

Meeting Date: June 2, 2009

Staff Report

May 1, 2009

TO: City Council

FROM: Katherine Hess, Community Development Director
Bob Wolcott, Principal Planner
Rhys Rowland, Assistant Planner II

SUBJECT: Residential Development Status Report, May 2009

Staff Recommendation

Staff recommends that City Council review the status report and find that:

1. The tables provided at the end of this report reasonably project anticipated development through 2013.
2. The actual / anticipated residential development is in compliance with the growth cap and substantial compliance with the housing type targets, and that the projected development could reasonably meet the community's housing needs through 2013.
3. The development applications submitted for the "yellow light" site of Wildhorse Horse Ranch shall continue to be processed.

In addition, staff recommends that the City Council direct staff to return in February – March 2010 with the next status report.

If the Council does not concur with the findings above, staff recommends that the Council direct staff regarding:

- *How the development projections at the end of this report should be revised.*
- *Whether steps should be taken to reach the targeted percentage range of projected multi-family rental units through 2013, such as encouraging 48 more multi-family units on "green light" sites or authorizing the processing of applications on an additional "yellow light" site(s).*
- *Whether steps should be taken to provide a larger pool of potential units through 2013 by authorizing the processing of applications on an additional "yellow light" site(s).*

Fiscal Impact

This report is provided primarily for informational purposes and therefore does not result in any immediate fiscal impact. However, the issues presented in this report may lead to future Council action with potential fiscal implications.

Council Goals 2009-2010

This status report and any subsequent actions would be consistent with the “Housing” goal in the Council goals for 2009-2010.

Housing goal: Advance an array of housing options targeting affordability, internal growth, University-related needs and housing needs of special populations.

- *Provide slow, steady additions to housing stock, consistent with Council set goals and General Plan and ensure that any new housing benefits community.*
- *Address SACOG fair share growth, natural growth and growth to provide internal support for the University.*
- *Ensure special needs housing – for seniors, for those who have accessibility issues, and for people who work but don’t currently live in Davis.*
- *Work to establish permanent affordability of housing provided through city program and requirements for inclusion.*
- *Provide an array of housing to meet needs of citizens. Provide housing for people who live/work in Davis.*
- *Develop multi-family housing near downtown.*
- *Continuously update and assess opportunities for infill and mixed-use projects within city limits.*
- *Ensure that any new and existing homes and neighborhoods are attractive and well-maintained.*

Critical initiatives and special projects under this Housing goal include:

- *Update 2003 Housing Needs Assessment to address changed conditions.*
- *Process Grande site planning applications expeditiously and in partnership with DJUSD.*
- *Work with DJUSD as active partners in consideration of best uses of Nugget Fields and DJUSD administration building sites.*
- *Review city policy requirements to determine if the cumulative impact of such requirements affects the provision of certain types of housing.*



Background

Housing resolution adopted on November 5, 2008. On November 5, 2008, City Council adopted a resolution directing staff to implement a set of actions related to housing and the 1% growth cap. The entire resolution is posted on the city's web site under Departments, Community Development Department, Featured Links, Housing Steering Committee, Attachments, Housing Resolution. This Council check-in and development status report was called for in direction #1b (see text outlined in a box on the next page). Excerpts of relevant directions in the resolution are provided below:

Direction #1 – Manage the 1% growth cap in development application processing using site rankings.

- a. *Site rankings and development processing approach.. Use the site rankings in the “green light”, “yellow light”, “red light” categories to consider development applications.*

“Green light” sites. As a transition to the initiation and adoption of the next General Plan update, process development applications for the list of “green light” sites.

“Yellow light” sites. In addition to the “green light” sites described above, the current applications for two “yellow light” sites, Lewis Cannery and Wildhorse Horse Ranch, shall continue to be processed unless otherwise directed by City Council.

After January 1, 2010, consider processing applications for additional “yellow light” sites for reasons such as housing needs, housing mix, or provision of extraordinary infrastructure improvements. Consideration of “yellow light” sites should proceed with caution. The 1% growth cap, however, will not be exceeded if the status of developments is monitored and the timing of development is controlled by conditions of approval and / or development agreements, if needed.

In considering “green light” or “yellow light” sites, the City Council retains full ability to ensure high quality development which meets community needs and provides community benefits.

“Red light” sites. The “red light” sites will generally not be considered until the adoption of the next comprehensive General Plan update is adopted although City Council may consider projects with special features or unique characteristics.

- b. Check-ins and development status reports. Check-ins with Planning Commission and City Council shall be scheduled as appropriate. These would include reports on: development status to ensure that the 1% growth cap is not exceeded; and how current City Council goals for housing are being met. Resolutions would be adopted for key directives (for example, if development applications for additional “yellow light” sites are to be accepted).

Direction #2 - Strive for general targets for the mix of housing types.

- a. General targets. Strive for the following general targets for the mix of housing types under the 1% growth cap:

- 40% to 60% in single family detached and attached types.
- 10% to 25% in multi-family ownership (condominium) types.
- 30% to 40% in multi-family rental types (including affordable units).

The intent of establishing housing type targets is to provide for the varied housing needs in the community including but not limited to workforce, families, seniors and renters. The targets are intended as a guide for the overall housing types that would be provided through 2013, not that they would be provided precisely in any one year...

- b. Variety of senior housing opportunities. As part of the mix of housing types, encourage a variety of opportunities for seniors in appropriate locations. These opportunities may include units which are age-restricted, as well as units that are not necessarily age-restricted but are suitable for seniors including accessible and visitable units...
- c. Proportionate number of new units for seniors. Based on demographic trends, seniors comprise an increasing percentage of the population of the City of Davis. This will lead to an increased internal demand by seniors looking to transition into housing that meets their needs. A proportionate number of new units designed to meet the needs of Davis seniors should be planned as a part of the overall mix of housing types through 2013 and beyond.

Growth resolution adopted on February 12, 2008. On February 12, 2008, City Council adopted the latest version of a resolution that directed staff to implement an average growth guideline / cap of one percent (1%) based on a finding of internal housing needs. The entire resolution is posted on the city’s web site under Departments, Community Development Department, Featured Links, Housing Steering Committee, Attachments, 1% Growth Resolution). Units exempted from, and not subject to, the 1% growth consisted of affordable units, second units, and units within vertical mixed use buildings.

The resolution included the provisions that:

- *Peripheral units shall be strictly controlled to a maximum of 60% of the 1% growth guideline / cap per year.*
- *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%.*
- *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.*

The resolution included the following clarifications regarding the growth guideline / cap:

- *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.*

Analysis

Permits issued for residential units. Permits have been issued for residential units of all types (base and exempt) as follows:

<u>Year</u>	<u>Total Units</u>	<u>Affordable Units</u>
2005	250	78
2006	104	55
2007	43	11
2008	27 (incl 5 exempt)	3
2009 (3/31/09)	2 (incl 1 exempt)	0

General comments on the current housing market. The current uncertainty in the housing market will continue to limit the amount of building activity in the next few years. Buyers are being cautious due to job insecurity and tighter restrictions on lending by mortgage institutions make it more difficult to secure a mortgage. Developers are concerned with the absorption of new units once developed. The reluctance of banks to lend due to risks can make some projects infeasible or cause delays, forcing developers to carry the burden of financing a project for longer periods of time.

The selling of bank-owned foreclosed houses at cut-rate prices in nearby communities (and to a lesser degree in Davis) causes price competition for the new affordable units in Davis developments. This reduces the number of qualified buyers for new affordable units in Davis which increases the financial burden on the rest of the development. In summary, until bad debts are reduced, banks are going to be reluctant to provide loans for the development and purchasing of new residential development. Until the number of foreclosed homes stabilizes or decreases, new homes are more difficult to sell. All of these conditions in the current market cause developers to be less motivated to develop residential properties at this time.

Recent changes to the status of “green light” and “yellow light” sites. The following significant changes that have occurred since the housing resolution was adopted on November 5, 2008:

- Grande school site and New Harmony affordable housing sites. Housing projects on these sites have been approved by City Council. These sites will be added to the list of list of “Planned and Zoned” sites in future development status reports.
- Lewis Cannery site. The property owner has withdrawn the development applications for a mix of uses on this site.
- Signature Properties site on the Mace curve. There have been discussions of whether Signature Properties would be willing to donate land for a sports complex on the north side of the Cowell-Mace curve and whether housing should be planned on the south side inside the curve. As of this date, Signature Properties has shown a willingness to donate land for a sports complex but has not been willing to contribute to an EIR to analyze sports complex alternatives.

Attached tables describing development status. The tables in Attachments 1 through 5 show the following:

Table in Attachment	What Table Shows
1. Total Base Units By Calendar Year (Not Including Exempt Units).	This table allows for a comparison of the actual and anticipated number of base units with the 1% growth cap of 260 units per year in terms of: <ul style="list-style-type: none"> • Actual units for years 2007, 2008 and 2009 (through March 31, 2009). • Anticipated units for year 2009 through 2013.
2. Base Units and Exempt Units 2009 Through 2013.	This table shows the total numbers of units from 2009 through 2013 in categories of: <ul style="list-style-type: none"> • Base units. • Units exempted from the 1% cap (affordable, accessory, and mixed use). • Middle income units (also included in the base unit number).
3. Housing Types and Targets 2009 Through 2013.	This table allows for a comparison of the approved and anticipated types of units to the percentage targets in the November 2008 resolution for: <ul style="list-style-type: none"> • Single family. • Multi family ownership (condos). • Multi family rental.
4. Status of Development Applications and Approvals.	This table shows the status of development applications for sites in the permitting process.
5. Development Assumptions for Planned and Zoned Sites 2009 Through 2013.	This table shows a breakdown of how many units are anticipated to receive building permits on currently planned / zoned sites from 2009 through 2013.

Compliance with 1% growth cap.

Conclusions.

The approvals of projects should be managed to ensure that the 1% growth cap is not exceeded, particularly in terms of potential building permits in 2011, 2012 and 2013.

Analysis.

Attached table 1 shows the projected number of base units through 2013 which can be compared to the 1% growth cap.

- The actual number of permits issued for base (non-exempt) units in 2007 (23) and 2008 (22) were far below the 1% growth cap of 260 units per year.
- In the future years of 2011, 2012 and 2013, the potential exists for building permits to exceed the 1% growth cap if all the units that developers would prefer to build were approved and built. The anticipated number of permits in 2011, 2012 and 2013 should be managed to ensure that the 1% growth cap is not exceeded. This is relatively easy to achieve by phasing potential developments on “green light” sites (such as Nugget Fields, Civic Center Fields, Willow Creek neighborhood commercial, and Nishi property option with UCD access) and “yellow light” sites (such as Wildhorse horse ranch or others).

A note on methodology: Staff has entered base unit numbers in Attachment 1 (Total Base Units By Calendar Year) for years 2011 through 2013 to ensure that the growth cap is not exceeded, even if this differs from what the developers might prefer. Specifically, the Wildhorse horse ranch site and the Nishi property site are the two largest and lowest ranked sites that have not obtained planning / zoning / Measure J approvals. In the table in Attachment 1 (Total Base Units By Calendar Year), staff has entered the number of base units for these two projects in years 2011 through 2013 which differ from what the developers might prefer, to ensure that the growth cap is not exceeded. Specifically, the Wildhorse horse ranch developer might prefer to build more than what staff shows, 83 units in 2011 and 68 units in 2012. The Nishi developer might prefer to build 125 units in both 2012 and 2013 but staff shows only 26 units and 43 units in these years. It should be recognized that development projections would be updated in future status reports, and we may find that some higher ranked sites may not be ready for development as anticipated and/or some projects may be denied.

The annual average of the anticipated number of permits issued for base units for the five years from 2009 through 2013 is 187 units. The annual average for the seven years from 2007 through 2013 is 134 units. Both of these averages are well below the 1% cap. The resolution states that:

- The guideline “does not include a mandatory increase (or ‘catch up’) provision should building activity not achieve the annual growth guideline in certain years.”
- The “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%.”

General targets for the mix of housing types to address community needs.

Conclusions.

The projected types of units through 2013 are substantially consistent with the adopted targets and address a variety of community housing needs. The largest gap is in the multi-family rental target but the target would be achieved if only 48 units were shifted from other types of units.

Analysis.

The projected types of units through 2013, shown in detail in the table in Attachment 3, are compared to the targeted percentages below:

<u>Type of housing units</u>	<u>Targeted %</u>	<u>Projected %</u>
Single family detached and attached	40 – 60%	62.6%
Multi-family ownership (condos)	10 – 25%	11.5%
Multi-family rental	30 – 40%	25.9%

The projected percentage of multi-family rental units can be considered substantially consistent with (although not precisely within) the adopted target range when one considers that:

- Many of the “green light” sites due to their location are projected to develop through 2013 in single family housing types and not multi-family types. Many of the “green light” sites projected to develop after 2013 are anticipated to develop with multi-family housing types.
- Although not within the city limits, UC Davis’ West Village neighborhood is planned with approximately twice as many multi-family units (approximately 1,080 equivalent units in student and mixed use housing) compared to single family units for faculty and staff (475 units). The sub-phases anticipated to be built by 2013 will contain more than half of the multi-family housing units.
- Many single family and condominium units intended to be ownership units become rental units through time.

The UC Davis Student Housing Department reports that in Fall 2008 the vacancy rate for apartments in the City of Davis was 0.8%. A vacancy rate of 5.0% is generally considered a desirable balance between the interests of the landlord and the tenant.

The projected types of units will become clearer in future status reports as sites become closer to actual development. Should the City Council be concerned about the projected types of units not being precisely within the adopted target ranges, the City has the ability to “get what it wants” in housing types by:

- Requiring a developer needing legislative approvals (that is, General Plan amendment and rezoning) to provide for the housing needs / types the City wants and deny the applications if the project does not provide for those housing needs / types.
- Selecting different sites for housing development which would be more conducive (due to size, location or other characteristics) to provide for the desired housing needs / types. For example, if more multi-family types are desired, the Nishi or PG&E sites may be conducive to providing those types.

Should the City Council be concerned about the anticipated types of housing units, the City may consider emphasizing the development of middle income homes with smaller sizes and higher densities. This may address both affordable housing needs as well as targets for energy efficiency and green house gas emissions. In addition, fiscal considerations are a factor. An average assessed valuation of approximately \$442,000 would provide a net fiscal balance of City revenues (property and sales taxes) and service costs, excluding other land uses from the analysis.

The potential housing types on the sites being considered can address a wide variety of the community's housing needs. The tables in Attachments 7 and 8 show:

- How different types of housing can provide for various housing needs groups.
- How the sites being considered can provide for a various housing needs groups.

Providing a variety of housing types allows for a variety of personal preferences to be addressed. While there may be specific needs groups that the City would like to provide housing for, it is difficult to know the types and amenities that individuals within these needs groups prefer. Variety provides options for buyers and renters within the targeted needs groups. The following describes how the different types of housing accommodate housing needs groups:

Single-family detached and attached units. Both detached and attached units provide a range of prices. Affordable units in this category serve low, moderate, and middle income households. Market rate units likely only serve above middle income households but could also serve some middle income households depending on size of unit, density and amenities.

These units supplement ownership housing options for the groups listed under "multi-family ownership units" below, as well as families (including large families of five or more related persons). Attached single-family ownership units could provide local housing products affordable to more families in the region and members of the local workforce.

Multi-family ownership units (condominiums). These units provide affordable and low-maintenance ownership housing options for one and two-person households, the local workforce, seniors, single-parent households and persons with disabilities. Providing ownership opportunities in multi-family units could assist in housing more of the local workforce, as approximately 53% of Davis workers commute to jobs in Davis (source: BAE, Internal Housing Need Analysis, February 19, 2003). Affordable units in this category serve low and moderate income households. Market rate units in this category serve middle and above middle income households. Market rate units may be rented but probably would not change the accommodated groups except to add student households, subject to rent.

Affordable and market rate multi-family rental units. These units provide housing options for one and two person households, large families, students, seniors, single parent households, persons with disabilities, farm worker households, and homeless individuals. Davis has displayed a consistently low vacancy rate because of unmet needs in this area,

particularly based on needs of smaller one and two person households and student households. Demands are expected to increase for rental units. Affordable units in this category serve extremely low, very-low and low income households. Market rate units in this category can serve moderate income households, as well as above moderate income households.

Staff acknowledges that a perfect linkage cannot be guaranteed between new housing developments and local housing needs. For example, it cannot be legally ensured that a local employee will purchase a new house intended to provide housing for the local workforce. Even if a lottery system is used to give local employees a distinct preference (4 : 1) in a regulated new “moderate” and “middle” income house, someone from the general public (that is, someone who does not work or live in Davis) can apply and become eligible to purchase the house. Additionally, a preference for the local workforce is not provided in the sale or rental of a “market” price house or apartment at time of construction or turnover.

Attachments

1. Total Base Units By Calendar Year (Not Including Exempt Units).
2. Base Units and Exempt Units 2009 Through 2013
3. Housing Types and Targets 2009 Through 2013.
4. Status of Development Applications and Approvals.
5. Development Assumptions for Planned and Zoned Sites 2009 Through 2013.
6. Basis for Determining Anticipated Development in Tables.
7. Types of Housing that Can Typically Accommodate Housing Needs Groups.
8. Potential of Sites to Accommodate Housing Needs Groups.

Attachment 1

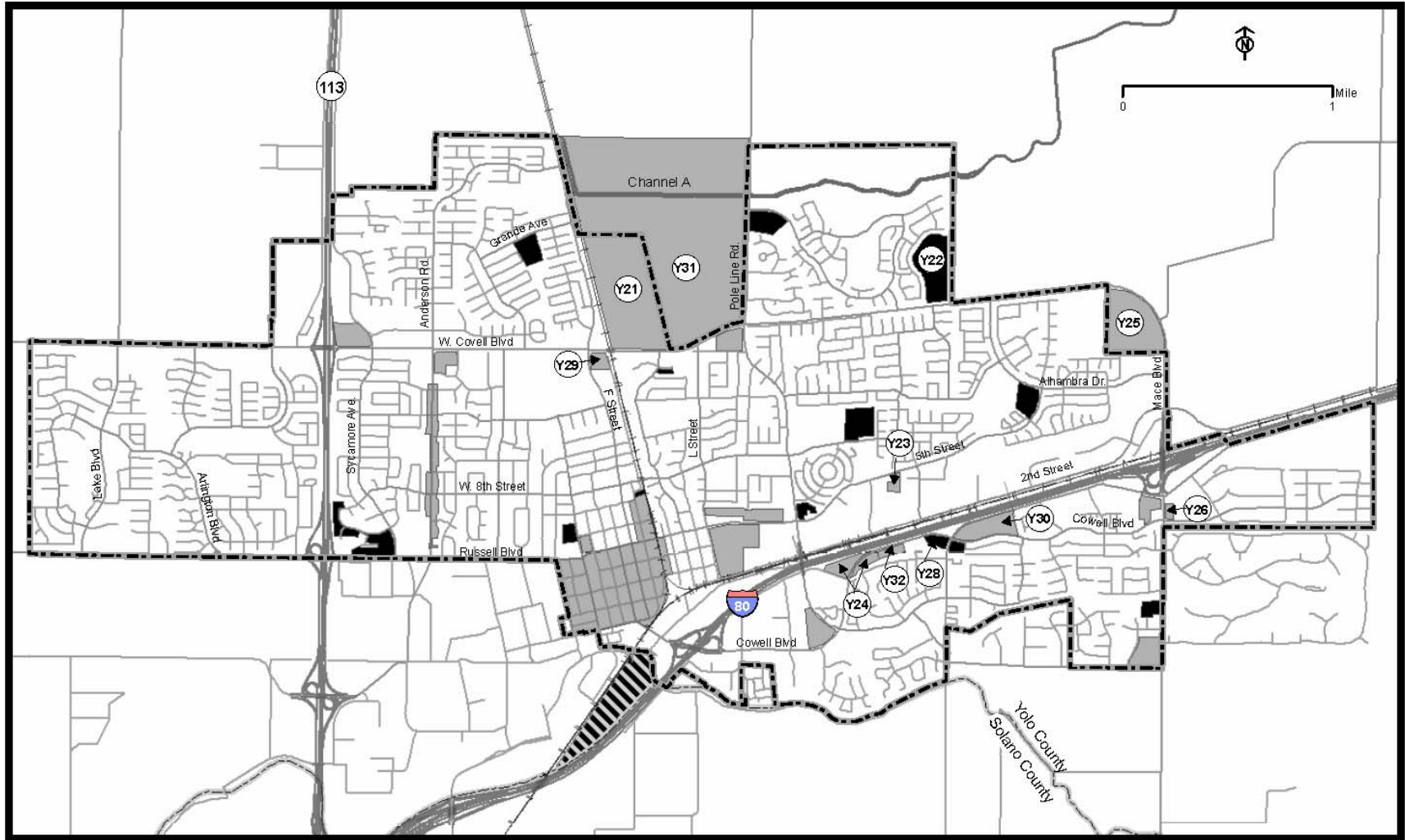
Total Base Units By Calendar Year (Not Including Exempt Units)

March 31, 2009

Sites	2007	2008	2009		2010	2011	2012	2013	Post 2013	Avg. 2007 - 2013 (7 yrs)
	Actual	Actual	Actual (3/31/09)	Anticip	Anticipated	Anticipated	Anticipated	Anticipated	Anticipated	Anticipated
Planned & Zoned Sites (sites not listed below)	23	22	1	13	71	44	42	68	86	41
G - DJUSD Headquarters, B Street										0
G - Kennedy Place					8					1
G - Grande School Site						16	7	10		5
G - Nugget Fields, Wildhorse							45	46		13
G - Sweet Briar Drive								6		1
G - Second Units - Increases w/Program Changes							5	6		2
G - Verona, Mace Ranch						16	21	25		9
G - Downtown – Increases w/Plan / Zoning Changes										0
G - PG& E Service Center, Fifth and L St.									386	0
G - Transit Corridor – Anderson Road									23	0
G - Chiles Ranch, E. Eighth Street					13	19	25	29		12
G - City / DJUSD Corp Yards, E. Fifth Street									120	0
G - RHD Zone, Oxford Circle						19				3
G - Fifth Ave Place / Sequoia Villas II								27		4
G - Willowbank Park, Mace Blvd					6	17				3
G - Civic Center Fields, B Street						46				7
G - Willow Creek, Neighborhood Commercial							21			3
G - Nishi Property – Option w/Access Via UCD Only							26	43	661	10
G - Willowbank Church, NW Corner Mace & Montgomery										0
G - Neigh Shopping Cntr – Incr. w/Plan / Zoning Changes										0
Y 21 - Lewis Cannery (applications withdrawn 3/16/09)										0
Y 22 - Wildhorse Horse Ranch						83	68			22
Y 23 - 2726 Fifth St., East of "Konditorei" Bakery										0
Y 24 - Ott, Cowell Blvd (SE parcel & part of NW parcel)										0
Y 25 - Signature Properties Site										0
Y 26 - NE Corner of Mace and Cowell Boulevards										0
Y 27 - Nishi Property Option w/Access Via Olive Dr.										0
Y 28 - New Harmony Affordable Housing, Cowell Boulevard										10
Y 29 - Little League Fields, F Street										0
Y 30 - Willow Creek Light Ind, Chiles Rd (south 1/2 of site)										0
Y 31 - Covell Village – To Top Of Lewis										0
Y 32 - Seiber, Cowell Boulevard (south half of site only)										0
Total of "Base" Units	23	22	1	13	98	260	260	260	1,276	134

Growth cap is annual average of 260 "base" units not including "exempt" units. 260 x 5 years = 1,300 units.

Attachment 1



Sites Anticipated for Development Through 2013

See site information in the tables in Attachments 1-4.

- Anticipated 2009 through 2013
- Anticipated in part through 2013 and in part after 2013
- Not anticipated through 2013

Attachment 2

Base Units and Exempt Units 2009 Through 2013

March 31, 2009

Sites	Base Units				Units Exempted from 1%					
	Base		Middle Income (Part of Base)		Affordable Units		Accessory DUs		Mixed Use Units	
	Approved	Anticip	Approved	Anticip	Approved	Anticip	Approved	Anticip	Approved	Anticip
Planned & Zoned Sites (sites not listed below)	152		9		70		36		34	
G - DJUSD Headquarters, B Street										
G - Kennedy Place		8				2				
G - Grande School Site	33		6		8					
G - Nugget Fields, Wildhorse		91		23		23				
G - Sweet Briar Drive		6				2				
G - Second Units - Increases w/Program Changes								11		
G - Verona, Mace Ranch	62				21					
G - Downtown – Increases w/Plan / Zoning Changes										
G - PG& E Service Center, Fifth and L St.										
G - Transit Corridor – Anderson Road										
G - Chiles Ranch, E. Eighth Street	86			21	22					
G - City / DJUSD Corp Yards, E. Fifth Street										
G - RHD Zone, Oxford Circle		19				5				
G - Fifth Ave Place / Sequoia Villas II		27				7				
G - Willowbank Park, Mace Blvd		23		3		6				
G - Civic Center Fields, B Street		46				12				
G - Willow Creek, Neighborhood Commercial		21		3		5				
G - Nishi Property – Option w/Access Via UCD Only		69				24				
G - Willowbank Church, NW Corner Mace & Montgomery										
G - Neigh Shopping Cntr – Incr. w/Plan / Zoning Changes										
Y 21 - Lewis Cannery (applications withdrawn 3/16/09)										
Y 22 - Wildhorse Horse Ranch		151		30		40				
Y 23 - 2726 Fifth St., East of "Konditorei" Bakery										
Y 24 - Ott, Cowell Blvd (SE parcel & part of NW parcel)										
Y 25 - Signature Properties Site										
Y 26 - NE Corner of Mace and Cowell Boulevards										
Y 27 - Nishi Property Option w/Access Via Olive Dr										
Y 28 - New Harmony Affordable Housing, Cowell Blvd					69					
Y 29 - Little League Fields, F Street										
Y 30 - Willow Creek Light Ind, Chiles Rd (south 1/2 of site)										
Y 31 - Covell Village – To Top Of Lewis										
Y 32 - Seiber, Cowell Boulevard (south half of site only)										
Subtotal	333	461	15	80	190	126	36	11	34	0
Total	794		95		316		47		34	
% of Total	66.7%		*		26.5%		3.9%		2.9%	

* Middle income units comprise 8.0% of the 1,191 base and exempt units.

Attachment 3

Housing Types and Targets 2009 Through 2013

March 31, 2009

Sites	Total Units		SF Detach & Attach		MF Ownership		MF Rental	
	Approved	Anticip	Approved	Anticip	Approved	Anticip	Approved	Anticip
Planned & Zoned Sites (sites not listed below)	292		220		31		41	0
G - DJUSD Headquarters, B Street								
G - Kennedy Place (r)		10		10		0		0
G - Grande School Site	41			41		0		0
G - Nugget Fields, Wildhorse (r)		114		57		57		
G - Sweet Briar Drive (r)		8		0		0		8
G - Second Units - Increases w/Program Changes (r)		11		11				
G - Verona, Mace Ranch	83			83		0		0
G - Downtown – Increases w/Plan / Zoning Changes								
G - PG& E Service Center, Fifth and L St.								
G - Transit Corridor – Anderson Road								
G - Chiles Ranch, E. Eighth Street (p)		108		88		20		0
G - City / DJUSD Corp Yards, E. Fifth Street								
G - RHD Zone, Oxford Circle (r)		24						24
G - Fifth Ave Place / Sequoia Villas II (r)		34						34
G - Willowbank Park, Mace Blvd (r)		29		29		0		0
G - Civic Center Fields, B Street (r)		58		29		29		0
G - Willow Creek, Neighborhood Commercial (r)		26		26		0		0
G - Nishi Property – Option w/Access Via UCD Only (j) (r)		93						93
G - Willowbank Church, NW Corner Mace & Montgomery								
G - Neigh Shopping Cntr – Incr. w/Plan / Zoning Changes								
Y 21 - Lewis Cannery (p) (applications withdrawn 3/16/09)								
Y 22 - Wildhorse Horse Ranch (j) (p)		191		151				40
Y 23 - 2726 Fifth St., East of "Konditorei" Bakery								
Y 24 - Ott, Cowell Blvd (SE parcel & part of NW parcel)								
Y 25 - Signature Properties Site (j)								
Y 26 - NE Corner of Mace and Cowell Boulevards								
Y 27 - Nishi Property Option w/Access Via Olive Dr (j)								
Y 28 - New Harmony Affordable Housing, Cowell Blvd	69						69	
Y 29 - Little League Fields, F Street								
Y 30 - Willow Creek Light Ind, Chiles Rd (south 1/2 of site)								
Y 31 - Covell Village – To Top Of Lewis (j)								
Y 32 - Seiber, Cowell Boulevard (south half of site only)								
Subtotal of Units	485	682	220	525	31	106	110	199
Total Units	1,191		745		137		309	
Percentage of Total Units	100%		62.6%		11.5%		25.9%	
Housing Type Targets			40 - 60%		10 - 25%		30 - 40%	

"Approved" means General Plan designation and zoning are in place.

(j) = Measure J vote is required..

(r) = midpoint of Housing Committee recommendation or portion anticipated by 2013.

(p) = latest development proposal.

Attachment 4

Status of Development Applications and Approvals

March 31, 2009

Sites	Apps Not Submitted	Apps Submitted		Approvals		Ministerial Approvals	
		Primary	Secondary	Primary	Secondary	Final Map, Sub Agreement	Building Permits Issued
Planned & Zoned Sites (sites not listed below)				X	X		
G - DJUSD Headquarters, B Street	X						
G - Kennedy Place	X						
G - Grande School Site		X	X	X	X		
G - Nugget Fields, Wildhorse	X						
G - Sweet Briar Drive	X						
G - Second Units - Increases w/Program Changes	X						
G - Verona, Mace Ranch		X	X	X	X		
G - Downtown – Increases w/Plan / Zoning Changes	X						
G - PG& E Service Center, Fifth and L St.	X						
G - Transit Corridor – Anderson Road	X						
G - Chiles Ranch, E. Eighth Street		X	X				
G - City / DJUSD Corp Yards, E. Fifth Street	X						
G - RHD Zone, Oxford Circle	X						
G - Fifth Ave Place / Sequoia Villas II	X						
G - Willowbank Park, Mace Blvd		X	X				
G - Civic Center Fields, B Street	X						
G - Willow Creek, Neighborhood Commercial	X						
G - Nishi Property – Option w/Access Via UCD Only	X						
G - Willowbank Church, NW Corner Mace & Montgomery	X						
G - Neigh Shopping Cntr – Incr. w/Plan / Zoning Changes	X						
Y 21 - Lewis Cannery (applications withdrawn 3/16/09)	X						
Y 22 - Wildhorse Horse Ranch		X	X				
Y 23 - 2726 Fifth St., East of "Konditorei" Bakery	X						
Y 24 - Ott, Cowell Blvd (SE parcel & part of NW parcel)	X						
Y 25 - Signature Properties Site	X						
Y 26 - NE Corner of Mace and Cowell Boulevards	X						
Y 27 - Nishi Property Option w/Access Via Olive Dr	X						
Y 28 - New Harmony Affordable Housing, Cowell Blvd		X	X	X	X		
Y 29 - Little League Fields, F Street	X						
Y 30 - Willow Creek Light Ind, Chiles Rd (south 1/2 of site)	X						
Y 31 - Covell Village – To Top Of Lewis	X						
Y 32 - Seiber, Cowell Boulevard (south half of site only)	X						

"Primary" applications and approvals include General Plan Amendments, and Rezoning.

"Secondary" applications and approvals include Final Planned Developments, Tentative Maps, Conditional Use Permits, and Design Review.

Attachment 5

Development Assumptions for Planned and Zoned Sites 2009 Through 2013

March 31, 2009

Planned and Zoned Sites	Total Units	2009		2010	2011	2012	2013	Sum 2009-2013	Post 2013
	Estimated	Actual	Anticipated	Anticipated	Anticipated	Anticipated	Anticipated	Anticipated	Anticipated
Ministerial Second Units	18	1	1	3	3	4	5	16	2
Discretionary Second Units	24		2	3	4	5	6	20	4
Downtown Infill	52		4	6	7	8	9	34	18
R-2 (m)	17		2	3	4	4	4	17	0
R-3	24		3	4	5	6	6	24	0
City-wide Single Family Lots (1)	47	1	3	5	6	7	8	29	18
Neighborhood Shopping Centers (2)	31		0	0	0	0	0	0	31
Willowbank 10	31		0	12	4	6	8	30	1
233-239 J Street	4		4	0	0	0	0	4	0
2990 Fifth Street	29		0	29	0	0	0	29	0
4100 Hackberry	13		0	0	0	0	13	13	0
404 E. Eighth Street	3		0	3	0	0	0	3	0
Willow Creek Commons	21		0	9	12	0	0	21	0
1207 - 1233 Olive Drive	61		0	0	10	15	24	49	12
2627 E. Covell Boulevard	3		0	3	0	0	0	3	0
Totals	378	2	19	80	55	55	83	292	86

(1) = This number reduced from Steering Committee recommendation by building permits issued per lot for calendar year 2008.

(2) = Midpoint of range of units recommended by Steering Committee.

Attachment 6

Basis for Determining Anticipated Development in Tables

March 31, 2009

Staff used the following as the basis for determining the anticipated timing and types of development on various sites.

General. The current lack of available capital and credit in the financial market will likely mean minimal housing growth in 2009 and some growth starting in 2010 with a gradual increase through 2013.

Staff generally used the midpoint of number of housing units recommended by the Housing Steering Committee. Where available, however, staff attempted to reflect input received from property representatives on latest development proposals in terms of development timing, number of housing units and housing types.

Staff assumed that the processing of planning entitlements will require at least one to two years prior to building permits.

Planned and zoned sites. The breakdown of assumptions used for these sites is shown in Attachment 5. The anticipated housing development is minimal in 2009 with some growth starting in 2010 and gradually increasing through 2013. Based on previous interviews with property representatives and recent comments by individuals with knowledge in local real estate.

Green light sites.

- Kennedy Place. The property owner / developer is interested and expects to apply soon.
- Grande school site. Planning entitlements were approved in December 2008 but development is not anticipated until 2011.
- Nugget Fields, Wildhorse. The School District (DJUSD) has declared this property surplus. The timing assumes that a developer purchases the property in 2010 and building permits are issued approximately two years later (after General Plan amendment, rezoning and engineering).
- Sweet Briar Drive. Development timing is dependent on completion of remediation of hazardous wastes on the site.
- Second units with program changes. The tables show first units resulting from program changes in 2012. Changes require commitment of staff, citizen involvement to facilitate code changes. No units are shown “post 2013” because there is not an end date for these units.
- Verona, Mace Ranch. Planning entitlements were approved in 2008 but construction of units is not anticipated until 2011.
- PG&E service center. PG&E has not been interested in initiating a relocation / redevelopment, but would consider a developer proposal.

Attachment 6

- Transit corridor - Anderson Road. 23 units are shown post 2013 to reflect a possible pilot project along a first block face in the corridor.
- Simmons / Chiles Ranch. The development information is based on the latest development proposal as of this date. Assumes planning entitlements are completed in 2009 and engineering and infrastructure are completed in 2010.
- City/DJUSD corp yards, E. Fifth Street. The redevelopment of these sites requires further study of costs including relocation, development feasibility, planning entitlements, engineering and building permits. Development potential shown as post 2013.
- RHD zone, Oxford Circle. The property owner has shown interest, but no applications have been received to date. City initiation of a General Plan amendment to allow the existing densities in the area would facilitate a specific proposal.
- Fifth Avenue Place. The property owner expects to submit planning applications in phases, starting in mid 2009. An overall net increase of 34 units is likely to be proposed and completed by 2013.
- Willowbank Park, Mace Boulevard. The development information is based on the latest development proposal as of this date.
- Civic Center fields. Assumes housing (possibly for seniors) and replacement ball fields are developed prior to 2013.
- Willow Creek neighborhood commercial. Assumes that the Willow Creek Commons project is developed immediately to the south within the next two years and this site is developed prior to 2013.
- Nishi property, option with access via UCD only. Assumes that a first phase of 250 units (of 730 units total) is developed prior to 2013.

“Yellow light” sites.

- Lewis cannery. The Cannery Park planning applications were withdrawn on March 16, 2009. A new number of housing units and time frame is not shown for this “yellow light” site.
- Wildhorse horse ranch. The number of units and time frame are based on the latest development proposal as of this date.
- New Harmony affordable housing, Cowell Boulevard. Planning entitlements were approved by City Council on March 3, 2009. The developer is expected to follow through with building permits soon.

Attachment 7

Types of Housing That Typically Can Accommodate Housing Needs Groups

(Recognizing that almost all types can accommodate all needs groups)

Housing type	Workforce					UCD students	Special needs groups			
	Very low income	Low income	Moderate income	Middle income	Above middle income		Seniors seeking age-restricted units	Persons with disabilities	Small households with 1-2 persons	Large households with 5+ related persons
Single family detached and attached		○	○	●	●	○	○	○	●	●
Multi-family ownership		● w/subsidy	● w/subsidy	●	●	○	●	○	●	○
Multi-family rental	● w/subsidy	● w/subsidy	●	●	○	●	●	●	●	○

Explanation of symbols:

- = A housing type that would likely accommodate the housing needs group.
- = A housing type that might accommodate the housing needs group to some extent.
- Blank = A housing type that would likely not accommodate the housing needs group.

Attachment 8

Potential of Sites to Accommodate Housing Needs Groups

	Potential to accommodate workforce (includes UCD faculty and staff)					UCD students	Potential to accommodate special needs groups			
	Very low income	Low income	Moder income	Middle income	Above middle income		Seniorsw / age restricts	Persons w/disabilities	Small hh (1-2 persons)	Large fam(5+ rel pers)
Sites currently planned and zoned	○ w/subsidy	○ w/subsidy	●	○	●	○	○	○	○	○
“Green light” sites										
DJUSD headquarters, B Street	○	○	○	●	●	○	●	○	●	
Kennedy Place	○	○	○	○	●		●	●	○	○
Grande school site (Approved 12/16/08)		○	○	○	●		○			●
Nugget Fields, Wildhorse		○	○	●	●		○		○	●
Sweet Briar Drive		○	●	●	●	○	○	○	●	
Second units – increases with program changes	○	●	●	○		●			●	
Verona, Mace Ranch (App 7/29/08)		○	○	●	●				●	○

Attachment 8

	Potential to accommodate workforce (includes UCD faculty and staff)					UCD students	Potential to accommodate special needs groups			
	Very low income	Low income	Moder income	Middle income	Above middle income		Seniorsw / age restricts	Persons w/disabilities	Small hh (1-2 persons)	Large fam(5+ rel pers)
Downtown – increases w/ plan / zoning changes	○	○	●	●	●	○	○	○	●	
PG&E service center	○	○	●	●	●	○	○	○	●	○
Transit corridor / Anderson Rd (pilot)		○	○	●	●	●			●	
Simmons / Chiles Ranch, E. Eighth St		○	●	●	●		○	○	●	●
City / DJUSD corp yards, E. Fifth Street	○	○	●	●	●	○		○	●	
RHD zone, Oxford Circle	○	○	○	○		●		○	○	
Fifth Avenue Place, Fifth and Pole Line	○	●	●	●	○	○		○	●	
Willowbank Park, Mace Boulevard		○	○	●	●		●		○	●
Civic Center fields, B Street		○	●	●	●	○	●	○	●	
Willow Creek neighbor commercial		○	○	●	●		○		○	●
Nishi property - with access via UCD only	○	○	○	●	●	●	○	○	●	
Neighbor shopping ctrs –w/ plan & zone changes		○	●			○		○	●	

Attachment 8

	Potential to accommodate workforce (includes UCD faculty and staff)					UCD students	Potential to accommodate special needs groups			
	Very low income	Low income	Moder income	Middle income	Above middle income		Seniorsw / age restricts	Persons w/disabilities	Small hh (1-2 persons)	Large fam(5+ rel pers)
“Yellow light” sites										
#21 Lewis cannery	●	●	●	●	●	○	●	○	●	●
#22 Wildhorse horse ranch	●	●	●	●	●		●		●	●
#26 New Harmony / Oakshade affordable housing (App 3/3/09)	●	●	○					○	○	

Explanation of symbols:

- = Site would likely accommodate the housing needs group.
- = Site might accommodate the housing needs group to some extent.
- Blank = Site would likely not accommodate the housing needs group.