

Site Inventory and Local Resources to Address Housing Needs

4.0 Sites Inventory: Site Descriptions and Locations

Table 37 lists the certificate of occupancies, permits, and available sites that the City of Davis has provided to meet its Regional Housing Needs Allocation. Details of the Certificate of Occupancies issued, the Building Permits issued, and Vacant Single-family Lots as of July 1, 2007 can be found in subsequent tables. Details of other unit categories and rehabilitation projects can be found in Section 4.1. Maps of the sites listed in the tables below are included as Appendix G of this Housing Element. Size, zoning and potential housing types to be accommodated on these sites is listed and discussed in Section 4.3.

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) |
|--|--|--|

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

| Map Key | Site | Multi-family | Single-family | Total | Affordable Units or Units with a Density of 20+ du/ac | | | |
|---------|--|--------------|---------------|------------|---|-----------|-----------|------------|
| | | | | | Very Low | Low | Mod | Above Mod |
| 1 | 921 Third Street | | 1 | 1 | | | | 1 |
| 2 | 808 E. Eighth Street | 1 | | 1 | | | 1 | |
| 3 | 1527 and 1923 Arena Drive | | 2 | 2 | | | | 2 |
| 4 | 3411 Bemuda Avenue | 1 | | 1 | | | 1 | |
| 5 | 675 Cantrill Drive | 60 | | 60 | 33 | 14 | 13 | |
| 6 | 1100 Cottonwood Court | | 1 | 1 | | | | 1 |
| 7 | 432 E Street (duplex) | | 2 | 2 | | | 1 | 1 |
| 8 | 512 and 618 E Street | | 2 | 2 | | | | 2 |
| 9 | 1743 El Pescador Court | | 1 | 1 | | | | 1 |
| 10 | 2358 Glacier Place (co-housing) | 1 | | 1 | | 1 | | |
| 11 | 2310, 2316, 2322, 2328, 2334, 2360, 2361, 2362, 2363, 2364, 2365, 2366, and 2368 Glacier Place | | 13 | 13 | | | | 13 |
| 12 | 5706 and 5718 Guthrie Place | | 2 | 2 | | | | 2 |
| 13 | 3927 Hoopa Place | | 1 | 1 | | | | 1 |
| 14 | 2234 and 2232 Humboldt Avenue | | 2 | 2 | | | | 2 |
| 15 | 536 J Street (duplex) | | 2 | 2 | | | 1 | 1 |
| 16 | 1107 and 1121 Los Robles Street | | 2 | 2 | | | | 2 |
| 17 | 3400, 3513, 3525, and 3537 Mono Place | | 4 | 4 | | | | 4 |
| 18 | 1818 Moore Boulevard | | 78 | 78 | | | | 78 |
| 19 | 716 N Street (duplex) | | 2 | 2 | | | 1 | 1 |
| 20 | 3129 Northfield Court | | 1 | 1 | | | | 1 |
| 21 | 747 Oak Avenue | | 1 | 1 | | | | 1 |
| 22 | 2531 Rockwell Drive | | 1 | 1 | | | | 1 |
| 23 | 315, 317, 319, 321, and 323 Russell Boulevard | | 5 | 5 | | | | 5 |
| 24 | 1200 Spruce Lane | | 1 | 1 | | | | 1 |
| 25 | 5728 and 5636 Tufts Street | | 2 | 2 | | | | 2 |
| 26 | 3722 Washoe Street | | 1 | 1 | | | | 1 |
| | Total Units Provided on Sites Above | 63 | 127 | 190 | 33 | 15 | 18 | 124 |

Table 39: Vacant Single-family Lots as of July 1, 2007

| Map Key | Site | Multi-family | Single-family | Total | Affordable Units or Units with a Density of 20+ du/ac | | | |
|---------|---|--------------|---------------|-------|---|-----|-----|-----------|
| | | | | | Very Low | Low | Mod | Above Mod |
| | West Davis | | | | | | | |
| 1 | Aspen 1 & 2: 2204, 2214, and 2215 Bryce Lane, 2301 Isle Royale Lane | | 4 | 4 | | | | 4 |
| 2 | Mathews 2: 1806 and 1807 Glenn Place | | 2 | 2 | | | | 2 |
| 3 | Glacier Place: 2335 and 2340 Glacier Place | | 2 | 2 | | | | 2 |
| | North Central | | | | | | | |
| 4 | Cassell: 1305, 1311, 1317, 1318, 1323, 1324, 1329, 1341, 1347, 1353, 1359, 1365, 1371, 1377, 1383, and 1389 Cassel Lane 1304, 3050, 3051, 3056, and 3057 Cassel Place | | 21 | 21 | | | 5 | 16 |
| 5 | N. Davis Farms: 3122, 3128, and 3129 Northfield Court 1219 Southfield Court | | 4 | 4 | | | | 4 |
| 6 | Wildhorse: 2627 Rockwell Court, 2519, 2537, 2603, and 2621 Rockwell Drive | | 5 | 5 | | | | 5 |
| | East Davis Mace | | | | | | | |
| 7 | Mace Ranch 8: 1906 Arena Drive 1804 Oceano/ 3805 Halcon Place | | 2 | 2 | | | | 2 |
| | South Davis | | | | | | | |
| 8 | El Macero: 5725 and 5731 Guthrie Place, 5716 Tufts Street | | 3 | 3 | | | | 3 |
| 9 | Oakshade 3, 4, 7: 2539 and 2640 Regatta Lane 1526 Rialto Lane | | 3 | 3 | | | | 3 |
| 10 | Oakshade 15, 16: 1405 and 1406 Exeter Court | | 2 | 2 | | | | 2 |
| 11 | Willowbank 9, Phase #1: 4323 Almond Lane | | 1 | 1 | | | | 1 |

| Map Key | Site | Multi-family | Single-family | Total | Affordable Units or Units with a Density of 20+ du/ac | | | |
|---------|--|--------------|---------------|-----------|---|-----|----------|-----------|
| | | | | | Very Low | Low | Mod | Above Mod |
| 12 | Willowcreek 2, 3: 3903 Hoopa Place, 3603, 3609, 3614, and 3626 Mono Place, 3900, 3905, 3906, and 3912 Pomo Place, 3606 and 3716 Washoe Street, 3903, 3904, and 3910 Wintin Place, and 3901, 3913, 3919, 3920, 3925, and 3932 Yana Place | | 20 | 20 | | | | 20 |
| 13 | Woodbridge: 4222 Dogwood Place, 919 Eucalyptus Street | | 2 | 2 | | | | 2 |
| | Central Davis | | | | | | | |
| 14 | Older units: 1212 L Street (owned by the Yolo County Housing Authority, moderate), 6 Parkside Drive | | 2 | 2 | | | 1 | 1 |
| | Total Units | | 73 | 73 | | | 6 | 67 |

Table 40: Building permits issued from January 1, 2006 through June 30, 2007

| Map Key | Site | Multi-family | Single-family | Total | Affordable Units or Units with a Density of 20+ du/ac | | | |
|---------|---|--------------|---------------|------------|---|-----------|-----------|-----------|
| | | | | | Very Low | Low | Mod | Above Mod |
| 1 | 1018 and 1024 Fifth Street | | 2 | 2 | | | | 2 |
| 2 | 818 Ninth Street (duplex) | | 2 | 2 | | | 1 | 1 |
| 3 | 2001 Arena Drive | | 1 | 1 | | | | 1 |
| 4 | 642 and 646 C Street | 2 | | 2 | | | 2 | |
| 5 | 1310 and 1335 Cassell Lane | | 2 | 2 | | | | 2 |
| 6 | 320 D Street (duplex) | | 2 | 2 | | | 1 | 1 |
| 7 | 822 Drummond Avenue | | 1 | 1 | | | | 1 |
| 8 | 539 E Street | 1 | | 1 | | | 1 | |
| 9 | 2327 Glacier Place (duplex) | | 2 | 2 | | | 1 | 1 |
| 10 | 2323 Glacier Place (duplex) | | 2 | 2 | | | 1 | 1 |
| 11 | 2343, 2347, 2352, and 2339 Glacier Place | | 4 | 4 | | | | 4 |
| 12 | 320, 326, and 327 Gonzaga Terrace | | 3 | 3 | | | | 3 |
| 13 | 815 H Street | 8 | | 8 | | | 8 | |
| 14 | 2154 Humboldt Avenue | | 1 | 1 | | | | 1 |
| 15 | 240 I Street | | 1 | 1 | | | | 1 |
| 16 | 437 J Street | | 1 | 1 | | | | 1 |
| 17 | 1109, 1111, 1113, 1115, 1117, and 1119 Los Robles Street | | 6 | 6 | | | | 6 |
| 18 | 323, 329, 335, 341, 347, 353, 346, and 324 Messina Terrace | | 8 | 8 | | | 1 | 7 |
| 19 | 3609 and 3621 Mono Place | | 2 | 2 | | | | 2 |
| 20 | 1315 N. Davis Farms Rd. | 1 | | 1 | | | | 1 |
| 21 | 3105 Northfield Court | | 1 | 1 | | | | 1 |
| 22 | 535 Oak Ave. | 1 | | 1 | | | 1 | |
| 23 | 1220 Olive Drive | 53 | | 53 | 32 | 20 | 1 | |
| 24 | 4609 Redbud Avenue | 1 | 1 | 2 | | | 1 | 1 |
| 25 | 2701 Rondo Place | 1 | | 1 | | | 1 | |
| 26 | 4200, 4201, 4205, 4206, 4209, 4213, and 4217 San Jeronimo Place | | 7 | 7 | | | 1 | 6 |
| | Total Units | 68 | 49 | 117 | 32 | 20 | 21 | 44 |

4.1 Site Inventory Analysis: Suitability and Availability of Sites and Necessary Local Resources for Housing

Rehabilitated Units/Permanent Affordability. Two of the sites listed in Table 37 as sites to meet the Regional Housing Needs Allocation (RHNA) are affordable units being provided through the rehabilitation of existing housing. With the rehabilitation of units listed in these two sites there will be recordation of affordability requirements that permanently remain in place. These sites are 2610 Grambling Court and the Farmworker Housing Units at 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, and 1235 Alice Street.

Homestead Supportive Housing Project, 2610 Grambling Court. The rehabilitation of 2610 Grambling Court, an affordable rental housing project that was sold in 2005 to a local housing nonprofit and nonprofit service provider, was rehabilitated in 2006-07 and reconfigured into a supportive housing project for persons with mental illnesses. With its rehabilitation and reconfiguration, the project increased capacity from originally providing housing for 15 households to now serving a total of 21 households. This change resulted in a net increase of six units. The permanent affordability required of these units and the increase to 21 households is documented in the updated Affordable Housing Covenant recorded to the property that can be found as Appendix I.

Yolo County Housing Authority Farmworker Units. On March 6, 2007, the Redevelopment Agency of Davis committed \$152,765 to the Yolo County Housing Authority in Agency affordable housing funds for rehabilitation work to be completed on the farmworker housing units located at 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, and 1235 Alice Street. Although the rehabilitation of these units is currently in predevelopment phases, commitment of the funds and completion of the work attach the Davis Redevelopment Agency's requirements that these seven affordable housing units remain affordable to low income households in perpetuity. The funding resolution that states these requirements is included as Appendix J of the Housing Element.

Site Categories. There are two site categories provided in the Site Inventory Table that require additional justification for the unit estimate above. These two site categories include: Ministerial Second Units and Downtown In-fill. Both of the categories have been analyzed by staff and the Steering Committee for this project based on available land, financial feasibility and historical development data. Information for each of these categories is provided below.

Ministerial Second Units.

Under existing zoning, secondary residential units are permitted within low-density residential districts without need for planning entitlements, as long as they meet the following conditions:

- Second unit conforms to the primary dwelling unit's setbacks, and if detached is no greater than 15 feet in height
- Second unit is a maximum of 500 square feet, including a maximum of 325 square feet of new living space (325 square foot maximum for detached unit)
- All other planning conditions related to lot coverage, open space, and parking requirements are fulfilled

With approximately 74% of the city's single-family lots (approximately 8,532 lots) at least six thousand square feet or more in size, there is great opportunity for the development of second

units within low-density residential neighborhoods under existing zoning. Given the financial feasibility, developer/owner interest, and historical trends, staff believes that basis can be provided for 18 additional ministerial units from July 1, 2007 through June 30, 2013.

Basis.

Financial feasibility. Second units are an economical way for owners to gain a secondary independent unit on their property, usually costing about \$75,000 to \$90,000 per unit. Although this is often more affordable than purchasing a secondary house, or even buying a duplex to replace an existing single-family home, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but some of these costs can be outweighed by the income that can be generated with a second unit.

Developer/owner interest. Financial feasibility and opportunity indicate that many owners might be able to build a second unit, but some owners may determine that greater value is maintained on a lot by preserving its open space and/or the primary unit's total square footage. Second units often either occupy existing open space on a lot or cut into square footage of an existing home, unless provided in existing unused attic space or through second story additions.

Historical trends. In 1995, the City estimated the existence of about 53 second units. This number increased to approximately 137 units by the end of June 2007. Based on the City's development trend of second units that produces an average of seven units per year, four discretionary and three ministerial, the City believes that development of approximately 42 additional second units can be projected through June 30, 2013. This projection includes a minimum of 18 ministerial units based on the twelve-year local development trend of 3 ministerial second units each year. For purposes of the estimate for the City's RHNA, the City is only including projections related to ministerial second units which accounts for the 18 units included in the RHNA table from the previous section.

Other actions. To augment existing data used above as a means of providing basis, the City commits to the following actions of encouragement for the development of ministerial second units:

- Commitment to streamline planning review for such a project.
- Commitment to continued outreach and public education to the owners of low-density residential lots about their ability to develop a second unit, including: an article in the citywide newsletter, creation of a webpage, and handout distribution at City Hall.

Downtown In-fill.

The study area used for the Downtown is based on the map of the Core Area provided by the city's Core Area Specific Plan (Appendix K), excluding the blocks included in the Third and B Streets Visioning Plan, a separate and focused planning effort of the City and Redevelopment Agency. The Core Area generally includes from A to H Street (west to east) and from First to Fifth Streets (south to north) with the addition of the following areas:

- The blocks from G Street to H Street and from Fifth Street up to Eighth Street, including the east half of the blocks from F Street to G Street and from Fifth Street to Seventh Street
- The west half of the blocks from H Street to I Street and from Third Street to Fifth Street

Under existing zoning, buildings with one or two stories are permitted within the Downtown. Buildings with three stories or greater require approval of a conditional use permit. Although

there is not a maximum height limit in the Downtown, there is a density cap of 30 dwelling units per acre and a floor area ratio (FAR) limit of 40 percent. Actual residential unit development could vary dependent upon whether units are built in an all residential projects or mixed use projects. Current trends have included scattered one to two unit projects and mixed-use development, with a new project every 1-2 years that typically includes five to eight residential units. Developer interest has been steady in recent years. Future interest will hinge on construction costs and market demand, but there are local developers that have found their niche in mixed-use development downtown. Given the financial feasibility, developer/owner interest, and historical trends detailed below, the City projects that 52 units will be developed within this area through 2013.

Basis.

Financial feasibility. Construction costs have increased in recent years, in most projects exceeding costs of \$200 per square foot. This is true also of downtown development, where there are often additional costs that include demolition, parking, and steel for vertical development.

Developer/owner interest. As stated above, the City has seen steady development of mixed-use projects in downtown by local developers. Residents within the core-commercial and mixed-use areas have consistently applied to increase residential units on their property. Some of the local interest in opportunities for in-fill projects in the Downtown is due to the reduced availability of vacant parcels for residential development.

Historical trends. Table 41 (below) uses historic trends for downtown development, and overall downtown development capacity (based on existing underutilized sites) to estimate projections for residential unit construction through June 2013. The historical data was gathered for the period from January 2000 through June 2007, in order to obtain data from a 7.5 year period consistent with the length of time used for the Housing Element planning period. The projected number of units built within ministerial and discretionary projects is calculated based on the historical data, and an overall development history of twelve percent.

Table 41: Projected Downtown Units based on Actual Units Built for 7.5-year Period from January 1, 2000 through June 30, 2007

| | Ministerial Projects of 2 stories or fewer | Discretionary Projects of 3 stories or greater |
|---|---|---|
| Characteristics | <ul style="list-style-type: none"> • Height up to 2 stories • Maximum net density: 30 units/acre • Maximum floor area ratio: 40% | <ul style="list-style-type: none"> • Height 3 stories or greater • Maximum net density: 30 units/acre • Maximum floor area ratio: 40% • Requires conditional use permit |
| Underutilized Properties | 14.54 acres | 14.54 acres |
| Capacity for Residential Units | 436 units | 436 units |
| Category Unit Projection | 20 units | 32 units |

Suitability and Availability of Sites for Housing. The sites included in the list found in Section 4.0 are either already designated for residential uses by zoning, or have been designated for housing development within the City's affordable housing program and are currently permitted as a conditional use. All of the sites listed in Table 37 either have or could justifiably achieve the entitlements necessary to develop the projected number and type of housing units. None of the sites listed in the table have environmental constraints that are likely to hold up residential development of the property, and all sites have been or will be reviewed in accordance with CEQA with the processing of entitlements. As shown in Table 42 in Section 4.2, all of the sites have zoning that permit residential either as a Permitted Use or as a Conditional Use. The Oakshade site allows housing as a conditional use, but a current project is proposing a rezoning and change in General Plan land use in order to accomplish its proposed density. The City is committed to processing and considering these land use changes beginning this spring, hoping to complete its review by the end of fall 2008.

All of the sites have been determined to be developable, as demonstrated by either a submitted and in process planning application, or in most instances existing approval of necessary entitlements. Sites available for affordable housing and those required to provide affordable housing are shown in Table 37 based on the income levels met by the housing units to be developed. Units in very-low, low, and moderate income categories are counted based on city inclusionary housing requirements, affordable housing developments on land dedication sites restricted to affordable units, and other projects that provide densities of greater than twenty units per acre, as noted. All rental housing units are counted as moderate income housing units or lower income units if they include specific affordability restrictions, this is based on the inherent affordability provided through rental housing opportunities.

Non-vacant and underutilized land within and on the boundary of the City, both residential and non-residential was also analyzed by the Steering Committee. These sites were ranked into high, medium, and low priority groups based on the adopted planning principles provided in Section 1.1 of this Housing Element. These sites are not needed for the City to meet its RHNA, but are currently being considered by the City as potential housing sites.

City Infrastructure Resources. The City has adequate infrastructure capacity for the development of the 705 units listed in the Site Inventory Table above to meet the City's RHNA, and furthermore has capacity for the 2,300 total units allowed by the City's one-percent housing needs policy. In making an assessment of City capacity, the following resources were considered and summary information was provided to the Steering Committee that is included as Appendix L:

- Wastewater Treatment Plant Capacity
- Sanitary Sewer System
- Stormwater Sewer System
- City Water System
- Transportation System
- Fire Protection
- Police Protection

Although large projects, that are not needed for the City's RHNA, would require additional analysis and potential mitigation measures related to such things as street capacity/traffic

impacts, sewer line connections, and other site-specific review items, overall capacity exists for the total number of housing units that could be developed during the current planning period.

Other Local Resources Available to Address Housing Needs. In addition to the sites and categories described above, the City and Redevelopment Agency also have both financial and land resources available for affordable housing production and general housing incentives.

Financial Resources. Details related to the majority of local housing resources are described in Section 3.7: Affordable Housing Units At-Risk and resources available for preserving units. In addition to those listed in that section, the General Redevelopment Housing Fund is also used to provide incentives for new projects within the Redevelopment Area, including infrastructure and sometimes financial assistance. Additionally, this fund is currently being used in local projects being proposed and analyzed by the Agency that could promote housing through revitalization and through mixed-use projects that include the actual provision of units.

Land. Another related resource for housing development is land owned by the City and Agency. Although the sites currently owned by the Agency for affordable housing are included in the Site Inventory list at the start of this section, the City and Agency have additional sites that could be considered or used as resources for housing development.

4.2 Site and Zoning Diversity: Provision for a Variety of Housing Types

Zoning, size, and current use. The table below details the current zoning and general plan designation for each site listed in Table 37 above that designates housing sites to accommodate the City’s RHNA requirement. Table 42 below also describes the size, anticipated types of units to be provided, and any current use of the properties. The variety of zoning and types of units anticipated and in some instances already built on the sites listed below, ensures a variety of housing types to meet local housing needs. Ability to meet special needs is discussed further in Table 43.

Table 42: Size, Use and Zoning of Sites to Accommodate RHNA

| Site | Size | Current Use | Zoning and General Plan Designation | Anticipated Housing Type |
|--|--|---|---|---|
| Certificate of occupancies issued since January 1, 2006 on non-duplicative units (detailed in Table 38 above) | Varies | Finished housing units | Multi-family and Single-family Housing, Residential | Built as: 127 SF 63 MF |
| Building permits issued from January 2006 through June 2007 (detailed in Table 40 above) | Varies | Under construction and finished housing units | Multi-family and Single-family Housing, Residential | 49 SF 68 MF |
| 2610 Grambling Court-acquisition/rehab (net unit increase) | 1.02 acres | Rehabilitated affordable multi-family housing | Multi-family Housing, Residential | 6 additional net units provided, all 21 units serve mentally disabled tenants |
| Farmworker Housing Units: 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, 1235 Alice Street rehab/permanent affordability | 3663 to 6,000 square foot lots (average 4,000) | Single-family homes, owned and leased at affordable rents to low-income farmworker households | Single-family Housing, Residential | Rehabilitation and permanent affordability of 7 rental farmworker housing |
| 435 G Street (density of 30 units/acre) | 0.28 acres | Under construction | Mixed Use, Core Area | A mixed use building with 8 condominiums |
| Vacant Single-family lots as of 7/01/07 (detailed in Table 39 above) | Varies | Vacant, approved | Single-family Housing, Residential | Construction of 6 moderate and 70 above-moderate single-family homes |
| Parque Santiago, remaining permits 325, 326, 331, 332, 337, 338, and 343 Serrano Terrace | 1.8 acres | Under Construction | Single-family Housing, Mixed Use | 7 Single-family homes with space for home occupations |

| Site | Size | Current Use | Zoning and General Plan Designation | Anticipated Housing Type |
|--|-------------------------------------|---|--|--|
| Willowbank 10, APN 069-100-026 | 7.15 acres | Vacant, approved | Single-family Housing, Residential | Construction of 8 moderate and 22 above-moderate single-family homes, include a range from visitable to accessible |
| 233 and 239 J Street *Bought with affordable housing funds, designated for this purpose. | Two 6,000 square foot lots | Vacant, Agency-owned, project in predevelopment | Duplex and Single-family Housing permitted, Historic District, Residential | Construction and/or relocation of 4 moderate single-family homes |
| 2990 Fifth Street *Dedicated to the City to meet affordable housing requirement. Committed to local housing non-profit. | 2.27 acres | Vacant, City-owned, project in predevelopment stages by local housing non-profit Agency provided assistance for predevelopment costs and over \$2 million more committed for construction. | Residential Zoning, application for final entitlements submitted | Construction of office space with 28 low and moderate condominiums and single-family housing |
| 4100 Hackberry Street *Dedicated to the City to meet affordable housing requirement. | 1.08 acres | Vacant, City-owned project in predevelopment stages | Residential Zoning | Construction of 13 low and moderate single-family housing |
| 404 E. Eighth Street (density of 22 units/acre) | 0.34 acres | One Housing Unit (demolished), project approved | Multifamily Housing, Residential | Construction of five units, net gain of 4 above-moderate units. |
| Willowcreek Commons, APN 069-020-083 | 1.9 acres | Vacant, approved | Residential Zoning | Construction of single-family housing, including 17 above-moderate and 4 moderate (2 visitable and 2 accessible) units |

| Site | Size | Current Use | Zoning and General Plan Designation | Anticipated Housing Type |
|--|--|---|---|---|
| Cal Aggie House, 433 and 435 Russell Boulevard | 0.801 total acres | One building (being maintained) with housing, offices, and meeting space, approved | Planned Development allowing a UCD Student Organization and Housing, Residential | Construction of 11 multi-family housing units for students, including 2 low and 1 very low income units |
| 726 B Street | 0.39 acres | Vacant, demolished pre- school building, project approved and under construction | Residential Zoning | Construction of 5 above-moderate single-family units with secondary units, including one low income rental unit |
| Ministerial Second Units ³ | Varies, often 6,000 to 8,000 square foot lots | Existing Single- family Units, approved based on established thresholds and requirements | Residential Zoning, often ministerial review sometimes use permit required | Construction of a secondary unit that provides moderate income units for rent- 18 units estimated |
| Downtown In-fill ³ | Varies | Existing Single- family, Office, and Retail space, use approved but could require design review and use permit | Throughout the Core Area allows residential as either a primary or secondary use | Construction of mixed use and residential projects, based on historical data |
| Oakshade, Parcel 1: APN 069-020-084 Parcel 2: APN 069-020-085 *Parcel 1: Bought by local housing non-profit with Agency loan of affordable housing funds, designated for this purpose. *Parcel 2: Dedicated to the City to meet affordable housing requirement. Committed to local housing non-profit. | Parcel 1: 2.56 acres Parcel 2: 0.75 acres | Both: Vacant, In planning application for necessary entitlements Agency provided financial assistance for purchase of Parcel 1 and additional assistance for predevelopment costs. | Both: Residential Use needs use permit, Business Park Zoning, Project is proposing a Rezone and change in Land Use Designation | Construction of 60-70 Multi- family housing units for low and very-low income families |

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

| Site | Size | Current Use | Zoning and General Plan Designation | Anticipated Housing Type |
|---------------------------|---------------------|---|---|---|
| 1207 and 1233 Olive Drive | 2.52 acres combined | Both: Vacant, requires design review and final zoning | Both: Olive Drive Specific Plan allows residential uses | 49 Single-family units, including 10 moderate and 39 above-moderate |

While Table 42 above shows the variety of housing types that have been and will be accommodated during the current planning period. It also details some of the income groups to be assisted at each of the sites. There are varying income groups served by the sites provided. The following table, Table 43, assesses each site or site category's ability to provide housing to meet identified special housing needs. Each site was reviewed based on location, housing type, projected project financing and known project features. Existing temporary, transitional, and permanent housing options for the homeless population is included in Table 44 below.

Table 43: Ability to Address Special Housing Needs

| Site | Ability to Address Special Housing Needs | | | | | | |
|--|--|---|--|--------------------------|--|--|---|
| | Persons with Disabilities | Elderly | Farmworkers | Female-headed Households | Large Households | Homeless | Students |
| Certificate of occupancies issued since January 1, 2006 on non-duplicative units | 60 units could serve due to unit features | Could serve, 67 units set aside for group | | Could serve | 33 units could serve due to unit size | 21 units for those at-risk of being homeless | 6 units are able to serve students, based on funding |
| Building permits issued from January 2006 through June 2007 | | | | | 45 could serve due to unit size | 19 units for those at-risk of being homeless | 19 units are able to serve students, based on funding |
| 2610 Grambling Court- acquisition/ rehab (net increase) | With the rehab of the project, all 21 units serve mentally disabled households | Could serve due to unit type and features | | Could serve | | Special emphasis is on housing those at-risk of being homeless | |
| Farmworker Housing Units: 3328/3330 Biscayne Bay, 2761/2763 Feather Place, 627/629 Isla Place, 1235 Alice Street rehab/permanent affordability | | Could serve | Set-aside as year-round farmworker housing | Could serve | Could serve due to unit size | Could serve those at-risk | |
| 435 G Street (density of 30 units/acre) | | Could serve | | Could serve | Could serve based on unit size | | Could serve |
| Vacant Single-family lots as of 7/01/07 | Could serve | Could serve | Could serve | Could serve | Could serve based on unit size | | Could serve |
| 303 Ensenada Drive, remaining unit permits | Could serve | Could serve | Could serve | Could serve | Could serve based on unit size | | Could serve |
| Willowbank 10, APN 069-100-026 | Could serve due to unit type and features | Could serve due to unit type and features | Could serve due to location | Could serve | Could serve based on unit size | | |
| 233 and 239 J Street | | Could serve | Could serve | Could serve | Could serve | | |
| 2990 Fifth Street | Could serve | Could serve | Could serve | Could serve | Half of units could serve based on unit size | | |
| 4100 Hackberry Street | Set-aside for fully accessible ownership housing | Could serve | Could serve | Could serve | Could serve | | |
| 404 E. Eighth Street (density of 22 units/acre) | | Could serve | Could serve | Could serve | Could serve | | Could serve |
| Willowcreek Commons, APN 069-020-083 | At least 2 units could serve, based on unit features | Could serve | Could serve | Could serve | Could serve | | Could serve |
| Cal Aggie House, 433 and 435 Russell Boulevard | Could serve | | | | | Could serve students at-risk of being homeless | Set-aside for student housing |
| 726 B Street | Could serve | Could serve | Could serve | Could serve | Could serve | | Could serve |
| Ministerial Second Units | Could serve | Could serve | Could serve | Could serve | | | Could serve |
| Downtown In-fill | Could serve | Could serve | Could serve | Could serve | Could serve, but usually smaller units | Could serve, many services in Core Area | Could serve |
| Oakshade, Parcel 1: APN 069-020-084 Parcel 2: APN 069-020-085 | Could serve | Could serve | Could serve | Could serve | Could serve | Could serve | |
| 1207 and 1233 Olive Drive | Could serve | Could serve | Could serve | Could serve | Could serve | | Could serve |

Notes: Details of certificate of occupancies and building permits issued, as well as vacant single family parcels are in Tables 38-40. Estimates for the Ministerial Second Units and the Downtown In-fill categories are based on market conditions, historical trends, and financial feasibility. (See Section 4.1)

Table 44: Temporary and Permanent Housing Options for Davis Homeless

| Site | Quantity | Type |
|---|---|--|
| 1111 H Street | 14 beds, including 12 for individual men and 4 for individual women available year-round | Transitional housing for single men and women |
| 1111 H Street | 2 beds available year-round, including 1 for men and 1 for women | Emergency beds for single men and women |
| 512 Fifth Street | 10 beds- cold weather season | Emergency shelter for eight single men and two single women |
| 512 Fifth Street | 1 unit during non-cold weather months | Transitional housing for one family |
| Sexual Assault and Domestic Violence Shelter | 25 emergency and transitional beds provided year-round | Transitional housing for women and children |
| Rotating Interfaith Shelter at 5 participating congregations in Davis | 25 beds provided during cold weather season | Emergency shelter for all homeless individuals, couples, and families |
| Yolo County Cold Weather Shelter at Wayfarer Center* | 73 emergency beds, 25 for families and 48 for individuals provided year-round | Emergency shelter for all homeless individuals, couples, and families |
| Davis Community Meals Transitional Housing Units throughout Davis | 9 units provided year-round | Transitional housing for all homeless individuals, couples, and families |
| Permanent extremely low income units for households at risk of homelessness and with one of the following disabilities: - mentally and physically disabled - drug and alcohol abuse | 51 units provided year-round | Permanent housing for homeless and special needs households, 21 units set-aside for elderly |
| Total Resources | 75 units and beds of transitional and permanent housing to address people at-risk of homelessness 135 emergency beds (100 provided year-round) | These units serve a variety of needs (emergency, transitional, and permanent options) and household types (single adults, families, and children). |

*Although this service is provided outside of Davis, the City contributes to the provision of this service through a countywide homeless coalition project, and offers bus vouchers to homeless individuals interested in utilizing this service in Woodland.

In addition to the countywide shelter that is supported by the Yolo County Coalition on Homelessness, the coalition also supports a staff position that coordinates services and assists service and housing providers with funding applications in order to strengthen Yolo County’s support system for homeless households.

Emergency shelters are conditionally allowed in all residential and commercial districts within the city. The review and approval of a conditional use permit (CUP) takes from four to eight weeks. The process involves the filing of a complete application, the staff review and report writing for the Planning Commission review and determination on the application. Decisions of the Planning Commission may be appealed to the City Council. Thus far, CUPs for current and former locations of the Davis Community Meals shelter were approved in the Core Residential Infill, Mixed Use, and Residential Garden Apartments zoning districts.

Transitional housing is considered a residential use and therefore permitted in any residential district. Davis Community Meals currently has nine transitional housing units in single-family and multifamily zoned areas. All were allowed by right with no city planning review.

The city has approved all three conditional use permit applications submitted for emergency shelters. Conditions of approval placed have required neighborhood notice of changes in operations and policies to reduce loitering and inappropriate behavior within the neighborhood, and measures to ensure that the premises are healthy and well-maintained.

The typical conditions of approval that the city places on most conditional use permit applications include the following:

- Obtaining building permit prior to occupancy,
- Ensure that the developed project is in substantial compliance with the approved plans,
- The use will not constitute a nuisance and be detrimental to adjacent properties, and
- Other site/project specific conditions may apply to address issues raised due to the project, such as adequate on-site parking, open space and landscaping being provided.

All conditional use permit applications are reviewed subject to the standard of the city Zoning Ordinance, which states:

40.30.030 Considerations in issuing. In considering an application for a conditional use or nonconforming use, the planning commission or city council shall give due regard to the nature and condition of the proposed or existing use and all adjacent uses and structures. The planning commission or city council may deny an application for a conditional use. In authorizing a conditional use, the planning commission or city council may impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this chapter for the particular use, as the planning commission or city council may deem necessary for the protection of adjacent properties and the public interest.

40.30.080 Issuance. (a) The planning commission or city council shall issue a conditional use permit provided the planning commission or city council is satisfied that the proposed structure or use conforms to the requirements and intent of this chapter and the city master plan, that any additional conditions and requirements stipulated by the planning commission or city council have been or will be met, and that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the public welfare of the community.

(b) The planning and building director shall ensure that the development and use is undertaken and completed in compliance with such permit.

All conditional use permit applications, including those for emergency shelter housing projects are evaluated based on the above listed Zoning Ordinance criteria.

As explained previously, transitional housing is a residential use and therefore permitted in any residential district. Transitional housing is allowed in all residential districts, subject to the same development standards of the residential districts.

This cold weather season the City also received a Temporary Use Permit application for an interfaith rotating shelter group consisting of five host congregations and a sixth site for in-take, working together and proposing to provide emergency shelter in a rotating manner at each site for up to one week at a time during the nights from December 16th to February 23rd. This permit was processed with community outreach, including neighborhood meetings, and was approved with conditions attached related to fire and building code requirements.

4.3 Site Alternatives: Other Options for Housing Production

While the sites listed Section 4.1 are more than able to satisfy the City’s RHNA for this planning period, as part of the Steering Committee’s work they have also identified other existing opportunities for housing units, and provided a prioritized list of potential housing sites that were ranked using the adopted principles listed in Section One.

Other Existing Opportunities

The Site Alternatives listed below in Table 45 are other existing opportunities within categories of development: discretionary second units, R-2 Residential One and Two Families and R-3 Residential Multi-family Underutilized Properties, and opportunities in existing Neighborhood Shopping Centers. Each estimate for these categories is based on historical data, existing opportunity, and financial feasibility.

Table 45: Site Alternatives- Other Existing Opportunities

| Site | Rental | Ownership | Total | Opportunity |
|---|--------|-----------|-------|--|
| Other Existing Opportunities | | | | |
| Discretionary Second Units | 24 | | 24 | Opportunity for second units exists throughout the city on approximately 8,500 lots. Discretionary units require a conditional use permit approval by the Planning commission. |
| R-2 and R-3 Zoned Underutilized Properties | 24 | 10 | 34 | Opportunity for 302 units on these properties exists and would only require an administrative design review if zoning standards are met by new development. |
| Neighborhood Shopping Centers | 20 | | 20 | Opportunity exists in five local shopping centers for up to 231 units under existing zoning. |
| <i>Total for other existing opportunities</i> | 68 | 10 | 78 | |

The categories provided at the top of the table above, denote existing opportunities for residential development that staff analyzed for the Steering Committee as part of this update. Details for each category and a basis for the estimate included are provided below.

Discretionary Second Units.

Under existing zoning, secondary residential units are permitted within low-density residential districts without need for planning entitlements, if they meet the conditions listed above for ministerial units. Over half of the secondary units that are approved or built each year are done so after a discretionary review is carried out and approval is granted. The majority of discretionary second units do not qualify as ministerial units due to one of both of the following factors:

- Second unit exceeds the maximum of 500 square feet, in particular the threshold that no more than 325 square feet of new living space be added.
- Addition of the second unit conflicts with other planning conditions related to lot coverage and floor area ratio maximums for the lot.

With approximately 74% of the City’s single-family lots at least six thousand square feet or more (approximately 8,532 lots), there is great opportunity for the development of second units within low-density residential neighborhoods under existing zoning. Given the financial feasibility, developer/owner interest, and historical trends, staff has determined that without additional actions basis can be provided for an estimate of 24 additional discretionary units through 2013.

Basis.

Financial feasibility. Second units are an economical way for owners to gain a secondary independent unit on their property, usually costing about \$75,000 to \$90,000 per unit. Although this is often more affordable than purchasing a secondary house, or even buying a duplex to replace an existing single-family home, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but perhaps these costs can be outweighed by the income that can be generated with a second unit.

Developer/owner interest. Financial feasibility and opportunity indicate that owners might be able to afford a second unit, but additionally owners can determine that greater value is maintained on a lot by preserving its open space or the original unit’s total square footage. Second units often either occupy existing open space on a lot or cut into square footage of an existing home, but are not required to do either.

Historical trends. In 1995, the City estimated the existence of about 53 second units. Based on trends demonstrated since then that average about seven units per year, staff believes that approximately 42 additional second units can be justified up to 2013. This includes 24 discretionary units based on the current trend of an increase of 4 discretionary second units each year.

| YEAR | SECOND UNIT ESTIMATE | RATE OF INCREASE |
|-----------|---|--|
| June 1995 | 53 second units | N/A |
| June 2007 | 137 second units | 7 units per year (4 discretionary units per year) |
| June 2013 | 179 second units (an increase of 42 units) | Continued trend of 7 units per year |

R-2 Zoned Underutilized Properties.

The study area is comprised of the University Park #2 through 4 subdivisions, and the “Old North” and “Old East” neighborhood areas Appendix M. The University Park #2-4 subdivisions are approximately bounded by Antioch Drive on the north, Miller Drive on the east, West Eighth Street on the south, and Oak Avenue on the west. “Old North” is generally bounded by Seventh Street on the North, G Street on the east, Fifth Street on the south, and B Street on the west. “Old East” is generally bounded by Yale Drive on the North, L Street on the east, Second Street on the south, and H Street on the west.

Rationale for choosing the study area. The purpose in looking at the R-2 districts is to determine if additional potential exists for additional residential units. All R-2 zoned properties are permitted to have up to two dwelling units. In order to make a determination of potential, an R-2 zoned lot must either be vacant or contain only one dwelling unit. The City looked at all of the current R-2 zoned districts for either vacancy or the potential to build another primary dwelling unit. Of all the R-2 districts, the three chosen had the highest rates of R-2 zoned properties currently utilizing a single family residential use. Therefore these areas have the greatest potential for additional development under the existing zoning and General Plan Land Use designation. Other areas reviewed were nearly all in duplex use (that is, fully utilizing their

potential under R-2 zoning for two dwelling units per lot). No other factors were considered in selecting the study areas.

Projection. It is important to understand that this study only considers second primary dwelling units and not second accessory dwelling units. Because all additions in R-2 zones require discretionary review, any second accessory dwelling units were included within the discretionary second unit category.

Under existing zoning and General Plan land use designation there are 296 residential lots within the study area. Of these lots there are 225 lots that are able to add a second primary unit. Please note that the apartment sites in the “Old East” neighborhood have been removed from the lots for the purposes of the calculating a projection. Based on this statistic, it follows that a total of 225 units could potentially be built within existing underutilized R-2 zoned neighborhoods. However, when the financial feasibility, developer and owner interest, and historical trends are taken into consideration, staff has determined that an estimate of 10 units through 2013 is a reasonable projection.

Basis.

Financial feasibility. Second primary dwelling units are a way for owners to gain a second independent unit on their property, usually costing about \$200,000 to in excess of \$250,000 per unit. Although constructing a second primary dwelling unit is often more affordable than purchasing a second house, it is still a large investment for most households. Commercial loans provided by a private lender may be with a higher interest rate than households can afford, but perhaps these costs can be outweighed by the income that can be generated with a second primary dwelling unit.

Developer/owner interest. Financial feasibility and opportunity indicate that property owners have been able to afford a second primary dwelling units, but less so than second accessory dwelling units. Property owners may determine that preserving open space or adding floor area to the existing primary dwelling unit would be preferable than creating second primary dwelling units. Second primary dwelling units typically occupy existing open space or floor area of the existing primary dwelling unit.

Historical trends. The City established a time period of January 2000 to June of 2007, to gather historical data for the study areas. As noted above, staff did not include in the historical record the second accessory dwelling units constructed in these areas during the time period specified. The City found that for the three study areas, only 10 additional second primary dwelling units were constructed during this time frame. We note that the Housing Element update covers a time period of 7.5 years (January 2006 to June 2013). The historical data collected was for the 7.5 year period from January 2000 to June 2007.

No additional incentives or changes in zoning to facilitate greater interest in building second accessory dwelling units or second primary dwelling units, then there is no greater likelihood of more units being constructed than what has been constructed historically.

R-3 Zoned Underutilized Properties.

The study area is comprised of portions of the Bowers Acres Subdivision. The area is bounded mostly by Ninth Street and some of Tenth Street on the north, H Street on the east, mostly Seventh Street and some of Eighth Street on the south and B Street on the west. A map of the area is included as Appendix N.

Rationale for choosing the study area. The purpose in looking at the R-3 districts is to determine if potential exists for additional residential units in R-3 zoned properties. In order to make this determination, an R-3 zoned lot must either be vacant or contain less than three dwelling units, since all R-3 zoned properties are permitted to have three or more dwelling units. The City looked at all of the currently zoned R-3 districts for either vacancy or the potential to build additional dwelling units. This area became the only area for further study because it had the greatest number of under-utilized properties (not multi-family).

Projection. Under existing zoning and General Plan land use designation there are 88 R-3 lots within the study area. Of these R-3 lots, there are 43 lots currently with multi-family uses, 7 lots with office and church uses, 23 with single family residential use only, and 15 with duplex use. For the purposes of this study, only the 38 lots with single family and duplex residential uses were evaluated. The methodology used to determine the capacity of these lots was to take the total area of the lots, multiply the area by the allowable floor area ratio, then divide the outcome by the amount of area per unit (1,000 square feet) required parking and open space per unit (equivalent to 950 square feet). Performing these calculations yields a raw number of 77 units. However, because 53 units already exist upon these lots, a net gain of 24 units would be realized. This number is lower than the historical trends within this area. It appears likely that financial feasibility and developer interest will remain relatively consistent. Taken into account with the historical trends, the City finds that an estimate of a net gain of 24 units through 2013 is reasonable.

Basis.

Financial feasibility. For all of the underutilized properties within the study area, additional units are a way for owners to gain income on their property. The cost of constructing additional units varies from about \$150/square foot to \$200/square foot based upon the number of stories involved, existing site conditions, and size of potential projects. Using this information, an additional 1,000 square foot unit could cost approximately \$150,000 to \$200,000. In cases where a single family residence exists and sufficient area is available to build two or more additional units, the costs will begin at approx. \$300,000, not including site preparation, demolition, and plan preparation costs. With these costs, the number of investors able to develop lots with these types of opportunity is limited. Commercial loans provided by a private lender may be provided with a higher interest rate than many individual property owners can afford, but perhaps these costs can be outweighed by the income that can be generated with additional dwelling units. R-3 lots do not have a specific unit maximum, and development of these lots are only limited by zoning standards and General Plan maximum densities.

Developer/owner interest. Financial feasibility, opportunity, and historical trends indicate that property owners have been able to afford expanding the number of dwelling units in this area. Individual property owners may determine that preserving open space or adding floor area to the existing primary dwelling unit are preferable to developing additional dwelling units. Additional dwelling units typically occupy existing open space or floor area of the existing primary dwelling unit. It should be noted that within this district, a variety of housing types and other uses exist that may be conducive to the development of increased density. Ultimately, developer/owner interest will be dependent upon the cost to potential income ratios, as well as individual goals and preferences.

Historical trends. Staff established a time period of January 2000 to June of 2007, to gather historical data for the study area. Staff found that for the study area, 33 additional dwelling units were constructed from this timeframe. We note that the Housing Element update covers a time

period of 7.5 years (January 2006 to June 2013). The historical data collected was for the 7.5 year period from January 2000 to June 2007.

No additional incentives or changes in zoning to facilitate greater interest in building additional dwelling units, then there is no greater likelihood of more units being constructed than what has been constructed historically.

Neighborhood Shopping Centers.

This study area focused upon all of the existing neighborhood shopping centers that already permit by zoning additional development for residential use. The sites are identified in light gray on the map in Appendix O. The following five shopping centers are included in the study area:

1. Westlake Plaza (1260 and 1340 Lake Boulevard)
2. Davis Manor (1600, 1610, 1620, 1640, 1720, 1730, 1740, 1750, 1760, 1765, 1770, 1774, 1776, 1790 and 1800 East Eighth Street)
3. University Mall (705, 737, 757, 803, 805, 825, 871, 875, 865, 885 Russell Boulevard)
4. Oakshade Commons (2101, 2107, 2121, 2135, 2151, 2172, 2181, 2191 Cowell Boulevard)
5. Alhambra Center (recently approved and undeveloped- located on the northwest corner of the intersection of Mace and Alhambra, 4503 Alhambra Drive)

These sites were analyzed to determine how much potential exists for residential units in Neighborhood Commercial zoned properties within the city where residential uses are permitted by zoning. In order to determine the maximum potential for residential units, the existing floor area ratio (FAR) was determined by comparing floor area of the existing buildings on a given Neighborhood Commercial zoned center against the square footage of the property. The maximum permitted floor area ratio of 65% (FAR) for mixed use development is applied to determine how much additional floor area can be constructed upon the site. In each case, it is assumed that the only additional floor area added to the site would be for residential use. For the projection, it is assumed that the average residential dwelling unit will be approximately 1,000 square feet with two bedrooms. Standard assumptions are made to account for the space needed for the parking and open space required for each unit, based upon existing city standards.

Under existing zoning, buildings with up to three stories are permitted within the neighborhood commercial zones. There are no density caps on residential units. However, there are limitations in the amount of dwelling units permissible in each neighborhood commercial center as established either by the site's zoning or designation in the General Plan. The table below provides those residential limitations. Using the current zoning standards, residential limitations, and assumptions for space needed for parking and open space, the existing maximum capacity for shopping centers that currently allow residential units is a range of 173 – 231 dwelling units.

Table 46: Neighborhood Shopping Centers Residential Potential

| Neighborhood Shopping Centers | Zoning | General Plan/ Land Use | Limits to Residential Use by Zoning | Limiting Restriction by General Plan | Theoretical Potential # of Residential Units (1,000 sf/unit) with 950 sf/unit for open space and parking |
|--|---------------|-------------------------------|--|---|---|
| Davis Manor- 1600, 1610, 1620, 1640, 1720, 1730, 1740, 1750, 1760, 1765, 1770, 1774, 1776, 1790 and 1800 East Eighth Street | Commercial | Community Commercial | Restricted to 2 nd Story | FAR – GP 65% residential use limited to 49% | 23 – 39 units |
| Westlake- 1260 and 1340 Lake Boulevard | PD 10-81 | Neighborhood Retail | 12 Units | Zoning | 12 units |
| University Mall- 705, 737, 757, 803, 805, 825, 871, 875, 865, 885 Russell Boulevard | PD 2-97 | Community Commercial | Restricted to 2 nd Story | FAR – GP 65% residential use limited to 15% | 45 – 66 units |
| Oakshade- 2101, 2107, 2121, 2135, 2151, 2172, 2181, 2191 Cowell Boulevard | PD 5-95 | Neighborhood Retail | Restricted to above 1 st floor | FAR – GP 65% residential use limited to 49% | 59 – 71 units |
| Mace and Alhambra- northwest corner of the intersection of Mace and Alhambra, 4503 Alhambra Drive | PD 1-04 | Neighborhood Retail | Restricted to above 1 st floor | FAR – GP 65% residential use limited to 49% | 34 – 43 units |
| Maximum Residential Capacity | | | | | 173 – 231 |

Capacity Assumptions Used:

Residential units average 1,000 square feet and two bedrooms. Parking and open space require an additional 950 square feet of area per unit on the lot.

Actual residential development could vary dependent based upon whether units are built to the maximum potential FAR for a given site, or if the residential projects are built to occupy the maximum floor area permitted with the existing commercial floor space. The amount of FAR permitted in residential varies between sites, but is generally limited to 49% of the total floor area on the site with the exception of University Mall and Westlake Plaza, which have differing limits to the amount of residential that can be built. University Mall has a Community Retail land use designation in the General Plan and is limited to 15% of the 65% FAR permitted for

mixed use on the site. Westlake Plaza is limited to a maximum of twelve dwelling units by zoning.

Despite the larger capacity for potential units in neighborhood shopping centers, more recent trends in the downtown area have shown scattered one to two unit projects and mixed-use development, with a new project every one to two years that typically includes five to eight residential units. Developer interest has been steady in recent years. Future interest will hinge on construction costs and market demand, and if local developers find a profitable niche in mixed-use development. Given the financial feasibility, developer/owner interest, and historical trends, staff has determined that an estimate of 20 units through 2013 is a reasonable projection in the City's neighborhood shopping centers. Staff's estimate is based on existing zoning and does not include added development potential if additional incentives or changes in zoning were carried out in order to facilitate greater interest in residential development.

Basis.

Financial feasibility. Construction costs have increased in recent years and in most projects exceeds \$200 per square foot. This is true also of neighborhood commercial centers, where there are likely to be additional costs including demolition, parking, and costs of vertical development.

Developer/owner interest. The city has seen a steady occurrence of mixed use projects in downtown from local developers. Additionally, residents within the core-commercial and mixed-use areas have consistently applied to increase residential units on their property. The city continues to have historically low vacancy rates for apartments. As infill sites become less available, pressure to explore developing neighborhood shopping centers with housing units as part of mixed use projects are likely to increase.

Historical trends. There is no direct historical data from which to draw. This type of development is considered a mixed use product. Over the last seven and one-half year period, approximately 23 residential units have been built in mixed-use developments with retail and office uses on the ground floor. All of these mixed-use projects were developed in the downtown area. For the purposes of creating historical data staff believes that it is reasonable to utilize the historical numbers from the mixed use developments in the downtown, as mixed-use developers will need to utilize both downtown and neighborhood commercial centers for future opportunities.

Other Steps to Identify Potential Housing Sites

The City Council-appointed Steering Committee has been reviewing other potential housing sites using the goals and principles, stated in Section 1. Their review of other sites resulted in a Committee ranking of priority sites for future housing development. That ranked list was provided to the community for feedback at Workshop #2 held on January 24, 2008. After review of comments from the community and further consideration of the group's overarching goals and principles, the Steering Committee is refining their ranked list of potential housing sites for consideration and action by the Planning Commission and City Council. None of these potential housing sites are needed for the City to meet its Regional Housing Needs Allocation (RHNA). The Steering Committee is offering its recommendation to allow the City Council to plan for local housing needs.

4.4 Summary of Quantified Objectives for Housing Provision

Although these objectives are included in the Housing Program provided in Section 7, here is a summary of the quantified objectives for this planning period. These objectives ensure the provision of housing for local income categories and special needs households during this planning period.

Quantified Objectives

- a. Provide sites for at least 705 housing units during the current planning period, including at least 72 very-low income units, 117 low income units, 167 moderate income units, and 349 above-moderate income units.
- b. Provide 11 supportive housing units for mentally disabled households at-risk of homelessness.
- c. Provide 21 supportive housing units for elderly households at-risk of homelessness.
- d. Provide 19 supportive housing units for households at-risk of homeless with a physical disability, mental disability, or drug/alcohol dependence
- e. Provide at least 100 units for low income single-parent and family households, providing at least 50 units for very-low income households.
- f. Provide at least 50 units for extremely-low income households.
- g. Provide at least 200 units of first-floor accessible and fully accessible housing units.
- h. Provide at least 60 units of elderly housing units.
- i. Support provision of at least 1,400 housing units for faculty, staff, and students on the UC Davis campus.
- j. Provide at least 100 one-bedroom units and 6 single room occupancy units for single-person and small households.
- k. Continue to facilitate at least 18 ministerial second units and 24 discretionary second units.
- l. Consider opportunities to provide shelter for 5 to 10 other households at-risk of homelessness or currently homeless, including: youth transitioning out of foster care, families in need of transitional housing and homeless individuals post hospital care in need of shelter to accommodate physical recovery.
- m. Provide financial assistance to ensure housing retrofit assistance for at least 120 elderly or disabled low-income households.
- n. Preserve at least 20 affordable housing units at-risk of conversion to market.

The list above consists of quantified local housing goals for this planning period. These goals are incorporated with unquantifiable goals and presented as the Housing Program in Section 7.
