

# Table of Contents

---

## Section 1 – Introduction

1.0	Housing and the General Plan Vision.....	1-1
1.1	Regional Housing Needs Allocation.....	1-3
1.2	Community Participation .....	1-4
1.3	Organization of Housing Element .....	1-8

## Section 2 – Review of the 2002 Housing Element

2.0	Effectiveness of the 2002 Housing Element: Results.....	2-1
2.1	Progress in Implementation: Planned vs. Achieved .....	2-2
2.2	Evaluation of Housing Objectives, Policies, and Actions: Lessons Learned .....	2-13
2.3	Evaluation of the Availability of Adequate Sites: Land Made Available .....	2-14

## Section 3 – Housing Needs Assessment

3.0	Housing Needs Assessment .....	3-1
3.1	Employment: Existing Employers and Wages .....	3-9
3.2	Population, Household, and Employment Growth Projections .....	3-17
3.3	Housing Stock Characteristics: Type, Conditions, Overcrowding and Vacancy .....	3-20
3.4	Housing Costs and Affordability: Overpaying for Housing .....	3-31
3.5	Special Housing Needs: Elderly Households, Single Person Households, Large Family Households, UC Davis Student Households, UC Davis Faculty and Staff Households, Single Female and Male-Headed Households, Disabled Households, Farmworker Households, Persons in Need of Emergency Shelter, Minority Households.....	3-40
3.6	Energy Conservation in Housing: Going Green from Slab to Ceiling .....	3-65
3.7	Affordable Housing Units At-Risk: Taking Stock and Saving It .....	3-68
3.8	Existing and Projected Housing Needs: RHNA and Local Needs .....	3-73

## Section 4 – Site Inventory and Local Resources to Address Housing Needs

4.0	Sites Inventory: Site Descriptions and Locations .....	4-1
4.1	Site Inventory Analysis: Suitability and Availability of Sites and Necessary Local Resources for Housing.....	4-9
4.2	Adequacy of Sites to Promote the Provision for a Variety of Housing Types .....	4-12
4.3	Site Alternatives: Other Options for Housing Production .....	4-21

## Table of Contents

---

### Section 5 – Constraints to Housing Production

5.0	Governmental Constraints .....	5-1
5.1	Non-Governmental Constraints to Housing: Construction Financing, Price of Land, Cost of Construction.....	5-50

### Section 6 – Housing Goals, Standards, Policies and Actions

6.0	Housing Goals, Standards, Policies and Actions .....	6-1
-----	--	-----

### Section 7 – Implementation Program

7.0	Overview.....	7-1
7.1	Provide Adequate Sites: Regional Needs, Income Levels, Housing Types .....	7-1
7.2	Assist in Affordable Housing Development: Utilize State and Federal Programs, Local Incentives, Local Funding Resources .....	7-12
7.3	Address Governmental Constraints: Land Use Controls, Building Code, Site Improvements, Fees and Exactions, Processing and Permit Procedures, Constraints on Housing for Persons with Disabilities .....	7-15
7.4	Conserve and Improve Condition of Affordable Housing Stock .....	7-19
7.5	Program to Promote Equal Housing Opportunities .....	7-20
7.6	Energy Conservation.....	7-24

### Appendices

Appendix A - Yolo County Income Limits, 1999 and 2006	
Appendix B - Davis Family Household Income Distribution by Size, 1999	
Appendix C - Davis Family Households Income Category Distribution, 1999	
Appendix D - General Plan Policies Summary	
Appendix E - Community Workshop #1 Summary	
Appendix F - Community Workshop #2 Summary	
Appendix G - redev2008 A 6 - 2008	
Appendix H - Funding Priorities for Affordable Housing Funds	
Appendix I - Homestead Affordable Housing Covenant	
Appendix J - Farmworker Units RDA Funding Resolution	
Appendix K - Core Area Map	
Appendix L - Issue Brief, Capacity of City Infrastructure	
Appendix M - R - 2 Zoned Underutilized Properties	
Appendix N - R - 3 Zoned Underutilized Properties	
Appendix O - Neighborhood Shopping Centers	
Appendix P - Consideration of Impacts of Phased Allocation Ordinance on Housing	
Appendix Q - UC Davis Student Enrollment Projections and On - Campus Housing Goals - final	
Appendix R - Summary of West Village Project - final	

**List of Tables**

Table 1: City of Davis Regional Housing Needs Allocation (January 1, 2006 to June 30, 2013) ..... 1-4

Table 2: Units Produced During the last Housing Element Period..... 2-1

Table 3: Units Built from January 1, 2002 to March 1, 2003 ..... 2-2

Table 4: Accomplishment of 2002 Housing Element Objectives ..... 2-3

Table 5: Population and Household Trends ..... 3-6

Table 6: Age Distribution, 2000 and 2006..... 3-7

Table 7: Household Income Distribution, 1999 and 2006 ..... 3-8

Table 8: Employment by Industry, Davis, 2005 ..... 3-11

Table 9: Davis Workers by Place of Residence, 2000 ..... 3-12

Table 10: UC Davis Faculty and Staff Place of Residence, 2006..... 3-13

Table 11: Household Income Distribution of Davis Workers, 1999 ..... 3-13

Table 12: Annual Worker Earnings, 1999 ..... 3-14

Table 13: Selected Salaries and Affordable Housing Costs, 2007..... 3-14

Table 14: Ratio of Jobs to Employed Residents, 2005 ..... 3-16

Table 15: Population, Household, and Employment Projections ..... 3-19

Table 16: Housing Stock by Year Built ..... 3-24

Table 17a: Housing Stock Characteristics ..... 3-26

Table 17b: Persons Per Room, 2000 and 2006 ..... 3-27

Table 17c: Housing Condition Survey Results ..... 3-28

Table 18: City of Davis Multifamily Affordable Housing Stock, 2007 ..... 3-28

Table 19: Selected Average Multifamily Apartment Rents in Davis by Unit Size, 2006 ..... 3-35

Table 20: Housing Sales Prices in Davis, December 2006 - May 2007 ..... 3-36

Table 21: Davis Household Cost Burdens, 2000 ..... 3-37

Table 22a: Davis Family Households Income Category Distribution, 2006..... 3-38

Table 22b: Monthly Housing Affordability Levels for Davis Family Households by Income Category and Size, 2006 ..... 3-39

Table 23: Household Tenure by Age of Householder, 2000 and 2006..... 3-53

Table 24: Elderly Households and Housing Cost Burdens, 2000..... 3-54

Table 25: Family and Non-Family Households by Size, 2000 and 2006 ..... 3-55

Table 26: Household Size and Tenure, 2000 and 2006 ..... 3-56

## Table of Contents

---

Table 27: Large Family Households and Housing Cost Burdens, 2000 .....	3-57
Table 28: UC Davis Off-Campus Households, 2006-2007 .....	3-58
Table 29: Single Head of Household with Children, 2000 and 2006 .....	3-59
Table 30: Civilian Non-Institutionalized Population with Disabilities, 2000 and 2006 .....	3-60
Table 31: Yolo County Farm Employment, 1992 to 2005.....	3-62
Table 32: Yolo County Homeless Population, January 2007 .....	3-62
Table 33: Households by Race/Ethnicity, 2000 and 2006 .....	3-63
Table 34a: Affordable Units At-Risk of Converting to Market Rate Rents .....	3-68
Table 34b: Summary of Affordable Housing Programs for 2008-2013 (Built or Preserved with Agency Assistance).....	3-71
Table 35: RHNA- Based on SACOG and Department of Finance Projections .....	3-75
Table 36: City Estimated Housing Production (based on available sites) to Meet RHNA.....	3-75
Table 37: Housing Sites to Meet Regional Housing Needs Allocation (RHNA) .....	4-2
Table 38: Certificate of Occupancies Issued since January 1, 2006 on non-duplicative units ..	4-4
Table 39: Vacant Single-family Lots as of July 1, 2007.....	4-5
Table 40: Building permits issued from January 1, 2006 through June 30, 2007.....	4-7
Table 41: Size, Use and Zoning of Sites to Accommodate RHNA .....	4-13
Table 42: Ability to Address Special Housing Needs.....	4-17
Table 43: Temporary and Permanent Housing Options for Davis Homeless .....	4-19
Table 44: Site Alternatives- Other Existing Opportunities .....	4-22
Table 45: Second Units Historical Trends .....	4-23
Table 46: Neighborhood Shopping Centers Residential Potential.....	4-28
Table 47: Alternative Residential Opportunity Sites .....	4-31
Table 48: 2001 General Plan Residential Densities With Density Bonus .....	5-2
Table 49a: Provisions for a Variety of Residential Use Types by Zones .....	5-6
Table 49b: Provisions for a Variety of Residential Use Types by Zones .....	5-7
Table 50: Sample Election Costs .....	5-17
Table 51: Potential Costs of Accessible and Visitable Features .....	5-28
Table 52: City of Davis Planning Division Fee Schedule, Effective July 1, 2007 .....	5-40
Table 51: Quantified Objectives 2008-2013Objective .....	6-19
Table 53a: Provide Adequate Sites (Housing Supply) Implementation Plan .....	7-2
Table 53b: Provide Adequate Sites (Housing Supply) Implementation Plan .....	7-10
Table 54a: Assist in Affordable Housing Development Implementation Plan.....	7-12

Table 54b: Assist in Affordable Housing Development Implementation Plan..... 7-15

Table 55a: Address Governmental Constraints Implementation Plan..... 7-16

Table 55b: Address Governmental Constraints Implementation Plan..... 7-18

Table 56a: Conserve and Improve Condition of Affordable Housing Stock Implementation  
Plan ..... 7-19

Table 56b: Conserve and Improve Condition of Affordable Housing Stock Implementation  
Plan ..... 7-20

Table 57a: Program to Promote Equal Housing Opportunities (Access) Implementation  
Plan ..... 7-20

Table 58a: Energy Conservation Implementation Plan ..... 7-24

Table 58b: Energy Conservation Implementation Plan – Quantified Objectives ..... 7-26