

10. 1993 DAVIS HOUSING ELEMENT EVALUATION

10.0 1993 HOUSING ELEMENT

This section evaluates the city's performance in meeting the goals of the December 1993 Housing Element. This 1993 Housing Element evaluation is provided in a table format. There are three columns, which consist of:

- 1) Programs in the Housing Element. The 1993 Housing Element policies are listed in column one under the caption of 1993 Programs. This column contains the exact texts of the policies.
- 2) Accomplishment of the 1993 Housing Element. Column two contains some key accomplishments for each policy.
- 3) Current status of the 1993 programs relative to the 2001 Housing Element programs and some general comments. In column three, each 1993 Housing Element is identified relative to changes made to it in the 2001 Housing Element. The words "minor" and "significant" are used to address the nature of change made to each policy. Some 1993 Housing Element policies were not changed. The changes made to each policy are addressed in this column in the form of minor or significant.

This evaluation is in compliance with state law. Section 1 of this document contains a summary of accomplishments of the 1993 Housing Element. Government code section 65588(a) reads as follows:

"Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- (3) The progress of the city, county, or city and county in implementation of the housing element."

The goals, objectives and policies in the 1993 Housing Element are appropriate in that they contributed to the attainment of state and city housing goal. Significant number of affordable housing units were built during the 1993 Housing Element planning period. The housing goal of the state and city is to provide housing for all segments of the community, especially the very-low to moderate income households. The 1993 Housing Element was effective in achieving this goal as the summary of key accomplishments below reveals. Adequate housing units were constructed in compliance with programs in the 1993 Housing Element. Several permanently affordable

low-income units, senior housing, other special needs housing and market-rate (i.e., above-moderate income housing) were built. Some key achievements of the 1993 Housing Element include:

- Creation of Davis Mutual Housing Association (DMHA) -- a nonprofit affordable housing provider. This was in response to one of the policies of the 1993 Housing Element. The intent of this policy was to have a variety of permanently affordable rental housing types in the city.
- DMHA's construction of Twin Pines Cooperative and Owendale Community Apartment on dedicated affordable housing land. Qualified very-low and low-income households now occupy the two projects.
- Continued support of the existing nonprofit affordable housing provider, Community Housing Opportunities Corporation (CHOC). CHOC continued to receive funding and dedicated land from the city to provide permanent affordable rental housing in the city. Some CHOC projects built and occupied during the 1993 Housing Element period include Windmere I and II in Mace Ranch, Tuscany Villas in East Davis, and Fox Creek in South Davis. CHOC also built several self-help and for-sale ownership units for low and moderate-income households. CHOC also received land for the development of senior housing that is currently under construction in Mace Ranch subdivision.
- Construction of several for-sale units for low and moderate-income households by residential developers in their subdivision, such as Evergreen, Mace Ranch, El Macero Estates 2 and Wildhorse.
- Support for a student cooperative and construction of student cooperative housing. Pacifico Student Coop was Built by Davis Campus Cooperative as a result of city's effort to meet one of its objectives in the 1993 Housing Element, which was to provide affordable student co-op housing. The Pacifico Co-op is an affordable student cooperative housing accommodating 112 students including 87 very-low and low-income students.
- Construction of 16 very-low and low-income cooperative units in East Davis, the Solar Community Housing Association's Homestead project. This project provides a different type of affordable housing where residents live in a cooperative life-style.
- Construction of the Sexual Assault and Domestic Violence Center shelter and handicapped housing for people with disabilities in South Davis. These units were constructed on dedicated affordable housing land.

- Construction and occupation of University Retirement Community project. This complex provides for both market-rate and affordable housing accommodation for seniors in response to policies in the 1993 Housing Element.

Table 63 below summarizes the types of housing units provided in the city since 1987 General Plan. The data is based on approved subdivisions since 1987 through April 2000. The table shows that the following housing types were provided during this period:

- 3,947 single-family, duplex, cohousing and condos,
- 1,360 multifamily (i.e., rental) Co-op and 200 units/beds for seniors, and
- 1,502 affordable units/beds.

This is a significant achievement when compared to the city's fair share allocation for the 1993 Housing Element planning period. The 1993 Housing Element fair share allocation was 3,412 units. The breakdown of this figure by income groups is as follows:

- 572 very-low income units,
- 674 low-income units,
- 777 moderate-income units, and
- 1,389 above-moderate income units.

Thus, the execution of the city's 1993 Housing Element programs was appropriate for the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. The Housing Element programs were effective in the attainment of the city's housing goals and objectives. The city made significant progress in the implementation of its Housing Element as evidenced by the built units.

Although the city's performance was generally successful in the creation of affordable housing, the Planning Commission, City Council and Affordable Housing Task Force have identified room for improvement in city policies and programs. Specific efforts included in this Housing Element include:

- Increased effort to deliver affordable housing concurrently with market-rate units.
- More specific criteria for residents occupying affordable housing, to ensure that the benefits are targeted consistent with community.
- Increased need for substantial local financing for most affordable housing projects, and re-evaluation of factors driving costs of affordable housing increasingly upward.
- Recognition of the need to expand housing activities to provide opportunities for homebuyers just above moderate income.

TABLE 63
AFFORDABLE HOUSING PROVIDED IN THE CITY BY SUBDIVISIONS APPROVED SINCE 1987

| Subdivision | Market Units | Affordable Units / Beds | Affordable as % of Market | Notes |
|--------------------|---|---|----------------------------------|--|
| Aspen | 233 SF 11 Cohousing 88 + 98 + 98 MF | 62 MF (Heather Glen) 15 Cohousing 8 Split-lot 30 Senior condos | 21.78% | Land dedication credit for Heather Glen was 66 units; project reduced during Design Review |
| Evergreen | 349 SF 90 MF 200 units/beds seniors | 63 units/beds seniors 10 SF cottages 68 MF 30 MF | 26.8% | Senior site based on units/beds; affordable units includes low and moderate income |
| Quail Ridge IV | 14 SF | 0 | N/A | Approved pre-1990; in lieu fees paid |
| Toucan Apartments | 5 MF | 0 | N/A | Determined to be smaller than covered by affordable program |
| Covell Farms | 36 SF | 0 | N/A | Approved pre-1990; in lieu fees paid |
| N. Davis Farms | 24 SF | 0 | N/A | In lieu fees paid |
| Northstar | 341 SF | 34 split-lots 10 self-help 7 self-help 36 MF (Twin Pines) | 25.22% | |
| Wildhorse | 590 SF 81 MF | 59 MF 70 MF 52 SF | 26.98% | |

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|--|------------------------------------|---|----------------------------------|--|
| Davis Villas | 163 MF | 36 MF (Tuscany Villas) Summer House Group Home | 22.70% | Summer House counted as 12 units, one per bed. It is counted as one affordable unit for this calculation |
| Lands of Comini | 6 SF and duplex | 0 | N/A | Affordable housing deemed infeasible |
| Sunnyside | 59 SF | 15 MF | 25.42% | |
| Mace Ranch Phase I (Units 2,3,4,5) | 436 SF | 46 split-lots 31 self-help and for-sale affordable 48 MF (Windmere) | 28.67% | Land dedication credit for Windmere was 45 units |
| Mace Ranch Phase II (Units 6,7,8,9,10) | 317 SF | 36 SF 59 MF (Windmere II) | 30.07% | Phase I provided early self-help for Phase II |
| Mace Ranch Lot 11 | 253 SF | 23 SF <i>10 SF (Land dedication, 2.4 acres)</i> | 13.04% | |
| Mace Multifamily | 83 MF | 160 MF (Alhambra) | 193% | Majority of affordable units at the Alhambra are not city-required affordable housing |
| Mace Ranch Cottages | 100 condominiums 9 rental units | 4 condominiums <u>30 MF Walnut Terrace</u> | 31.19% | |

TABLE 63
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| Subdivision | Market Units | Affordable Units / Beds | Affordable as % of Market | Notes |
|----------------------|--|---|---------------------------|--|
| Cowell/Mace | 18 SF | 0 | N/A | In lieu fees paid |
| El Macero Estates I | 45 SF | 0 | N/A | In lieu fees paid |
| El Macero Estates II | 174 SF | 8 self-help 36 MF | 25.3% | |
| Oakshade | 402 SF 88 MF 52 MF 42 MF | 36 MF (Fox Creek) 22 MF (Sorrento) 12 SF 45 MF (Owendale) 15 MF (Cowell/Drummond) | 22.3% | Oakshade Master Plan excluding Southfield Park and Poleline Cluster Housing. Land dedication credit for Fox Creek was 38 units. In lieu fees paid for 11 affordable units (approved pre-1990). |
| Southfield Park | 99 SF | 60 permanently affordable condominiums | 60.6% | |
| Southfield Park III | 44 SF | 5 Habitat for Humanity 8 SF | 29.5% | |
| Tanglewood | 216 MF | 0 | N/A | Approved pre-1990; in lieu fees paid |
| Waggener Ranch | 98 MF Sharps and Flats) 122 MF (Allegre) 27 beds student cooperative | 34 MF (Sharps and Flats) 30 MF (Allegre) 48 beds cooperative | 45.3% | |
| Willow Creek | 288 SF | 36 MF (Rosewood Park and Willow Glen) 21 MF (NHHI/CHOC) | 19.8% | First land dedication credit was 44 units; projects reduced during planning process |
| Willowbank 9 | 43 SF | 16 SF | 37.2% | |

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|--------------------|--|--------------------------------|----------------------------------|--|
| Woodbridge | 65 SF | <i>16 MF</i> | 24.6% | Dedicated land may not be built until Mace overcrossing improvements are completed |
| Total City | 3,947 SF, duplex, cohousing, condo 1,360 MF, rental, Co-op 200 units/beds seniors | 1,502 | 27.3% | In lieu fees and other mechanisms used to comply with requirements. |

Notes:

- SF = single-family; MF = Multifamily
- Units in italics are subdivisions or complexes which are proposed or approved but not built
- This chart includes projects approved after adoption of the 1987 General Plan
- These calculations are based on actual number of units approved or projected to be built. This information does not reflect whether a project complies with the General Plan policies or the Affordable Housing Ordinance adopted in 1990. All current developments have been deemed to be consistent with city requirements. In other words, a project may have complied with the city's requirements through payment of an in-lieu fee or an individualized affordable housing plan. In these instances, the exact required percentages of affordable housing in an area would not be realized.

Source: Planning and Building Department

Below is the evaluation of the policies and programs of the 1993 Housing Element. In column three, the 2001 General Plan was italicized. Some new standards, policies and actions are not in the table..

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| 1993 Programs | Accomplishments of the 1993 Housing Element | Current Status/Comments |
|---|---|--|
| 9.1 AFFORDABLE HOUSING OF THE 1993 HOUSING ELEMENT | | |
| <p>Guiding Policies</p> <p>A. Strive to meet the identified five-year need for housing and for housing affordable to very-low-, low-, and moderate-income households</p> | <p>The city has continuously been able to demonstrate its ability to accommodate fair share allocation as approved by the Sacramento Area Council of Governments.</p> | <p>The city has capacity to meet and exceed SACOG's fair share allocation for this planning period, 2002-07.</p> <p><u>Minor Change in 2001 Update</u> <i>Goal HOUSING 2. Provide housing that is affordable for residents with low paying jobs, fixed incomes and pensions. Strive to meet the identified five-year need for housing and for housing affordable to extremely low, very low, low, and moderate income households consistent with the provision of Davis' fair share of regional housing needs and the demographics of internally generated growth.</i></p> |

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| 1993 Programs | Accomplishments of the 1993 Housing Element | Current Status/Comments |
|---|---|--|
| <p>B. Screen buyers and renters of affordable units and regulate rents and investigate and utilize to the extent feasible recapture mechanisms to ensure that subsidies serve the intended purpose for the life of the unit.</p> | <p>Developers of for-sale affordable units are required to confirm eligibility for potential purchasers prior to close of escrow.</p> <p>Developers of affordable rental housing are required to confirm income eligibility before tenant occupancy. Most projects are also subject to requirements for annual recertification for eligibility.</p> | <p>The Affordable Housing Task Force is currently considering processes for buyer selection and verification of eligibility. The city will be increasing the staff support allocated to project monitoring.</p> <hr/> <p><u>Minor Change in 2001 Update</u> <i>2.2 HOUSING. Strive to ensure that required affordable housing is occupied by those of the greatest need.</i></p> <p><i>2.2b HOUSING. Investigate options available to the City and implement appropriate regulations to retain and re-invest the subsidies that are granted to buyers of for-sale affordable units when the units are subsequently resold.</i></p> |

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| 1993 Programs | Accomplishments of the 1993 Housing Element | Current Status/Comments |
|--|---|--|
| <p>Implementing Policies</p> <p>C. Encourage preservation of and provision for long-term affordable housing units by encouraging the development of a mutual housing association and limited-equity cooperatives.</p> | <p>The Davis Mutual Housing Association has been formed and has developed one project (Twin Pines). DMHA's second project (Owendale) will not have a mutual housing model. No limited-equity cooperative was formed during this period.</p> | <p>Davis Mutual Housing Association has received land commitment for two additional affordable housing sites. Final ownership structure was not determined during this period.</p> <p><u>Minor Change in 2001 Update</u> <i>Action 2.1f HOUSING. Encourage preservation and provision of permanently affordable housing units by encouraging the development of a mutual housing association and limited-equity cooperatives which would own and operate affordable housing.</i></p> |
| <p>D. To the extent feasible, require that 25 percent of for-sale units be affordable by low-income households (50 to 80 percent of median) and moderate-income households (81 to 120 percent of median).</p> | <p>All new subdivisions and projects of five or more units have complied with this requirement, either through provision of affordable housing or payment of in-lieu fees (as provided in Policy 9.1L).</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 3.1a HOUSING. 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 affordable rental or ownership.</i></p> |

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| <p>E. To the extent feasible, require rental housing developments with five or more units to meet the following affordable housing standards: <u>5-19 units</u> -- 15 percent of units to be affordable to low-income households (50 to 80 percent of median income) and 10 percent of units to be affordable to very-low-income households (less than 50 percent of median income); <u>20 or more units</u> -- 25 percent of units to be affordable to low-income households and 10 percent of units to be affordable to very-low-income households.</p> | <p>All new subdivisions and projects have complied with this requirement, either through provision of affordable housing or payment of in-lieu fees (as provided in Policy 9.1L).</p> | <p><u>Significant Changes in 2001 Update</u> <i>Standard 3.1a HOUSING. Continue to administer an affordable housing ordinance which accomplishes the following:</i></p> <p><i>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.</i></p> <p><i>Rental housing developments containing 20 or more units shall provide, to the maximum extent feasible, 25 percent of the units to be affordable to low-income households and 10 percent of the units to be affordable to very-low-income households for a total requirement of 35 percent.</i></p> <p>As part of amendment to the 2001 General Plan Housing Element, the City Council changed its position on the percentage of the units to be affordable to very-low and low-income households. This meant keeping the 1987 standards as is.</p> |

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| <p>F. Require rent controls to permanently maintain the affordability of units by the income groups to which the units were affordable when approved, and to restrict renting to very-low-, low-or moderate-income households, whichever the units were approved for. Screening and qualifying shall be done in a manner approved by the City. Develop and implement a program of City regulations to implement this policy.</p> | <p>Permanent affordability has been required for all land dedication parcels and the majority of developer-built affordable rental units. City regulations are contained in the Affordable Housing Ordinance.</p> | <p>The Affordable Housing Task Force will be considering processes for buyer selection and verification of eligibility.</p> <p><u>Minor Changes in 2001 Update</u> <i>Action 2.2a HOUSING. Permanently maintain the affordability of required affordable rental units for very low, low, or moderate income households.</i></p> |
| <p>G. Investigate options available to the City and implement appropriate regulations to retain and reinvest the subsidies that are granted to buyers of for-sale affordable units when the units are subsequently resold.</p> | <p>Equity-sharing requirements were imposed for 10 for-sale affordable homes in the Evergreen subdivision. Approximately 80 homes in Wildhorse, Mace Ranch, and Willowbank had some equity recapture at varying levels.</p> | <p>No Change in 2001 Update</p> |

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|---|---|--|
| <p>H. Exempt units affordable by low-or very-low-income households from the housing allocation system if they are subject to provisions to ensure affordability to such households throughout the life of the units.</p> | <p>The Phased Allocation Plan Ordinance exempts units that are permanently affordable to very-low or low-income households. No such ownership units have been produced. All multifamily rental units are exempt from allocation requirements.</p> | <p>No changes to the Phased Allocation Ordinance are required by this policy. Measure J also exempts permanently affordable housing necessary to meet fair-share requirements.</p> <p><u>Minor Change in 2001 Update</u> <i>Standard 2.1b HOUSING. Units affordable by low- or very-low-income households are exempt from the housing allocation system if they are subject to provisions to ensure affordability to such households throughout the life of the units.</i></p> |
| <p>I. Ensure, through conditions of approval that the affordable housing shares will be produced simultaneously with market-rate housing except for the City or non-profit developers. Exemptions shall be granted by the City only under extreme circumstances.</p> | <p>Generally, for-sale affordable housing has been developed contemporaneously with market-priced housing. Development on land dedication sites has frequently occurred after market-rate housing.</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 3.1b HOUSING. 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.</i></p> |

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| 1993 Programs | Accomplishments of the 1993 Housing Element | Current Status/Comments |
|--|--|--|
| <p>J. Allow the affordable housing obligation to be met by transferring land to a nonprofit developer if the City receives a commitment from the nonprofit developer to provide the housing, and if the City finds the nonprofit developer capable of providing the housing</p> | <p>Land was transferred from subdividers to Davis Campus Cooperatives, a nonprofit developer, resulting in the Pacifico Cooperative. This is a student cooperative.</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 3.1c HOUSING. The affordable housing obligation may be met by land dedication to the City or to a non-profit developer selected by the City.</i></p> |
| <p>K. Allow a developer who builds more than the required share of affordable housing to designate a recipient of credit for the number of units exceeding the minimum. Credit will not be granted for units that are exempt from the City's housing allocation system.</p> | <p>Developers have not requested credit for excess affordable housing provided.</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 3.1d HOUSING. A developer who builds more than the required share of affordable housing may designate a recipient of credit for the number of units exceeding the minimum.</i></p> |
| <p>L. Provision for accepting fees in lieu of affordable on-site units may be allowed at the discretion of the City Council for parcels less than ten (net) acres in size.</p> | <p>The city has approved in-lieu fees for the one 8-unit project (Covell-Catalina). The project was smaller than 10 acres in size and the City Council identified unique hardships because of the size of the project.</p> | <p>The affordable housing in-lieu fee was raised to \$23,737 per affordable unit in February 2002.</p> <p><u>Minor Change in 2001 Update</u> <i>Standard 3.1f HOUSING. 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</i></p> |

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| 1993 Programs | Accomplishments of the 1993 Housing Element | Current Status/Comments |
|---|--|--|
| <p>M. Exempt limited-equity cooperative units affordable to moderate-income households (120 percent of median income or less) from restrictions on the rate of new construction.</p> | <p>The Phased Allocation Plan Ordinance exempts all multifamily rental housing and housing permanently affordable to very-low and low-income households. It was not amended to exempt permanently affordable moderate-income housing. Limited-equity cooperatives would potentially be exempt from allocation as multifamily rental housing.</p> | <p>No change in 2001 Update HOUSING 2.1(a)</p> |
| <p>N. Require affordable housing to include a range of unit sizes appropriate to meet Davis housing needs.</p> | <p>Affordable housing developments have primarily included two- and three-bedroom units. Single room occupancy housing was provided in the Pacifico and Homestead Cooperatives.</p> | <p>The Adobe apartment complex provides 10 affordable four-bedroom apartments. DMHA’s Tremont Greens and Moore Village will provide one- to three-bedroom units.</p> <p><u>Minor Change in 2001 Update Standard 1.1a HOUSING.</u> <i>Affordable housing should include a range of unit sizes appropriate to meet Davis housing needs.</i></p> |

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| <p>O. Grant a 25 percent density bonus as required by state law for projects consisting of five or more dwelling units, that include 25 percent of the total units for low-or moderate-income households or 10 percent of the units for lower-income households, provided that affordability is ensured for the life of all units for which a bonus is granted. The City may choose to provide other incentives of equivalent financial value in lieu of granting a density bonus.</p> | <p>Density bonuses were granted upon developer request, through the Planned Development process.</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 2.1c HOUSING. 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.</i></p> |
| <p>P. Adopt a density bonus consistent with State Law.</p> | <p>The Affordable Housing Ordinance includes a provision for density bonuses for projects that provide affordable housing. The city has not adopted an ordinance allowing density bonuses for senior housing only, but has granted them through the Planned Development process (Olympic Cottages, Shasta Point).</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 2.1c HOUSING. 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.</i></p> |
| <p>Q. Encourage use of Federal Tax credits and other federal subsidy programs for production of low-income housing.</p> | <p>Tax credits or tax-exempt bonds were utilized for affordable housing in Wildhorse and Mace Ranch. CHOC and DMHA made multiple unsuccessful applications for tax credits in recent years.</p> | <p>No Change in 2001 Update</p> |

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| <p>R. Investigate the use of mortgage-credit certificates.</p> | <p>Preliminary research by staff indicated that home prices in Davis exceed allowable limits for the mortgage credit certificate program.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.1h HOUSING. 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.</i></p> |
| <p>S. 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.</p> | <p>Private funding has been used to leverage City subsidies for affordable housing on land dedication and developer donation sites.</p> | <p>In 2001, the City Council held a public hearing and considered authorizing private bond financing for an existing apartment complex in Davis. The bond financing would have resulted in conversion of 24 apartments to occupancy for very-low income households. The City Council denied the request due to concerns about tenant displacement and gentrification.</p> <p>No Change in 2001 Update</p> |

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| <p>Maximize the development of affordable units on dedicated land, allow a portion of the affordable housing requirement for for-sale units be constructed as multi-family units within designated single-family residential areas on developer dedicated land, subject to feasibility of compliance with development standards and environmental assessment. The maximum area that may be used to construct affordable multi-family units shall not exceed three (3) net acres unless a General Plan amendment is approved. Open Space beyond that which is required by development standards may be provided in addition to the three (3) net acres. The three (3) net acres will provide a given number of units under appropriate development standards, that is, zoning standards.</p> | <p>Developers dedicated land on designated single-family areas in Mace Ranch (Windmere I and II, and another parcel zoned single-family) and El Macero Estates II. Other land dedication parcels were identified early enough in the planning process that they could be designated multifamily on the General Plan map.</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 2.1d HOUSING. 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, rental housing, 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.</i></p> |
| <p>T. Density bonuses and density bonus credits may be allowed relative to the provision of affordable housing, subject to standards developed by the City. Density bonus credits may be earned for land dedication and applied to other rental housing developments.</p> | <p>The Affordable Housing Ordinance includes a provision for density bonuses for projects that provide affordable housing.</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 2.1c HOUSING. 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.</i></p> |

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| <p>U. Create incentives to the development of affordable housing through measures such as density bonuses or changed development standards.</p> | <p>The Affordable Housing Ordinance includes a provision for density bonuses for projects that provide affordable housing.</p> | <p><u>Minor Policy Change in 2001 Update</u> <i>Action 2.1j HOUSING. 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.</i></p> |

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|--|---|---|
| 1993 Programs | Accomplishments of the 1993 Housing Element | Current Status/Comments |
| 9.2 HOUSING FOR PERSONS WITH SPECIAL NEEDS | | |
| <p>Guiding Policies</p> <p>A. Encourage apartment construction in step with UCD growth to meet student housing needs. Disabled persons shall be considered in design of this housing</p> | <p>New apartments were built in Mace Ranch, South Davis, and East Davis..</p> | <p>Additional apartments were approved in Wildhorse and are pending building permit. The City is processing applications for additional student-oriented apartments in central Davis and on Olive Drive</p> <p><u>Minor Change in 2001 Update</u> <i>Policy 1.4 HOUSING. Encourage a variety of housing types and care choices for disabled persons.</i> <i>Standard 1.4a HOUSING. Units appropriate for disabled persons shall be included in all housing developments with 5 or more units, as required by state and federal law.</i> <i>Policy 1.5 HOUSING. Work in cooperation with UC Davis to encourage the provision of housing for UC Davis students.</i></p> |

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|--|---|---|
| <p>B. Encourage senior housing in all parts of Davis and near neighborhood centers.</p> | <p>During the term of the Element, senior units were built in West Davis (condominiums, apartments, and the care continuum), South Davis and East Davis.</p> | <p>Additional senior rental housing is planned for Mace Ranch, near the site zoned for neighborhood commercial development.</p> <p><u>Significant Change in 2001 Update</u> <i>Policy 3.2 Housing. Encourage senior housing in all parts of Davis and near neighborhood centers where compatible with existing uses</i> <i>Action 1.8b HOUSING. Develop design guidelines and site criteria for senior housing and care.</i></p> |
| <p>C. Provide housing for physically and mentally disabled people, which is located near neighborhood centers and facilitates maximum participation in community life.</p> | <p>Becerra Plaza in South Davis provides 21 apartments for persons with physical disabilities. Unitrans and Yolobus serve the property. The site is across the street from a neighborhood park.</p> <p>Group care homes for persons with mental or emotional disabilities are located throughout Davis.</p> | <p><u>Minor Change in 2001 Update</u> <i>1.4b HOUSING. Housing for disabled persons should be located near neighborhood centers in order to facilitate disabled persons' maximum participation in community life.</i></p> |
| <p>Implementing Policies D. Continue to work with UCD to provide housing for students. Support UCD's goal of providing on-campus housing for 25 percent of UCD students.</p> | <p>During the term of the Element, the University constructed 759 beds of student housing on campus. All are privatized housing and on campus.</p> | <p>Additional 380 beds for student housing is currently under construction at the corner of LaRue and Russell Boulevard. The university is exploring options for additional student and employee housing through its update of its Long Range</p> |

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| | | <p>Development Plan.</p> <p><u>Minor Change in 2001 Update</u> <i>Action 1.5a HOUSING. Continue to work with UC Davis to provide housing for students.</i></p> <p><i>Action 1.5b HOUSING. 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:</i></p> <ol style="list-style-type: none"> <i>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</i> <i>2. The agreement that U.C. Davis' maximum and optimum three-term student population on the Davis campus is 26,000.</i> <p><i>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</i></p> |

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| | | <p><i>Action 1.5c HOUSING. Urge the University to provide on-campus housing for living groups.</i></p> <p><i>Action 1.5d HOUSING. Encourage sites for student housing and living groups on the U.C. Davis campus, with higher density and focus on the area east of Highway 113 and north of Interstate I-80.</i></p> <p><i>Action 1.5e HOUSING. Investigate as a strategy City, RDA and UCD joining sponsorship of targeted student and faculty staff housing within the City limits.</i></p> <p><i>Action 1.5f HOUSING. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.</i></p> <p><i>Action 1.5g HOUSING. 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. Seek an</i></p> |

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| | | <i>update of the Memorandum of Understanding (MOU) including the percentage of student housing to be provided on campus.</i> |
| E. Provide incentives to builders to provide affordable housing and housing for seniors. | CHOC's Willow Oak and Villa Calabria received land and financial assistance from the city. The University Retirement Continuum at Davis, which provides multiple levels of care, was built on land provided by the city. Other senior and assisted-living housing is located in group care homes throughout Davis. | The city and Redevelopment Agency provided land and financial assistance to the Shasta Point (constructed) and Walnut Terrace (underway) senior apartment complexes. <u>Minor Change in Update</u> <i>Action 1.8c HOUSING. Provide incentives to builders to provide housing and care choices for seniors of all income levels.</i> |
| F. Encourage a variety of housing types for seniors. | During the term of the Element, senior units were built in West Davis (condominiums, apartments, and the care continuum), South Davis and East Davis. | Additional senior rental housing is planned for Mace Ranch, near the site zoned for neighborhood commercial development. <u>Minor Change in 2001 Update</u> <i>Policy 1.8 HOUSING. Encourage a variety of housing types and care choices, as well as housing innovation, for seniors</i> |

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| <p>G. Allow the establishment of group-home facilities for physically and mentally disabled individuals.</p> | <p>In 1995, the Zoning Ordinance was amended to be consistent with state law and allow group care homes in residential zoning districts.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 1.4c HOUSING. Provide incentives to encourage the establishment of group-home facilities for physically and mentally disabled individuals.</i></p> |
| <p>H. The daily average number of persons seeking emergency shelter or transitional housing will be monitored by the Yolo County Homeless Coordinator, and reported to the City. The City will evaluate the resulting data to determine what facilities are needed to satisfy the needs of the identified population.</p> | <p>The Social Services Commission and Yolo County Homeless Coordinator have monitored the number of homeless persons and the need for services as part of the review process for federal funding programs.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.2a HUMAN SERVICES. Continue to monitor the daily average number of persons seeking emergency shelter or transitional housing. Evaluate the resulting data to determine what facilities are needed to satisfy the needs of the identified population.</i></p> |
| <p>I. Establish a revolving fund to loan money to very low-income, low-income, and farm-worker households for the purpose of making deposits on rental housing. Require repayment; interest free, within a one-year time period.</p> | <p>CHOC established a guarantee program for rental deposits in 1997. The program was funded from the Redevelopment Agency Low and Moderate Income Housing Fund. There was little demand for the program.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.1k HOUSING. Establish a program to provide loans or grants to very low-income households for the purpose of making deposits on rental housing.</i></p> |

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| <p>J. Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farm-workers and their families. Encourage the Farmers Home Administration to fund construction of additional units of permanent housing for farm-workers in Davis.</p> | <p>The 7 units of farmworker housing owned by the city were transferred to the Yolo County Housing Authority during the term of the Element. Because the city is not generally considered a rural area, funding targeted for farmworker housing is limited. Agricultural employees are always eligible for occupancy in affordable or market-rate housing in Davis.</p> | <p><u>Minor Change in 2001 Update</u> <i>Policy 1.9 HOUSING. Encourage construction of housing to meet the needs of farmworkers.</i></p> <p><i>Action 1.9a HOUSING. Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farmworkers and their families.</i></p> <p><i>Action 1.9b HOUSING. Encourage developers to seek funding from sources such as Farmers Home Administration for construction of additional units of permanent housing for farmworkers in Davis.</i></p> |
| <p>K. In cases where existing housing units which are affordable to persons of low or moderate income are removed, they shall be replaced by an equal number of units of comparable affordability.</p> | <p>No housing units were removed during the term of the Element.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.1e HOUSING. Replace any existing multifamily housing units which are affordable to persons of very low or low income with an equal number of units when those units are demolished or made uninhabitable through public-entity action.</i></p> |

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| <p>L. Encourage the purchase of existing affordable housing units by a mutual housing association to preserve affordability.</p> | <p>The Redevelopment Agency made a preliminary allocation of funds for the purpose of preserving affordable housing units at risk of losing their affordability.</p> <p>Because no such projects had been identified and certain new construction projects required significant local subsidies, the funds were subsequently reprogrammed to the Owendale and Walnut Terrace projects.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.1f HOUSING. Encourage preservation and provision of permanently affordable housing units by encouraging the development of a mutual housing association and limited-equity cooperatives which would own and operate affordable housing.</i></p> |
| <p>M. Encourage the provision of housing that is designed and located to meet the needs of so-called "empty-nest" households.</p> | <p><i>See F, above.</i></p> | <p><u>Significant Change in 2001 Update</u> <i>Goal 1 HOUSING. Promote adequate housing opportunities for people of all ages, incomes, lifestyles and types of households.</i> <i>Standard 1.1a HOUSING. Affordable housing should include a range of unit sizes appropriate to meet Davis housing needs.</i></p> |
| <p>N. Encourage the University of California, Davis to provide off-campus housing or housing assistance for university staff and employees.</p> | <p>The university developed the Aggie Village project to provide housing for faculty and staff. The university retains ownership of the land.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 1.6b HOUSING. Create incentives to provide local housing for local employees</i></p> |

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| <p>O. Allow the establishment of group-home facilities for physically and mentally disabled individuals.</p> | <p>In 1995, the City Council approved a zoning ordinance amendment allowing group care homes of six or fewer residents as permitted by right in all residential zones.</p> | <p><u>Minor Change in 2001 Update</u> <i>Policy 3.3 HOUSING. 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.</i></p> |
| <p>P. Encourage the formation of a non-profit corporation to seek land and funding for a facility consisting of independent living, assisted living, and skilled care facilities for seniors seeking a variety of services and housing options, affordable to a range of incomes. The project may be developed and managed through joint ventures with for-profit or non-profit developers of housing and care facilities. The project should be located near other health services, including a hospital. This would provide Davis with a care continuum.</p> | <p>University Retirement Community of Davis was created. URCAD is the owner of a continuum of care facility constructed on land provided by the city. The continuum provides 295 units/beds from independent living apartments through skilled nursing beds, including 63 units/beds reserved for moderate-income seniors.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 1.8d HOUSING. Continue to assist in the formation of a non-profit corporation to develop facility consisting of independent living, assisted living, and skilled care facilities for seniors seeking a variety of services and housing options, affordable to a range of incomes.</i></p> |

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| <p>Q. Explore programs to assist City staff, UCD staff and faculty, Yolo County staff, and school district staff to live in Davis.</p> | <p>Public employees have participated in city affordable housing programs. No programs have been created specifically for public employees.</p> | <p>No change in Update</p> |
| <p>R. Explore mechanisms for encouraging and financing the construction of Single Room Occupancy (SRO) housing, which would provide housing for those who are homeless or at risk of becoming homeless.</p> | <p>Affordable SRO housing has been provided through the Pacifico Cooperative in South Davis. The targeted population for Pacifico is students and not homeless persons.</p> | <p><u>Minor Change in 2001 Update</u> <i>Policy 3.3 HOUSING. 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</i></p> |
| <p>S. Explore the feasibility and desirability of establishing a resource center for the homeless in Davis which would provide referrals for shelter and aid programs, showers, laundry and telephone services.</p> | <p>Davis Community Meals has established a resource center for homeless persons as part of the emergency shelter at 1111 H Street. The city has provided funds for building acquisition and for operation.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.2d HUMAN SERVICES. Continue support for the resource center for homeless and low-income residents.</i></p> |

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| <p>T. Continue to support transitional housing and work toward providing adequate transitional housing through a variety of mechanisms.</p> | <p>The city-owned house at 512 Fifth Street is being used for transitional housing by Davis Community Meals.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.2e HUMAN SERVICES. Continue to support transitional housing programs which provide supportive services to assist families and individuals toward independent living.</i></p> |
| <p>U. Adopt zoning provisions allowing Single Room Occupancy housing to meet the special housing needs of single persons and small households. Allow this use, subject to discretionary review, in appropriate residential and commercial areas.</p> | <p>SRO housing is permitted within the Core Commercial zoning district. It is likely that creation of new SRO housing in other zones would be accommodated through rezoning and Preliminary Planned Development for the property. This would allow for site-specific analysis of parking, open space, and development standards.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 1.3b HOUSING. 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</i></p> |
| <p>9.3 HOUSING SITES</p> | | |
| <p>Guiding Policy A. Encourage a mix of housing types throughout the city in order to increase choice for Davis households.</p> | <p>The city has generally had success at providing affordable housing to meet fair share needs, apartments oriented toward students, and high-end single-family housing. The city has had less success at providing for-sale starter homes or condominiums.</p> | <p><u>Minor Change in 2001 Update</u> <i>Policy LU .3 LAND USE. Require a mix of housing types, densities, prices and rents, and designs in each new development area.</i></p> |

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| <p>B. Require a mix of housing types and prices in each area of new development.</p> | <p>Affordable housing has been provided in all new development areas, in accordance with the Affordable Housing Ordinance. Larger developments have included both single-family and multifamily housing. The city has been less successful in obtaining a range of single-family sizes and prices, because developers and builders have not desired to build small, less-expensive houses.</p> | <p><u>Minor Change in 2001 Update</u> <i>Standard 1.1b HOUSING. Each new development area should include a mix of housing types, densities, prices and rents, and designs.</i></p> |
| <p>C. Require the inclusion of affordable housing in all new development areas.</p> | <p>A total of 1,476 affordable units have been built during the term of the Element. Of this number, 319 are single-family or condo units. The total does not include some projects completed since January 2000 through May 2003.</p> | <p><u>Minor Change in 2001 Update</u> <i>Policy 3.1 HOUSING. Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.</i></p> |

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| <p>D. Encourage inclusion of apartments in mixed-use development within the Core Area.</p> | <p>One mixed-use project was approved with 4 living units. The Park Plaza participated in the Redevelopment Agency fee payment program in exchange for provision of affordable housing.</p> | <p>Additional mixed-use developments were approved in the Core Area during 2001-2002, for a total of 27 units. These units are primarily loft-style live-work housing. A total of 31 units have been approved for development in the Core Area, with 27 already built.</p> <p><u>Minor Change in 2001 Update</u> <i>Included in CORE AREA SPECIFIC PLAN</i> <i>2.6.1.I Land Use Policies. The development of dwelling units, including senior housing, shall be encouraged in the Core Area. A variety of mechanisms to promote housing in the Core Area shall be developed by staff. This includes, but is not limited to, the promotion and development of housing in upper stories in the Downtown Core (Retail Stores) area with the possibility of reduced off-street parking requirements and reserving parking spaces in the First and F Streets parking structure for tenants.</i></p> |
| <p>E. Encourage private-sector mechanisms to provide local housing for local employees.</p> | <p>The city is not aware of any private employers in Davis who provide housing assistance to their employees.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 1.7b HOUSING.</i> <i>Create incentives to provide local housing for local employees.</i></p> |

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| <p>Implementing Policy</p> <p>F. Bring the Land Use Element and the Zoning Ordinance into conformity with State law regarding mobile home parks.</p> | <p>The required Zoning Ordinance Amendment was approved by the City Council in late 2001.</p> <p>This policy is deleted in the current draft Housing Element, but was left with minor change in the May 2001 General Plan.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 1.1c HOUSING. Bring the Zoning Ordinance into conformity with State Law regarding mobile home parks.</i></p> |
| <p>G. If adequate sites are not available to meet the five-year need for housing at all income levels, the City must provide sufficient sites with zoning that permits owner occupied and rental multifamily residential use by right, including density and development standards that could accommodate low or moderate income housing.</p> | <p>The city has continued to demonstrate its ability to meet fair share requirements.</p> | <p><u>Significant Change in 2001 Update</u> <i>Action 2.1r HOUSING. 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.</i></p> |
| <p>H. Compile a list of vacant sites in Davis which are suitable for residential development</p> | <p>In 2000, the city generated a list of sites with infill potential. The majority of the sites would require rezoning and General Plan amendment for residential development.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.1p HOUSING. Compile and maintain a list of vacant sites in Davis which are suitable for affordable housing development.</i></p> |

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| <p>I. Maintain an approximate 60:40 ratio of single-family to multifamily housing.</p> | <p>The January 1, 2000 estimate from the state Department of Finance (DOF) for the city was 10,716 single-family to 9,907 multi-family -- a ratio of 46 to 43 percent.</p> | <p>The 2001 General Plan does not contain housing mix ratio policy. Rather, the city has chosen a policy that requires a mix of housing types, densities, prices, and rents and designs in each new development area to replace this 60:40 ratio policy.</p> |
| <p>J. Require identification of sites for affordable housing in each new development area, whenever feasible.</p> | <p>This has occurred upon original project approval, in most cases.</p> | <p><u>Minor Change in 2001 Update</u> <i>Policy 3.1 HOUSING. Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.</i></p> |
| <p>K. The daily average number of persons seeking emergency shelter or transitional housing will be monitored by the Yolo County Homeless Coordinator, and reported to the City. The City will work to establish an emergency shelter facility when the need for such a shelter is evident.</p> | <p>The Social Services Commission and Yolo County Homeless Coordinator have monitored the number of homeless persons and the need for services as part of the review process for federal funding programs.</p> | <p><u>Minor Policy Change in 2001 Update.</u> <i>Action 2.2a HUMAN SERVICES. Continue to monitor the daily average number of persons seeking emergency shelter or transitional housing. Evaluate the resulting data to determine what facilities are needed to satisfy the needs of the identified population.</i></p> |

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| <p>L. Conduct a study identifying the targeted population for an emergency shelter, adequate sites for location of emergency shelters and transitional housing, financial feasibility, and appropriate size and configuration.</p> | <p>The Yolo County Homeless Coordinator conducts periodic surveys of numbers and characteristics of homeless persons. The city has not done any independent studies. Detailed discussion of a recent survey performed for the homeless is contained in Section 6 of this Housing Element.</p> | <p><u>Minor Policy Change in 2001 Update.</u> <i>Action 2.2a HUMAN SERVICES. Continue to monitor the daily average number of persons seeking emergency shelter or transitional housing. Evaluate the resulting data to determine what facilities are needed to satisfy the needs of the identified population</i></p> <p><i>Policy 3.3 HOUSING. Encourage housing 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.</i></p> |
| <p>M. Identify and zone affordable housing sites early in the planning process such as during the General Plan Amendment or Preliminary Planned Development stages.</p> | <p>This goal has generally been met. However, the city has still encountered neighborhood opposition to proposed affordable housing developments. It is possible that some of the opposition is triggered by inaccurate information provided by home sellers or agents.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 2.11. HOUSING. If new lands are added to the City's General Plan Area, identify and zone affordable housing sites early in the planning process.</i></p> |

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| <p>N. The City will monitor creation of affordable housing on an annual basis and, if it becomes evident that the percentage of affordable units built does not meet the projected accommodation, the City will ensure that the regional share need for all income levels can be accommodated by taking action such as increasing densities or restructuring the Affordable Housing Ordinance.</p> | <p>The city has continued to demonstrate its ability to meet adopted fair share needs for housing at all income levels.</p> | <p><u>Minor Policy Change in 2001 Update Action HOUSING 1.1i (an addition based on EIR Mitigation Measure PH.2.1)</u> <i>At the next revision of the City's Housing Element, the City should revise the land use map and pertinent Land Use and Growth Management policies, standards, and actions, if necessary, to ensure that the supply of land available for residential development can accommodate the needs of future residents of all income levels. Alternatives for revisions may include redesignating land from nonresidential to residential use, identifying new locations for selective in-fill, or other programs authorized under state law for accommodating housing needs.</i></p> |

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| <p>O. Include in the analysis of General Plan Amendments, Rezoning, Affordable Housing applications and Phased Allocations an analysis of the project's impact on school facilities.</p> | <p>Government Code 65995 prohibits project denials based on school impacts alone. However, impacts of a proposed project on schools were analyzed during environmental reviews for proposed residential development.</p> <p>During the term of the Element, the Davis Joint Unified School District updated its development impact fees to provide funds for the cost of schools necessary to serve new residential and commercial development.</p> | <p><u>Significant Change in 2001 Update</u> <i>Standard 8.1b YOUTH & EDUCATION. General Plan amendments, Specific Plans, pre-zoning or re-zoning shall only be made after the City, following consultation with the School District, determines that provisions for dedication or reservation of school sites are adequate to meet the needs of the School District.</i> <i>Standard 8.1c YOUTH & EDUCATION. Any project set forth in any proposed General Plan amendment, specific plan, pre-zoning or re-zoning shall show the location of future school sites to serve such project based upon adopted School District plans and criteria and General Plan criteria. Such a project shall include provisions for adequate funding for site acquisition and facility construction including compliance with any City imposed mitigation measures (subject to further policy level discussion regarding applicability) to the extent legally permissible.</i> <i>Action 9.1d YOUTH & EDUCATION: Prior to approving a new residential project, make a finding as to the project's impact on school facilities and the measures taken to address the impact.</i></p> |

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| 9.4 CONSTRAINTS TO HOUSING PRODUCTION | | |
| <p>Guiding Policy</p> <p>A. Remove constraints to production and availability of housing to the extent consistent with other General Plan policies.</p> | <p>The city has continued to consider impact on the cost of housing in its review of new zoning and building standards or of fees and taxes.</p> | <p><u>Minor Change in Update</u></p> <p><i>Policy 2.1 LAND USE. 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.</i></p> <p><i>Action 2.1e LAND USE. 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".</i></p> <p><i>Action 2.1f LAND USE. Initiate a zoning</i></p> |

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| | | <p><i>ordinance amendment that would encourage density bonuses for residential projects in proximity to public facilities and services including bus stops.</i></p> <p><i>Action 3.1c LAND USE. 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.</i></p> |
| <p>Implementing Policy</p> <p>B. Streamline the permit approval processes to the extent feasible. Provide developers in advance with full information needed to reduce the length of time and cost of approval of development</p> | <p>The city continues to work with developers to ensure expedited review and processing of entitlement applications.</p> | <p><u>Minor Change in 2001 Update</u> <i>Policy 4.1. PLAN IMPLEMENTATION: STREAMLINING Streamline the permit-approval process to the extent feasible.</i></p> |
| <p>C. Remove multi-family rental units from growth limitations</p> | <p>Multi-family units were removed from the requirements of the Phased Allocation Plan in 1992.</p> | <p><u>Minor Policy Change in 2001 Update</u> <i>[This policy is not included in the General Plan Update because the action was taken]</i></p> |

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| <p>D. Establish policies and procedures for processing applications concurrently.</p> | <p>The Building Inspection Division has taken the lead in streamlining and coordinating the plan check process in preparation for issuance of a building permit. Building Inspection is now the central “stop” for plan check review; distribution to other divisions and departments is now handled internally.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 4.1b PLAN IMPLEMENTATION: STREAMLINING. 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.</i></p> |
| <p>E. Work with Yolo County to streamline the annexation process.</p> | <p>State law governs critical components of the annexation process. There may be limited opportunity for streamlining the process.</p> | <p><u>Minor Policy Change in 2001 Update</u> <i>Action 6.1b PLAN IMPLEMENTATION: 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.</i></p> |
| <p>F. 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.</p> | <p>During the term of the Element, the city’s Zoning and Subdivision Ordinances were placed on the city's Webb-site, providing public access at any time.</p> | <p>After adoption of the updated General Plan, the contents were placed on the city's Webb-site for easy public access.</p> <p>No Change in 2001 General Plan Update</p> |

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| <p>G. Continue outreach efforts to inform architects and builders of City standards and requirements.</p> | <p>City staff has encouraged applicants and builders to conduct pre-application research and consultation prior to submitting full applications for entitlements. The Building Inspection Division publishes the “Biketown Builder” newsletter to inform architects and builders of changed requirements or answer common questions.</p> | <p>No Change in 2001 Update</p> |
| <p>H. Expand opportunities for third party plan checkers to reduce permit-processing time.</p> | <p>The Building Inspection Division continues to use third-party plan checkers, especially for complex or large commercial developments.</p> | <p><u>Minor Policy Change in 2001 Update</u> <i>Action 4. If PLAN IMPLEMENTATION. Consider expanding the use of third-party project reviewers and plan checkers to reduce permit processing time.</i></p> |

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| 1993 Programs | Accomplishments of the 1993 Housing Element | Current Status/Comments |
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| 9.5 RESIDENTIAL CONSERVATION | | |
| <p>Guiding Policy</p> <p>A. Ensure that existing housing stock is maintained in sound condition and up to code requirements.</p> | <p>The ongoing Resale Inspection Program continues to ensure that residential property changing hands meets life safety standards. The Code Enforcement Program has been improved to protect residents and stabilize neighborhoods throughout Davis. The majority of code enforcement complaints are visual blight or other non-safety issues.</p> | <p>The City Council is evaluating the costs and benefits of regular interior inspections for rental properties.</p> <p>No Change in 2001 Update</p> |
| <p>B. Maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students. Work to maintain a rental vacancy rate of 5 percent.</p> | <p>1,178 apartment units were built during the term of the Element. However, vacancy rates has remained fairly steady and low; generally been lower than the optimal rate of 5 percent. Again, this total does not include some apartments started and completed since 2000 to present.</p> | <p>The 2002 apartment vacancy rate is 0.3 percent, well below the desired standard.</p> <p><u>Minor Policy Change in 2001 Update</u> <i>Policy 1.2 HOUSING. Strive to maintain an adequate supply of rental housing in Davis to meet the needs of all renters, including students.</i></p> |

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| <p>C. Require provision for monitoring of rents to ensure to the extent feasible, that housing built in compliance with Housing Element policies will remain permanently affordable.</p> | <p>All regulatory agreements and affordable housing covenants for required affordable rental units have provided for periodic reports to the city and city ability to monitor resident rents and incomes.</p> | <p>The city is proposing to increase the staff time devoted to compliance monitoring of affordable housing projects.</p> <p><u>Minor Change in 2001 Update</u> <i>ACTION 2.2a HOUSING. Permanently maintain the affordability of required affordable rental units for, very low, low, or moderate-income households.</i></p> |
| <p>Implementing Policy</p> <p>D. Continue to require maintenance and preservation of the existing housing stock through the existing Resale/Retrofit inspection program. Continue to implement Ordinance 820, 1978, requiring inspection of houses on resale.</p> | <p>The program has continued during the term of the Element.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 4.1b HOUSING. 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.</i></p> |

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| <p>E. Assist lower-income households in making health and safety improvements to their dwellings.</p> | <p>The city has provided CDBG funding to assist low-income homeowners in making changes to their home as required to improve accessibility for residents with disabilities. There appears to be limited demand for home improvements for low-income homeowners because the majority of houses in Davis are in good physical condition and few Davis homeowners have low incomes.</p> | <p><u>Minor Change in 2001 Update</u> Action 4.1e HOUSING. Develop a program to assist low-income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needed.</p> <p>No Change in 2001 Update</p> |
| <p>F. 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.</p> | <p>The city continues to support the existing program at the Senior Center. The city approved CDBG funds in 2002-03 for the ADA improvements and addition to the Senior Center building.</p> | <p>No Change in 2001 Update</p> |
| <p>G. Assist landlords in maintaining rental units in sound condition.</p> | <p>The rental inspection program being evaluated by the City Council will assist landlords in maintaining rental units in sound condition.</p> | <p><u>Minor Change in 2001 Update</u> Action 4.1c HOUSING. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.</p> |

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| <p>H. Maintain standards for the regulation of condominium conversion applications so that low-income households receive appropriate displacement protection. or benefits.</p> | <p>The condominium conversion requirements in the Subdivision Ordinance address the process for conversions and accommodations that must be made to tenants. No applications for condominium conversion were submitted during the term of the Element.</p> | <p><u>Minor Policy Change in 2001 Update</u> Action 2.1k LAND USE. 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.</p> |
| <p>I. Work to maintain continued affordability of existing affordable housing with expiring use restrictions from federal, state, or local subsidy programs.</p> | <p>The Redevelopment Agency had a preliminary allocation of funds for housing preservation in its most recent Five-Year Implementation Plan. No projects were presented for use of the funds, so the monies were reallocated to other affordable housing purposes.</p> | <p>The Affordable Housing Task Force will be reviewing the issue of housing preservation as part of its charge.</p> <p>No Change in 2001 Update</p> |
| <p>J. Monitor rental rates and take appropriate action to relieve excessive rental increases and to coordinate with the UCD Housing Office.</p> | <p>The UC Davis Housing Office continues to prepare an annual rent and vacancy survey.</p> | <p>No Change in 2001 Update</p> |

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| <p>K. Conduct a survey of the condition of residential structures in Davis to identify any need for rehabilitation or replacement.</p> | <p>A field survey that was conducted for the General Plan Update found very few residential properties in need of rehabilitation or replacement.</p> | <p><u>Minor Change in 2001 Update</u> Policy 1.5 HOUSING. Work in cooperation with UC Davis to encourage the provision of housing for UC Davis students.</p> |
| <p align="center">9.6 ACCESS TO HOUSING</p> | | |

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| <p>Guiding Policy</p> <p>A. Work to ensure that individuals and families seeking housing in Davis are not discriminated against on the basis of age, sex, family structure, national origin, or other arbitrary factors.</p> | <p>The city has continued to maintain fair housing and mediation services through the Parks and Community Services Department. Funding is provided by Community Development Block Grant.</p> | <p><u>A, B, C: Combined Minor Change in 2001 Update</u> Action 1.1d DIVERSITY. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.</p> |
| <p>B. Continue to enforce state and federal laws and Ordinance 1359 against discrimination in housing.</p> | <p>The city has continued to maintain fair housing and mediation services through the Parks and Community Services Department. For instance, during the last six months of 2001, Mediation and Fair Housing Services opened 272 new cases and handled an additional 645 requests for information and technical assistance. Six of the cases were about housing discrimination. The Services also provided an educational seminar for tenants and rental housing providers on fair housing services and housing law.</p> | <p>No Change in 2001 Update</p> |

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| <p>Implementing policy C. Continue to promulgate non-discrimination laws and the City's Fair Housing Program.</p> | <p>In 2002, the Mediation & Fair Housing Services provided an educational seminar for tenants and rental housing providers on fair housing services and housing law. Future outreach will include improved internet information and audiotapes.</p> | <p>No Change in 2001 Update</p> |
| <p>9.6 ENERGY CONSERVATION</p> | | |
| <p>Guiding Policy A. Increase opportunities for energy conservation on the household level.</p> | | <p>Several recent residential and commercial projects have been required to meet energy-efficiency standards exceeding those established by the state.</p> <p><u>Minor Policy Change in 2001 Update</u> Policy 1.1 ENERGY. Develop programs to increase energy conservation on the household and business level.</p> |

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| <p>B. Support development of alternative energy sources.</p> | <p>In conjunction with the Sacramento Municipal Utilities District (SMUD), the city established a popular program for retrofitting photovoltaic systems on existing residences.</p> | <p>The city has actively worked to increase opportunities for residential and commercial photovoltaic systems and to maintain the PV-USA photovoltaic plant on Pole Line Road.</p> <p><u>Minor Change in 2001 Update</u> <i>Action 1.3a ENERGY. 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.</i></p> |

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| <p>Implementing Policies</p> <p>C. Continue to implement energy-conserving Building Code provisions found in Title 24 of the State Administrative Code.</p> | <p>The Building Inspection Division has continuously implement state and local building code requirements.</p> | <p><u>Significant Change in 2001 Update</u> <i>Action 1.5g ENERGY. 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.</i></p> |
| <p>D. Continue to implement energy-conserving resale/retrofit ordinance for rental units.</p> | <p>The Resale Inspection Program continued through the life of the Element.</p> | <p><u>Minor Policy Change in 2001 Update</u> <i>Action 1.1f ENERGY. Provide incentives for retrofitting existing homes and businesses for improved energy efficiency. An example of a retrofit feature would be a passive solar device.</i> <i>Action 4.1c HOUSING. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.</i></p> |
| <p>E. Support the opportunity for efficient public transit by siting large apartment complexes on arterial streets.</p> | <p>All apartment complexes built during the term of the Element were located on or near streets served by Unitrans or YoloBus.</p> | <p><u>Minor Change in 2001 Update</u> <i>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.</i></p> |

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| <p>F. Encourage energy-efficient subdivision and building design.</p> | | <p><u>Significant Change in 2001 Update Standard 1.5c ENERGY.</u> <i>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.</i></p> <p><u>Action 1.5d ENERGY.</u> <i>Develop and implement energy-efficient design requirements that go beyond the State building standards for energy efficiency.</i></p> <p><u>Action 1.5e ENERGY.</u> <i>Develop design guidelines for climate-oriented site planning, building design and landscape design to promote energy efficiency.</i></p> <p><u>Action 1.5g ENERGY.</u> <i>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.</i></p> |

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| <p>G. Continue to enforce landscaping requirements that facilitate efficient energy use or conservation.</p> | | <p><u>Minor Policy Change in 2001 Update</u> Standard 1.4a ENERGY. Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.</p> |
| <p>H. Continue to require water-conserving plumbing in new residential construction. Explore incentives to retrofit water-conserving plumbing in existing residences.</p> | <p>The landscape water conservation ordinance adopted in 1991 is still in effect. The city encourages developers and homeowners to plant shade trees as a way to reduce air conditioning needs. The city has offered toilet rebates in the past and is currently offering washer rebates. The goal is to encourage homeowners to install water efficient devices.</p> | <p><u>Minor Change in 2001 Update</u> <i>Action 1.1e WATER. Continue to enforce and support water conservation ordinances.</i> <i>Action 1.1f WATER. Explore incentives to retrofit water-conserving plumbing in existing residences and businesses.</i></p> |