

2. HOUSING ELEMENT ORGANIZATION AND PREPARATION

2.0 PLANNING AREA

The General Plan planning area consists of approximately 160 square miles. The incorporated area of the city is approximately 10 square miles. The Housing Element deals solely with the incorporated area. New development areas may be annexed to the city during the Housing Element five-year planning period. It is not expected that the developed unincorporated areas, such as El Macero and Binning Tract, will be annexed to the city during the life of this Housing Element.

2.1 HOUSING ELEMENT ORGANIZATION

This document is an update of the 1993 Housing Element. The 1993 Housing Element organization remains intact except for the recognition that the 2001 General Plan contains goals, policies, standards, and actions. The 1987 General Plan format contained goals, policies and implementing policies. The changes to the 1993 Housing Element document relate to policies, programs, and tables that are outdated, or require updating, or are added to reflect current conditions.

To a greater extent than any other part of the General Plan, state law mandates the contents of the Housing Element. The table below provides an index to state-required components of the Housing Element.

The structure of this Housing Element does not exactly parallel the order of the mandatory requirements listed in the State Code. For the City of Davis, it was felt that a more logical organization would begin with overall issues providing a context for discussion of housing in Davis. Following that are discussions of housing needs, housing resources, and then housing programs. At the end of the document is the required analysis of performance in meeting the goals established in the 1993 Housing Element. Section 65301(a) of the State Government Code allows a local jurisdiction Housing Element to be adopted in any format deemed appropriate or convenient by the local legislative body.

This Housing Element organizes the state-mandated material in four main sections. The inventory of housing resources is included in Section 3, Setting. Sections 4, 5, and 6 present information and analysis relating to housing need, land inventory and constraints to the production of housing. Sections 6 and 7 address the city's ability to meet its projected need. Section 8 discusses identified governmental constraints to provision of housing. Section 9 establishes action and implementing policies for housing, and identifies responsible agencies, quantified objectives and required city actions for achieving the housing program. Tables 1 and 2 below index the requirements to the Housing Element, and summarize the sections of the element. The purposes of the tables are to assist the reader to identify where requirements of the law are addressed.

TABLE 1 - INDEX TO REQUIRED HOUSING ELEMENT COMPONENTS		
Statutory Requirement Include	Section	Page
Assessment of Housing Needs and Resources (§65583):	3	15 - 20
▪ Analysis of population trends (Government Code §65583(a)(1))	4	15 - 36
▪ Analysis of employment trends (Government Code §65583(a)(1))	6	56- 87
▪ Quantification of existing and projected need for housing at all income levels	7	88 - 103
Analysis of household characteristics, housing characteristics and housing stock condition (Government Code §65583(a)(2))	4	15 - 36
Inventory of land suitable for residential development and an analysis of the relationship of zoning and public services and facilities to these sites (Government Code §65583(a)(3))	6 7	56 - 87 88 - 103
Analysis of potential and actual government constraints on housing (Government Code §65583(a)(4))	8	104 - 129
Analysis of potential and actual nongovernmental constraints on housing (Government Code §65583(a)(5))	8	104 - 129
Analysis of special housing needs (Government Code §65583(6))	6	56 - 87
Analysis of opportunities for energy conservation (Government Code §65583(a)(7))	5	37 - 55
Analysis of assisted housing developments that are eligible to change to non-low-income uses (Government Code §65583(a)(8))	6	56- 87
Statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing (Government Code §65583(b))	9	130 - 194
A program, which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element (Government Code §65583(c))	9	130 - 194

The table below contains the ten sections of this Housing Element.

TABLE 2 - Housing Element Sections and Description			
Section 1	Introduction	Section 6	Housing Need
Section 2	Housing Element Organization and Preparation	Section 7	Ability to Meet Projected Need
Section 3	Regional Context and Employment Trends	Section 8	Constraints on Housing Production
Section 4	Population and Housing Trends and Status	Section 9	Current Housing Programs
Section 5	Housing Cost and Affordability	Section 10 Appendix	Evaluation of Performance in Meeting Prior RHNP/Goals
Notes: See Table of Content for page numbers.			

2.2 PUBLIC PARTICIPATION AND PLAN CONSISTENCY

There is an on-going public participation to the drafting and completion of this Housing Element. The Affordable Housing Task force (AHTF) performs the initial public review and provides input and recommendations to the Planning Commission and City Council on this Housing Element. The AHTF holds public meetings on the Housing Element and other affordable housing issues that it addresses. Prior to submission of this Housing Element to HCD for certification, the Planning Commission and City Council have held several public meetings on this Housing Element. Upon certification by HCD, this Housing Element will go back to the Planning Commission and City Council for final review and adoption.

In September of 2001, the City Council established the Affordable Housing Task Force (AHTF) in response to the Planning Commission recommendation that a working group be established to consider affordable housing issues. The composition of the task force is a broad mix, including representatives from various commissions (Planning, Social Services, and Human Relations), for-profit and non-profit housing developers, student and senior representatives, and three public at-large representatives.

The AHTF held regular public meetings on the Housing Element update. The AHTF suggested several changes to the Housing Element. The Planning Commission was presented with the AHTF recommended changes in April and December of 2002. In public meetings, the Planning Commission reviewed and accepted the AHTF recommended changes with minor changes and few new recommendations, which were transmitted to the City Council. In December of 2002 and subsequent meetings in 2003, the City Council, at public meetings, reviewed the staff, the AHTF and the Planning Commission recommended changes to the Housing Element. The City Council made some changes and approved the update to the Housing Element and directed staff to make appropriate technical edits and submit the document to HCD for certification. Upon HCD certification, the Planning Commission and City Council will hold a public meeting to adopt the Housing Element. Also, if HCD certifies the Housing Element, the AHTF will be provided with a copy of the certified document prior to the Planning Commission final review and recommendation to City Council, and the City Council final action on the Housing Element.

Per State law requirements for involving citizens and other groups, the city conducted an extensive citizen input process leading up to the 2001 General Plan update. During the fall and winter of 1993, the city conducted seven community workshops and 31 “kitchen” conferences soliciting the community's vision for Davis' long term future. In April 1994, the Community Workshop Summary was released. The workshop summary contained the comments from over 700 members of the Davis community who provided comments from October 1993 to March 1994. Comments were also included from various elementary school classes, letters, comment cards from the City's FOCUS newsletter, responses to a newspaper flyer and the Internet.

In March 1994, the City Council appointed 215 people to be on 14 general plan committees to review and revise the 1987 general plan. The general plan committees were focused around the topics below. Although each committee was responsible for a particular topic area(s), they were also encouraged to address any and all general plan issues.

- Culture, Art and History
- Economic Development
- Growth Management and Neighborhood Preservation
- Housing Affordability, Diversity and Innovation
- Open Space
- Public Services, Safety and Infrastructure
- Urban Design/Community Design
- Cultural Diversity and Social Climate
- Environment, Energy and Conservation
- Human Services (originally called Health and Social Services)
- Mobility and Noise Issues of the Next Century
- Parks and Recreation
- Technology and Computers
- Youth and Education

From April 1994 to July 1995, the committees drafted visions, goals, policies and implementing measures for the 2001 General Plan. Their efforts resulted in a summary of Revised General Plan Committees Visions, Goals, Policies and Actions that was published in October of 1995. This document was reviewed by the committees from November 1995 to March 1996. From January to March of 1996, the committees reviewed the General Plan Update Workbook that was prepared to assist the committees in focusing their ideas on land use and policy issues. The committees' comments on the Revised General Plan Committees Visions, Goals, Policies and Actions and the Workbook were incorporated into the Administrative Draft General Plan, dated May 1996. From May 1996 to September 1996, the city staff liaisons reviewed and commented on the Administrative Draft General Plan. At the committees' request, the process was combined with several technical and background studies including the following housing-related studies:

- Infill Potential Study, 1996
- Housing Needs Assessment, 1996
- Jobs/Housing Balance Analysis, 1997

A "Public Review Draft" of the general plan, which incorporates both committees' and staffs' comments, was made available in November of 1996. The Planning Commission and City Council reviewed that draft in public meetings between December 1996 and March 1998. A "Final Draft" plan was published in June 1998.

The environmental impact report and fiscal study was conducted on the "Final Draft" plan. These analyses considered the four "equal weight" alternatives which included the buildout of the existing general plan, a "reduced buildout" scenario, and two "community expansion" scenarios. On June 6, 2000, the City Council certified the environmental impact report. From June to August 2000, the Planning Commission held public workshops, meetings and hearings regarding the General Plan Update. On August 2, 2000, the Commission recommended approval of the Plan subject to specific modifications. Between September 2000 and May 2001, the City Council held 18 public workshops, meetings and hearings regarding the General Plan Update.

On May 23, 2001, the Council adopted the General Plan subject to specific modifications. Public forums provided opportunities for public comment and debate on housing, land use, growth, circulation and all other issues in the General Plan Update. The process facilitated consideration of housing issues in the context of the other community concerns, and fostered the development of a Plan, which is both internally logical and consistent.

This update of the Housing Element of the 2001 General Plan takes into consideration the above processes.