer System
- City Water System
- Transportation System
- Fire Protection
- Police Protection

Although large projects, such as some of those provided in Section 4.3 as Site Alternatives, would require additional analysis and potential mitigation measures related to such things as street capacity/traffic impacts, sewer line connections, and other site-specific review items, overall capacity exists for the 2,300 units that could be developed during the current planning period.

Other Local Resources Available to Address Housing Needs. In addition to the sites and categories described above, the City and Redevelopment Agency also have both financial and land resources available for affordable housing production and general housing incentives.

Financial Resources. Details related to the majority of local housing resources are described in Section 3.7: Affordable Housing Units At-Risk and resources available for preserving units. In addition to those listed in that section, the General Redevelopment Housing Fund is also used to provide incentives for new projects within the Redevelopment Area, including infrastructure and sometimes financial assistance. Additionally, this fund is currently being used in local projects being proposed and analyzed by the Agency that could promote housing through revitalization and through mixed-use projects that include the actual provision of units.

Land. Another related resource for housing development is land owned by the City and Agency. Although the sites currently owned by the Agency for affordable housing are included in the Site Inventory list at the start of this section, the City and Agency have additional sites that could be considered or used as resources for housing development.

4.2 Site and Zoning Diversity: Provision for a Variety of Housing Types

Zoning, size, and current use. The table below details the current zoning and general plan designation for each site listed in Table 37 above that designates housing sites to accommodate the City’s RHNA requirement. Table 42 below also describes the size, anticipated types of units to be provided, and any current use of the properties. The variety of zoning and types of units anticipated and in some instances already built on the sites listed below, ensures a variety of housing types to meet local housing needs. Ability to meet special needs is discussed further in Table 43.

Table 42: Size, Use and Zoning of Sites to Accommodate RHNA

Site	Size	Current Use	Zoning and General Plan Designation	Anticipated Housing Type
Certificate of occupancies issued since January 1, 2006 on non-duplicitous units ²⁶	Varies	Finished housing units	Multi-family and Single-family Housing, Residential	Built as: 124 SF 66 MF
Building permits issued from January 2006 through June 2007 ²⁷	Varies	Under construction and finished housing units	Multi-family and Single-family Housing, Residential	49 SF 66 MF
2610 Grambling Court-acquisition/rehab (net unit increase)	1.02 acres	Rehabilitated affordable multi-family housing	Multi-family Housing, Residential	6 additional net units provided, all 21 units serve mentally disabled tenants
Farmworker Housing Units: 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, 1235 Alice Street rehab/permanent affordability	3663 to 6,000 square foot lots (average 4,000)	Single-family homes, owned and leased at affordable rents to low-income farmworker households	Single-family Housing, Residential	Rehabilitation and permanent affordability of 7 rental farmworker housing
435 G Street (density of 30 units/acre)	0.28 acres	Under construction	Mixed Use, Core Area	A mixed use building with 8 condominiums
Vacant Single-family lots as of 7/01/07 ²	Varies	Vacant, approved	Single-family Housing, Residential	Construction of 6 moderate and 70 above-moderate single-family homes
Parque Santiago, remaining permits 325, 326, 331, 332, 337, 338, and 343 Serrano Terrace	1.8 acres	Under Construction	Single-family Housing, Mixed Use	7 Single-family homes with space for home occupations

²⁶ Specific addresses that this category is comprised of are provided in Tables --a and --b.

²⁷ Specific addresses that this category is comprised of are provided in Table --.

Site	Size	Current Use	Zoning and General Plan Designation	Anticipated Housing Type
Willowbank 10, APN 069-100-026	7.15 acres	Vacant, approved	Single-family Housing, Residential	Construction of 8 moderate and 22 above-moderate single-family homes, include a range from visitable to accessible
233 and 239 J Street *Bought with affordable housing funds, designated for this purpose.	Two 6,000 square foot lots	Vacant, Agency-owned, project in predevelopment	Duplex and Single-family Housing permitted, Historic District, Residential	Construction and/or relocation of 4 moderate single-family homes
2990 Fifth Street *Dedicated to the City to meet another project's affordable housing requirement. Committed to local housing non-profit.	2.27 acres	Vacant, City-owned, project in predevelopment stages by local housing non-profit Agency provided assistance for predevelopment costs and over \$2 million more committed for construction.	Residential Zoning, application for final entitlements submitted	Construction of office space with 28 low and moderate condominiums and single-family housing
4100 Hackberry Street *Dedicated to the City to meet another project's affordable housing requirement.	1.08 acres	Vacant, City-owned project in predevelopment stages	Residential Zoning	Construction of 13 low and moderate single-family housing
404 E. Eighth Street (density of 22 units/acre)	0.34 acres	One Housing Unit (demolished), project approved	Multifamily Housing, Residential	Construction of five units, net gain of 4 above-moderate units.
Willowcreek Commons, APN 069-020-083	1.9 acres	Vacant, approved	Residential Zoning	Construction of single-family housing, including 17 above-moderate and 4 moderate (2 visitable and 2 accessible) units

Site	Size	Current Use	Zoning and General Plan Designation	Anticipated Housing Type
Cal Aggie House, 433 and 435 Russell Boulevard	0.801 total acres	One building (being maintained) with housing, offices, and meeting space, approved	Planned Development allowing a UCD Student Organization and Housing, Residential	Construction of 10 multi-family housing units for students, including 7 low and 3 very low income units
726 B Street	0.39 acres	Vacant, demolished pre- school building, project approved and under construction	Residential Zoning	Construction of 5 above-moderate single-family units with secondary units, including one low income rental unit
Ministerial Second Units ³	Varies, often 6,000 to 8,000 square foot lots	Existing Single- family Units, approved based on established thresholds and requirements	Residential Zoning, often ministerial review sometimes use permit required	Construction of a secondary unit that provides moderate income units for rent- 18 units estimated
Downtown In-fill ³	Varies	Existing Single- family, Office, and Retail space, use approved but could require design review and use permit	Throughout the Core Area allows residential as either a primary or secondary use	Construction of mixed use and residential projects, based on historical data
Oakshade, Parcel 1: APN 069-020-084 Parcel 2: APN 069-020-085 *Parcel 1: Bought by local housing non-profit with Agency loan of affordable housing funds, designated for this purpose. *Parcel 2: Dedicated to the City to meet another project's affordable housing requirement. Committed to local housing non-profit.	Parcel 1: 2.56 acres Parcel 2: 0.75 acres	Both: Vacant, In planning application for necessary entitlements Agency provided financial assistance for purchase of Parcel 1 and additional assistance for predevelopment costs.	Both: Residential Use needs use permit, Business Park Zoning	Construction of 60-70 Multi- family housing units for low and very-low income families
1207 and 1233 Olive Drive	2.52 acres combined	Both: Vacant, requires design	Both: Olive Drive Specific	49 Single-family units, including 10

³ Estimate for this category is based on market conditions, historical trends, and financial feasibility, specifics in Section 4.1.

Site	Size	Current Use	Zoning and General Plan Designation	Anticipated Housing Type
		review and final zoning	Plan allows residential uses	moderate and 39 above-moderate

While Table 42 above shows the variety of housing types that have been and will be accommodated during the current planning period. It also details some of the income groups to be assisted at each of the sites. There are varying income groups served by the sites provided. The following table, Table 43, assesses each site or site category’s ability to provide housing to meet identified special housing needs. Each site was reviewed based on location, housing type, projected project financing and known project features. Existing temporary, transitional, and permanent housing options for the homeless population is included in Table 44 below.

Table 43: Ability to Address Special Housing Needs

Site	Ability to Address Special Housing Needs						
	Persons with Disabilities	Elderly	Farmworkers	Female-headed Households	Large Households	Homeless	Students
Certificate of occupancies issued since January 1, 2006 on non-duplicitous units	60 units could serve due to unit features	Could serve, 67 units set aside for group		Could serve	33 units could serve due to unit size	21 units for those at-risk of being homeless	6 units are able to serve students, based on funding
Building permits issued from January 2006 through June 2007					45 could serve due to unit size	19 units for those at-risk of being homeless	19 units are able to serve students, based on funding
2610 Grambling Court- acquisition/ rehab (net increase)	With the rehab of the project, all 21 units serve mentally disabled households	Could serve due to unit type and features		Could serve		Special emphasis is on housing those at-risk of being homeless	
Farmworker Housing Units: 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, 1235 Alice Street rehab/permanent affordability		Could serve	Set-aside as year-round farmworker housing	Could serve	Could serve due to unit size	Could serve those at-risk	
435 G Street (density of 30 units/acre)		Could serve		Could serve	Could serve based on unit size		Could serve
Vacant Single-family lots as of 7/01/072	Could serve	Could serve	Could serve	Could serve	Could serve based on unit size		Could serve
303 Ensenada Drive, remaining unit permits	Could serve	Could serve	Could serve	Could serve	Could serve based on unit size		Could serve
Willowbank 10, APN 069-100-026	Could serve due to unit type and features	Could serve due to unit type and features	Could serve due to location	Could serve	Could serve based on unit size		
233 and 239 J Street		Could serve	Could serve	Could serve	Could serve		
2990 Fifth Street	Could serve	Could serve	Could serve	Could serve	Half of units could serve based on unit size		
4100 Hackberry Street	Set-aside for fully accessible ownership housing	Could serve	Could serve	Could serve	Could serve		
404 E. Eighth Street (density of 22 units/acre)		Could serve	Could serve	Could serve	Could serve		Could serve
Willowcreek Commons, APN 069-020-083	At least 2 units could serve, based on unit features	Could serve	Could serve	Could serve	Could serve		Could serve
Cal Aggie House, 433 and 435 Russell Boulevard	Could serve					Could serve students at-risk of being homeless	Set-aside for student housing
726 B Street	Could serve	Could serve	Could serve	Could serve	Could serve		Could serve
Ministerial Second Units ³	Could serve	Could serve	Could serve	Could serve			Could serve
Downtown In-fill	Could serve	Could serve	Could serve	Could serve	Could serve, but usually smaller units	Could serve, many services in Core Area	Could serve
Oakshade, Parcel 1: APN 069-020-084 Parcel 2: APN 069-020-085	Could serve	Could serve	Could serve	Could serve	Could serve	Could serve	
1207 and 1233 Olive Drive	Could serve	Could serve	Could serve	Could serve	Could serve		Could serve

1. Specific addresses that this category is comprised of are provided in Tables --a and --b.
2. Specific addresses that this category is comprised of are provided in Table --.
3. Estimate for this category is based on market conditions, historical trends, and financial feasibility, specifics in Section 4.1.

Table 44: Temporary and Permanent Housing Options for Davis Homeless

Site	Quantity	Type
1111 H Street	14 beds, including 12 for individual men and 4 for individual women available year-round	Transitional housing for single men and women
1111 H Street	2 beds available year-round, including 1 for men and 1 for women	Emergency beds for single men and women
512 Fifth Street	10 beds- cold weather season	Emergency shelter for eight single men and two single women
512 Fifth Street	1 unit during non-cold weather months	Transitional housing for one family
Sexual Assault and Domestic Violence Shelter	25 emergency and transitional beds provided year-round	Transitional housing for women and children
Rotating Interfaith Shelter at 5 participating congregations in Davis	25 beds provided during cold weather season	Emergency shelter for all homeless individuals, couples, and families
Yolo County Cold Weather Shelter at Wayfarer Center*	73 emergency beds, 25 for families and 48 for individuals provided year-round	Emergency shelter for all homeless individuals, couples, and families
Davis Community Meals Transitional Housing Units throughout Davis	9 units provided year-round	Transitional housing for all homeless individuals, couples, and families
Permanent extremely low income units for households at risk of homelessness and with one of the following disabilities: - mentally and physically disabled - drug and alcohol abuse	51 units provided year-round	Permanent housing for homeless and special needs households, 21 units set-aside for elderly
Total Resources	75 units and beds of transitional and permanent housing to address people at-risk of homelessness 135 emergency beds (100 provided year-round)	These units serve a variety of needs (emergency, transitional, and permanent options) and household types (single adults, families, and children).

*Although this service is provided outside of Davis, the City contributes to the provision of this service through a countywide homeless coalition project, and offers bus vouchers to homeless individuals interested in utilizing this service in Woodland.

In addition to the countywide shelter that is supported by the Yolo County Coalition on Homelessness, the coalition also supports a staff position that coordinates services and assists service and housing providers with funding applications in order to strengthen Yolo County's support system for homeless households.

Emergency shelters are conditionally allowed in all residential and commercial districts within the city. The review and approval of a conditional use permit (CUP) takes from four to eight weeks. The process involves the filing of a complete application, the staff review and report writing for the Planning Commission review and determination on the application. Decisions of the Planning Commission may be appealed to the City Council. Thus far, CUPs for current and former locations of the Davis Community Meals shelter were approved in the Core Residential Infill, Mixed Use, and Residential Garden Apartments zoning districts.

Transitional housing is considered a residential use and therefore permitted in any residential district. Davis Community Meals currently has nine transitional housing units in single-family and multifamily zoned areas. All were allowed by right with no city planning review.

The city has approved all three conditional use permit applications submitted for emergency shelters. Conditions of approval placed have required neighborhood notice of changes in operations and policies to reduce loitering and inappropriate behavior within the neighborhood, and measures to ensure that the premises are healthy and well-maintained.

The typical conditions of approval that the city places on most conditional use permit applications include the following:

- Obtaining building permit prior to occupancy,
- Ensure that the developed project is in substantial compliance with the approved plans,
- The use will not constitute a nuisance and be detrimental to adjacent properties, and
- Other site/project specific conditions may apply to address issues raised due to the project, such as adequate on-site parking, open space and landscaping being provided.

All conditional use permit applications are reviewed subject to the standard of the city Zoning Ordinance, which states:

40.30.030 Considerations in issuing. In considering an application for a conditional use or nonconforming use, the planning commission or city council shall give due regard to the nature and condition of the proposed or existing use and all adjacent uses and structures. The planning commission or city council may deny an application for a conditional use. In authorizing a conditional use, the planning commission or city council may impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this chapter for the particular use, as the planning commission or city council may deem necessary for the protection of adjacent properties and the public interest.

40.30.080 Issuance. (a) The planning commission or city council shall issue a conditional use permit provided the planning commission or city council is satisfied that the proposed structure or use conforms to the requirements and intent of this chapter and the city master plan, that any additional conditions and requirements stipulated by the planning commission or city council have been or will be met, and that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the public welfare of the community.

(b) The planning and building director shall ensure that the development and use is undertaken and completed in compliance with such permit.

All conditional use permit applications, including those for emergency shelter housing projects are evaluated based on the above listed Zoning Ordinance criteria.

As explained previously, transitional housing is a residential use and therefore permitted in any residential district. Transitional housing is allowed in all residential districts, subject to the same development standards of the residential districts.

This cold weather season the City also received a Temporary Use Permit application for an interfaith rotating shelter group consisting of five host congregations and a sixth site for in-take, working together and proposing to provide emergency shelter in a rotating manner at each site for up to one week at a time during the nights from December 16th to February 23rd. This permit was processed with community outreach, including neighborhood meetings, and was approved with conditions attached related to fire and building code requirements.

4.3 Site Alternatives: Other Options for Housing Production

While the sites listed Section 4.1 are the more than able to satisfy the City’s RHNA for this planning period, as part of the Steering Committee’s work they have also identified other existing opportunities for housing units, and provided a prioritized list of potential housing sites that were ranked using the adopted principles listed in Section One.

Other Existing Opportunities

The Site Alternatives listed below in Table 45 are other existing opportunities within categories of development: discretionary second units, R-2 Residential One and Two Families and R-3 Residential Multi-family Underutilized Properties, and opportunities in existing Neighborhood Shopping Centers. Each estimate for these categories is based on historical data, existing opportunity, and financial feasibility.

Table 45: Site Alternatives- Other Existing Opportunities

Site	Rental	Ownership	Total	Opportunity
Other Existing Opportunities				
Discretionary Second Units	24		24	Opportunity for second units exists throughout the city on approximately 8,500 lots. Discretionary units require a conditional use permit approval by the Planning commission.
R-2 and R-3 Zoned Underutilized Properties	24	10	34	Opportunity for 302 units on these properties exists and would only require an administrative design review if zoning standards are met by new development.
Neighborhood Shopping Centers	20		20	Opportunity exists in five local shopping centers for up to 231 units under existing zoning.
<i>Total for other existing opportunities</i>	68	10	78	

The categories provided at the top of the table above, denote existing opportunities for residential development that staff analyzed for the Steering Committee as part of this update. Details for each category and a basis for the estimate included are provided below.

Discretionary Second Units.

Under existing zoning, secondary residential units are permitted within low-density residential districts without need for planning entitlements, if they meet the conditions listed above for ministerial units. Over half of the secondary units that are approved or built each year are done so after a discretionary review is carried out and approval is granted. The majority of discretionary second units do not qualify as ministerial units due to one of both of the following factors:

- Second unit exceeds the maximum of 500 square feet, in particular the threshold that no more than 325 square feet of new living space be added.
- Addition of the second unit conflicts with other planning conditions related to lot coverage and floor area ratio maximums for the lot.

With approximately 74% of the City’s single-family lots at least six thousand square feet or more (approximately 8,532 lots), there is great opportunity for the development of second units within

low-density residential neighborhoods under existing zoning. Given the financial feasibility, developer/owner interest, and historical trends, staff has determined that without additional actions basis can be provided for an estimate of 24 additional discretionary units through 2013.

Basis.

Financial feasibility. Second units are an economical way for owners to gain a secondary independent unit on their property, usually costing about \$75,000 to \$90,000 per unit. Although this is often more affordable than purchasing a secondary house, or even buying a duplex to replace an existing single-family home, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but perhaps these costs can be outweighed by the income that can be generated with a second unit.

Developer/owner interest. Financial feasibility and opportunity indicate that owners might be able to afford a second unit, but additionally owners can determine that greater value is maintained on a lot by preserving its open space or the original unit’s total square footage. Second units often either occupy existing open space on a lot or cut into square footage of an existing home, but are not required to do either.

Historical trends. In 1995, the City estimated the existence of about 53 second units. Based on trends demonstrated since then that average about seven units per year, staff believes that approximately 42 additional second units can be justified up to 2013. This includes 24 discretionary units based on the current trend of an increase of 4 discretionary second units each year.

YEAR	SECOND UNIT ESTIMATE	RATE OF INCREASE
June 1995	53 second units	N/A
June 2007	137 second units	7 units per year (4 discretionary units per year)
June 2013	179 second units (an increase of 42 units)	Continued trend of 7 units per year

R-2 Zoned Underutilized Properties.

The study area is comprised of the University Park #2 through 4 subdivisions, and the “Old North” and “Old East” neighborhood areas Appendix M. The University Park #2-4 subdivisions are approximately bounded by Antioch Drive on the north, Miller Drive on the east, West Eighth Street on the south, and Oak Avenue on the west. “Old North” is generally bounded by Seventh Street on the North, G Street on the east, Fifth Street on the south, and B Street on the west. “Old East” is generally bounded by Yale Drive on the North, L Street on the east, Second Street on the south, and H Street on the west.

Rationale for choosing the study area. The purpose in looking at the R-2 districts is to determine if additional potential exists for additional residential units. All R-2 zoned properties are permitted to have up to two dwelling units. In order to make a determination of potential, an R-2 zoned lot must either be vacant or contain only one dwelling unit. Staff looked at all of the current R-2 zoned districts for either vacancy or the potential to build another primary dwelling unit. Of all the R-2 districts, the three chosen had the highest rates of R-2 zoned properties currently utilizing a single family residential use. Therefore these areas have the greatest potential for additional development under the existing zoning and General Plan Land Use designation. Other areas reviewed were nearly all in duplex use (that is, fully utilizing their potential under R-2 zoning for two dwelling units per lot). No other factors were considered in selecting the study areas.

Projection. It is important to understand that this study only considers second primary dwelling units and not second accessory dwelling units. Because all additions in R-2 zones require discretionary review, any second accessory dwelling units were included within the discretionary second unit category.

Under existing zoning and General Plan land use designation there are 296 residential lots within the study area. Of these lots there are 225 lots that are able to add a second primary unit. Please note that the apartment sites in the “Old East” neighborhood have been removed from the lots for the purposes of the calculating a projection. Based on this statistic, it follows that a total of 225 units could potentially be built within existing underutilized R-2 zoned neighborhoods. However, when the financial feasibility, developer and owner interest, and historical trends are taken into consideration, staff has determined that an estimate of 10 units through 2013 is a reasonable projection.

Basis.

Financial feasibility. Second primary dwelling units are a way for owners to gain a second independent unit on their property, usually costing about \$200,000 to in excess of \$250,000 per unit. Although constructing a second primary dwelling unit is often more affordable than purchasing a second house, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but perhaps these costs can be outweighed by the income that can be generated with a second primary dwelling unit.

Developer/owner interest. Financial feasibility and opportunity indicate that property owners have been able to afford a second primary dwelling units, but less so than second accessory dwelling units. Property owners may determine that preserving open space or adding floor area to the existing primary dwelling unit would be preferable than creating second primary dwelling units. Second primary dwelling units typically occupy existing open space or floor area of the existing primary dwelling unit.

Historical trends. Staff established a time period of January 2000 to June of 2007, to gather historical data for the study areas. As noted above, staff did not include in the historical record the second accessory dwelling units constructed in these areas during the time period specified. Staff found that for the three study areas, only 10 additional second primary dwelling units were constructed during this time frame. We note that the Housing Element update covers a time period of 7.5 years (January 2006 to June 2013). The historical data collected was for the 7.5 year period from January 2000 to June 2007.

No additional incentives or changes in zoning to facilitate greater interest in building second accessory dwelling units or second primary dwelling units, then there is no greater likelihood of more units being constructed than what has been constructed historically.

R-3 Zoned Underutilized Properties.

The study area is comprised of portions of the Bowers Acres Subdivision. The area is bounded mostly by Ninth Street and some of Tenth Street on the north, H Street on the east, mostly Seventh Street and some of Eighth Street on the south and B Street on the west. A map of the area is included as Appendix N.

Rationale for choosing the study area. The purpose in looking at the R-3 districts is to determine if potential exists for additional residential units in R-3 zoned properties. In order to make this

determination, an R-3 zoned lot must either be vacant or contain less than three dwelling units, since all R-3 zoned properties are permitted to have three or more dwelling units. Staff looked at all of the currently zoned R-3 districts for either vacancy or the potential to build additional dwelling units. This area became the only area for further study because it had the greatest number of under-utilized properties (not multi-family).

Projection. Under existing zoning and General Plan land use designation there are 88 R-3 lots within the study area. Of these R-3 lots, there are 43 lots currently with multi-family uses, 7 lots with office and church uses, 23 with single family residential use only, and 15 with duplex use. For the purposes of this study, only the 38 lots with single family and duplex residential uses were evaluated. The methodology used to determine the capacity of these lots was to take the total area of the lots, multiply the area by the allowable floor area ratio, then divide the outcome by the amount of area per unit (1,000 square feet) required parking and open space per unit (equivalent to 950 square feet). Performing these calculations yields a raw number of 77 units. However, because 53 units already exist upon these lots, a net gain of 24 units would be realized. This number is lower than the historical trends within this area. It appears likely that financial feasibility and developer interest will remain relatively consistent. Taken into account with the historical trends, staff finds that an estimate of a net gain of 24 units through 2013 is reasonable.

Basis.

Financial feasibility. For all of the underutilized properties within the study area, additional units are a way for owners to gain income on their property. The cost of constructing additional units varies from about \$150/square foot to \$200/square foot based upon the number of stories involved, existing site conditions, and size of potential projects. Using this information, an additional 1,000 square foot unit could cost approximately \$150,000 to \$200,000. In cases where a single family residence exists and sufficient area is available to build two or more additional units, the costs will begin at approx. \$300,000, not including site preparation, demolition, and plan preparation costs. With these costs, the number of investors able to develop lots with these types of opportunity is limited. Commercial loans provided by a private lender may be provided with a higher interest rate than many individual property owners can afford, but perhaps these costs can be outweighed by the income that can be generated with additional dwelling units. R-3 lots do not have a specific unit maximum, and development of these lots are only limited by zoning standards and General Plan maximum densities.

Developer/owner interest. Financial feasibility, opportunity, and historical trends indicate that property owners have been able to afford expanding the number of dwelling units in this area. Individual property owners may determine that preserving open space or adding floor area to the existing primary dwelling unit are preferable to developing additional dwelling units. Additional dwelling units typically occupy existing open space or floor area of the existing primary dwelling unit. It should be noted that within this district, a variety of housing types and other uses exist that may be conducive to the development of increased density. Ultimately, developer/owner interest will be dependent upon the cost to potential income ratios, as well as individual goals and preferences.

Historical trends. Staff established a time period of January 2000 to June of 2007, to gather historical data for the study area. Staff found that for the study area, 33 additional dwelling units were constructed from this timeframe. We note that the Housing Element update covers a time period of 7.5 years (January 2006 to June 2013). The historical data collected was for the 7.5 year period from January 2000 to June 2007.

No additional incentives or changes in zoning to facilitate greater interest in building additional dwelling units, then there is no greater likelihood of more units being constructed than what has been constructed historically.

Neighborhood Shopping Centers.

This study area focused upon all of the existing neighborhood shopping centers that already permit by zoning additional development for residential use. The sites are identified in light gray on the map in Appendix O. The following five shopping centers are included in the study area:

1. Westlake Plaza (1260 and 1340 Lake Boulevard)
2. Davis Manor (1600, 1610, 1620, 1640, 1720, 1730, 1740, 1750, 1760, 1765, 1770, 1774, 1776, 1790 and 1800 East Eighth Street)
3. University Mall (705, 737, 757, 803, 805, 825, 871, 875, 865, 885 Russell Boulevard)
4. Oakshade Commons (2101, 2107, 2121, 2135, 2151, 2172, 2181, 2191 Cowell Boulevard)
5. Alhambra Center (recently approved and undeveloped- located on the northwest corner of the intersection of Mace and Alhambra, 4503 Alhambra Drive)

These sites were analyzed to determine how much potential exists for residential units in Neighborhood Commercial zoned properties within the city where residential uses are permitted by zoning. In order to determine the maximum potential for residential units, the existing floor area ratio (FAR) was determined by comparing floor area of the existing buildings on a given Neighborhood Commercial zoned center against the square footage of the property. The maximum permitted floor area ratio of 65% (FAR) for mixed use development is applied to determine how much additional floor area can be constructed upon the site. In each case, it is assumed that the only additional floor area added to the site would be for residential use. For the projection, it is assumed that the average residential dwelling unit will be approximately 1,000 square feet with two bedrooms. Standard assumptions are made to account for the space needed for the parking and open space required for each unit, based upon existing city standards.

Under existing zoning, buildings with up to three stories are permitted within the neighborhood commercial zones. There are no density caps on residential units. However, there are limitations in the amount of dwelling units permissible in each neighborhood commercial center as established either by the site's zoning or designation in the General Plan. The table below provides those residential limitations. Using the current zoning standards, residential limitations, and assumptions for space needed for parking and open space, the existing maximum capacity for shopping centers that currently allow residential units is a range of 173 – 231 dwelling units.

Table 46: Neighborhood Shopping Centers Residential Potential

Neighborhood Shopping Centers	Zoning	General Plan/ Land Use	Limits to Residential Use by Zoning	Limiting Restriction by General Plan	Theoretical Potential # of Residential Units (1,000 sf/unit) with 950 sf/unit for open space and parking
Davis Manor- 1600, 1610, 1620, 1640, 1720, 1730, 1740, 1750, 1760, 1765, 1770, 1774, 1776, 1790 and 1800 East Eighth Street	Commercial	Neighborhood Retail	Restricted to 2 nd Story	FAR – GP 65% residential use limited to 49%	23 – 39 units
Westlake- 1260 and 1340 Lake Boulevard	PD 10-81	Neighborhood Retail	12 Units	Zoning	12 units
University Mall- 705, 737, 757, 803, 805, 825, 871, 875, 865, 885 Russell Boulevard	PD 2-97	Community Commercial	Restricted to 2 nd Story	FAR – GP 65% residential use limited to 15%	45 – 66 units
Oakshade- 2101, 2107, 2121, 2135, 2151, 2172, 2181, 2191 Cowell Boulevard	PD 5-95	Neighborhood Retail	Restricted to above 1 st floor	FAR – GP 65% residential use limited to 49%	59 – 71 units
Mace and Alhambra- northwest corner of the intersection of Mace and Alhambra, 4503 Alhambra Drive	PD 1-04	Neighborhood Retail	Restricted to above 1 st floor	FAR – GP 65% residential use limited to 49%	34 – 43 units
Maximum Residential Capacity					173 – 231

Capacity Assumptions Used:

Residential units average 1,000 square feet and two bedrooms. Parking and open space require an additional 950 square feet of area per unit on the lot.

Actual residential development could vary dependent based upon whether units are built to the maximum potential FAR for a given site, or if the residential projects are built to occupy the maximum floor area permitted with the existing commercial floor space. The amount of FAR permitted in residential varies between sites, but is generally limited to 49% of the total floor area on the site with the exception of University Mall and Westlake Plaza, which have differing limits to the amount of residential that can be built. University Mall has a Community Retail land use designation in the General Plan and is limited to 15% of the 65% FAR permitted for mixed use on the site. Westlake Plaza is limited to a maximum of twelve dwelling units by zoning.

Despite the larger capacity for potential units in neighborhood shopping centers, more recent trends in the downtown area have shown scattered one to two unit projects and mixed-use development, with a new project every one to two years that typically includes five to eight residential units. Developer interest has been steady in recent years. Future interest will hinge on construction costs and market demand, and if local developers find a profitable niche in mixed-use development. Given the financial feasibility, developer/owner interest, and historical trends, staff has determined that an estimate of 20 units through 2013 is a reasonable projection in the City's neighborhood shopping centers. Staff's estimate is based on existing zoning and does not include added development potential if additional incentives or changes in zoning were carried out in order to facilitate greater interest in residential development.

Basis.

Financial feasibility. Construction costs have increased in recent years and in most projects exceeds \$200 per square foot. This is true also of neighborhood commercial centers, where there are likely to be additional costs including demolition, parking, and costs of vertical development.

Developer/owner interest. The city has seen a steady occurrence of mixed use projects in downtown from local developers. Additionally, residents within the core-commercial and mixed-use areas have consistently applied to increase residential units on their property. The city continues to have historically low vacancy rates for apartments. As infill sites become less available, pressure to explore developing neighborhood shopping centers with housing units as part of mixed use projects are likely to increase.

Historical trends. There is no direct historical data from which to draw. This type of development is considered a mixed use product. Over the last seven and one-half year period, approximately 23 residential units have been built in mixed-use developments with retail and office uses on the ground floor. All of these mixed-use projects were developed in the downtown area. For the purposes of creating historical data staff believes that it is reasonable to utilize the historical numbers from the mixed use developments in the downtown, as mixed-use developers will need to utilize both downtown and neighborhood commercial centers for future opportunities.

Other Efforts

The City Council-appointed Steering Committee has been reviewing other potential housing sites using the goals and principles, stated in Section 1. Their review of other sites resulted in a Committee ranking of priority sites for future housing development. That ranked list was provided to the community for feedback at Workshop #2 held on January 24, 2008. After review of comments from the community and further consideration of the group's overarching goals and principles, the Steering Committee is refining their ranked list of potential housing sites for consideration and action by the Planning Commission and City Council.

4.4 Summary of Quantified Objectives for Housing Provision

Although these objectives are included in the Housing Program provided in Section 7, here is a summary of the quantified objectives for this planning period. These objectives ensure the provision of housing for local income categories and special needs households during this planning period.

Quantified Objectives

- a. Provide sites for at least 703 housing units during the current planning period, including at least 71 very-low income units, 118 low income units, 166 moderate income units, and 348 above-moderate income units.
- b. Provide 11 supportive housing units for mentally disabled households at-risk of homelessness.
- c. Provide 21 supportive housing units for elderly households at-risk of homelessness.
- d. Provide 19 supportive housing units for households at-risk of homeless with a physical disability, mental disability, or drug/alcohol dependence
- e. Provide at least 100 units for low income single-parent and family households, providing at least 50 units for very-low income households.
- f. Provide at least 50 units for extremely-low income households.
- g. Provide at least 200 units of first-floor accessible and fully accessible housing units.
- h. Provide at least 60 units of elderly housing units.
- i. Support provision of at least 1,400 housing units for faculty, staff, and students on the UC Davis campus.
- j. Provide financial assistance to ensure housing retrofit assistance for at least 120 elderly or disabled low-income households.
- k. Preserve at least 20 affordable housing units at-risk of conversion to market.

The list above consists of quantified local housing goals for this planning period. These goals are incorporated with unquantifiable goals and presented as the Housing Program in Section 7.
