

Table of Contents

Section 1 – Introduction

1.0	Housing and the General Plan Vision.....	1-1
1.1	Regional Housing Needs Allocation.....	1-3
1.2	Community Participation.....	1-4
1.3	Organization of Housing Element.....	1-8

Section 2 – Review of the 2002 Housing Element

2.0	Effectiveness of the 2002 Housing Element: Results.....	2-1
2.1	Progress in Implementation: Planned vs. Achieved.....	2-2
2.2	Evaluation of Housing Objectives, Policies, and Actions: Lessons Learned.....	2-13
2.3	Evaluation of the Availability of Adequate Sites: Land Made Available.....	2-14

Section 3 – Housing Needs Assessment

3.0	Housing Needs Assessment.....	3-1
3.1	Employment: Existing Employers and Wages.....	3-9
3.2	Population, Household, and Employment Growth Projections.....	3-17
3.3	Housing Stock Characteristics: Type, Conditions, Overcrowding and Vacancy.....	3-20
3.4	Housing Costs and Affordability: Overpaying for Housing.....	3-31
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.....	3-40
3.6	Energy Conservation in Housing: Going Green from Slab to Ceiling.....	3-65
3.7	Affordable Housing Units At-Risk: Taking Stock and Saving It.....	3-68
3.8	Existing and Projected Housing Needs: RHNA and Local Needs.....	3-73

Section 4 – Site Inventory and Local Resources to Address Housing Needs

4.0	Sites Inventory: Site Descriptions and Locations.....	4-1
4.1	Site Inventory Analysis: Suitability and Availability of Sites and Necessary Local Resources for Housing.....	4-9
4.2	Adequacy of Sites to Promote the Provision for a Variety of Housing Types.....	4-12
4.3	Site Alternatives: Other Options for Housing Production.....	4-21

Section 5 – Constraints to Housing Production

5.0	Governmental Constraints.....	5-1
-----	-------------------------------	-----

Table of Contents

5.1	Non-Governmental Constraints to Housing: Construction Financing, Price of Land, Cost of Construction.....	5-49
-----	---	------

Section 6 – Housing Goals, Standards, Policies and Actions

6.0	Housing Goals, Standards, Policies and Actions	6-1
-----	--	-----

Section 7 – Implementation Program

7.0	Overview.....	7-1
7.1	Provide Adequate Sites: Regional Needs, Income Levels, Housing Types	7-1
7.2	Assist in Affordable Housing Development: Utilize State and Federal Programs, Local Incentives, Local Funding Resources	7-12
7.3	Address Governmental Constraints: Land Use Controls, Building Code, Site Improvements, Fees and Exactions, Processing and Permit Procedures, Constraints on Housing for Persons with Disabilities.....	7-15
7.4	Conserve and Improve Condition of Affordable Housing Stock.....	7-19
7.5	Program to Promote Equal Housing Opportunities	7-20
7.6	Energy Conservation.....	7-24

Appendices

Appendix A	- Yolo County Income Limits, 1999 and 2006
Appendix B	- Davis Family Household Income Distribution by Size, 1999
Appendix C	- Davis Family Households Income Category Distribution, 1999
Appendix D	- General Plan Policies Summary
Appendix E	- Community Workshop #1 Summary
Appendix F	- Community Workshop #2 Summary
Appendix G	- Tables 37-40 Site Maps
Appendix H	- Funding Priorities for Affordable Housing Funds
Appendix I	- Homestead Affordable Housing Covenant
Appendix J	- Farmworker Units RDA Funding Resolution
Appendix K	- Core Area Map
Appendix L	- Issue Brief, Capacity of City Infrastructure
Appendix M	- R - 2 Zoned Underutilized Properties
Appendix N	- R - 3 Zoned Underutilized Properties
Appendix O	- Neighborhood Shopping Centers
Appendix P	- Consideration of Impacts of Phased Allocation Ordinance on Housing
Appendix Q	- UC Davis Student Enrollment Projections and On - Campus Housing Goals - final
Appendix R	- Summary of West Village Project - final
Appendix S	- Study and Identification of Potential Housing Sites in Davis

List of Tables

Table 1: City of Davis Regional Housing Needs Allocation (January 1, 2006 to June 30, 2013)	1-4
Table 2: Units Produced During the last Housing Element Period.....	2-1
Table 3: Units Built from January 1, 2002 to March 1, 2003	2-2
Table 4: Accomplishment of 2002 Housing Element Objectives	2-3
Table 5: Population and Household Trends	3-6
Table 6: Age Distribution, 2000 and 2006.....	3-7
Table 7: Household Income Distribution, 1999 and 2006	3-8
Table 8: Employment by Industry, Davis, 2005	3-11
Table 9: Davis Workers by Place of Residence, 2000	3-12
Table 10: UC Davis Faculty and Staff Place of Residence, 2006.....	3-13
Table 11: Household Income Distribution of Davis Workers, 1999	3-13
Table 12: Annual Worker Earnings, 1999	3-14
Table 13: Selected Salaries and Affordable Housing Costs, 2007.....	3-14
Table 14: Ratio of Jobs to Employed Residents, 2005	3-16
Table 15: Population, Household, and Employment Projections	3-19
Table 16: Housing Stock by Year Built	3-24
Table 17a: Housing Stock Characteristics	3-26
Table 17b: Persons Per Room, 2000 and 2006	3-27
Table 17c: Housing Condition Survey Results	3-28
Table 18: City of Davis Multifamily Affordable Housing Stock, 2007	3-28
Table 19: Selected Average Multifamily Apartment Rents in Davis by Unit Size, 2006	3-35
Table 20: Housing Sales Prices in Davis, December 2006 - May 2007	3-36
Table 21: Davis Household Cost Burdens, 2000	3-37
Table 22a: Davis Family Households Income Category Distribution, 2006.....	3-38
Table 22b: Monthly Housing Affordability Levels for Davis Family Households by Income Category and Size, 2006	3-39
Table 23: Household Tenure by Age of Householder, 2000 and 2006.....	3-53
Table 24: Elderly Households and Housing Cost Burdens, 2000.....	3-54
Table 25: Family and Non-Family Households by Size, 2000 and 2006	3-55
Table 26: Household Size and Tenure, 2000 and 2006	3-56

Table of Contents

Table 27: Large Family Households and Housing Cost Burdens, 2000	3-57
Table 28: UC Davis Off-Campus Households, 2006-2007	3-58
Table 29: Single Head of Household with Children, 2000 and 2006	3-59
Table 30: Civilian Non-Institutionalized Population with Disabilities, 2000 and 2006	3-60
Table 31: Yolo County Farm Employment, 1992 to 2005.....	3-62
Table 32: Yolo County Homeless Population, January 2007	3-62
Table 33: Households by Race/Ethnicity, 2000 and 2006	3-63
Table 34a: Affordable Units At-Risk of Converting to Market Rate Rents	3-68
Table 34b: Summary of Affordable Housing Programs for 2008-2013 (Built or Preserved with Agency Assistance).....	3-71
Table 35: RHNA- Based on SACOG and Department of Finance Projections	3-75
Table 36: City Estimated Housing Production (based on available sites) to Meet RHNA.....	3-75
Table 37: Housing Sites to Meet Regional Housing Needs Allocation (RHNA)	4-2
Table 38: Certificate of Occupancies Issued since January 1, 2006 on non-duplicative units ..	4-4
Table 39: Vacant Single-family Lots as of July 1, 2007.....	4-5
Table 40: Building permits issued from January 1, 2006 through June 30, 2007.....	4-7
Table 41: Size, Use and Zoning of Sites to Accommodate RHNA	4-13
Table 42: Ability to Address Special Housing Needs.....	4-17
Table 43: Temporary and Permanent Housing Options for Davis Homeless	4-19
Table 44: Site Alternatives- Other Existing Opportunities	4-22
Table 45: Second Units Historical Trends	4-23
Table 46: Neighborhood Shopping Centers Residential Potential.....	4-28
Table 47: Alternative Residential Opportunity Sites	4-31
Table 48: 2001 General Plan Residential Densities With Density Bonus	5-2
Table 49a: Provisions for a Variety of Residential Use Types by Zones	5-6
Table 49b: Provisions for a Variety of Residential Use Types by Zones	5-7
Table 50: Sample Election Costs	5-17
Table 51: Potential Costs of Accessible and Visitable Features	5-28
Table 52: City of Davis Planning Division Fee Schedule, Effective July 1, 2007	5-39
Table 51: Quantified Objectives 2008-2013	6-19
Table 53a: Provide Adequate Sites (Housing Supply) Implementation Plan	7-2
Table 53b: Provide Adequate Sites (Housing Supply) Implementation Plan	7-10
Table 54a: Assist in Affordable Housing Development Implementation Plan.....	7-12

Table 54b: Assist in Affordable Housing Development Implementation Plan..... 7-15

Table 55a: Address Governmental Constraints Implementation Plan..... 7-16

Table 55b: Address Governmental Constraints Implementation Plan..... 7-18

Table 56a: Conserve and Improve Condition of Affordable Housing Stock Implementation
Plan 7-19

Table 56b: Conserve and Improve Condition of Affordable Housing Stock Implementation
Plan 7-20

Table 57a: Program to Promote Equal Housing Opportunities (Access) Implementation
Plan 7-20

Table 58a: Energy Conservation Implementation Plan 7-24

Table 58b: Energy Conservation Implementation Plan – Quantified Objectives 7-26