

9. HOUSING PROGRAM

9.0 HOUSING PROGRAM

The May 2001 General Plan amended the 1987 General Plan. The Housing Element was updated as part of the 2001 General Plan. However, to better address the city's housing issues and state mandated Housing Element update, the city embarked on another revision of its Housing Element. Some 1993 Housing Element policies remained unchanged in the 2001 update. Some 1993 Housing Element policies had minor changes made to them. Other 1993 Housing Element policies were either significantly amended or deleted. The 2001 General Plan contains some new policies that were not in the 1993 Housing Element. However, the 2001 General Plan Housing Element is being updated by this document in compliance with state mandate, and to address the city's recent housing issues. The current revisions to the 2001 General Plan Housing Element reflect the visions, goals, and policies of the city relative to housing.

The housing programs in this Housing Element are for the period that began on June 30, 2002 and that will end on June 30, 2007. The SACOG Regional Housing Needs Plan states that the interim planning period for the city began on January 1, 2000 and ended on June 30, 2002. The city's housing needs assessment in Section 6 of this document included data from the interim planning period.

Consistent with state law, responsible agencies, quantified objectives, and actions needed have been identified for the policies. The programs outlined in this document will assist in the city's compliance with the requirements of the city's fair share. Based on the analysis in this document, the city will meet and exceed provision of its fair share allocation.

As documented elsewhere in this document, the city's housing is in very good condition. There are no housing units identified as needing rehabilitation. This is substantially due to the city's resale inspection program. The city encourages equal opportunities for all relative to access to housing. The city ensures that new constructions and resold structures comply with state energy conservation standards. Also, it encourages developments that go beyond the requirements of state law. The city has always encouraged the development of affordable housing for all income groups and continues to encourage development of affordable housing.

There are limited federal and state housing subsidies. The very small amount of state and federal assistance now available for housing for very-low, low and moderate-income households has placed greater emphasis on the role of local government in producing affordable housing. While federal and state tax laws make low-interest mortgage money available for below-market-rate housing, it is still difficult to obtain these low-interest loans due to fierce competition. Recent hard economic conditions have contributed to the limitation in the provision of federal and state funds for affordable housing. However, it is anticipated that when Proposition 46 funds become available, they will reduce the city's burden of financing affordable housing.

The city has been in the forefront of affordable housing provision. The city has assisted financially and through its inclusionary zoning requirement in the provision of varying types of affordable housing. The city Housing Trust fund, for example, has been used in the provision of several rental units over the years. Policies in this Housing Element ensure continued commitment to provision of affordable housing to all income groups. The city continues to evaluate ways to improve provision of affordable housing to all income groups. Efforts include the ongoing Internal Housing Needs Assessment. Also, the City Council appointed an Affordable Housing Task Force based on the following to address affordable housing issues:

- The city has demonstrated a strong commitment to effectively manage affordable housing activities;
- The city has been active in the development of affordable housing for over twenty years;
- The city is working with residents of Davis and organizational representatives interested in affordable housing to ensure that affordable housing projects meet the needs of diverse groups of Davis residents;
- The city recognizes the need for public input into the development of affordable housing; and
- The Planning Commission has requested that a working group be established to consider affordable housing issues.

The City Council has resolved and created the Affordable Housing Task Force to perform tasks, which include: 1) housing need assessment, 2) explore and make recommendations for alternative methods of providing affordable housing, and 3) offer clarification, comments and propose languages to be used in the implementation of this Housing Element and the goals of the Affordable Housing Ordinance.

Due to the city's low vacancy rate, the limited supply of developable land in the General Plan, and bidding up of housing prices and rents by prospective residents, the housing opportunities for very-low, low, or moderate-income households appear limited. This concern is offset to an undetermined amount by requiring developers to provide affordable housing (i.e., inclusionary zoning) and exempting affordable housing units from allocation requirements. Thus, General Plan policies and Affordable Housing Ordinance requirements adequately address this concern. The city affordable housing policies include the requirement to provide housing that is affordable for residents with low paying jobs, fixed incomes and pensions. Implementation of this and other city policies will assure provision of low to above-moderate income affordable housing to meet regional housing needs, but the city is unlikely to satisfy the total demand for affordable housing in Davis.

Unlike the 1993 Housing Element that contained Goals, Guiding Policies and Implementing Policies, this Element contains Goals, Standards, Policies and Actions. Given the complexity of this Housing Element's goals, policies, standards and actions, the responsible agencies,

quantified objective, actions needed and financing that follow are selective. There are no responsible agencies, quantified objectives, actions needed and financing listed for goals, some policies, standards and actions. Generally, this is because the goals are too broad and are accounted for in the standards, policies and actions. Also, where the standards, policies and actions address the same program, then the responsible agencies, quantified objectives, needed actions and financing for them is combined. This section has many sub-sections, which consists of:

- List of current goals, standards, policies and actions being addressed in this Housing Element
- Housing supply,
- Affordable housing,
- Access to housing,
- Removal of constraints to housing production,
- Residential conservation, and
- Energy conservation.

9.1 HOUSING ELEMENT GOALS, STANDARDS, POLICIES & ACTIONS COMPILED

Below is a compilation of the goals, standards, policies and actions of this Housing Element. The compilation is based on the categorization of 1) housing supply, 2) affordable housing, 3) access to housing, 4) removal of constraints on housing production, 5) residential conservation and 6) energy conservation.

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, establish guidelines for allocation processes including development agreements that include adequate citizens' participation and City Council oversight in the planning implementation of the allocation processes.
- b. Analyze the mechanism whereby existing and future mobile home sites can be made permanently affordable.
- 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. Encourage increased densities in Davis in order to facilitate greater affordability without sprawl. Study such dwellings as row houses, town houses, second story apartments over businesses, 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.

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 single persons with low and very low incomes.

- b. Adopt zoning provisions allowing housing to meet the special housing needs of single persons or small households with low and very low incomes. Allow such housing, subject to discretionary review, in appropriate residential and commercial areas.

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.
- 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.
- d. Consider adopting an ordinance requiring basic access (visitability) features for 25 percent of newly constructed single-family residences (that is in new subdivisions), and in all multi-family residential units with a ground-floor entrance, including, at a minimum: an accessible route through hallways and passageways on the first floor, at least one adaptable bathroom on the first floor with wall reinforcements, and accessible light switches, thermostats and other environmental controls on the first floor. Part of this consideration should be a cost analysis for the required reasonable accommodation, accessibility and visitability improvements.

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 U.C. Davis in 1989, including but not limited to the following:
 1. The goal and intention of U.C. 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.

- c. Urge the University to provide on-campus housing for living groups.
- d. Investigate as a strategy City, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.
- e. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.
- f. 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 1.6 Include students from low-income families within the target population for affordable housing opportunities.

Action

- a. Encourage the construction of student cooperatives as permanently affordable housing opportunities for students.

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.
- b. Create incentives to provide local housing for local employees.

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.
- c. Provide incentives to builders to provide housing and care choices for seniors of all income levels.

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.
- 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.

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. Limited-equity cooperative units affordable to moderate-income households (120 percent of median income or less) are exempt from restrictions on the rate of new construction.
- b. 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.
- c. 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.
- d. 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 available affordable housing incentive programs available to Davis residents for both new and existing housing, for example 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.
- e. Revise the existing program to provide loans or grants to very low-income households for the purpose of making deposits on rental housing.
- f. If new lands are added to the City's General Plan Area, identify and zone 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.
- 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 2005 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.

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 daily 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 interagency county homeless task force.

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 to alert the city 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. Consider 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 Change the name of the Social Services Commission to the Social Services and Affordable Housing Commission.

Actions

- a. Designate the Social Services and Affordable Housing Commission 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. In 2003, the City Council will expand the mission of the Social Services and Affordable Housing Commission to include review and recommendations affordable housing units provided pursuant to the Affordable Housing Ordinance to the Planning Commission.
- c. The Social Services and Affordable Housing Commission shall regularly review current needs for continuing targeting of resources to moderate, low and very-low income households.
- d. The commission and its staff, the Parks and Community Services Department 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 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.

DIVERSITY 1.1 Action d. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.

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 parcels less than ten acres in size and fewer than 30 units. In-lieu fees shall be set to reflect the true costs of affordable housing subsidization.
- 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.
- 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 revising the developer impacts fee structure for housing units so that smaller units pay lower fees than larger units by considering unit square footage,

or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.

- c. 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.
- d. Study the structure of storm-water quality fees and sewer fees for housing unit so that smaller units pay lower fees than larger units by considering unit square footage, or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.
- e. 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.
- f. Increase resources for Affordable Housing. Study a variety of mechanisms to increase financial resources to increase the supply of affordable housing.
- g. 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 and Affordable Housing Commission.

Policy HOUSING 4.2 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 4.3 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.

STREAMLINING Policy IMPLEMENTATION 4.1. Streamline the permit-approval process to the extent feasible.

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.

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 on 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.

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 Planning and Building 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.

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.

As above, the discussions below are based on the sub-sections -- 1) housing supply, 2) affordable housing, 3) access to housing, 4) removal of constraints to housing production, 5) residential conservation and 6) energy conservation. However, the responsible agencies, quantified objectives, actions needed and financing is added to the standards, policies and actions.

9.2 HOUSING SUPPLY

Davis encourages the promotion of adequate housing for all income groups. Below are the city's goal, standards, policies and actions on provision of housing for all segments of the community. The programs for the supply of housing and the context to which the housing is provided are discussed below.

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.

Notes:

See Standards and Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Standards

- a. Housing, including affordable housing, should include a range of unit sizes appropriate to meet Davis housing needs.

Notes:

See the separate General Plan policy interpretation document titled "Ratio of Housing, Mix of Residential Types and Integration of Affordable Housing Units".

The 2001 General Plan Update does not include a policy regarding the ratio of single family to multi-family housing.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council

Quantified Objective: Amend the Affordable Housing Ordinance by 2003.

Actions Needed: Amend the Affordable Housing Ordinance to require a variety of housing types; also, amend the General Plan policy interpretation titled "Ratio of Housing, Mix of Residential Types and Integration of Affordable Housing Units" to reflect changes in policy.

Financing: General Fund (staff time).

- b. Each new development area should include a mix of housing types, densities, prices and rents, and designs.

Notes:

See the separate General Plan policy interpretation document titled "Ratio of Housing, Mix of Residential Types and Integration of Affordable Housing Units".

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend Phased Allocation Ordinance by 2004.

Actions Needed: Revise the Phased Allocation Ordinance to require each new development area to include a mix of housing types, densities, prices and rents, and designs, where feasible.

Financing: General Fund (staff time).

- c. All new housing construction shall meet minimum densities and will have limited number of overly-large homes

Responsible Agencies: Planning and Building Department, Planning Commission and City Council

Quantified Objective: Amend Phased Allocation 2004 and Affordable Housing Ordinances by 2003.

Actions Needed: Revise the Phased Allocation and Affordable Housing Ordinances to require each new development area to include a mix of housing types and densities that will have limited number of overly-large units.

Financing: General Fund (staff time).

Actions

- a. As a vehicle for long range planning, establish guidelines for allocation processes including development agreements that include adequate citizens' participation and City Council oversight in the planning implementation of the allocation processes.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend the Phased Allocation Ordinance by 2004.

Actions Needed: Amend Phased Allocation Ordinance so as to establish guidelines for allocation processes that include development agreement review processes.

Financing: General Fund (staff time).

- b. Analyze the mechanism whereby existing and future mobile home sites can be made permanently affordable.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Conduct analysis by 2007.

Actions Needed: The analysis should evaluate existing and future mobile sites relative to permanent affordability.

Financing: General Fund.

- 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.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend Zoning Ordinance, Phased Allocation Ordinance and General Plan Policy interpretation document by 2004.

Actions Needed: Revise the Zoning Ordinance, Phased Allocation Ordinance, and General Plan Policy interpretation policy to 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.

Financing: General Fund (staff time).

- c. Encourage increased densities in Davis in order to facilitate greater affordability without sprawl. Study such dwellings as row houses, town houses, second story apartments over businesses, 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.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council

Quantified Objective: Complete the study and report to City Council by 2007

Actions Needed: Conduct studies and includes findings from the study if approved by City Council in the review of new residential projects

Financing: General Fund

- d. 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.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Review of infill projects in and near the core area and the neighborhood shopping centers would include encouragement for owner-occupied townhouses and condos.

Actions Needed: Each new proposed project would be encouraged to include similar type housing, where feasible.

Financing: Developer fees.

Policy HOUSING 1.2 Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.

Notes:

See Policy HOUSING 1.3 through 1.7 below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

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.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Explore mechanisms for encouraging and financing the construction of housing to meet the needs of single persons with low and very low incomes.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: 20 dwelling units by 2005.

Actions Needed: Encourage development applicants to provide smaller dwelling units that will meet the needs of single persons with low and very low incomes.

Financing: Private Developers.

- b. Adopt zoning provisions allowing housing to meet the special housing needs of single persons or small households with low and very low incomes. Allow such housing, subject to discretionary review, in appropriate residential and commercial areas.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend the Commercial Neighborhood (C-N) Combining District by 2004.

Actions Needed: Amend the C-N district of the Zoning Ordinance to conditionally allow residential uses consistent with the General Plan Neighborhood Retail land use designation. The residential uses should include provisions for housing that meets the special housing needs of single persons or small households with low and very-low incomes.

Financing: General Fund (staff time).

Policy HOUSING 1.4 Encourage a variety of housing types and care choices for disabled persons.

Notes:

See Standards and Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

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.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to enforce state and federal laws governing disabled persons' dwelling unit accommodation in all housing developments with five or more units through building permit plan checking process.

Financing: Building Permit fees; Developer fees.

- b. Housing for disabled persons should be located near neighborhood centers in order to facilitate disabled persons' maximum participation in community life.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: 20 dwelling units in or near Neighborhood Shopping Centers.

Actions Needed: See Policy HOUSING 1.3(b).

Financing: Developer fees.

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.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Zoning Ordinance amendment by 2007.

Actions Needed: Amend the Zoning Ordinance to specify procedures.

Financing: General Fund (staff).

- b. Complete a review of land use and zoning standards to promote housing for people with disabilities.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend the Zoning Ordinance by 2007.

Actions Needed: The ordinance amendment should review land use and zoning standards to promote housing for people with disabilities; see Policy HOUSING 1.4 Action a above.

Financing: General Fund (staff time).

- 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: 10 dwelling units not otherwise required by 2007.

Actions Needed: As part of the Zoning Ordinance amendment in Action "a", include disable persons housing issues, consider density bonus or other incentives to provision of accessible housing for people with disabilities.

Financing: Private Developers.

- d. Consider adopting an ordinance requiring basic access (visitability) features for 25 percent of newly constructed single-family residences (that is in new subdivisions), and in all multi-family residential units with a ground-floor entrance, including, at a minimum: an accessible route through hallways and passageways on the first floor, at least one adaptable bathroom on the first floor with wall reinforcements, and accessible light switches, thermostats and other environmental controls on the first floor. Part of this consideration should be a cost analysis for the required reasonable accommodation, accessibility and visitability improvements.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: By 2007 the City Council to consider an ordinance that requires basic access (visitability).

Actions Needed: Consider a visitability ordinance that would not become an impediment to the provision of housing, including analysis of costs, benefits, legal constraints, impact on housing supply, etc.

Financing: General Fund (staff time).

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.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Continue to work with UC Davis to provide housing for students.

Responsible Agencies: UC Davis and City Council.

Quantified Objective: UC Davis to provide additional 2,300 beds on campus by 2007.

Actions Needed: City to provide technical assistance to UC Davis, as appropriate, in its Long Range Development Plan (LRDP) update.

Financing: UC Davis.

- b. Support the provisions in the Memorandum of Understanding entered into by and between the City of Davis and U.C. Davis in 1989, including but not limited to the following:

1. The goal and intention of U.C. 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.

Responsible Agencies: UC Davis and City Council.

Quantified Objective: Additional 2,300 on-campus beds by 2007.

Actions Needed: City to provide technical assistance to UC Davis, as appropriate, in its Long Range Development Plan (LRDP) update; The City and UC Davis to update the MOU.

Financing: UC Davis, and General Fund (staff time).

c. Urge the University to provide on-campus housing for living groups.

Responsible Agencies: UC Davis.

Quantified Objective: Two new living group houses on the UC Davis Campus by 2007.

Actions Needed: City to provide technical assistance to UC Davis, as appropriate, in its Long Range Development Plan (LRDP) update.

Financing: UC Davis and General Fund (staff time).

g. Investigate as a strategy City, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.

Responsible Agencies: UC Davis, City Council and Redevelopment Agency.

Quantified Objective: Report to City Council by 2004.

Actions Needed: City and UC Davis staff to investigate a strategy for a city, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.

Financing: General Fund and RDA Fund (staff time).

h. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Any new student housing to be located near campus, transit routes, or bike paths.

Actions Needed: Continue to evaluate new proposed student housing based on this policy.

Financing: Developer Fees.

- i. 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.

Responsible Agencies:	Planning and Building Department, Planning Commission and City Council.
Quantified Objective:	Continue to evaluate new student housing projects based on policies and actions requiring compatibility with existing neighborhoods and easy access to public and bicycle roadways.
Actions Needed:	Continue enforcement of policies and actions affecting location of new student housing in existing neighborhoods and within easy access to campus.
Financing:	Developer fees.

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

Notes:

See Action below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Action

- a. Encourage the construction of student cooperatives as permanently affordable housing opportunities for students.

Responsible Agencies:	Planning and Building Department, and Student housing cooperative.
Quantified Objective:	One additional student cooperative building by 2004.
Actions Needed:	Facilitate applications processing and participate in financing as appropriate.
Financing:	City, Davis Campus Cooperative.

Policy HOUSING 1.7 Analyze the models and options to promote housing for local employees.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Explore programs to assist City staff, UC Davis staff and faculty, Yolo County staff, and school district staff to live in Davis.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council, Davis Joint Unified School District, UC Davis.

Quantified Objective: Report to City Council by 2004.

Actions Needed: City, UC Davis, Yolo County, and school district staff to study housing program opportunities for employees that live in Davis.

Financing: General Fund (staff time).

- b. Create incentives to provide local housing for local employees.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Amend the Phased Allocation Ordinance by 2005.

Actions Needed: Amend the Phased Allocation Ordinance to give preference to projects that provide housing for local employees.

Financing: General Fund (staff time).

Policy HOUSING 1.8 Encourage a variety of housing types and care choices, as well as housing innovation, for seniors.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

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.

Responsible Agencies: Planning and Building and Parks and Community Services Departments.

Quantified Objective: Comply with state mandated five-year housing element update.

Actions Needed: As part of the state mandated housing element update, provide a housing needs analysis for seniors and other special housing needs population.

Financing: General Fund (staff time).

b. Develop design guidelines and site criteria for senior housing and care.

Responsible Agencies: Planning and Building and Parks and Community Services Departments.

Quantified Objective: Develop design guidelines and site criteria by 2005.

Actions Needed: Establish design guidelines and site criteria for senior housing and care projects.

Financing: General Fund (staff time) and CDBG.

c. Provide incentives to builders to provide housing and care choices for seniors of all income levels.

Responsible Agencies: Planning and Building and Parks Department, Planning Commission and City Council.

Quantified Objective: 50 senior units by 2005.

Actions Needed: Grant density bonus in accordance with state law.

Financing: Private developer.

Policy HOUSING 1.9 Encourage construction of housing to meet the needs of farmworkers.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Support efforts by the USDA Rural Housing Services and Yolo County Housing Authority to provide housing for farmworkers and their families.

Responsible Agencies: Farmers Home Administration and Yolo County Housing Authority.

Quantified Objective: Citywide total farmerworker housing needs throughout Yolo County per Yolo County Housing Element.

Actions Needed: Redevelopment Agency to support Yolo County referrals for creation of farmworker housing within Davis Planning Area.

Financing: General Fund (staff time) and CDBG.

- 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.

Responsible Agencies: City Council.

Quantified Objective: Not applicable.

Actions Needed: Continue to ensure that affordable housing developments provide equal opportunity to farmworker housing for occupancy.

Financing: Nonprofit developers.

9.3 AFFORDABLE HOUSING

The policies in this Housing Element include requirement for new residential development projects to provide a percentage of their units to very-low, low and moderate-income households. These policies will ensure that the very-low, low and moderate-income households will have housing opportunity in the city. Sections 5, 6 and 7 address affordability of housing within the city and evaluated the housing needs.

There are limited state and federal financial assistance now available for housing for low to moderate-income households. This has placed greater emphasis on the role of local government in producing affordable housing.

The goal, standards, policies and action in this sub-section address ways to provide affordable housing for all segments of the community. Given the city's determination that the very-low, low and moderate-income households have difficulty finding affordable housing, there are provisions in this Housing Element to ensure that these income-groups have housing opportunities in the city.

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.

Notes:

See Standards and Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Standards

- a. Limited-equity cooperative units affordable to moderate-income households (120 percent of median income or less) are exempt from restrictions on the rate of new construction.

Responsible Agencies: City Council.

Quantified Objective: Formation of one limited-equity cooperative project by 2003.

Actions Needed: Continue to maintain a housing allocation system incorporating an exemption for construction of limited-equity cooperative units.

Financing: Housing Trust Fund.

- b. 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.

Responsible Agencies: City Council.

Quantified Objective: The Phased Allocation Ordinance to continue exclusion of these units from the allocation system.

Actions Needed: Continue to maintain a housing allocation system incorporating an exemption of these units from the allocation system.

Financing: None needed.

- c. 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and Developers.

Quantified Objective: Not Quantifiable.

Actions Needed: Continue to enforce the Affordable Housing Ordinance in new residential developments.

Financing: Developer fees, General Fund (staff time).

- d. 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.

Responsible Agencies: Planning and Building Department, Planning Commission and Developers.

Quantified Objective: One land dedication parcel by 2005.

Actions Needed: Continue to enforce the Affordable Housing Ordinance requirements for new residential developments.

Financing: Developer fees and General Fund (staff time).

Actions

- a. Encourage use of Federal Tax Credits and other federal and state subsidy programs for production of low-income housing.

Responsible Agencies: Planning and Building Department, Parks and Community Services Department, and nonprofit developers.

Quantified Objective: 50 dwelling units.

Actions Needed: Continue to monitor availability of and requirements for federal funds, submit applications for tax credits and other federal and state subsidy programs for production of low-income housing.

Financing: CDBG (nonprofit administration) & staff time.

- b. Encourage the use of all available affordable housing incentive programs available to Davis residents for both new and existing housing, for example delayed fees for homebuyers, shared equity programs and mortgage-credit certificates.

Responsible Agencies: Planning and Building Department.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to encourage the use of all available affordable housing incentive programs open to Davis residents for both new and existing housing, for example delayed fees for homebuyers, shared equity programs and mortgage-credit certificates.

Financing: Staff time and nonprofit administration time.

- 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.

Responsible Agencies: City Council.

Quantified Objective: 150 dwelling units.

Actions Needed: Continue to enforce Affordable Housing Ordinance requirements in order to secure land for affordable housing developments; and to provide funding to nonprofit developers to secure additional affordable housing units for low-income households.

Financing: Private developers, RDA, LMIHF, HTF, CDBG.

- 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.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to enforce density bonus policies in accordance with state law.

Financing: Developer fee and staff time.

- e. Revise the existing program to provide loans or grants to very low-income households for the purpose of making deposits on rental housing.

Responsible Agencies: Planning and Building Department, Parks and Community Services Department, City Council, and CHOC.

Quantified Objective: Assist 5 households per year.

Actions Needed: Continue to assist very low-income households for the purpose of making deposits on rental housing. CHOC, in conjunction with the city staff to revise the existing program to attract participants.

Financing: CDBG.

- f. If new lands are added to the City's General Plan Area, identify and zone affordable housing sites early in the planning process.

Responsible Agencies: Planning and Building Department, Parks and Community Services Department, and City Council.

Quantified Objective: Any new housing development project will have designated affordable housing sites per General Plan and Zoning standards.

Actions Needed: Continue to enforce city requirements regarding new housing development project designating and providing affordable housing sites and units.

Financing: Developer fees (staff time).

- g. Work to maintain continued affordability of existing affordable housing with expiring federal, state, or local subsidy programs.

Responsible Agencies: Social Services commission, Parks and Community Services Department, and Nonprofit housing developers.

Quantified Objective: Preserve 476 units.

Actions Needed: Continue to monitor Section 8 opt out status and any Plans of Action submitted to HUD. Ensure that policies adopted by the city regarding Section 8 units are enforced. Hold optional public hearings if requested by tenants or other interested parties. Where feasible, allow Housing Trust Fund and Redevelopment Low and Moderate-Income Housing Fund monies to be used for this purpose. Seek federal and state funding sources, such as through the Low Income Housing Preservation and Resident Homeownership Act, for preservation, on an ongoing basis.

Financing: Housing Trust Fund, Redevelopment Low and Moderate Income Housing Fund, federal and state subsidies, General Fund (staff time).

- h. Assist residents who are displaced from subsidized housing in finding comparable accommodations.

Responsible Agencies: Parks and Community Services Department.

Quantified Objective: Zero households displaced without relocation.

Actions Needed: Monitor for residents who may be displaced from subsidized housing; provide referrals to affordable housing developers.

Financing: CDBG.

- i. Establish a referral service to assist very low and low income households in identifying affordable housing in Davis and surrounding areas.

Responsible Agencies: Affordable Housing Developers, Planning and Building Department, and Parks and Community Services Department.

Quantified Objective: Update list of affordable housing sites in Davis.

Actions Needed: Continue to maintain and update the lists of affordable housing sites, contact numbers, and relevant data on the sites for general public use. Planning and Building Department staff to coordinate with affordable housing developers, and Parks and Community Services Department to ensure that the list remains current.

Financing: Nonprofit developers, General Fund (staff time).

- j. Compile and maintain a list of vacant sites in Davis which are suitable for affordable housing development.

Responsible Agencies: Planning and Building Department.

Quantified Objective: Maintain an updated list of vacant affordable housing sites.

Actions Needed: Continue the compilation and update of vacant affordable housing sites. As part of annual housing inventory review and Phased Allocation Plan, compile the lists of all vacant affordable housing sites.

Financing: General Fund (staff time).

- k. Monitor creation and availability of affordable housing on an annual basis.

Responsible Agencies: Planning and Building and Parks and Community Services Departments.

Quantified Objective: Annually, report to City Council on affordable housing availability.

Actions Needed: The Affordable Housing Coordinator will monitor and report to Social Services Commission, Planning Commission and City Council.

Financing: Housing Trust Fund, General Fund (staff time).

1. 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Annually, report to City Council on affordable housing availability.

Actions Needed: Report to City Council annually.

Financing: Housing Trust Fund, General Fund (staff time).

- m. Encourage and seek funding for shared housing for residents with low-incomes, fixed incomes and pensions.

Responsible Agencies: Planning and Building Department, Parks and Community Services Department, nonprofit developers.

Quantified Objective: 15 units.

Actions Needed: Consider such use for a land dedication during Request for Proposal (RFP) process.

Financing: General Fund (staff time), state and federal fund.

- n. Maintain standards for the regulation of condominium conversion applications so that low-income households receive appropriate displacement protection or benefits.

Responsible Agencies: Planning and Building Department, Public Works Department, Planning Commission, and City Council.

Quantified Objective: Continue to enforce the Subdivision Ordinance.

Actions Needed: Continue enforcement of the Subdivision Ordinance requirements.

Financing: General Fund (staff time).

- 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.

- Responsible Agencies:** Planing and Building Department, Public Works Department, Planning Commission, and City Council.
- Quantified Objective:** 100 percent Affordable Housing sites have signs and accurate written materials.
- Actions Needed:** Continue to maintain written handouts on affordable housing sites. Continue to condition project applications approval to be subject to notification of prospective buyers about the location of affordable housing projects in the subdivision or area. Continue to condition zoning and map approval entitlement for posting and notification of pending affordable housing projects in a subdivision, or a location in an area.

Financing: Private developer, General Fund (staff time).

- o. The City shall review the Housing Element beginning in January 2005 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.

- Responsible Agencies:** Planning and Building Department, Planning Commission, and City Council.
- Quantified Objective:** Continue to comply with state law.
- Actions Needed:** Consistent with state law requiring five-year housing element update and compliance with fair-share numbers, the city will begin its housing element update during the interim planning period beginning in 2005.

Financing: General Fund (staff time).

- p. The City shall petition our state and national representatives for more affordable housing resources.

Responsible Agencies: Social Services and Affordable Housing Commission, Planning and Building Department, and City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Affordable Housing Coordinator to monitor and recommend support by City Council of prospective legislation supporting provision of more affordable housing resources.

Financing: General Fund (staff).

- q. 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Amend the Affordable Housing Ordinance by 2003.

Actions Needed: Amend the Affordable Housing Ordinance to establish timeline for the RFP process and subsequent land transfer.

Financing: General Fund (staff time).

9.4 ACCESS TO HOUSING

Equal access to housing is protected by state and federal law. Discrimination on the basis of race, religion, sex, marital status, ancestry, national origin or color is prohibited by state and federal laws (Civil Rights Act of 1968; Section 53 of the California Unruh Civil Rights Act). Other state laws prohibit local governments from discriminating against low-income persons, subsidized housing, and homeless shelters. The California Fair Employment and Housing Act protects individuals' access to housing. It states that all California citizens have the right to rent, lease, or purchase housing accommodations without discrimination because of race, religion, color, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability. It prohibits discrimination through public or private land use practices and decisions, including restrictive covenants, zoning laws, denials of use permits, and other actions authorized under the Planning and Zoning Law. The federal government also has adopted fair housing laws, which prohibit local governments from making housing unavailable to persons based on race, color, sex, familial status, national origin, or mental or physical disability. Local governments' role in the Housing Element is to identify strategies that will support and implement these laws.

The city has adopted Ordinance 1359 prohibiting discrimination in housing. Some Housing Element policies herein call for continued enforcement of the ordinance and discourage discrimination. The Parks and Community Services Department administers fair housing programs and refers cases where legal action is needed to the City Attorney.

The city's Fair Housing Program is publicized through announcements on cable television. The city has also generated brochures in spanish and english, which are distributed at City Hall and other public offices. Changes in federal and state Fair Housing laws have given the city additional mechanisms for providing fair housing services. One important service offered by the city is conciliation and mediation for fair housing and other landlord-tenant issues. The city will also refer fair housing complaints to the federal Department of Housing and Urban Development, which conducts investigations for possible legal action. Applicable city goals and policies are below.

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.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Continue to monitor daily 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.

Responsible Agencies: Parks and Community Services Department, Social Services and Affordable Housing Commission, Yolo County.

Quantified Objective: Continue participating the in funding of the Homeless Services Coordinator position.

Actions Needed: Yolo County, in conjunction with the cities of Davis, Woodland, Winters, and West Sacramento, has established and funded the position of the Homeless Services Coordinator; continue to participate in the funding of this position.

Financing: General Fund (staff time).

- b. Continue to participate in an interagency county homeless task force.

Note:

See Action "a" above

Policy HOUSING 3.2 Strive to ensure that required affordable housing is occupied by those of the greatest need.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Permanently maintain the affordability of required affordable rental units for very low, low, or moderate-income households.

Responsible Agencies: Planning and Building Department and City Council.

Quantified Objective: 150 units.

Actions Needed: Record deed restrictions for all required affordable housing units, prior to occupancy. Continue to monitor the existing rental projects.

Financing: Housing Trust Fund (staff time).

- b. Establish a process to alert the city 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.

Responsible Agencies: Planning and Building Department and UC Davis Housing Office.

Quantified Objective: Annual report to City Council.

Actions Needed: Staff to prepare an annual report of the status of rental properties and rent increases as part of the Social Services and Affordable Housing Commission annual report to the City Council.

Financing: General Fund (staff).

- b. 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council

Quantified Objective: Not quantifiable

Actions Needed: Continue to enforce city affordable housing ordinance requirements

Financing: General Fund, Private developers

- d. Consider offering incentives to homeowners and developers to reserve spaces on upper floors of retail commercial buildings, downtown and elsewhere, for housing.

Responsible Agencies: Planning and Building Department, Planning Commission, City Council.

Quantified Objective: Report to City Council by 2005.

Actions Needed: See Policy HOUSING 1.3 b; Implement applicable requirements of the Core Area Strategy Report & Five-year Action Plan, Core Area Specific Plan, and Downtown and Traditional Neighborhood Design Guidelines.

Financing: General Fund (staff time).

- 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.

Responsible Agencies: City Council.

Quantified Objective: Zero units.

Actions Needed: Amend the Redevelopment Plan to restore eminent domain ability by end of 2003.

Financing: General Fund (staff time).

Policy HOUSING 3.3 Change the name of the Social Services Commission to the Social Services and Affordable Housing Commission.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Designate the Social Services and Affordable Housing Commission 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.

Responsible Agencies: Parks and Community Services Department, City Council.

Quantified Objective: City Council to change name and responsibilities by end of 2003.

Actions Needed: City Council to designate the Social Services Commission the Social Services and Affordable Housing Commission.

Financing: CDBG, HOME, Housing Trust Fund, and Redevelopment Fund.

- b. In 2003, the City Council will expand the mission of the Social Services and Affordable Housing Commission to include review and recommendations affordable housing units provided pursuant to the Affordable Housing Ordinance to the Planning Commission.

Responsible Agencies: Parks and Community Services Department and City Council.

Quantified Objective: By 2003 City Council to expand the mission of the Social Services and Affordable Housing Commission (SSAHC).

Actions Needed: Staff to provide the City Council with a resolution expanding the mission of the Social Services and Affordable Housing Commission.

Financing: General Fund (staff time)

- c. The Social Services and Affordable Housing Commission shall regularly review current needs for continuing targeting of resources to moderate, low and very-low income households.

Responsible Agencies: Parks and Community Services Department, SSAHC, City Council.

Quantified Objective: Report to City Council annually.

Actions Needed: SSAHC to report on its review of current housing needs assessment.

Financing: General Fund (staff time) and CDBG.

- d. The commission and its staff, the Parks and Community Services Department 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.

Responsible Agencies: Parks and Community Services Department, Yolo County Housing Authority.

Quantified Objective: Preserve all 476 Section 8 units

Actions Needed: Continue to monitor Section 8 opt out and actively work with Section 8 property owners to encourage them to remain in the program. Devise educational programs for Section 8 residents that explain their legal rights.

Financing: CDBG.

- 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.

Responsible Agencies: Parks and Community Services Department, SSAHC, Yolo County Housing Authority.

Quantified Objective: Preserve all 476 Section 8 units in Davis.

Actions Needed: Continue to work with Yolo County Housing Authority in the monitoring of Section 8 opt out and act appropriately to encourage the preservation of the units.

Financing: General Fund (staff time)

- f. Forward all existing and new opt-out notices to Legal Services of Northern California in Woodland.

Responsible Agencies: Parks and Community Services Department.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to collaborate with the Legal Services of Northern California in reviewing options for responses to opt out notices.

Financing: General Fund (staff time).

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 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.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: Amend the Affordable Housing Ordinance by 2003; one limited equity coop by the end of 2003.

Actions Needed: Amend the Affordable Housing Ordinance to establish a goal of permanent affordability for for-sale affordable units; City Council to assist in the establishment of a limited equity coop nonprofit corporation.

Financing: Housing Trust Fund, RDA, CDGB, General Fund (staff time).

- 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.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: Continue Affordable Housing Ordinance standards enforcement.

Actions Needed: No action necessary; Affordable Housing Ordinance requires permanent affordable rental housing.

Financing: General Fund, Housing Trust Fund (staff time).

- 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.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: City Council to consider mechanisms by the end of 2003.

Actions Needed: Report to City Council by 2003 on recommended mechanisms to assure permanent affordability for all subsidized affordable housing, whether for-sale or rental, with the appropriate exceptions.

Financing: General Fund, Housing Trust Fund (staff time).

- 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.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: Ensure restriction at the time of project approval.

Actions Needed: Impose restrictions at the time of project approval.

Financing: General Fund, Housing Trust Fund (staff time).

- 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.

Responsible Agencies: Planning and Building Department, City Attorney, and City Council.

Quantified Objective: Report to City Council.

Actions Needed: Planning and Building staff to consult with City Attorney and report to City Council by 2007.

Financing: General Fund (staff time).

DIVERSITY 1.1 Action d. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.

Responsible Agencies: Parks and Community Services Department, City Attorney..

Quantified Objective: All housing units.

Actions Needed: No additional action needed.

Financing: Staff time - Community Development Block Grant.

9.5 REMOVAL OF CONSTRAINTS ON HOUSING PRODUCTION

The goal and policies in this sub-section act to remove constraints on housing availability and affordability. For instance, Davis requires that affordable housing to be dispersed. This has the added advantage of minimizing concentration of affordable housing in one area of the city and reducing the potential opposition of affordable housing. The city has some policies that may hinder availability and affordability of housing. The policies below are in place to balance the impacts of those policies, while encouraging the development of quality residential projects.

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.

Notes:

See Standards and Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

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.

Responsible Agencies: Planning and Building Department, Social Services and Affordable Housing Commission, Planning Commission, and City Council.

Quantified Objective: Continue to enforce the Affordable Housing Ordinance.

Actions Needed: Continue review of new residential development consistent with the Affordable Housing Ordinance and the policy requirements herein; require each new residential development to comply with applicable standards and policies

Financing: Private developers

- 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.

Notes:

See Standard "b" above.

- 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council

Quantified Objective: Adopt standard conditions of approval by the end of 2003.

Actions Needed: The standard conditions of approval will include requirements that affordable housing shares be produced before or contemporaneously with the related market-rate housing; exceptions for extreme circumstance may be granted.

Financing: Private developers.

- d. The affordable housing obligation may be met by land dedication to the City or to a non-profit developer selected by the City.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Continue to enforce the Affordable Housing Ordinance.

Actions Needed: Continue review of new residential development consistent with the Affordable Housing Ordinance and the policy requirements herein; require each new residential development to comply with applicable standards and policies.

Financing: Private developers.

- 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Continue to enforce Section 18.05.060 (e), Transfer of Affordable Housing Credits, of the Affordable Housing Ordinance.

Financing: Private developers.

- f. Fees in lieu of any required affordable on-site units may be accepted by the City on a discretionary basis for parcels less than ten acres in size and fewer than 30 units. In-lieu fees shall be set to reflect the true costs of affordable housing subsidization.

Responsible Agencies: City Council.

Quantified Objective: Not quantifiable.

Actions Needed: Update in-lieu fees each year; consider fee requests with development review applications.

Financing: Private developers.

- 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.

Responsible Agencies: Planning and Building Department.

Quantified Objective: 100% of new affordable housing lots.

Actions Needed: Place signs on future affordable housing sites; ensure that city handouts accurately reflect future affordable housing.

Financing: Private developers.

- i. 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.

Responsible Agencies: City Council.
Quantified Objective: Zoning Ordinance amendment by the end of 2003.
Actions Needed: Implement AB 1866 to allow second units by right.
Financing: General Fund (staff time).

Actions

- a. Evaluate the credit given for land dedication in light of General Plan densities and the likely parcel sizes.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Consider amendments by the end of 2003.

Actions Needed: Staff to report to the City Council on the credit given for land dedication in light of General Plan densities and the likely parcel sizes.

Financing: General Fund (staff time).

- b. Consider revising the developer impacts fee structure for housing units so that smaller units pay lower fees than larger units by considering unit square footage, or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.

Responsible Agencies: Planning and Building Department, Finance Department, City Attorney, and City Council.

Quantified Objective: Report to City Council by 2007.

Actions Needed: Staff to report to the City Council on the feasibility and legality of revising the developer impact fee structure.

Financing: General Fund (staff time).

- c. 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.

Responsible Agencies: City Attorney, City Clerk, Finance Department, and City Council.

Quantified Objective: Analyze by 2007.
Actions Needed: Include analysis in future discussions
Financing: General Fund (staff time).

- d. Study the structure of storm-water quality fees and sewer fees for housing unit so that smaller units pay lower fees than larger units by considering unit square footage, or other legally acceptable criteria such as the number of bathrooms, or the number of rooms that potentially could be occupied as a bedroom.

Responsible Agencies: Public Works Department, Finance Department, City Council.
Quantified Objective: Conduct study and report to City Council by 2007.
Actions Needed: Public Works staff to study the structure of storm-water quality fees and sewer fees.
Financing: Capital Improvement Plan (staff time).

- e. 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.

Responsible Agencies: City Council, Redevelopment Agency.
Quantified Objective: City Council/RDA consider a program by 2005.
Actions Needed: Redevelopment Implementation Plan to include options for purchasing affordable covenants on existing rental properties.
Financing: General Fund (staff time), RDA. LMIHF.

- f. Increase resources for Affordable Housing. Study a variety of mechanisms to increase financial resources to increase the supply of affordable housing.

Responsible Agencies: Nonprofit housing developers, Planning and Building Department, Parks and Community Services Department, and City Council.
Quantified Objective: Pursue state and federal subsidies.
Actions Needed: Staff and nonprofit developers to pursue state and federal subsidies for new projects.

Financing: General Fund (staff), Nonprofit Housing Developers.

- g. 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 and Affordable Housing Commission.

Responsible Agencies: City Council.

Quantified Objective: Pursue state and federal subsidies; evaluate other incentives available before 2005

Actions Needed: Staff and the Social Services and Affordable Housing Commission will conduct an analysis of the possible incentive programs to be offered to landlords.

Financing: General Fund (staff), CDBG, Housing Trust Fund.

Policy HOUSING 4.2 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: One senior project by 2005.

Actions Needed: Evaluate appropriateness of any senior housing project at the time of applications review for the project.

Financing: Private developer.

Policy HOUSING 4.3 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.

Responsible Agencies: Planning and Building Department, Planning Commission, and City Council.

Quantified Objective: Continue to enforce city policies and code regarding dispersing various housing types throughout the city.

Actions Needed: Continue to review new development projects relative to applicable city policies and codes regarding dispersing of various housing types throughout the city.

Financing: Private developer.

Policy HOUSING 4.4 The City will develop procedures and criteria to clarify the types of modifications or changes that are and are not subject to additional voter approval. The procedures and criteria will be consistent with the general parameters contained in Measure J. The procedures will establish an expeditious process for changing or establishing project components such that any project and/or land use entitlement implementing the Measure J approval does not have to undergo additional approval by the local electorate. Features of such project not subject to additional voter approval will likely include, but are not limited to, building setbacks and height; building façade design including materials, colors and roof pitch; on-site landscaping layout, and on-site parking and internal circulation designs.

Responsible Agencies: Planning and Building Department, Planning Commission, City Council and voters.

Quantified Objective: Develop regulations and criteria to be used in determining what constitutes a significant modification or change to a Measure J approved project before the first Measure J presented for vote.

Actions Needed: Develop the set of standards and criteria and have the Planning Commission and City Council review for adoption by December of 2005.

Financing: General fund

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.

Notes:

See the separate General Plan policy interpretation document titled "Locational Guidelines for Residential Densities and Senior Housing."

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.

STREAMLINING Policy IMPLEMENTATION 4.1. Streamline the permit-approval process to the extent feasible.

Responsible Agencies: Planning and Building Department, Planning Commission and City Council.

Quantified Objective: Amend the Zoning Ordinance by 2005

Actions Needed: Provide the Infill Guidelines; amend the Zoning Ordinance by 2005 to encourage density bonuses for residential projects in proximity to public facilities and services including bus stops, and include streamlined permit-approval process.

Financing: Staff time - General Fund.

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.

Responsible Agencies: City Departments, Planning Commission and City Council.

Quantified Objective: Complete investigation by 2003.

Actions Needed: Complete investigation by 2003 and adopt a policy by 2003.

Financing: General Fund (staff time).

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.

Responsible Agencies: City Departments and City Council.

Quantified Objective: Complete applicable memorandum of understanding with other agencies as soon as feasible.

Actions Needed: Work with UC Davis, Yolo County, surrounding cities, and DJUSD to establish a mutual agreement on inter-organizational representation in the long-term planning effort of each agency.

Financing: General Fund (staff time).

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

Responsible Agencies: Planning and Building Department.

Quantified Objective: Interpretation record already created since 1992.

Actions Needed: A binder with interpretations is available for review to the public.

Financing: General Fund (staff time).

Policy IMPLEMENTATION 4.1 STREAMLINING. Action d. Continue outreach efforts to inform architects and builders of City standards and requirements.

Responsible Agencies: Planning and Building Department.

Quantified Objective: N/A

Actions Needed: Continue city publication presently called Biketown Builder; request and respond to comments and suggestions from builders, architects, and developers.

Financing: Staff time.

PLAN IMPLEMENTATION 4.1. STREAMLINING. Action f. Consider expanding the use of third-party project reviewers and plan checkers to reduce permit processing time.

Responsible Agencies: Planning and Building Department.

Quantified Objective: Continue the use of third-party project reviewers and plan checkers.

Actions Needed: Continue to use the updated 2002 third-party reviewers and plan checkers department policy, which further enhances the use of this outside help.

Financing: Staff time.

9.6 RESIDENTIAL CONSERVATION

The Davis housing stock is in good condition due to the following:

- Fairly new housing stock.
- Resale Inspection Program.
- High appreciation in home values and low vacancy rate due to high demand for housing.

The goal and policies of the city regarding housing stock conservation are discussed below.

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.

Notes:

See Actions below for discussion on responsible agencies, quantified objectives, needed actions, and financing.

Actions

- a. Periodically conduct a survey of the condition of residential structures in Davis to identify any need for rehabilitation or replacement.

Responsible Agencies: Planning and Building Department.

Quantified Objective: Review once by 2005.

Actions Needed: Conduct survey of conditions of residential structures in Davis at least once by 2005; continue implementation of the existing resale inspection ordinance

Financing: Inspection fees

- 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 on resale.

Responsible Agencies: Planning and Building Department

Quantified Objective: All units inspected upon resale

Actions Needed: Continue implementation of the existing Resale Inspection Ordinance.

Financing: Inspection fees

- c. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.

Responsible Agencies: Planning and Building Department, Parks and Community Services, SSAHC, and City Council

Quantified Objective: Continue to enforce Resale/Retrofit Inspection Program

Actions Needed: Continue the enforcement of Resale/Retrofit Inspection Program so as to ensure that landlords maintain all rental units in sound condition.

Financing: Resale inspection fee

- 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.

Responsible Agencies: Parks and Community Services Department and City Council.

Quantified Objective: Continue to support the existing program.

Actions Needed: Continue to support the existing program at the Senior Center.

Financing: General Fund (staff time).

- e. Develop a program to assist low-income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needed.

Responsible Agencies: Planning and Building Department, Parks and Community Services, SSAHC, and City.

Quantified Objective: City Council to approve a program by 2007.

Actions Needed: Staff to evaluate and provide programs options to City Council for adoption by 2007.

Financing: General Fund (staff time)

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 Planning and Building 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.

Responsible Agencies: City Council, Planning and Building Department.

Quantified Objective: Adopt a second unit Zoning Ordinance amendment by 2003.

Actions Needed: Adopt an ordinance that is consistent with state laws governing second units while encouraging densification in new projects.

Financing: Staff time, processing and permit fees

9.7 ENERGY CONSERVATION

Section 5.4 of this document highlights the 2001 General Plan discussion of energy conservation strategies and key provisions of the city's energy conservation policies and programs. This subsection contains policies with their responsible agencies, quantified objective, actions needed and financing information.

There have been and still are several types of programs on energy conservation in the city. A recent program is the Davis Energy Efficient Project (DEEP). DEEP is a pilot model energy efficiency and education program, proposing to reach virtually all Davis residents with energy saving information through a combination of special events, canvasses, mailings, tabling and other outreach efforts. It is a 1.9 million dollars project funded by the ratepayers of California under the auspices of the California Public Utilities Commission. DEEP is an innovative energy efficiency program. The program also provides free goods and services, such as: compact fluorescent light bulbs, energy efficiency training and air conditioner tune-ups.

The 2001 General Plan energy conservation policies are discussed below.

Policy ENERGY 1.1. Develop programs to increase energy conservation on the household and business level.

Responsible Agencies:	Planning and Building Department, Public Works Department, Planning Commission, and City Council
Quantified Objective:	Continue to develop programs to increase energy conservation; continue DEEP and offer rebates, training and other incentives to ensure successful energy conservation citywide.
Actions Needed:	Continue the DEEP program and offering of rebate programs on appliances, etc.
Financing:	Local, state and federal funds

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.

Responsible Agencies:	Planning and Building Department, Public Works Department, Planning Commission, and City Council.
Quantified Objective:	Continue to condition approval of new residential subdivisions to make new homes "photovoltaic-ready"; continue to encourage new

residential developers to provide energy efficient units through incentives, such as expedited approval process; and continue to condition new projects to recycle and provide water conserving landscaping.

Actions Needed: Continue encouragement and enforcement of energy conservation programs, policies and ordinances.

Financing: State & federal funds

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.

Responsible Agencies: Planning and Building Department, Public Works Department, Planning Commission, and City Council

Quantified Objective: Continue to require new residential subdivisions through conditions of approval and offering of incentives to provide energy efficient and savings' units beyond the requirements of current Title 24.

Actions Needed: Continue the city rebate programs on appliances, etc

Financing: State & federal funds

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.

Responsible Agencies: Planning and Building, Public Works, and City Council

Quantified Objective: Continue current resale program

Actions Needed: Use resale inspection to ensure that homes are retrofitted to meet current energy standards

Financing: Resale Program (staff time)

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.

Responsible Agencies:	Planning and Building Department, Planning Commission
Quantified Objective:	All apartment complexes of more than 25 units located within 1/2 mile of an arterial street
Actions Needed:	Implement standards through subdivision and zoning approvals, on an ongoing basis
Financing:	Developer fees (staff time)

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.

Responsible Agencies:	Planning and Building, Public Works, Planning Commission and City Council
Quantified Objective:	Develop the energy efficient guidelines by 2005; All new subdivisions to comply with the 80% minimum solar orientation standard
Actions Needed:	Implement standards through subdivision and zoning approvals, on an ongoing basis
Financing:	General Fund and Developer fees (staff time)

Policy ENERGY 1.4 Standard a. Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.

Responsible Agencies: Planning and Building Department and Public Works Department

Quantified Objective: Not Applicable

Actions Needed: Continue to enforce existing water conservation standards for new construction landscaping that includes minimum shading standards

Financing: Developer fees (staff time)

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.

Responsible Agencies: Planning and Building Department and Public Works Department

Quantified Objective: Not Applicable

Actions Needed: Continue to enforce existing water conservation standards for new construction landscaping

Financing: Developer fees (staff time)
