

## **Section 6 – 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, continue to provide developers with a list of ranked sites for the allocation process under the City's 1% policy. Utilize development agreements that include adequate citizens' participation and City Council oversight as required in the planning implementation of the allocation processes. The sites are grouped into three groups; those ripe for development within this planning period (pre-2013), those that could be alternative sites if they are needed prior to 2013 and those that are not needed prior to 2013. Applications for all projects in the "pre-2013" group sites would be processed as submitted and permits would be released on a first-come, first-served basis.
- b. Analyze the mechanism whereby existing and future mobile home sites can be made permanently affordable.

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- 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. Evaluate mechanism by which the City can encourage increased densities in order to facilitate greater affordability without sprawl. Study such dwellings as row houses, town houses, second story apartments over businesses, impact of increased allowable densities, 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.
- f. As directed by City Council, City staff will develop a report on the appropriateness and effectiveness of the currently suspended Middle Income Housing Ordinance by June 2011.
- g. The City of Davis will complete a comprehensive review of the following policies to evaluate the cumulative impact on residential development: the 1 percent Growth Policy, Measure J, the Phased Allocation Ordinance and the Middle Income Ordinance (currently suspended). The review will identify the cumulative impact of these separate policies, initiatives and ordinances on residential development and provide direction on any changes to address the identified regulatory barriers. The review will evaluate the City's ability to achieve the ultimate common goals established by these policies and ensure that there is no redundancy in the combination of their implementation. As issues are identified as part of this review the City will implement changes to mitigate and remove barriers, increase the transparency of these policies and establish ways to streamline these policies and processing permit procedures to assist with the development of a variety of housing types to serve a range of income levels.
- h. The City will review the current Inclusionary Housing Ordinance to ensure that its requirements do not unduly impact a developer's ability to develop housing in the City of Davis. The City is currently conducting visioning workshops on its affordable housing program to explore program options for increasing affordability of existing housing stock and for encouraging additional in-fill development and to ensure that the intent of the program allows for the development of affordable housing through the completion of housing developments. The City will also review recent court cases regarding inclusionary housing requirements to ensure compliance with state law.
- i. The City will facilitate the development of housing to meet the needs of the City of future growth sites (identified as green sites in Table 47). The City will expedite planning applications on these sites, meet with interested property owners to provide them an

overview of the planning application process, assist with implementing rezones and provide flexibility in development standards to promote the production of housing types that can serve a range of income levels.

**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 households with children with low, very low, and extremely low incomes.
- b. Adopt zoning provisions allowing housing to meet the special housing needs of single persons or small households with low-, very low- and extremely low- incomes. Allow such housing, subject to discretionary review, in appropriate residential and commercial areas.
  - This will include provisions addressing single room occupancy units (SRO), which are small units meant for a single person to inhabit as a permanent residence that may have a private bathroom or kitchen but not both. As SRO's are currently allowed under the multi-family residential ordinance, a definition of SRO will be added to the code to clarify how and where this use is allowed.
  - Work with the Housing Authority to provide Housing Choice Vouchers to small households with extremely low- and very low-incomes.
- c. Amend the City's zoning code to include a definition of "emergency shelter." In addition, list "emergency shelter" of 35 beds or fewer as a permitted use in the Industrial Zoning District (I). With a current land capacity of 75.22 acres, emergency shelters of 35 beds or fewer will be allowed in the I zoning district by right without a CUP or other discretionary action.
- d. Per SB 2, transitional and supportive housing must be treated as residential uses. Specific definitions of each of these are needed to ensure clarity of what type of housing constitutes a supportive or transitional housing type. To this end, the City will add definitions of "transitional" and "supportive" housing in accordance with state law to the Zoning Ordinance.
- e. Streamline the permit-approval process to the extent feasible by offering pre-application meetings and concurrent review of applications.

**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.
- 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.

**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

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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 UC Davis in 1989, including but not limited to the following:
  - 1. The goal and intention of UC 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: The revised UC Davis student population goal of 30,000 was met in year 2007-08. While the MOU between the City of Davis and UC 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.*

- c. Urge the University to provide on-campus housing for living groups.
- d. Engage in discussions with UC Davis that result in either an updated MOU or an alternative agreement that ensures UC Davis's provision of on-campus student housing for at least 38% of its current and projected total student population consistent with the UC system wide planned average, and encourages provision of on-campus housing for 42% of its total student population, in accordance with the UC system wide goal. The housing should consist primarily of core-campus, high-density student apartments that are able to accommodate individual and family student-households for the average term of the student population at UC Davis.

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

**Actions**

- 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.

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- b. Continue to utilize local employee incentive system as a means of connecting local employees to local affordable and middle ownership opportunities. The City holds a lottery drawing to decide the recipient of an affordable ownership or rental unit when new units become available. The Incentive System for the Local Workforce allows more “tickets” for members of the local workforce to be put into the drawing. This system was developed to ensure that the local workforce could live in the community. To address fair housing issues, elderly and disabled households were also included in this incentive system since they are less likely to be part of the local workforce.

### **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.
- c. Provide incentives to builders to provide housing and care choices for seniors of all income levels, including applicable density bonuses.

### **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 by offering letters of support, attending meetings with developer and USDA, and offering funding priorities if needed.
- 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 by offering letters of support, attending meetings with developer and USDA, and offering funding priorities if needed.

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. 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.
- b. 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.
- c. 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 non-City available affordable housing incentive programs available to Davis residents for both new and existing housing by advertising the programs on the City website and in public meeting places. The incentive programs include: 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. Most of the City's vacant sites are in the Planned

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Development (PD) zones in an effort to foster development flexibility. For non-PD sites, the City can consider parking reserves or modifications on development standards such as setbacks, lot coverages, and open space of up to 10 percent through a minor modification.

- e. Use local resources to support programs in the city that assist in placing high-risk renters into affordable housing units.
- f. If new lands are added to the City's General Plan Area, identify, zone, and develop affordable housing sites early in the planning process.
- g. Work to maintain continued affordability of existing affordable housing with expiring federal, state, or local subsidy programs by annually monitoring each at-risk project and working with owners to develop a plan for conservation of the units. This may include offering technical assistance in identifying alternative funding sources if original funding will expire, a partnership with the City's Redevelopment Agency or other mechanisms deemed appropriate.
- 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 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.

- 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.
- d. The middle-income housing requirement is suspended. The City Council shall review and assess future need of this requirement in June 2011.

**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.

(This policy has been indefinitely suspended by the City Council and will be revisited in June 2011 to consider whether it should be reenacted.)

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### 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 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.
- b. Continue to participate in an inter-agency county homeless task force.
- c. Continue to serve residents with the City’s Fair Housing/Mediation Services by disseminating information about these services throughout the community. The information describing the Fair Housing/Mediation Services will be posted on the City’s website and in public places such as the libraries, City buildings and other appropriate public meeting places.

**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.
- 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. Continue offering incentives to homeowners and developers to reserve spaces on upper floors of retail commercial buildings, downtown and elsewhere, for housing.
- 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. Maintain the scope of the Social Services Commission to include affordable housing.**

**Actions**

- a. The Social Services 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.
- b. The Social Services Commission shall continue to review and make recommendations on affordable housing units and on local affordable housing policy.
- c. The Social Services Commission shall regularly review current needs for continuing targeting of resources to moderate, low and very-low income households.
- d. The Social Services Commission and its staff, 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.
- 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

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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. Continue the City’s incentive system for the local workforce, through 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 projects within the Core Area (downtown) with 15 or fewer units and 38 bedrooms or fewer. In-lieu fees shall be set to reflect the true costs of affordable housing.
- 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.

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- 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 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.
- c. 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.
- d. Increase resources for Affordable Housing. Study a variety of mechanisms to increase financial resources to increase the supply of affordable housing.
- e. 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 Commission and City Council.
- f. Since the promotion of the construction of second units has been of interest to local commissions and is currently being considered by the City Council, the City performed outreach during their zoning code amendments concerning permitting second units by-right. This outreach will continue as the City plans to provide additional education to the public on what is permitted for developing a second unit.

**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 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.

**PLAN IMPLEMENTATION 4.1 STREAMLINING** Streamline the permit-approval process to the extent feasible by offering pre-application meetings and concurrent review of applications.

**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.

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

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### 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 upon 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.

**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 Community Development 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.

*Quantified Objectives*

The table below provides an estimate of the City’s housing production through the end of this planning period (2013). The new construction is based on the City’s remaining regional housing need and is reflective of the progress the City has made so far toward these goals. The rehabilitation estimates are based on the City’s assistance with three projects (varying from minor or major rehabilitation in recent years). Finally, the conservation estimates are based on the number of at-risk units in the City.

**Table 51: Quantified Objectives 2008-2013 Objective**

Category/Program	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
SACOG Allocation for 2006-2013	15	16	119	163	185	498

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

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Category/Program	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Permit Development Activity (1/06 – April 08)	40	28	34	30	179	311
Remaining Need <sup>1</sup>	--	--	48	133	6	187
<b>NEW CONSTRUCTION TOTAL</b>	--	--	48	133	6	187
<b>REHABILITATION</b> <sup>1</sup>	15	15	15	10	0	55
<b>CONSERVATION</b>	92 <sup>2</sup>	173 <sup>3</sup>	11 <sup>4</sup>	--		276

Remaining units for low –income is figured using surplus unit roll-over from extremely- and very low-income.

1. Rehabilitation estimate based on three projects completed recently for which the City provided financial or technical assistance.

2. Units from Anderson Place I and II on Hanover Dr.

3. 11 from Valdora St., 92 from Hanover Dr., 70 from Kennedy Pl.

4. 11 units from Valdora St.