

RESOLUTION NO. 08-019, SERIES 2008

**RESOLUTION BY THE CITY COUNCIL OF THE CITY OF DAVIS TO AMEND
DIRECTION TO STAFF TO IMPLEMENT AN ANNUAL CITY GROWTH
PARAMETER, PREPARE AMENDMENTS TO THE GENERAL PLAN AND PHASED
HOUSING ALLOCATION ORDINANCE, AND PREPARE A JOINT HOUSING
STRATEGY WITH UC DAVIS**

WHEREAS, the City Council is interested in basing future City growth on internal housing needs; and

WHEREAS, on March 12, 2003 the City Council received an "Internal Housing Needs Analysis" report; and

WHEREAS, on August 2, 2004, the City Council received a "Middle Income Housing Analysis - Needs and Impacts" report; and

WHEREAS, on October 12, 2004, the City Council appointed a subcommittee to recommend a growth and growth management model for the City of Davis; and

WHEREAS, the City and UC Davis should share the responsibility for housing needed due to local growth; and

WHEREAS, diverse housing opportunities, including affordable housing, are needed by local employees; and

WHEREAS, the City Council continues to refine housing objectives for the City; and

WHEREAS, this resolution would supersede resolution 05-27, Series 2005, by clarifying the city growth concepts.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVIS DOES RESOLVE AS FOLLOWS:

1. The City Council finds that an annual average growth parameter for the City is appropriate for future growth management and planning after considering:
 - a. The internal housing needs identified in the "Internal Housing Needs Analysis" report.
 - b. The most recent and likely future fair share housing needs issued by the Sacramento Area Council of Governments (SACOG).
2. The City Council hereby directs staff to:
 - a. Prepare draft amendments to the growth management and housing sections of the General Plan and the Phased Housing Allocation Ordinance for City Council review. Base the amendments on the following concepts:

City growth concepts:

- (1) Growth guideline of 1%. Implement an annual average growth guideline of one percent (1%), tied to the 2010 General Plan, based on the following:
 - (a) The total estimated existing number of housing units and dwelling unit equivalents for living groups.
 - (b) 1% currently equals approximately 260 units per year. The number of units allowable based on the 1% guideline shall increase proportionate to city growth.
- (2) Exempted units. The following types of units are exempt and not subject to the 1% growth guideline:
 - (a) Permanently affordable housing units for very low, low and moderate income households including both required units and units provided in excess of standard requirements. This exemption includes permanently affordable housing units for seniors. This exemption does not include middle income units.
 - (b) Approved second units as defined by State law including both ministerial and discretionary units.
 - (c) Residential units within “vertical” mixed use buildings.
- (3) Control peripheral. Strictly control peripheral units to a maximum of 60% of the 1% growth guideline per year. It is recognized that building permits for new peripheral development probably would not occur until at least 2007.
- (4) Manage infill. Manage infill units within the 1% growth guideline per year. Infill may constitute 40% of the total units in a year if peripheral units constitute 60% and infill units may constitute 100% of the total units in a year if peripheral units constitute 0%. Provide flexibility to allow for multi-family rental projects by designating a proportion of the yearly allocation to multi family rental units that can be rolled over and accumulated over several years as needed for the typical apartment complex.
- (5) Allow for extraordinary project. Council shall have the ability to allow an infill project with extraordinary circumstances and which provides for particular community needs with extraordinary community benefits, even if it would exceed the annual growth guideline of 1%.

The City Council provides the following clarifications regarding the city growth concepts above. The one percent growth guideline:

- Is a cap not to be exceeded, except for units that are specifically exempted and allowed by City Council as an infill project with extraordinary circumstances and community benefits.
- Is to provide for identified housing needs without compromising City standards for development quality.
- Translates to 260 “base” or non-exempt units. An estimate of the total number of units per year is approximately 25% above the 260 units or a total of 325 units per year including the exempted types of units not subject to the guideline.
- Does not include a mandatory increase (or “catch-up”) provision should building activity not achieve the annual growth guideline in certain years. Conversely, the guideline does not include a mandatory reduction in years following the approval of an infill project with extraordinary community benefits which causes the annual growth guideline to be exceeded.

Growth management system concepts:

- (1) Use development agreements where appropriate. Use development agreements or a metered allocation system to phase peripheral units. Use development agreements where appropriate for large infill projects (such as 100 or more units).
 - (2) Use tools to ensure that peripheral and infill development decisions are consistent with growth guidelines. Create a new development status monitoring and reporting system. Use reports in decisions on projects and their timing. Provide annual report and adopt annual resolution to direct prospective developers and staff where the city will consider growth and development in the short term (one to two years) and longer term (three to ten years).
 - (3) Study changes to existing allocation ordinance. Study whether changes are needed to the existing phased allocation ordinance. If appropriate, pass a resolution to clarify that formal allocations pursuant to the ordinance will not be required unless / until the Council deems such allocations are needed.
 - (4) School impacts. Work with City and DJUSD legal counsel to determine means of mitigating school impacts.
 - (5) Study required findings. Study whether growth limitation ordinance findings are required pursuant to State Government Code 65863.6 regarding the public health, safety, and welfare of the city to be promoted by the adoption of the ordinance.
- b. Incorporate the following items as part of amendments to plans and ordinances, subject to review and approval by City Council, to provide a reasonable link between new housing production and internal housing needs:
- (1) Add growth guideline to General Plan. Amend the General Plan to add the growth guideline outlined in this resolution.
 - (2) Strengthen housing mix policies in the General Plan and design/density standards in Zoning Ordinance. Amend the General Plan and Zoning Ordinance to address internal housing needs and to provide housing opportunities for local employees. Strengthen the language of policies in the General Plan which call for a mix of housing types and prices. Add standards to the Zoning Ordinance addressing the mix of housing types, densities and designs in new, large residential developments. The standards would include a mix of densities (with minimums and maximums) and maximum house sizes.
 - (3) Expand action related to workforce housing options. Expand Action HOUSING 1.7a to read: "Explore programs to assist City staff, UC Davis staff and faculty, Yolo County staff, school district staff, and other local employees. Add: "Explore options such as developing public-owned sites (possibly as a joint venture with a private developer) and encouraging land dedication sites in large development projects. Public-owned sites could also provide for other critical housing needs in the community."
 - (4) Include purpose and policy basis. Include the purpose and policy basis in the amendments to plans and ordinances, including the reasons that housing opportunities for local employees are linked to public safety, quality of life, and community sustainability.

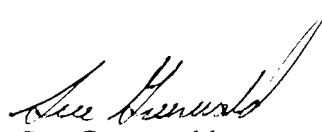
- c. Prepare a joint housing strategy, Memorandum of Understanding, or similar document in cooperation with UCD. Consider as one issue whether UCD should increase the planned student housing to meet the UC system wide planned average of 38% of enrollment.
- d. Determine the appropriate level of environmental review and fiscal impact analysis as part of the General Plan Amendment, Phased Housing Allocation Ordinance amendment, and development project reviews involving a General Plan Amendment.

PASSED AND ADOPTED by the City Council of the City of Davis on this twelfth day of February, 2008 by the following votes:


AYES: Asmundson, Saylor, Souza

NOES: Heystek, Greenwald

ABSENT: None


Sue Greenwald
Mayor

ATTEST:


Margaret Roberts, MMC
City Clerk