

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 the 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 3)	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>
	<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 policy that caps growth to approximately 325 units per year. The guideline exempts affordable housing units and secondary dwelling units.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>
	<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 this 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>

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	<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.</p> <p>Legal regulation of small group homes continues to be pre-empted by State Law.</p>
	<p>Action 1.4b Complete a review of land use and zoning standards to promote housing for people with disabilities.</p> <p>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.</p> <p>Objective: 10 dwelling units not otherwise required by 2007.</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</p>

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	<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.</p> <p>Objective: By 2007 the City Council to consider an ordinance that requires basic access (visitability).</p>	<p>of all new housing units built within projects that require legislative approval by the City Council be visitable.</p> <p><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>
	<p>Action 1.5a Continue to work with UC Davis to provide housing for students.</p> <p>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>

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	<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 projects that it will 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. The Cal Aggie Christian Association, located within the city and adjacent to UC Davis, has been approved to add 34 beds to accommodate additional students.</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 and the Cal Aggie Christian Association expansion was approved.</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>

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	<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>	The additional building at Pacifico Student Housing Cooperative was completed early in this planning period. With high vacancy rates, the City 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>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>	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>Action 1.7b Create incentives to provide local housing for local employees.</p> <p>Objective: Amend the Phased Allocation Ordinance by 2005.</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>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>	Drafting the current Housing Element update has included the assessment of need for additional special needs housing in Davis.
	<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>	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, the City 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.

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	<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>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>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>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>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>The 90 senior housing units produced during this planning period were provided land and financing from the city and agency.</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>The City continues to encourage use of funds from this source.</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. The City 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>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>
2. Provide housing that is affordable for residents with low-incomes and low paying	<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>

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jobs, fixed incomes and pensions.	<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 Policy - 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, are 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>
	<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>

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	<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 prezoning for the project.</p>
	<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>

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	<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>
	<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>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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 21.q 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>
<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>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>
	<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>The City continues to participate annually with the other cities and Yolo County to provide a countywide homeless services coordinator and countywide cold weather shelter, and to plan jointly the provision of countywide homeless services through cooperative grant applications.</p>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<p>Action 3.1b Continue to participate in an interagency county homeless task force.</p> <p>Objective: See Action “a” above.</p>	(see above)
	<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>	In accordance with the Affordable Housing Ordinance, all affordable rental units are required to be affordable in perpetuity.
	<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>	The City 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>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>	Ongoing construction of affordable housing units.
	<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>	The City 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>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>	Eminent domain was not used by the City/Agency during this planning period.

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>	
<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>		

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>	<p>The City will continue to do this.</p>
	<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>	<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.</p>

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>
<p>4. Disperse affordable and rental housing fairly throughout the City.</p>	<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>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>
	<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>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>
	<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>The City 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>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>
	<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>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>
	<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>

Housing Goal	Standards and Quantified Objective under each Policy to Accomplish the Goal	Steps Taken to Accomplish Objective
	<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>
	<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. The City 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 Section 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 and a current rezoning application being processed. This list of sites is provided as Table 37 in the Site Inventory shown in Section 4 of this Housing Element.