

## **Housing Goals, Standards, Policies and Actions**

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### **6.0 Housing Goals, Standards, Policies and Actions**

Below is a compilation of the goals, standards, policies and actions of this Housing Element and any related goals identified in other sections of the General Plan. The compilation has been grouped into the following policy categories:

(6.1) housing supply, (6.2) affordable housing, (6.3) access to housing, (6.4) removal of constraints on housing production, (6.5) residential conservation and (6.6) energy conservation. Section 7 details the Implementation Plan of the action items listed in this section, including a table for each policy category that shows the action, the responsible party, the timeframe, and any potential funding sources.

### **6.1 Housing Supply**

**GOAL HOUSING 1. Promote an adequate supply of housing for people of all ages, income, lifestyles and types of households consistent with General Plan policies and goals**

**Policy HOUSING 1.1** Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.

#### **Standards**

- a. Housing, including affordable housing, should include a range of unit sizes appropriate to meet Davis housing needs.
- b. Each new development area should include a mix of housing types, densities, prices and rents, and designs.
- c. All new housing construction shall meet minimum densities and will have limited number of overly-large homes

#### **Actions**

- a. As a vehicle for long range planning, establish guidelines for allocation processes **under the City's 1% policy**, including development agreements that include adequate citizens' participation and City Council oversight in the planning implementation of the allocation processes. (*Clarification*)
- b. Analyze the mechanism whereby existing and future mobile home sites can be made permanently affordable.
- c. 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.

- d. 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 preservations standards as they relate to adaptive reuse, privacy, open space, building mass and scale and parking impact issues.
- e. 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.

**Policy HOUSING 1.2** Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

**Policy HOUSING 1.3** Encourage the construction of housing to meet the needs of single persons and households with children with extremely low, very-low, and low incomes.

### **Actions**

- a. Explore mechanisms for encouraging and financing the construction of housing to meet the needs of **single persons households with children with low, very low, and extremely low incomes.** *(Clarification to connect to policy, following action focuses on single persons.)*
- b. 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, subject to discretionary review, in appropriate residential and commercial areas.

**Policy HOUSING 1.4** Encourage a variety of housing types and care choices for disabled persons.

### **Standards**

- a. Units appropriate for disabled persons shall be included in all housing developments with 5 or more units, as required by state and federal law.
- b. Housing for disabled persons should be located near neighborhood centers in order to facilitate disabled persons' maximum participation in community life.

### **Actions**

- a. 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. **Complete adoption of the local reasonable accommodations ordinance currently being processed.** (*Action has been started, but needs completion.*)

- b. Complete a review of land use and zoning standards to promote housing for people with disabilities.
- c. 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.
- d. ~~Consider adopting an ordinance requiring basic access (visitability) 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 a cost analysis for the required reasonable accommodation, accessibility and visitability improvements.~~ (*Replaced with the adoption of Visitability/Accessibility Policy in 2007, inserted below.*)

**Policy HOUSING 1.41** Encourage a variety of housing types that accommodate persons with disabilities and promote aging in place, including a target of one-hundred percent visitability in all new single-family residential units, with an emphasis on first-floor accessibility in newly-developed single-family affordable units, to the maximum extent feasible for all projects that require Final Planned Development approval by the Planning Commission and/or any planning approvals by the City Council, unless as result of an appeal to a Planning Commission action. Accessory structures, including secondary dwelling units and guest houses, are not subject to this policy.

### **Standards**

- a. **Visitability requirements.** Unless waived or modified based on section (e) of this policy, one-hundred percent of all new market rate and middle income single-family residential units shall be developed with visitability.

Visitability requires the following features, as further defined in Chapter 11A of California Uniform Building Code:

- i. One zero threshold entry at ground or primary floor of the unit
- ii. An accessible exterior path of travel to the zero threshold entry
- iii. An accessible interior path of travel within the unit on its ground or primary floor (wider hallways and doorways)
- iv. An accessible half or full bath on the ground or primary floor (with the inclusion of grab bar backing reinforcements to facilitate easy grab bar installation)
- v. An accessible common room (does not include kitchen)

- b. **First-floor accessibility requirements.** Unless waived or modified based on section (e) of this policy, all new single-family affordable (low to moderate) residential units shall be developed with first-floor accessibility.

First-floor accessibility requires the following features, as further defined in Chapter 11A of California Uniform Building Code:

- i. One zero threshold entry at ground or primary floor of the unit
  - ii. An accessible exterior path of travel to the zero threshold entry
  - iii. An accessible interior path of travel within the unit on its ground or primary floor (wider hallways and doorways)
  - iv. An accessible full bath on the ground or primary floor (with the inclusion of grab bar backing reinforcements to facilitate easy grab bar installation)
  - v. An accessible common room (does not include kitchen)
  - vi. An accessible bedroom
  - vii. An accessible path of travel throughout the kitchen
- c. **Exempt project types.** The visitability and first-floor accessibility standards shall be reviewed for each individual project, and shall be acted upon by the Planning Commission or City Council, as required by necessary project approvals. The Planning Commission and City Council recognize that there are inherent constraints of including visitability and first-floor accessibility features in the following types of projects:
- i. Projects consisting of fewer than 5 units
  - ii. Projects with net densities of 12.5 units/acre or greater (density based on each housing type within large projects with multiple residential subareas)
  - iii. Projects of 15 units or fewer that are developed within the Core Area

Due to the constraints of these projects, features of visitability and first-floor accessibility will not be required, but will continue to be strongly encouraged, particularly the inclusion of zero threshold entries which are recognized as the highest priority of the features. (Note: Accessible features may be required for buildings with elevators or other features that are subject to accessibility requirements under the California Uniform Building Code.)

- d. **Affordable housing projects.** The City shall require increased accessibility in all affordable housing projects where the City provides financial assistance or land to the project.
- e. **Waivers and modifications.** The Planning Commission or City Council can waive or modify the requirements of this policy to the extent required based on topographical characteristics of a project or based on undue financial hardship of a project that result due to the enforcement of this policy. The requirements of this policy will only be waived or modified to the extent necessary for the project to no longer meet one of the findings above. If a project seeks a waiver or modification on the basis of undue financial hardship or topographical characteristics, the Developer of the project has the burden of providing evidence of such hardship.

### **Actions**

- a. **Accessibility and visitability in new housing projects.** Facilitate the inclusion of accessibility and visitability features in the construction of new housing to the greatest extent possible, including use of incentives.
- b. **Policy evaluation.** Evaluate the policy in 2010 after it has been applied to a variety of projects. Specifically, review the effectiveness of the policy targets and its categories of exemption, and determine if any modifications should be made including consideration of converting the policy to an ordinance.

**Policy HOUSING 1.5** Work with UC Davis to revise UC Davis / City agreement to develop plans, procedures and priorities that will ensure the development of maximum student housing on campus.

### **Actions**

- a. Continue to work with UC Davis to provide housing for students.
- b. 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:
  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.

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.

*Note: While the MOU between the City of Davis and U.C. Davis has not been updated to reflect the University's current goals related to the provision of on-campus housing for students and the projected student enrollment, this information is provided as supplemental information in Appendix Q of this Housing Element. Appendix R provides summary information regarding the University's current plans for the West Village project.*

- c. Urge the University to provide on-campus housing for living groups.

**Policy HOUSING 1.6** Include students from low-income families within the target population for affordable housing opportunities.

## Action

- a. ~~Encourage the construction of student cooperatives as permanently affordable housing opportunities for students.~~ *(Action completed in previous Housing Element, existing vacancies in this housing type.)*
- a. Investigate as a strategy City, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.
- b. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.
- c. 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.

**Policy HOUSING 1.7** Analyze the models and options to promote housing for local employees.

## Actions

- a. Explore programs to assist City staff, UC Davis staff and faculty, Yolo County staff, and school district staff to live in Davis.
- b. Create incentives to provide local housing for local employees. **Utilize local employee incentive system as a means of connecting local employees to local affordable and middle ownership opportunities.** *(Policy adopted during previous Housing Element)*

**Policy HOUSING 1.8** Encourage a variety of housing types and care choices, as well as housing innovation, for seniors.

## Actions

- a. 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.
- b. Develop design guidelines and site criteria for senior housing and care **in order to ensure that housing targeted for seniors is appropriately designed.** *(Clarification)*
- c. Provide incentives to builders to provide housing and care choices for seniors of all income levels.

**Policy HOUSING 1.9** Encourage construction of housing to meet the needs of farmworkers.

## Actions

- a. Support efforts by the USDA Rural Housing Services and Yolo County Housing Authority to provide housing for farmworkers and their families.
- b. Encourage developers to seek funding from sources such as USDA Rural Housing Services for construction of additional units of permanent housing for farmworkers in Davis.

## **6.2 Affordable Housing**

**GOAL HOUSING 2.** Provide housing that is affordable for residents with low-incomes and low paying jobs, fixed incomes and pensions.

**Policy HOUSING 2.1** Strive to meet the identified current and projected local need for housing and for housing affordable to extremely low, very low, low, and moderate income households including provision of Davis' five-year fair share of regional housing needs.

## Standards

- ~~a. 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. (Superseded by 1% Growth Resolution)~~
- b. Units affordable by extremely low, very low, or low-income households, farmworkers, 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 the units.
- c. 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.
- d. 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 of the required dedicated land or three (3) net acres unless a General Plan amendment is approved.

## Actions

- a. Encourage use of Federal Tax Credits and other federal and state subsidy programs for production of low-income housing.

- b. 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.
- c. 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.
- d. 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.
- e. ~~Revise the existing program to~~ **Use local resources to support programs in the city that assist in placing high-risk renters into affordable housing units.** ~~provide loans or grants to very low income households for the purpose of making deposits on rental housing~~  
*(Research shows needs of assistance to tenants with bad credit, not those lacking deposits. Local programs exist to assist households with deposits.)*
- f. If new lands are added to the City's General Plan Area, identify, ~~and zone and develop~~ affordable housing sites early in the planning process. *(Support to speed up development)*
- g. Work to maintain continued affordability of existing affordable housing with expiring federal, state, or local subsidy programs.
- h. Assist residents who are displaced from subsidized housing in finding comparable accommodations.
- i. Establish a referral service to assist very low and low income households in identifying affordable housing in Davis and surrounding areas.
- j. Compile and maintain a list of vacant sites in Davis which are suitable for affordable housing development.
- k. Monitor creation and availability of affordable housing on an annual basis.
- l. 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.
- m. Encourage and seek funding for shared housing for residents with low-incomes, fixed incomes and pensions.
- n. Maintain standards for the regulation of condominium conversion applications so that low-income households receive appropriate displacement protection or benefits.

- o. 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. The City shall review the Housing Element beginning in January 2010~~5~~ 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. (*updating timing*)
- q. The City shall petition our state and national representatives for more affordable housing resources.
- r. 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.

**Policy HOUSING 4.2** Provide housing opportunities for the local workforce in the Davis area.

#### **Standards**

- a. A development with 26 or more residential units for purchase shall provide units that are affordable to middle income households. Middle income households consist of households earning a gross income of no greater than 180 percent of the median income for Yolo County adjusted for household size. The number of middle income units shall be equivalent to 10% for projects totaling 26 to 35 ownership units, 15% for projects totaling 30 to 49 ownership units, and 20% for projects totaling 50 or more ownership units.
- b. Units built under the middle income requirement shall be made affordable to households with gross incomes of 120 percent to 180 percent of the median income for Yolo County, with an average affordability for households at 140 percent of the median income for Yolo County.
- c. No density bonus shall be granted for middle income units.

#### **Actions**

- a. Monitor the production of middle income units under the Middle Income Ordinance.
- b. Review the Middle Income Ordinance periodically to identify any necessary amendments. (*Requirement adopted by the City Council in 2005.*)

### **6.3 Access To Housing**

#### **GOAL HOUSING 3. Increase Equal Housing opportunities for all persons and households in Davis.**

**Policy HOUSING 3.1** Affirmatively further fair housing opportunities for all persons regardless of race, color, religion, sex, national origin, familial status, disability, age, marital status, sexual orientation, source of income, and receipt of Section 8 or other subsidized rental program.

#### **Actions**

- a. Continue to monitor ~~daily~~ the 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. (*Information is not collected daily.*)
- b. Continue to participate in an inter-agency county homeless task force.

**Policy HOUSING 3.2** Strive to ensure that required affordable housing is occupied by those of the greatest need.

#### **Actions**

- a. Permanently maintain the affordability of required affordable rental units for very low, low, or moderate-income households.
- b. Establish a process **that alerts the city and identifies opportunities for the City to work with residents and landlords/owners** 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.** (*Clarification of City role in the case of rental increases and potential evictions.*)
- c. 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.
- d. ~~Consider~~ **Continue** offering incentives to homeowners and developers to reserve spaces on upper floors of retail commercial buildings, downtown and elsewhere, for housing. (*The City has put some incentives in place for mixed-use and condominium development: in-lieu fee reductions for affordable housing requirements, reduced middle income requirements, reduced parking requirements, and reduced parking in-lieu fees.*)
- e. 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.

**Policy HOUSING 3.3** ~~Change~~ **Maintain** the ~~name~~ **scope** of the Social Services Commission to ~~the Social Services and Affordable Housing Commission~~ **include affordable housing**. *(The name was agreed to be left unchanged, but the scope of the Commission was updated to include affordable housing. The Commission reviews projects, policies, and funding decisions related to affordable housing.)*

### **Actions**

- a. ~~Designate~~ **The Social Services and Affordable Housing Commission shall continue** 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. *(Name change deemed not necessary.)*
- b. ~~In 2003, the City Council will expand the mission of~~ **The Social Services and Affordable Housing Commission shall continue** to ~~include~~ review and **make** recommendations on affordable housing units **and on local affordable housing policy**. ~~provided pursuant to the Affordable Housing Ordinance to the Planning Commission.~~ *(Transition made, action modified to support continuation of Commission's role.)*
- c. 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. *(Name change deemed not necessary.)*
- d. **The Social Services 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. *(Clarification.)*
- e. 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.
- f. Forward all existing and new opt-out notices to Legal Services of Northern California in Woodland.

**Policy HOUSING 3.4** Strive to assure that all new subsidized affordable housing and the land on which it is located remain affordable permanently. In a case in which that is 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.

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.

### **Actions**

- a. 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 requirements 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.
- b. 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.
- c. 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.
- d. In 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 subject to easements or deed restrictions to assure compliance with Actions a, b, or c, whichever applies.
- e. If the common-law Rule Against Perpetuities or any other provisions of state law proves 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.

**Policy HOUSING 4.3** Promote a linkage between new ownership housing and the local workforce.

## **Actions**

- a. Implement an incentive system for the local workforce, such as a lottery, as part of the city's buyer selection process for low/moderate income and middle income affordable ownership units. The system shall provide the highest number of lottery tickets to households with a member of the local workforce.

**DIVERSITY 1.1 Action d.** Continue to promulgate non-discrimination laws and the City's Fair Housing Program.

## **6.4 Removal of Constraints on Housing Production**

**GOAL HOUSING 4. Disperse affordable and rental housing fairly throughout the City.**

**Policy HOUSING 4.1** Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.

## **Standards**

- a. 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 rental or ownership.
- b. Continue to administer an affordable housing ordinance, which accomplishes the following:

Rental housing developments 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.

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.

The city shall review the ordinance at least every five years to confirm its effectiveness.

- c. 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.
- d. The affordable housing obligation may be met by land dedication to the City or to a non-profit developer selected by the City.

- e. 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.
- f. 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.
- g. To the extent feasible, the location of any nearby affordable housing sites shall be disclosed to purchasers of lots or residential units in new development areas.
- h. 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.

### **Actions**

- a. Evaluate the credit given for land dedication in light of General Plan densities and the likely parcel sizes.
- ~~b. 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 the number of rooms that potentially could be occupied as a bedroom. (Completed)~~
- c. 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.
- ~~d. 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. (Completed)~~
- e. 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.
- f. Increase resources for Affordable Housing. Study a variety of mechanisms to increase financial resources to increase the supply of affordable housing.
- g. 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.

**Policy HOUSING 4.4** 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.

**Policy HOUSING 4.5** Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area and to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low income housing for single persons, emergency shelters and transitional housing.

~~**Policy HOUSING 4.6** 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 projects 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. (Specific procedures and criteria was defined and adopted by the City Council on March 7, 2006 with Resolution 06-40.)~~

**Policy LAND USE 2.1** Develop and implement guidelines for infill development and comprehensive car management strategies immediately following the adoption of the General Plan so that guidelines and strategies will be in place prior to the approval of significant new infill development.

**Policy LAND USE. 2.1 Action e.** Immediately following the adoption of the General Plan, initiate a process (1) to develop residential infill and densification design guidelines and strategies and (2) examine zoning in conjunction with neighborhoods and neighborhood councils where applicable. Such guidelines may include the establishment of floor area ratios, second story setback requirements, below grade construction to address scale and mass issues, "green" development and building, landscaping and other "buffering".

**Policy LAND USE. Action f.** Initiate a zoning ordinance amendment that would encourage density bonuses for residential projects in proximity to public facilities and services including bus stops.

**Policy LAND USE. Action c.** Periodically review Zoning Ordinance performance standards and revise them as needed to ensure high environmental quality, streamlined processing where appropriate, and compliance with State standards.

**STREAMLINING Policy IMPLEMENTATION 4.1.** Streamline the permit-approval process to the extent feasible.

**PLAN IMPLEMENTATION 4.1 STREAMLINING Action b.** Investigate a “one-stop” approval process for non-discretionary applications, which require actions from multiple departments. The purpose would be to avoid unnecessary and confusing processing steps.

**PLAN IMPLEMENTATION 6.1 INTERDEPARTMENTAL AND INTER-AGENCY COOPERATION. Action b.** Encourage inter-organizational representation in the long-term planning efforts of each agency, especially in relationships between the City, UC Davis, Yolo County, surrounding cities and DJUSD.

**Policy IMPLEMENTATION 2.1 Community Participation Action a.** Develop a method for documenting, distributing and maintaining interpretations of the municipal code, the General Plan, and program policies as each relate to development approval

**Policy IMPLEMENTATION 4.1 STREAMLINING. Action d.** Continue outreach efforts to inform architects and builders of City standards and requirements.

**PLAN IMPLEMENTATION 4.1. STREAMLINING. Action f.** Consider expanding the use of third-party project reviewers and plan checkers to reduce permit processing time.

## **6.5 Residential Conservation**

**GOAL HOUSING 5. Maintain Davis' housing stock in good condition.**

**Policy HOUSING 5.1** Ensure that existing housing stock is maintained in sound condition and up to code requirements.

### **Actions**

- a. Periodically conduct a survey of the condition of residential structures in Davis to identify any need for rehabilitation or replacement.
- b. 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.
- c. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.
- d. 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.
- e. Develop a program to assist low-income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needed.

- f. **Support a program to assist low-income seniors and persons with disabilities who own their own home with the completion of free and subsidized accessibility upgrades and repairs.** *(Local program developed during previous Housing Element.)*

**Policy LAND USE 2.1 Action k.** Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, the Planning and Building Department shall make available a basic information sheet to inform interested parties that second or additional units are allowed in residential categories and the design guidelines affecting their construction and design.

## **6.6 Energy Conservation**

**Policy ENERGY 1.1.** Develop programs to increase energy conservation on the household and business level.

**Policy ENERGY 1.3 Action a.** Use subsidies, expedited permit processing, density bonuses or other incentives to support implementation of photovoltaic and other renewable energy technologies to provide a portion of the City's energy needs.

**Policy ENERGY 1.5 Action g.** Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.

**Policy ENERGY 1.1 Action f.** Provide incentives for retrofitting existing homes and businesses for improved energy efficiency. An example of a retrofit feature would be a passive solar device.

**Principle 5 LAND USE MAP.** Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets, in the core and near neighborhood centers and the University.

**Policy ENERGY 1.5 Standard c.** At least 80 percent of all residential lots in any proposed new development should be oriented so that buildings have their long axes within 22.5 degrees of east/west. Allow a developer not providing the required percentage to demonstrate that other site design, building design or construction measures would provide similar opportunities for conserving energy.

**Policy ENERGY 1.5 Action d.** Develop and implement energy-efficient design requirements that go beyond the State building standards for energy efficiency.

**Policy ENERGY 1.5 Action e.** Develop design guidelines for climate-oriented site planning, building design and landscape design to promote energy efficiency.

**Policy ENERGY 1.5 Action g.** Offer incentives to developers for projects that result in energy savings of at least 20 percent when compared to the energy consumption that would occur under similar projects built to meet the minimum standards of the energy code.

**Policy ENERGY 1.4 Standard a.** Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.

**WATER 1.1 Action e.** Continue to enforce and support water conservation ordinances.

**WATER 1.1 Action f.** Explore incentives to retrofit water conserving plumbing in existing residences and businesses.