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**Appendix A: Yolo County Income Limits, 1999 and 2006**


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<b>Family Size</b>	<b>Very Low Income</b>		<b>Lower Income</b>		<b>Median Income</b>		<b>Moderate Income</b>	
	<b>1999</b>	<b>2006</b>	<b>1999</b>	<b>2006</b>	<b>1999</b>	<b>2006</b>	<b>1999</b>	<b>2006</b>
<b>1-Person</b>	\$18,600	\$21,650	\$29,800	\$34,650	\$37,250	\$43,300	\$44,700	\$52,000
<b>2-Person Family</b>	\$21,300	\$24,750	\$34,050	\$39,600	\$42,550	\$49,500	\$51,100	\$59,400
<b>3-Person Family</b>	\$23,950	\$27,850	\$38,300	\$44,550	\$47,900	\$55,700	\$57,450	\$66,900
<b>4-Person Family</b>	\$26,600	\$30,950	\$42,550	\$49,500	\$53,200	\$61,900	\$63,850	\$74,300
<b>5-Person Family</b>	\$28,750	\$33,450	\$45,950	\$53,450	\$57,450	\$66,900	\$68,950	\$80,200
<b>6-Person Family</b>	\$30,850	\$35,900	\$49,350	\$57,400	\$61,700	\$71,800	\$74,050	\$86,200
<b>7-Person Family</b>	\$33,000	\$38,400	\$52,750	\$61,400	\$65,950	\$76,800	\$79,150	\$92,100
<b>8 or More Person Family</b>	\$35,100	\$40,850	\$56,200	\$65,350	\$70,200	\$81,700	\$84,300	\$98,100

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

**Appendix B: Davis Family Household Income Distribution by Size, 1999**

Income Range	2-Person Family		3-Person Family		4-Person Family		5 or More Person Family		Non-Family	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Less than \$15,000	381	8%	219	8%	53	2%	33	3%	4,253	36%
\$15,000 - \$24,999	349	7%	123	5%	116	5%	70	5%	2,159	19%
\$25,000 - \$29,999	181	4%	106	4%	30	1%	61	5%	817	7%
\$30,000 - \$34,999	255	5%	103	4%	83	3%	39	3%	654	6%
\$35,000 - \$39,999	231	5%	70	3%	59	2%	62	5%	614	5%
\$40,000 - \$44,999	152	3%	94	3%	91	4%	57	4%	507	4%
\$45,000 - \$49,999	175	4%	92	3%	66	3%	27	2%	326	3%
\$50,000 - \$59,999	394	8%	206	8%	169	7%	107	8%	683	6%
\$60,000 - \$74,999	576	12%	407	15%	355	14%	131	10%	534	5%
\$75,000 - \$99,999	640	13%	342	13%	585	23%	283	22%	556	5%
\$100,000 - \$124,999	560	12%	364	13%	379	15%	143	11%	240	2%
\$125,000 - \$149,999	401	8%	198	7%	238	9%	103	8%	137	1%
\$150,000 - \$199,999	310	7%	174	6%	202	8%	93	7%	123	1%
\$200,000 or more	158	3%	211	8%	108	4%	78	6%	54	0%
<b>Total Households (a)</b>	<b>4,762</b>	<b>100%</b>	<b>2,708</b>	<b>100%</b>	<b>2,534</b>	<b>100%</b>	<b>1,287</b>	<b>100%</b>	<b>11,657</b>	<b>100%</b>
<b>Median Household Income (b)</b>	<b>\$66,592</b>		<b>\$73,095</b>		<b>\$83,961</b>		<b>\$56,012-\$83,852</b>		<b>\$21,819</b>	

Notes:

- (a) Total household figures are from Census 2000 Summary File 1 and household income distributions by family size are based on figures from the Census 2000 Summary File 4. Income distributions may not match distributions reported in Table 3 due to differing Census sample populations.
- (b) 1999 Median Household Income estimates are from Census 2000. Median family incomes for families of five or more persons are:
- |                         |          |
|-------------------------|----------|
| 5 Person Family         | \$83,852 |
| 6 Person Family         | \$56,012 |
| 7 or more Person Family | \$70,089 |

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

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**Appendix C: Davis Family Households Income Category Distribution, 1999**


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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)	590	5.2%	330	2.9%	178	1.6%	162	1.4%	1,259	11.2%
Lower Income (50% to 80% AMFI) (a)	524	4.6%	270	2.4%	208	1.8%	186	1.6%	1,188	10.5%
Median Income (80% to 100% AMFI) (a)	358	3.2%	170	1.5%	163	1.4%	106	0.9%	797	7.1%
Moderate Income (100% to 120% AMFI) (a)	290	2.6%	181	1.6%	225	2.0%	110	1.0%	806	7.1%
Above Moderate Income (Over 120% AMFI) (a)	3,000	26.6%	1,757	15.6%	1,761	15.6%	722	6.4%	7,240	64.1%
Subtotal: Households in Range	4,762	42.2%	2,708	24.0%	2,534	22.4%	1,287	11.4%	11,291	100.0%
<b>Total Family Households</b>	<b>11,291</b>									

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**Notes:**

(a) Based on Yolo County income limits, reported in Appendix A and the income distributions reported in Appendix B. Assumes an even distribution of households within the income brackets.

(b) Aggregate of 5, 6 and 7 or more person families. Income limits for 7-person households applied to all households of 7 persons or more.

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

## Appendix D Summary of Relevant General Plan Policies

Brief summary by staff of major principles found in the General Plan (see the list of relevant policies in table):

1. Small, compact city with slow growth and surrounded by farmland and habitat, with separate identity from surrounding communities.
2. Greenway system.
3. Pedestrian-oriented and vital core which is the primary retail, office and cultural center.
4. Neighborhoods with schools, parks, greenbelts and shopping.
5. Mix of housing types, including affordable housing.
6. Balanced transportation system.
7. Conservation of energy and resources (in planning and building, transportation, recycling and water).

Category	Policy
Visions: Small Town Character	<p><b>Vision 2</b></p> <ul style="list-style-type: none"> <li>▪ Maintain Davis as a cohesive, compact, university-oriented city surrounded by and containing farmland, greenbelts, natural habitats and natural resources.</li> <li>▪ Maintain a strong, vital, pedestrian-oriented and dynamic downtown area.</li> <li>▪ Encourage carefully-planned, sensitively-designed infill and new development to a scale in keeping with the existing city character.</li> </ul>
Visions: Distinct Neighborhood Identity	<p><b>Vision 6</b></p> <ul style="list-style-type: none"> <li>▪ Preserve and create an array of distinct neighborhoods so that all residents can identify a neighborhood that is “home” for them.</li> <li>▪ Promote in each neighborhood 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.</li> </ul>
Visions: Neighborhood- oriented Transportation System	<p><b>Vision 8</b></p> <p>Promote alternative transportation modes such as bicycling, walking, public transit and telecommuting.</p>
Visions: Regional Context	<p><b>Vision 12</b></p> <p>Maximize available resources through joint planning with other agencies and jurisdictions.</p>
Principles Used in Creating Land Use Map	<p><b>Principle 1</b></p> <p>Provide land use and zoning categories to generally reflect existing densities and to allow for a broad range of housing types, configurations and densities.</p> <p><b>Principle 2</b></p> <p>Focus growth inward to accommodate population increase. Infill development is supported as an appropriate means of meeting some of the city’s housing needs.</p> <p><b>Principle 3</b></p> <p>Create and maintain housing patterns that promote energy conserving transportation methods.</p>

Category	Policy
	<p><b>Principle 4</b> Accommodate new buildings with floor area ratios that can support transit uses, especially within ¼ mile from commercial areas and transit stops, but maintain scale transition and retain enough older buildings to retain small-city character.</p> <p><b>Principle 5</b> Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.</p> <p><b>Principle 7</b> All neighborhoods, both new and existing, should include a centrally located hub or activity node within walking distance of housing in the neighborhood. Transit stops, neighborhood commercial uses and activity centers should be in this hub. Hubs should be designed to support transit, pedestrian and bicycle travel, and to serve neighborhood needs.</p> <p><b>Principle 11</b> Protect residences and other sensitive uses from noise, air pollution and traffic related impacts.</p> <p><b>Principle 12</b> Designate areas along the freeway for aesthetically pleasing, non-noise-sensitive uses that will provide a noise buffer for adjacent residences.</p>
<p>Land Use: Residential</p>	<p><b>Policy LU A.3</b> Require a mix of housing types, densities, prices and rents, and designs in each new development area.</p>
<p>Land Use: Growth Management</p>	<p><b>Goal LU 1.1</b> Maintain Davis as a small, University-oriented city surrounded by and containing farmland, greenbelt, and natural habitats and reserves.</p> <p><b>Action LU 1.1d</b> Maintain a growth management system that regulates the timing of residential growth in an orderly way considering the following: infrastructure, geographical phasing, local employment increases, environmental resources, economic factors, DJUSD school enrollment and sustainability. Such a system shall pursue programs and partnerships which will allow the City to target residential development to meet identified needs (e.g., University students and staff, faculty housing, senior housing, housing for low and very low incomes, school district staff, city employees).</p> <p><b>Action LU 1.1e</b> Immediately following General Plan adoption, modify the Phased Allocation Ordinance to make smaller projects subject to allocation requirements. Upon the completion of infill related studies and the adoption of infill and densification designed guidelines and strategies, further adjust the Phased Housing Allocation Ordinance to give preference to infill and redevelopment of urban areas within the community over the development of agricultural and open space lands to extend feasible under any new infill and densification design guidelines and strategies.</p>

Category	Policy
	<p><b>Action LU 1.1k</b>                      At the next revision of the Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management, policies, standards, and actions, if necessary, to ensure that the supply of land available for residential development can accommodate the needs of future residents of all income level. Alternatives for revisions may include re-designating land from non- agricultural and non- residential use, identifying new locations for selective infill, or other programs authorized under state law for accommodating housing needs. If adequate sites are not available to meet the 5-year need for housing at all income levels as determined by SACOG in accordance with Section 65584 of the Government Code, the City must provide sufficient sites with zoning that permits owner-occupied and rental multi-family residential uses by right, including density and development standards that shall accommodate low-or-moderate-income housing. Agriculture designated lands should be a low priority for re-designation in comparison with other non-residential lands.</p>
Land Use: Growth Management	<p><b>Policy LU 1.2</b>                      Work in concert with UC Davis and the UC system to arrive at an ultimate size for the UC Davis campus consistent with the city’s desire to maintain itself as a small city.</p>
Land Use: Growth Management	<p><b>Policy LU 1.4</b>                      Establish a distinct permanent urban edge which shall be defined by an open space, hedgerows, tree rows, similar landscape features, passive recreation spaces, buffer containing transitional agricultural uses, or similar elements.</p>

Category	Policy
<p>Land Use: Infill</p>	<p><b>Goal LU 2</b> Define the types, locations, pace, and intensity of infill development consistent with neighborhood, agricultural and open space preservation policies.</p> <p><b>Policy LU 2.1</b> Develop and implement guidelines for infill development and comprehensive car management strategies immediately following the adoption of the General Plan so that guidelines and strategies will be in place prior to the approval of significant new infill development.</p> <p><b>Action LU 2.1c</b> Immediately following the adoption of the General Plan, initiate a study to examine potential infill sites for additional residential/mixed use development on land designated for non-residential urban uses. (Land designated on the General Plan Land Use Map for uses of agriculture, agricultural buffer, or various open space uses are not to be considered as, nor re-designed as, urban land for infill purposes.) The study should attempt to address the type or pattern of infill appropriate to each site, intensity of use, likely impacts (including infrastructures constraints) timing or phasing issues, ect.</p> <p><b>Action LU 2.1h</b> Initiate a study of older apartment complexes that are currently blighted as well as underutilized or vacant residential parcels that could be developed and/or densified. The study should (1) give priority to adaptive reuse or older structures and historic preservation and (2) include consideration of a variety of innovative housing types including affordable housing, affordable senior housing, limited-equity co-op housing, etc.</p>
<p>Mobility: Roadways and Motor Vehicles</p>	<p><b>Standard MOB 1.1c</b> Unless preempted by the County Congestion Management Plan, Level of Service 'E' for automobiles is sufficient for arterial and collectors (both intersection and segment operations) during peak traffic hours (e.g. rush hour). Level of Science 'D' for automobiles is sufficient for arterials, collectors and major intersections during non-peak traffic hours. Neighborhood plans or corridor plans can allow for a level of services at peak times of 'F' if approved by the City Council. LOS 'F' is acceptable during peak hours in the Core Area.</p> <p><i>The reasons for adopting the new standards include:</i></p> <ul style="list-style-type: none"> <li>▪ <i>High LOS standards to achieve low level of congestion are not necessarily linked to urban vitality and quality of life.</i></li> <li>▪ <i>The reduced standard would be consistent with community objectives of avoiding road widening which would be unacceptable in terms of community character.</i></li> <li>▪ <i>High LOS standards make infill development more difficult because infill use the capacities of streets and may cause traffic volumes to approach the capacities of streets.</i></li> <li>▪ <i>Allowing higher levels of congestion may encourage alternative modes of transportation.</i></li> </ul>

Category	Policy
	<p><b>Standard MOB 1.1d</b> Davis streets shall have no more than four automobile through lanes, plus a single left-hand turning lane, even if this requirement reduces level of service. Additional turning lanes may be added for safety or design considerations.</p>
<p>Mobility: Transit</p>	<p><b>Goal MOB 4</b> Reduce automobile use by improving transit service and encouraging transit use. <b>Policy MOB 4.1</b> Facilitate the provision of convenient, frequent, dependable and efficient scheduled transit and demand responsive transit for Davis residents. <b>Standard MOB 4.1a</b> The greatest concentration of transit routes should be near high density developments.</p>
<p>Urban Design, Neighborhood Preservation and Community Forest Management</p>	<p><b>Standard UD 2.4d</b> Multi-family housing complexes should be designed, constructed and managed in projects of no more than 150 units, not including and density bonus.</p>
<p>Urban Design, Neighborhood Preservation and Community Forest Management</p>	<p><b>Standard UD 3.1a</b> Parks, shopping centers, schools and other institutional uses should be located on prominent, central sites where they will “belong” to the neighborhood they serve with strong pedestrian connections to these central sites.</p>
<p>Economic Development: Core Area</p>	<p><b>Goal ED 1</b> Maintain and enhance the Core Area as a vibrant, healthy downtown that serves as the city’s social, cultural and entertainment center and primary, but not exclusive, retail and business district.</p>
<p>Water: Water Conservation</p>	<p><b>Policy WATER 1.3</b> Do not approve future development within the City unless an adequate supply of quality water is available or will be developed prior to occupancy.</p>
<p>Water: Wastewater</p>	<p><b>Goal WATER 5</b> Remain within the capacity of the City wastewater treatment plant. <b>Policy WATER 5.1</b> Evaluate the wastewater production of new large scale development prior to approval to ensure that it will fall within the capacity of the plant.</p>
<p>Parks and Open Space</p>	<p><b>Goal POS 2</b> Develop an Urban Agriculture Transition Area around Davis. <b>Policy POS 2.1</b> Develop the Urban Agricultural Transition Area to have segments which vary in overall size and configuration, level of development, and type of intended activity.</p>
<p>Youth and Education</p>	<p><b>Goal Y&amp;E 8</b> Plan for cost of new school facilities when planning for specific new residential development.</p>

Category	Policy
	<p><b>Policy Y&amp;E 8.1</b> It shall be the policy of the city to require to the extent legally permissible the full mitigation of school impacts resulting from new residential development within the boundaries of the city.</p>
Youth and Education	<p><b>Goal Y&amp;E 9.0</b> Construct new public schools to meet the needs of residential growth. <b>Policy Y&amp;E 9.1</b> It shall be the policy of the City to take all legally permissible steps to ensure the full mitigation of impacts of new development on the School District.</p>
Habitat and Natural Areas	<p><b>Goal HAB 1</b> Identify, protect, restore, enhance and create natural habitats. Protect and improve biodiversity consistent with the natural biodiversity of the region. <b>Policy HAB 1.1-</b> Protect existing natural habitat areas, including designated Natural Habit Areas.</p>
Agriculture, Soils and Minerals: Agriculture	<p><b>Goal AG 1</b> Maintain agriculture as an important industry around Davis. <b>Standard AG 1.1a</b> New residential subdivisions and other urban development are discouraged in areas of Class 1 and 2 soils except where the General Plan land use map has designated the land for urban uses. <b>Action AG 1.1c</b> Establish a 150-foot minimum agricultural buffer around the City. Require dedication from developers of lands to make up the buffer concurrently with any peripheral development. <b>Action AG 1.1d</b> Continue to work with the counties, other cities and the general public to minimize conflicts with land uses such as agriculture and wildlife habitat when developing agricultural buffers. <b>Action AG 1.1h</b> Urge Yolo County and Solano County to preserve agricultural land within the Davis Planning Area beyond that proposed for development. <b>Action AG 1.1i</b> Continue to implement the provisions of the Farmland Preservation Ordinance requiring buffering, notification and conflict resolution in the Planning Area. Maintain a strong right-to-farm policy. <b>Action AG 1.1j</b> In order to create an effective permanent agricultural and open space buffer on the perimeter of the City, immediately upon completion of the General Plan Update, pursue amendments of the Farmland Preservation ordinance to assure as a baseline standard that new peripheral development projects provide a minimum of 2:1 mitigation along the entire non-urbanized perimeter of the project. The proposed amendments shall allow the alternate location of mitigations for such projects including but not limited to circumstances where the project is adjacent to land already protected by conservation easements or by some other form of public ownership that guarantees adjacent lands will not be developed.</p>

Category	Policy
Energy	<p><b>Goal ENERGY 1</b> Reduce per capita energy consumption in Davis.</p> <p><b>Policy ENERGY 1.5</b> Encourage the development of energy-efficient subdivisions and building.</p>
Police and Fire: Service Capacity and Response Times	<p><b>Policy POLFIRE 1.2</b> Develop and maintain the capacity to reach all areas of the City with emergency police and fire service within a five-minute emergency response time, 90% of the time. Response time includes alarm processing, turnout time and travel time.</p>
Hazards	<p><b>Goal HAZ 1</b> Provide flood protection which minimizes potential damage, while enhancing recreational opportunities and wildlife habitats and water quality.</p> <p><b>Policy HAZ 1.1</b> Site and design developments to prevent flood damage.</p> <p><b>Standard HAZ 1.1a</b> No developments may occur in flood-prone areas below an elevation of 25 feet, unless mitigation of flood risk is assured. Any mitigation proposed by the project proponent to mitigate flood risks shall demonstrate that the mitigation/ design does not adversely impact other properties.</p> <p><b>Standard HAZ 1.1b</b> Development shall not increase flood hazards or reduce the effectiveness of existing flood-control facilities.</p> <p><b>Standard HAZ 1.1c</b> New development shall be designed to include measures to protect structures from a 100- year flood.</p>
Air	<p><b>Goal AIR 1</b> Maintain and strive to improve air quality.</p> <p><b>Action AIR 1.1e</b> Implement transit- and pedestrian-oriented land use and design strategies outlined in the Land Use, Design and Mobility chapters of the General Plan.</p>
Noise	<p><b>Standard NOISE 1.1b</b> New development shall generally be allowed only in areas where exterior and interior noise levels consistent with Table 19 and Table 20 can be achieved.</p> <p><b>Standard NOISE 1.1c</b> New development and changes in use shall generally be allowed only if they will not adversely impact attainment within the community of the exterior and interior noise standards shown in Table 19 and Table 20. Cumulative and project specific impacts by new development on existing residential land uses shall be mitigated consistent with the standards in Table 19 and Table 20.</p>

Category	Policy
Implementation: Financing	<p><b>Policy IMP 3.3</b> Require that the cost of mitigation and service provision for development projects be borne by those projects.</p> <p><b>Standard IMP 3.3a</b> Capital improvements, or portions thereof, that extend services to new users shall be financed by new development.</p>
Implementation: Inter-agency Cooperation	<p><b>Goal IMP 6</b> Form strong cooperative partnership with surrounding cities, the school district, UC Davis, local community colleges and Yolo and Solano Counties regarding community planning, business enterprise, technological developments, arts, culture, and education.</p> <p><b>Policy IMP 6.1</b> Maintain and strengthen the City’s collaborative relationship with the school district, University of California, and Yolo and Solano counties and regional service providers.</p>

Appendix E is available in a separate document, representing pages 230-254.



## COMMUNITY WORKSHOP #2 SUMMARY

### Housing Element and General Plan Update

Hosted by the City of Davis

Housing Element/ General Plan Update Steering Committee

**Thursday, January 24, 2008**

**7:00 PM - 9:30 PM**

Multi-Purpose Room, Holmes Junior High School, 1220 Drexel Drive, Davis

### Overview

Community Workshop #2 is part of the process the City is undertaking to evaluate potential sites for housing in Davis. This second workshop in the process was designed in an "open house" format so that participants could come and go as they please, stay as long as they want, and focus on those issues of greatest interest.

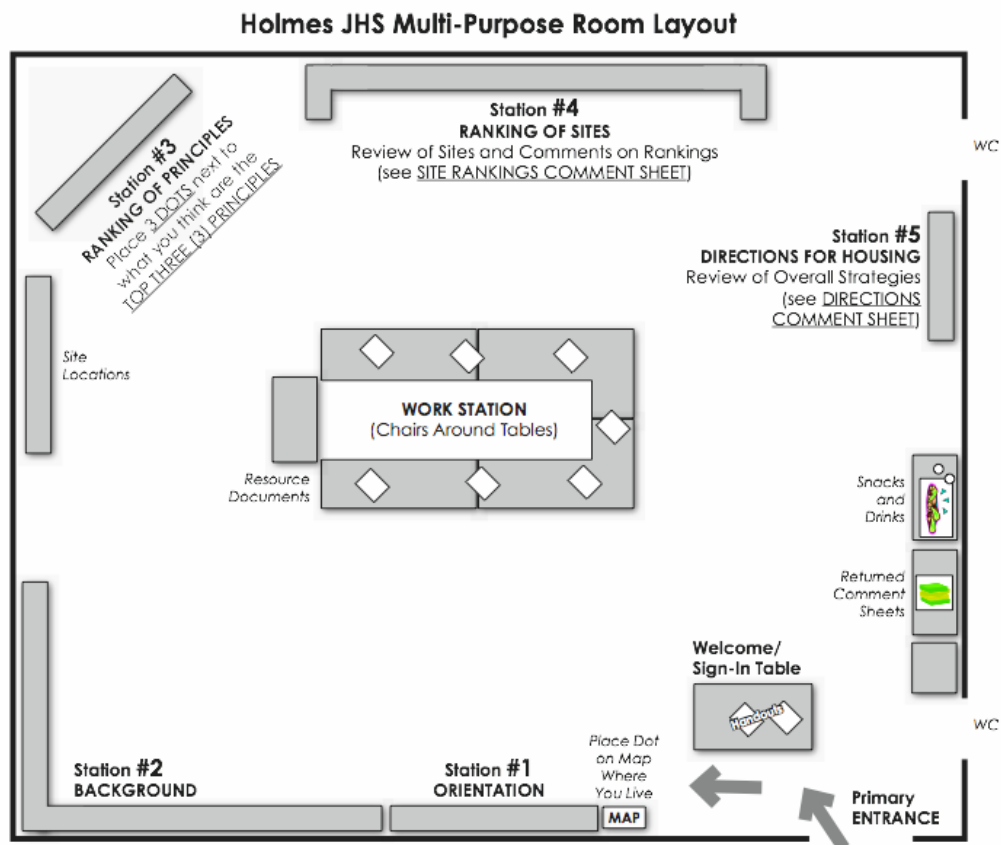


*Welcome and Sign-In Table*

## Appendix F – Community Workshop #2 Summary

Five stations (or discussion areas) were set-up to review specific topics and to provide an opportunity for participants to give their comments. Members of the Steering Committee were at each station to answer any questions and to explain the topics covered.

The focus of the second workshop was to obtain community feedback on: (1) important principles for evaluating potential housing sites; (2) the Steering Committee’s initial ranking of housing sites; and, (3) overall strategies and directions for housing. Below is a layout for the open house and description of materials provided for participant comments. Participants were invited to visit Station #1 first for an orientation about the workshop and the process for reviewing potential sites for housing.



**Station #3 — Ranking of Principles.** Each participant received three (3) green dots to place next to the “Principles” that are the most important to consider in evaluating potential sites for housing. Participants were only allowed to place one dot per “Principle.”

**Station #4 — Ranking of Sites.** Maps and rankings of potential housing sites by the Steering Committee grouped potential housing sites into three categories (High Ranking, Medium Ranking, and Low Ranking) based on

## Appendix F – Community Workshop #2 Summary

the principles. Participants were provided with a COMMENT SHEET for Station #4 to provide thoughts concerning any changes suggested to the ranking of the sites between the three categories. In addition, using the principles or any other factors, participants were asked to give their reasons for changing a site ranking. Space on the comment sheet was also provided for “other comments.”

**Station #5 — Directions for Housing.** A COMMENT SHEET was provided for Station #5 to obtain comments concerning overall directions, trade-offs and strategies the community should pursue in meeting its housing needs and in identifying potential sites for housing. Space on the comment sheet was also provided for “other comments.”



*Work Table and Stations*



*Orientation Station*

## Appendix F – Community Workshop #2 Summary

The open house/community workshop was held between 7:00 pm and 9:30 pm. A total of 150 people participated. As shown on the map below, which identifies where participants live, there was a fairly even geographic distribution of workshop participants.



*Map Showing Where Workshop Participants Live in Davis*

Participants were also given a Workshop Guide to explain the purposes of the workshop and background on each of the workshop stations. Noticing for the workshop included .....



*Participants Filling Out Comment Sheets at the Work Table*

## Appendix F – Community Workshop #2 Summary



*Participants Obtaining Information on Potential Housing Sites*

### Summary

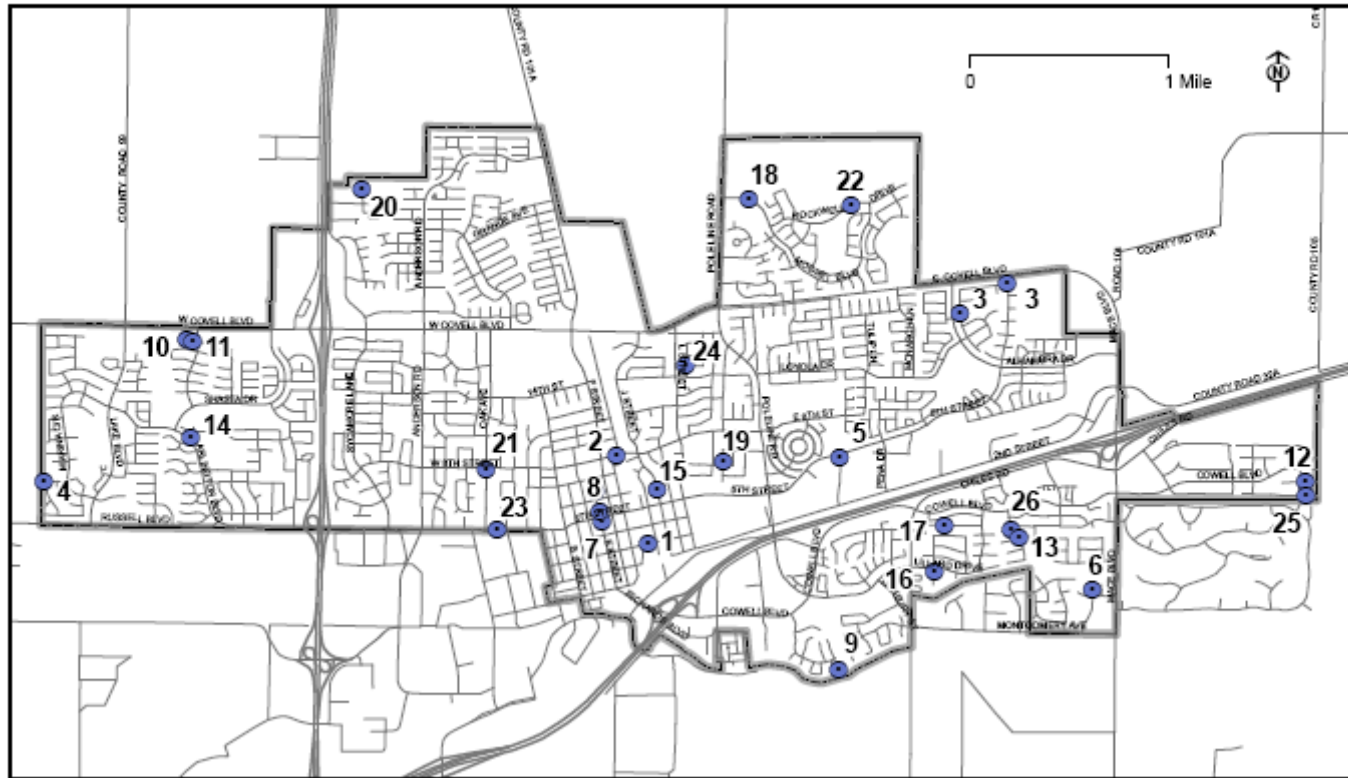
Below is a summary of the workshop comments from the comment sheets and the dot exercise on ranking the principles for housing site selection.



*Participants Ranking Principles for Housing Sites Selection Using Dots*



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







Appendix H  
Funding Priorities for Affordable Housing Funds

1. Projects with existing funding commitments and under construction
2. Projects with an urgent need for preservation, rehabilitation and refinancing of existing city affordable housing program projects, as needed.
3. Projects that will be constructed on existing and newly acquired land dedication sites
4. Projects which aid in the conversion of existing projects in the city affordable housing program to permanent ownership by local, housing non-profits.
5. Repayment of Inter-fund loans and housing bond repayment obligations.
6. Projects which can exhibit positive cost benefit compared with other projects
7. Projects which add to the number of new affordable housing units in Davis.

## Appendix I

Appendix I is available in a separate document, representing pages 265-271.

**RDA RESOLUTION NO. 1195, SERIES 2007**

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF DAVIS  
AUTHORIZING AGREEMENT TERMS FOR YOLO COUNTY HOUSING  
AUTHORITY FARM WORKER HOUSING REPAIR PROJECT**

WHEREAS, the City of Davis has the development and financed of the Yolo County Housing Authority (YCHA) Farm Worker Housing Units project in 1993; and

WHEREAS, YCHA has prepared rehabilitation and will soon initiate approvals for project improvements; and

WHEREAS, the project cash-flow is inadequate to pay for repair and rehabilitation of the units; and

WHEREAS, the project cash-flow will be sufficient to establish and maintain adequate operating, maintenance and repair reserves in the future; and

WHEREAS, the seven farm worker units are in urgent need of repair; and

WHEREAS, the Agency has established funding priorities for use of Redevelopment Agency Housing Bond Funds, including "existing projects within the City/Agency's affordable housing program with an urgent need for preservation, rehabilitation, and/or refinancing."

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DAVIS REDEVELOPMENT AGENCY, as follows:

SECTION 1. The Agency hereby approves commitment of affordable housing funds for the Yolo County Housing Authority (YCHA) Farm Worker Housing Units totaling \$152,765.

SECTION 2. The grant shall be made to the project from the Redevelopment Agency Housing Bond Funds.

SECTION 3. The project shall be financed and completed in accordance with the pro forma submitted by YCHA on February 19, 2007.

SECTION 4. No repayment of the funding is required. As a condition of this grant, a grant agreement will be executed which:

1. Requires that operating, maintenance and replacement reserves be established for the units.
2. Requires that all net rental income for the project be reserved for operating, maintenance and replacement reserves for the units.
3. Includes a permanent affordable housing covenant recorded against the units located at:
  - a. 3328 and 3330 Biscayne Bay

- b. 2761 and 2763 Feather Place
  - c. 627 and 629 Isia Place
  - d. 1235 Alice Street
4. Requires that YCHA comply with all monitoring requirements as established by the Agency Affordable Housing Program, including submission of budgets, inspection of units and maintenance of project records.

SECTION 5. The units shall be affordable in perpetuity to low or very-low income persons.

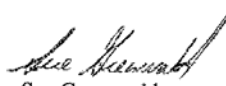
SECTION 6. The Agency Director is hereby directed to sign any necessary documents for the financing of the project, including deeds and subordination agreements.

PASSED AND ADOPTED by the Redevelopment Agency Board of the City of Davis this sixth day of March, 2007 by the following vote:

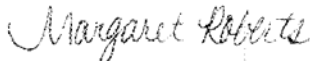
AYES: Asmundson, Heystek, Saylor, Souza, Greenwald

NOES: None

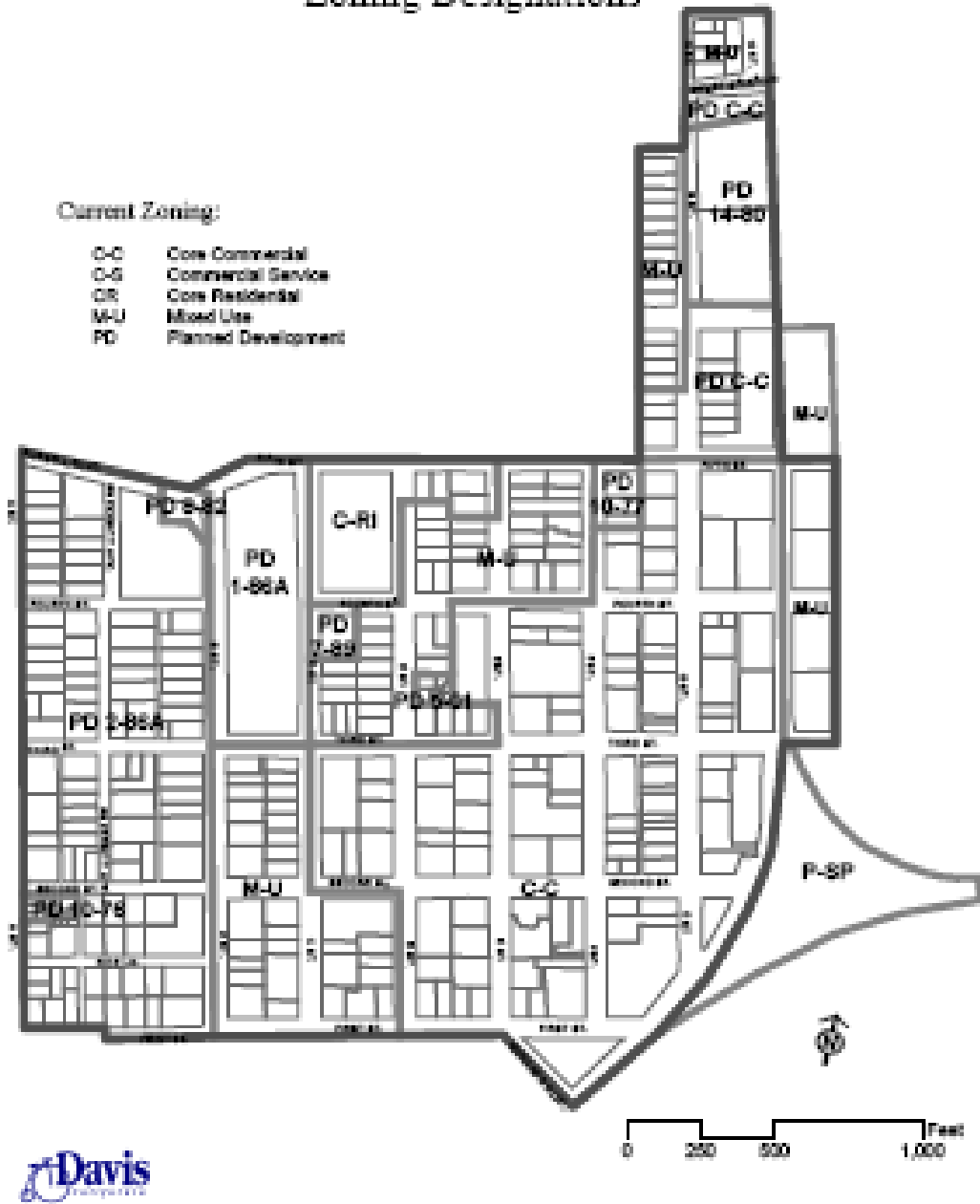
ABSENT: None

  
Sue Greenwald  
Chair

ATTEST:

  
Margaret Roberts, CMC  
Agency Clerk

### Appendix K. Core Area Specific Plan Zoning Designations



**Infrastructure Capacity**  
Appendix L  
General Plan / Housing Element Update

This issue brief provides a general overview of the City’s current and projected infrastructure capacity for new residential growth.

*Please note: Any new residential project would need to be reviewed individually by each of the City Department and may require an Environmental Impact Report and mitigation measures for the project.*

**Wastewater Treatment Plant Capacity**

The City’s wastewater treatment plant (WWTP) is permitted to treat and discharge 7.5 million gallons per day (mgd). This 7.5 mgd represents a dry weather flow capacity. The city is currently considering significant upgrades to the WWTP to achieve recently mandated water quality discharge requirements. The proposed project will not add capacity. Existing flow usage is 5.6 mgd and therefore the total remaining flow capacity is 1.9 mgd. It’s important to note that any development of property (even areas that are already part of the general plan) will consume a portion of the City’s remaining capacity.

In order to convert this remaining flow capacity into a figure that describes development capacity, an average flow per person per day is calculated and used in conjunction with the average number of persons per dwelling unit. Using the city’s historical number of 2.5 persons per dwelling unit and the calculated average flow of 85 gallons per person per day, the WWTP has a remaining capacity of 8,941 dwelling unit equivalents for future residential and non-residential uses. (Dwelling unit equivalents are intended to provide a common unit of measurement for stating available capacity for all potential future land uses.) The City’s WWTP capacity is summarized in the following table.

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Wastewater Treatment Plant Capacity	7.5 mgd*
5-year ADWF**	5.6 mgd
Remaining Capacity, mgd	1.9 mgd
Remaining Capacity, dwelling unit equivalent	8,941 edu

Based on current City proportions of residential and non-residential sewer usage, of 85% and 15% respectively, it is estimated that this remaining capacity could accommodate the following amount of growth:

Residential Uses (85%)	approximately 7,600 edu
Non-residential Uses (15%)	approximately 1,341 edu

*Note: From a treatment plant perspective, capacity is not allocated between user types. User type is considered immaterial to the wastewater treatment plant. This information is provided solely as background for the Steering Committee.*

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\*mgd = million gallons per day

\*\*ADWF = average dry weather flow

### Sanitary Sewer System

The existing sanitary sewer system has sufficient capacity for the infill development and redevelopment sites identified within the City. Connection to the sanitary sewer system for development of sites outside the City limits would require sanitary sewer capacity evaluation and potentially significant capital improvements. These capital improvement costs could be paid for through any combination of cost sharing agreements between the City and new projects, depending on site specific conditions. Although it is located outside of City limits, the Covell Village site would be less problematic to connect to (without major upgrades) due to its proximity to the City's sewer trunk line (gravity flow) that already traverses the property.

### Stormwater Sewer System

Development of Cannery Park and projects outside of the city limits will require a drainage study to demonstrate that the incremental increase in runoff will not adversely impact drainage ways or downstream properties. A drainage study may lead to dedication of land for stormwater detention facilities along with associated capital improvements and on-going operation and maintenance expenses.

### City Water System

SB610 is state law that requires water suppliers to certify whether or not they have adequate water supplies to meet the demands of proposed new developments. If the water supplier does not have adequate capacity to meet new demands, the developer is required to bring online adequate water supplies to meet their project needs without impacting existing customers.

Water System Capacity Requirements (reference: SB610 Water Supply Assessment)

<b>Requirements</b>	<b>Capacity (gpm*)</b>
Peak Hour Demands (July 2006)	27,500 gpm
10% reserve capacity	2,750 gpm
Fire suppression capacity	3,500 gpm
TOTAL Requirements	33,750 gpm
ACTUAL Summer Capacity	26,813 gpm
Current Deficit	<approx. 6,900 gpm>

\*gpm = gallons per minute (?)

Additional deep replacement wells are planned for construction over the next several years to bring the water system back into balance between system requirements and demands for existing customers. The City has certified an Environmental Impact Report (EIR) for construction of up to 3 deep replacement wells with a combined maximum design pumping capacity of approximately 4,500 gpm and one water storage tank facility with a 4 mgd (million gallons per day) capacity as soon as possible to replace lost well capacity due to wells taken out of service since 1987. If any new projects not anticipated in the existing general plan are brought online,

they would be responsible for providing an adequate water supply (quantity and quality) to meet the new demands the project will create, without impacting existing customer service levels. Even in-fill projects that result from a change in land use, as currently designated in existing General Plan, will be expected to assist in some way with the provision of water for its development. All new projects will be analyzed for a potential installation site of a new City well, feasibility subject to ground water supply and project size. All new projects will pay fees to the City for water connection and supply. With the development of existing redevelopment sites, such as the PG&E site or Cannery Park, the Environmental Impact Review for each project would analyze water supply options for the projects, and both projects would subject to paying city fees related to connection and supply. The city does not have information on what would be required at the PG&E site, but the Cannery Park project would be required to provide at least one well.

### **Transportation**

The Public Works Department has identified critical transportation corridors that may be significantly affected by some projects individually, or by a combination of projects being considered on the potential sites list. At this point it is impossible to determine, for a given project or specific combination of projects, whether such degradation would result in an unacceptable level of service as defined in the current General Plan.

While almost any of the potential sites under consideration has some impact on the main roadways of the City, including Covell, Russell, Fifth, Pole Line, Cowell, Mace, etc., the most highly impacted roadways would likely include:

- Covell Boulevard (between Highway 113 and Pole Line Road)
- Mace Boulevard (between Alhambra Drive and Chiles Road)
- Pole Line Road (between Covell Boulevard and Cowell Boulevard)
- Richards Boulevard (between First Street and Research Park Drive)
- Russell Boulevard and Fifth Street (between Highway 113 and G Street)

And the most highly impacted intersections would likely include:

- Covell Boulevard and Highway 113
- Covell Boulevard and Pole Line Road
- East Eighth Street and Pole Line Road

It is hoped that this information can assist the Steering Committee in reviewing the potential sites for future residential development, but it should be noted that each proposed project would need to be reviewed on an individual basis for its potential transportation impacts and acceptable project mitigations. Additionally, site project alternatives would be reviewed and can be revised based on identified impacts during review of the Draft Environmental Impact Report for each project. Adjustments to the preferred land use alternative for the project can be made if traffic impacts (or any other impact) are deemed unacceptable by the City Council. A prioritized list of the potential sites would be useful in the instance where one site might have to be developed with fewer units due to impacts identified with the project's Draft EIR.

### **Fire Protection**

The Fire Department provides service to approximately 10 square miles in the city limits. Through contracts, the department also provides services to 123 square miles of property outside the city limits, known as fire districts. These include East Davis Fire District (46 sq mi), No Man's Land (56 sq mi) and Spring Lake Fire District (7.6 sq mi). The department received approximately 4000 calls for service in 2006. On average, 11% of the calls are for fire-related incidents, 51% are medical calls and 38% fall into other categories. Slightly more than half of the calls are in the geographic area served by Station 31, the downtown station.

The conclusions of a citywide analysis conducted in 1999 were as follows:

- The outlying stations (1350 Arlington Blvd. and 425 Mace Blvd.) have an adequate distribution, concentration and response reliability.
- The downtown station does not provide adequate coverage for the district it is assigned as the first due Engine Company (that is, doesn't provide 5 minute response time to all areas). The reliability of the downtown station being available for an emergency is not adequate (second and third due engine companies have to respond as the downtown engine is frequently on another call).
- A fourth fire station would provide improved response time to the north, northeast and northwest areas and provide increased reliability of an available engine company with better response time in the downtown area without moving the engine companies from 425 Mace or 1350 Arlington in to cover downtown when two engine companies are busy. The outlying stations would remain in their neighborhoods not in the downtown area for coverage.

The City Council approved planning for a fourth fire station. However, a significant budgetary problem continues. A fourth fire station cannot be built or staffed until a revenue stream is identified to finance the on going operational costs.

The 1999 fire station location analysis has been reviewed and verified, based on the City's 5-minute response time standard, by outside consultants. The recommendation for the addition of the fourth fire station in 1999 was a current need and was projected to be well utilized as future call volumes increased. Since the 1999 report, which utilized data from 1985 through 1998, call volume has increased 53.7%.

Based on current information, the Fire Department indicates that it will continue to serve in-fill development to the best of its ability using existing resources, while recognizing that service response times and the Department's ability to respond to simultaneous calls will not always meet the local response guideline. As the Fire Department struggles with existing service demands, any development will continue to exacerbate the problem. With all new projects, the Fire Department will push to obtain additional resources for the provision of its services, in an effort to work towards addressing its existing needs. In large projects, especially the development of land outside of City limits, inclusion of the fourth fire station will be increasingly critical.

### **Police Protection**

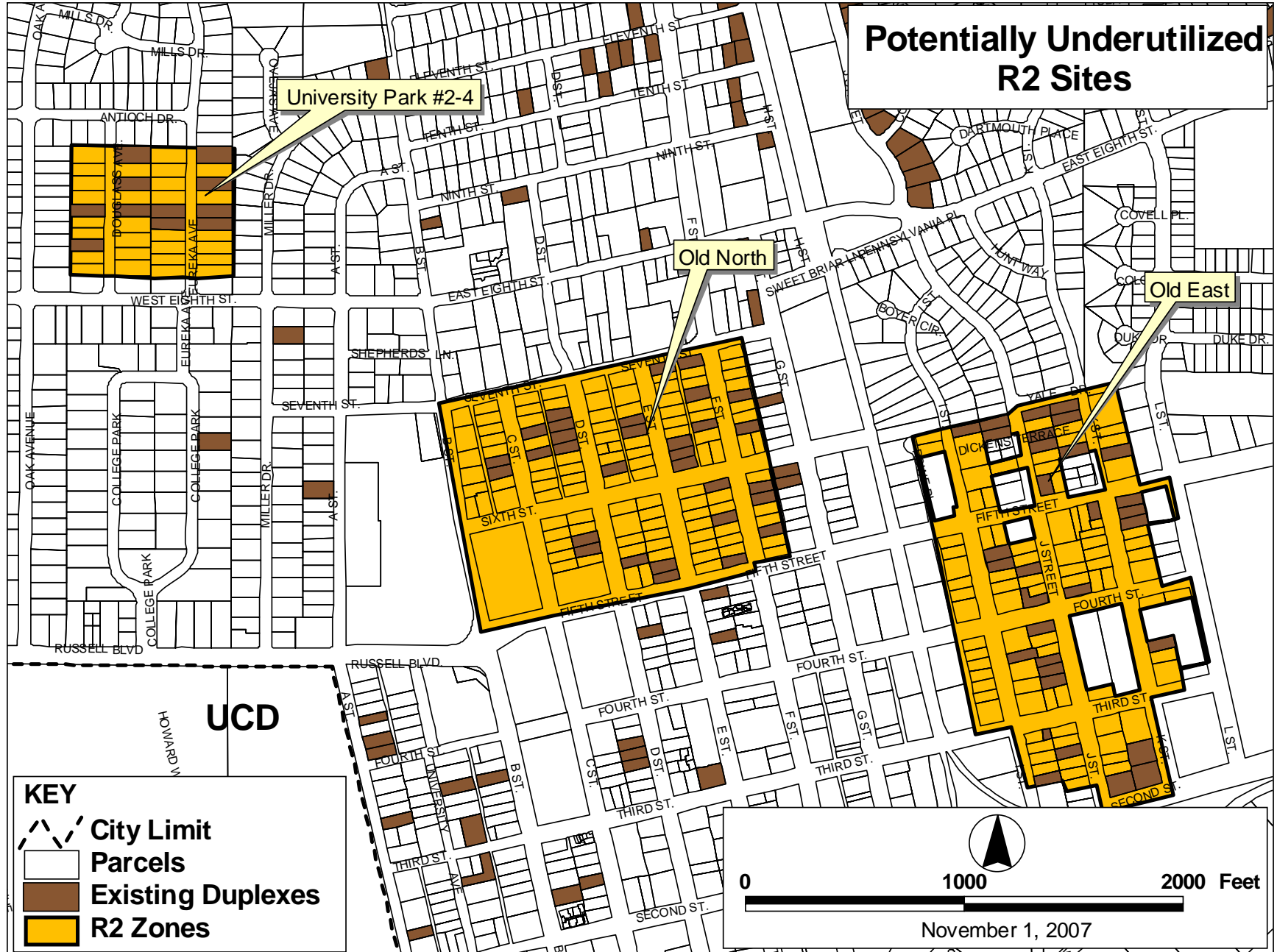
The Police Department reviewed the potential site list in regards to the ease and timeliness of police response, and concluded that the closer a project is to the current city limits the better. In

other words, the Police Department's preference is that any new development be contiguous with existing city limits. Areas further from the current limits are harder for the department to incorporate into existing patrol responsibilities. For example, the area on the map identified as D17- UCD West Village or D25- East of South Davis are more at the fringe of current police patrol areas, making them more problematic to proactively patrol. Many of the other areas identified as more infill type projects (e.g. C5- Grande, D10- Willowcreek Light-Industrial, D14- Little League Fields), are already part of existing police patrol areas.

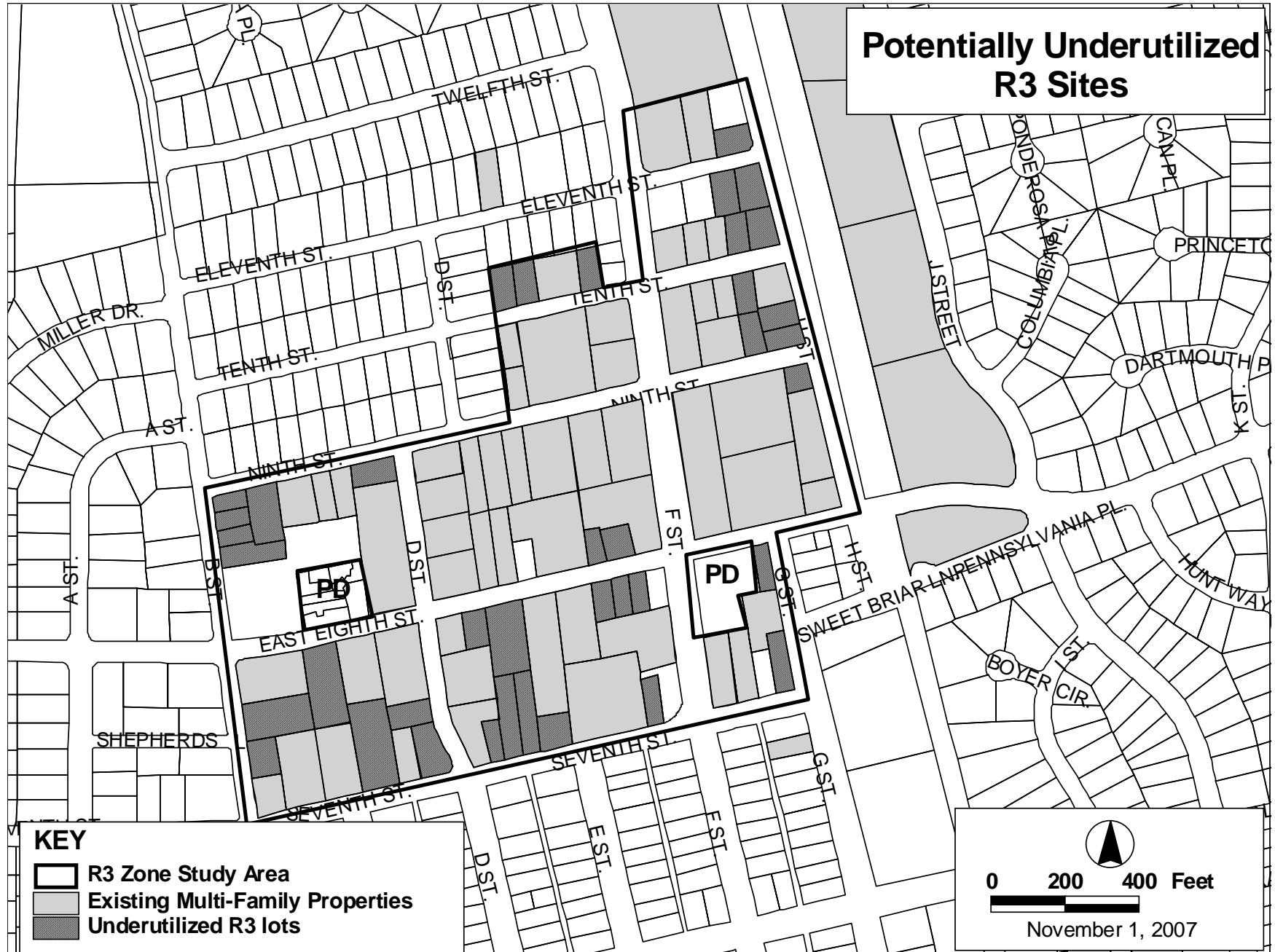
On the issue of density, the Police Department noted that the denser the development, the more police response will be needed. Police stated that this is really more a factor of size of population than anything else. For example, if there is a one-acre parcel with a single family home with four people, it less likely that parcel would require the same level of police services as a one-acre parcel with 200 apartments containing 350 - 400 residents. The apartments have a greater need of services because there is just a higher concentration of people, people to commit crimes and/or be victims of crime.

Other factors that frequently impact police service, and these may not be part of your project focus at this time, include proximity to major arterials (particularly freeways), size of the development (meaning acreage), actual street layouts, mixture and proximity of commercial, industrial, retail and housing to each other, rental properties versus owner-occupied properties, and specific building designs. The Police Department will continue to review each major project's planning application and will provide recommendations regarding project safety, design that promotes crime prevention, and the project's overall conduciveness to police patrolling. Additional police officers would be hired based on future patrolling needs and budgetary constraints.

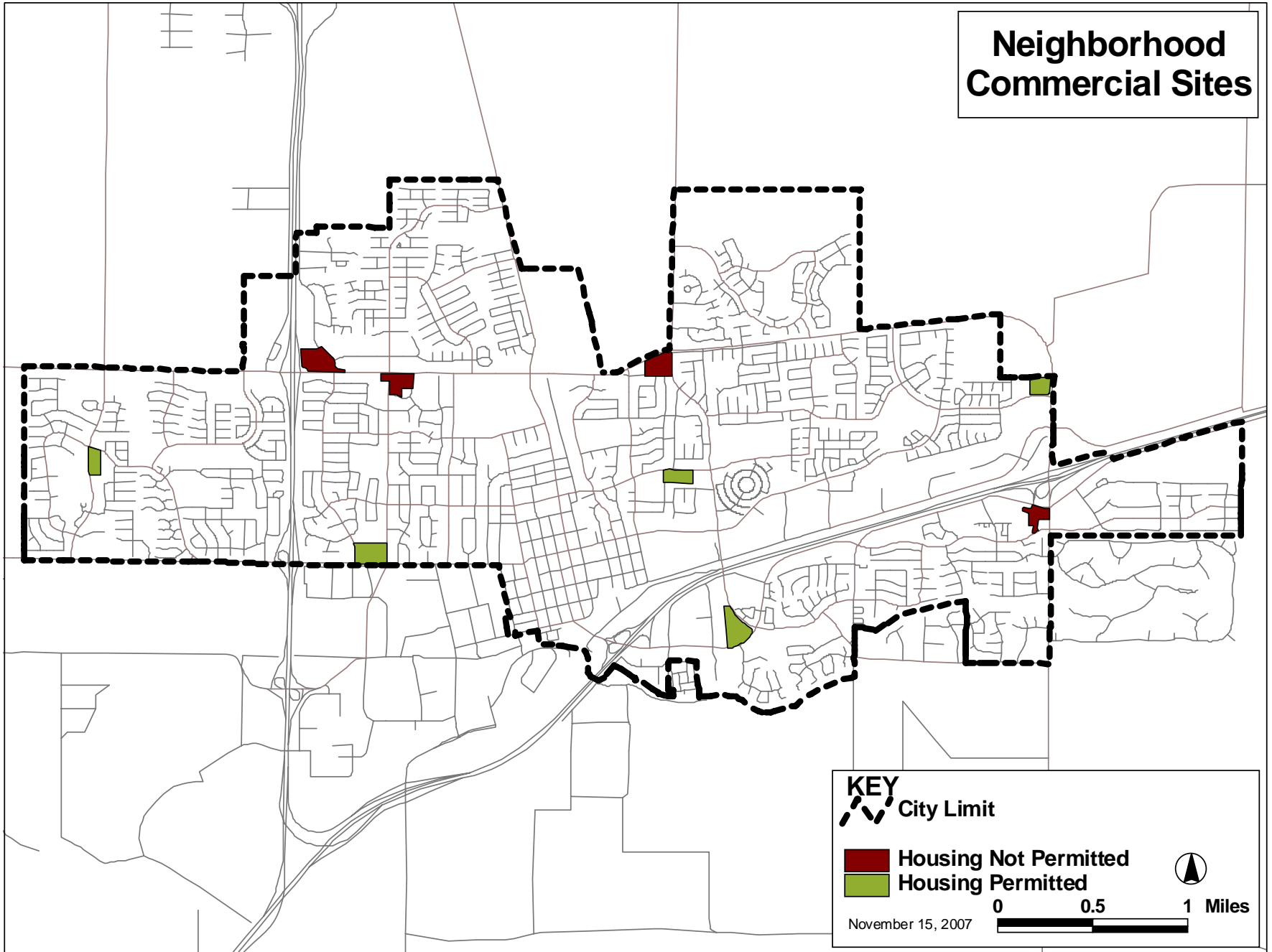
# Appendix M: R-2 Zoned Underutilized Properties



# Appendix N: R-3 Zoned Underutilized Properties



# Appendix O: Commercial Neighborhood Properties



Appendix P  
Consideration of Previous Impacts of Phased Allocation Ordinance on Housing

Competition. The allocation system, in effect since 1975, was designed to control both the rate and character of development in Davis. Some see the system as the embodiment of the city's goals and the tool that enables it to demand quality development. The allocation system limits the number of units approved within a given time period and establishes high expectations for development projects. Apartment units were previously exempt from the allocation system. In May 1992 the city re-exempted multi-family rental developments. Residential developments in the Core Area are also exempt from the allocation system.

The allocation system allows developers to compete for a limited number of units to be allocated by proposing projects that best meet the city's needs as expressed through standard conditions of project approval. This positive aspect of the competition created by the system contrasts with those parts of the system that effectively reduce the number of developers operating in the city.

The scarcity of residential land within the city limits competition. The city has experienced a significant growth in residential development from 1997 to the present. This growth substantially depleted the number of residential developable lots in the city. The reasons for the fast paced residential development include the fact that the allocation system is a five-year "rolling" system. Some allocations were granted through development agreements, which rolled from the early to the mid 1990s to the late 1990s. All residential projects that are designated for development in the General Plan currently have all units allocated, except for Willowbank 9. The allocation system is based on eleven criteria. They include the number of units approved and actually constructed in prior years and residential needs report.

Housing Supply. The allocation system has regulated the number of units to be built in the city in accord with policies that emphasize internal needs, presumably generated by increases in local employment and UC Davis student enrollment. Whether housing growth would have been greater during the past three decades if the allocation system had not been in place is particularly difficult to judge. This is largely because other General Plan policies have impacts on the potential residential developments that occur in the city. The current General Plan policies include agricultural and open space preservation, which limit the extent of the urban area, thereby limiting developable land availability.

Since the initiation of the allocation system, more units have consistently been proposed than allocated. However, the difference between the two has steadily narrowed. This may be partly due to increasing familiarity with the system by members of the development community, resulting in a better ability to gauge in advance the number of allocations to be granted and scale their proposals accordingly. It also can be partly attributed to scarce developable land or development agreements. Other contributors to narrowing gap include environmental reviews and slow real estate market conditions.

Even within the allocation system, developers have had some ability to respond to market forces. Historically, this has occurred through delay in construction of allocated units until market

conditions were favorable. This was the situation with Mace Ranch, Wildhorse, Oakshade, and Willowcreek subdivisions. In the last two decades, the number of unbuilt allocations was greatest during 1981-82 and 1991-96, when high interest rates and real estate market conditions discouraged construction. With lower mortgage interest rates and resulting strong market demand, the excess was reduced, as developers took advantage of favorable conditions. This delayed construction of allocated units is a form of speculation. For instance, in 1991-96, there were a large supply of unbuilt allocations, particularly in the Mace Ranch, Wildhorse, Oakshade, Willowcreek, and Crossroads developments. These were eventually built from 1997 to present as mortgage interest rates and market conditions improved.

Development of multifamily units is not controlled by the Phased Allocation system. It is controlled by factors such as market conditions and land availability. The Phased Allocation Ordinance excludes "Small urban parcels" from its requirements. "Small urban parcels" is defined by the ordinance to mean development with the all of the following characteristics:

- Ten (10) or fewer gross acres,
- Created prior to January 1, 1989,
- Designated for residential land use on the general plan map, and
- Surrounded or substantially surrounded by non-agricultural development that is consistent with the applicable General Plan designation.

The 2001 General Plan Growth Management Policy 1.1 Action "a" requires modification of the Phased Allocation to make smaller projects subject to allocation requirements and to give preference to infill and redevelopment of urban areas within the community over the development of agricultural and open space lands, to the extent feasible. When the ordinance is amended to include this policy action requirement, infill development would still receive preference over new development projects.

Not all units allocated have been built yet. There are 117 units (as of February 28, 2003) from the Phased Allocation Plan, which have received allocation to build but have not yet applied for building permits. This number does not include 22 lots allocated but not effective till January 1, 2004. Willowbank Unit 9 subdivision does not have allocation for 19 units.

Effect of Allocation System on Housing Prices. The components of market-rate housing cost cannot be easily identified. The desirability of Davis as a place to live strengthens housing demand, increasing home values and cost. The city's strong identity, compact form and open-space surroundings all contribute to its quality and market demand.

With regional growth, planned enrollment increases at UC Davis and low interest rates, Davis, Dixon and Woodland are currently experiencing housing demand pressures and rising home prices. Davis has put in place a growth-management system in response to these pressures. However, the current housing demand pressure is a national trend and is not unique to Davis and its surrounding cities.

Elements of the allocation system that have been identified in the past by developers, lenders and realtors as increasing housing cost include lack of competition among developers and developers' inability to respond to favorable market conditions, as discussed above. Additional identified concerns were lengthy processing time and piecemeal allocations, which are discussed below. However, the contrasts to these arguments include the fact that the rolling of allocations often results in fast-paced development during favorable market conditions. Also, the scarcity of developable residential land affects the allocation system.

Effect of Allocation System on Development of Affordable Housing. The Phased Allocation Plan exempts from allocations all of the following:

- Housing units granted allocations under the previous growth limitation program;
- All commercial and industrial development;
- Residential development within the downtown Core Area;
- Infill residential development; and
- Affordable housing for very-low and low-income households.

The growth management policies and ordinances contribute to the restriction excessive housing development, including affordable housing in the city. However, given the recent residential housing growth in Davis, it can be argued that the limitation of the growth management policies and ordinances are moderate. In May 1992, the city exempted multi-family rental projects from any allocation requirements. This action allows apartment complexes consistent with zoning and the General Plan to be built at any time.

Lengthy Allocation Processing Time. Since 1980, the shortest period between an allocation approval and the issuance of a first building permit was three months and the longest was 41 months. Some delays are caused by developers' response to market conditions, changes in project applications, or securing financing. Since 1989, the amount of time between first allocation and building permit issuance has been as small as the next fiscal year and as long as three years. For instance, the Wildhorse subdivision amended its development agreement to receive accelerated allocation, which resulted in units being built and occupied within a 12-month period.

Piecemeal Allocations. In the early years of the allocation system, many projects receive several allocations over a period of years, with as few as three units approved in a given allocation and no assurance of future allocations. The city has stated, however, its intent to allow developments to fully build out within fifteen years of the first allocation. Each allocation requires regulatory and financing applications, which could be done at one time if a total project approval were granted, even if phasing were to require development at the same pace as results from the allocation system. Because production construction techniques cannot be used in small-size projects, housing cost for such projects are higher. Phasing programs would not affect this.

However, the most recent major subdivisions in city received their allocations through development agreements. There were no piecemeal approaches in the allocation of units to the subdivisions, which include Wildhorse, Mace Ranch and Evergreen.

## UC Davis Student Housing Data Appendix Q

In 2001-02, on-campus student housing accommodated approximately 5,800 UC Davis students, or approximately 23 percent of the student population.

The 2003 Long Range Development Plan (LRDP) anticipates development of new student housing on the Central Campus to accommodate approximately 2,000 additional students through 2015-16, including housing already underway at the Segundo complex. The 2003 LRDP identifies new areas for student housing on a vacant site northwest of the Orchard Park Housing Complex, on a site that is currently developed with greenhouses south of Orchard Park Housing, and at the Tercero complex. New student housing under the 2003 LRDP would also be constructed as infill within existing housing areas.

Additionally, the 2003 LRDP designates land for student housing west of SR 113, south of Russell Boulevard, and north of Hutchison Drive as part of the proposed Neighborhood Master Plan (NMP) known as the West Village Project. Approximately 3,000 upper-division undergraduate and graduate students will be accommodated in apartment-style housing and cottages if financially feasible. Total on-campus student housing is planned to accommodate approximately 36 percent of the student population through 2015-16 if financially feasible. This would equate to housing 97 percent of the Davis-based student enrollment between 2001-02 and 2015-16.

*Information provided from pg. 64 of the UC Davis 2003 Long Range Development Plan.*

## Summary of UC Davis West Village Project

### Appendix R

#### Project Summary

The UC Davis West Village Project emerged in 2001/2002. UCD representatives have stated that the project was planned:

- In response to increased housing costs within Davis.
- To create affordable housing options for faculty, staff and students to live and work near campus.
- In response to the City's reduced growth policies.

The project will add the equivalent of 1,555 dwelling units to the area. The total project site is 224.6 net acres. The following table details land use types, the size of each use, and the group beginning served. The mixed-use housing could be used for either staff or students; at this point it has not been designated strictly for either group.

<b>Land Use Summary</b>	<b># of Units/S. F.</b>
<b><i>Residential</i></b>	
Faculty/Staff Housing (single-family)	355
Faculty/Staff Housing (multi-family/condo)	120
Student Housing (multi-family)	1,015 (2,862 beds)
Mixed-use Housing	138 beds
<b><i>Non-Residential</i></b>	
Retail/Office	45,000 s.f.
Education	80,000 s.f.
Public Safety Station	20,000 s.f.
Landscape buffer/Parks/Recreation	64.11 acres

*Would the annexation of West Village be beneficial to the City of Davis?*

- City, County, and UC Davis agreed annexation would be the preferred option if fiscal issues could be addressed in an equitable manner.
- A large part of project involves below-market housing, so the pot of property tax and other revenues is concomitantly reduced.
- It would be challenging for the City, County, and UC Davis to break even or better when implementing the project.
- Studies show that if the project were not annexed it would result in a revenue surplus.
- If it were annexed there would be a defined revenue stream (if a fiscally neutral arrangement can be agreed upon) to cover City service costs and potentially some funding to address peripheral issues.

From the City's perspective, the validity of annexing West Village comes down to issues related to fiscal impacts, responsibility for provision of services, governance, and land use authority. The circumstances surrounding the West Village annexation project are quite unique and pose interesting and challenging service and jurisdictional issues. Finance staff and the City Council are looking into this matter further in order to project potential financial impacts.