

Summary of Housing Element Policies and Requirements

Document #11, City of Davis General Plan / Housing Element Update

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Category	Policy
Provision of Housing: Types and Supply	<p>Goal Housing 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>
	<p>Policy Housing 1.1 Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.</p>
	<p>Policy Housing 1.2 Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.</p>
	<p>Policy Housing 1.3 Encourage the construction of housing to meet the needs of single persons and households with children with extremely low, very-low, and low incomes.</p>
	<p>Policy Housing 1.4 Encourage a variety of housing types and care choices for disabled person.</p>
Provision of Housing: Specific Community Needs	<p>Policy Housing 1.5 Work with UC Davis to revise UC Davis/City agreement to develop plans, procedures and priorities that will ensure the development of maximum student housing on campus.</p>
	<p>Policy Housing 1.6 Include students from low-income families within the target population for affordable housing opportunities.</p>
	<p>Policy Housing 1.7 Analyze the models and options to promote housing for local employees.</p>
	<p>Policy Housing 1.8 Encourage a variety of housing types and care choices, as well as housing innovation, for seniors.</p>
	<p>Policy Housing 1.9 Encourage construction of housing to meet the needs of farmworkers.</p>
	<p>Goal Housing 2 Provide housing that is affordable for residents with low-incomes and low paying jobs, fixed incomes and pensions.</p>
	<p>Policy Housing 2.1 Strive to meet the identified current and projected local need for housing and housing affordable to extremely low, very low, low, and moderate income households including provision of Davis' five-year fair share of regional housing needs</p>
	<p>Policy Housing 4.2 Encourage senior housing in all parts of Davis and near neighborhood centers, shopping centers, public transportation</p>

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Promote Fair Housing Practices	<p>Goal Housing 3 Increase equal housing opportunities for all persons and households in Davis.</p>
	<p>Policy Housing 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>
Disperse and Maintain Affordable Housing	<p>Policy Housing 3.2 Strive to ensure that required affordable housing is occupied by those of the greatest need.</p>
	<p>Policy Housing 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 feasible, assure affordability for the longest feasible time and recapture of the local subsidies. Also should economic circumstances, or state and federal 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>Goal Housing 4 Disperse affordable and rental housing fairly throughout the City.</p>
	<p>Policy Housing 4.3 Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area and 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>
Energy Efficiency	<p>Policy Land Use 2.1 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>Policy Energy 1.1 Develop programs to increase energy conservation on the household and business level.</p>
	<p>Principle 5 Land Use map 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>
Maintain Housing Quality	<p>Goal Housing 5 Maintain Davis' housing stock in good condition.</p>

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	<p>Policy Housing 5.1 Ensure that existing housing stock is maintained in sound condition and up to code requirements.</p>
<p>Affordability Requirements</p>	<p>Policy Housing 3.3 Change the name of the Social Services Commission to the Social Services and Affordable Housing Commission.</p>
	<p>Policy Housing 4.1 Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.</p>
	<p>Affordable Housing Ordinance Requirement Ownership housing developments of 5 units or greater shall provide 25 percent of the units as affordable to low and moderate-income households. Rental housing developments containing between 5 and 19 units inclusive shall provide 25 percent of the units as affordable to low and very-low income households. Rental housing developments containing 20 or more units shall provide 35 percent of the units as affordable to low and very-low income households.</p>
<p>Visitability/ Accessibility Requirements</p>	<p>Middle Income Ordinance Requirement Ownership housing developments of 26 units or greater shall provide 10-20 percent of the units as affordable to middle income households. Projects of 26 to 35 units shall provide 10 percent, 36 to 49 units shall provide 15 percent, and 50 unit or more shall provide 20 percent.</p>
	<p>Council’s Visitability Resolution 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> <ul 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>