

Memorandum

February 28, 2008

TO: Steering Committee
FROM: Danielle Foster, Housing Programs Manager
SUBJECT: Final Review of Draft Housing Element

Staff Recommendation to Steering Committee:

1. Approve the Draft Housing Element, as reviewed and amended by the Steering Committee, for the purpose of the City's submittal to the State for certification. The Steering Committee's recommendation is based on assurance from staff that the document complies with the technical requirements of State Housing Law, and that staff will provide supplemental information to the document if requested by the State during its review period.
2. Direct staff to complete the necessary steps related to the processing of the City's Draft Housing Element including submittal of the final draft to the State in March 2008, after review of the document by the Planning Commission on March 12, 2008 and the City Council on March 18, 2008.

Summary:

The Committee has received all seven sections of the Housing Element, as follows:

- Section 1. Introduction
- Section 2. Review of the 2002 Housing Element
- Section 3. Housing Needs Assessment
- Section 4. Sites Inventory and Local Resources to Address Housing Needs
- Section 5. Constraints to Housing Production
- Section 6. Housing Goals, Standards, Policies, and Actions
- Section 7. Implementation Program

The first four sections (prior to recent updates) can be found at:

http://www.cityofdavis.org/cdd/GPUupdate/pdfs/20080207/Key_Excerpts_of_Draft_Housing_Element.pdf

The last three sections (prior to recent updates) can be found at:

http://www.cityofdavis.org/cdd/GPUupdate/pdfs/20080221/Draft_SectionsOfHousingElementPart_2_and_recommendations_February21.pdf

Staff hopes to post an updated Draft Housing Element that incorporates the Committee's corrections under the March 6, 2008 documents on the Steering Committee website.

Committee feedback. Over the month of February staff has received comments and corrections from Steering Committee members that have been incorporated into the Draft Housing Element. Content changes or additions to the draft recommended by individual Committee members have

been discussed and acted upon by the Committee as a whole. One such case was the Committee's request that staff include as an appendix of the Housing Element updated UC Davis student enrollment and housing information. This information was provided by UC Davis and will be incorporated into the appendices. It is attached to this document for informational purposes.

Committee actions. At the February 21, 2008 meeting, the Committee took action to accept the Site Inventory List (Table 37- attached, with map) that ensures the provision of adequate sites to meet the City's Regional Housing Needs Allocation (RHNA) for the period of January 1, 2006 to June 30, 2013. This list primarily utilizes existing residential land, with the exception of the affordable housing land dedication site and Lillard property (purchased last year by affordable housing developers) that make up the Oakshade project, shown as 14 on the map.

At the last meeting the Committee did not feel comfortable acting on a recommendation to accept the demographic and housing stock information provided in the Draft Housing Element from the Housing Needs Study provided to the City by Bay Area Economics. Staff has revised that previous recommendation to reflect the Committee's general support of the Housing Element document as a product that fulfills the City's requirements under State Housing Element Law, as committed to by staff.

UC Davis Student Housing Data

Appendix ---

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.

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

Map Key	Site	Multi-family	Single-family	Total	Affordable Units ¹ 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-duplicative units ²	63	127	190	33	15	18	124
	Building permits issued from January 2006 through June 2007 ²	68	49	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		31	31			8	23
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	11		11	1	2	8	
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	256	449	705	72	117	167	349
	Regional Housing Needs Allocation (RHNA) Requirements			498	31	119	163	185
	Provision of Units for RHNA	All categories are met with the carryover from lower income units						

¹ 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.

² Specific addresses that this category is comprised of are provided in Tables 38, 39, and 40.

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

		up each category. (e.g. very low to low, low to mod)
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Appendix G- Table 37 Map: Housing Sites to Meet Regional Housing Needs Allocation (RHNA)

