
Chapter 4. Housing

This chapter contains the City's Housing Element "Goal, Policies, and Actions", as amended by City Council on July 20, 2004, Resolution No. 04-173. The full text of the Housing Element and more specific information on the policies are contained in the full Housing Element, available at the Community Development Department.

BACKGROUND

Population Estimates and Projections

Figure 27 and Table 9 provide population estimates and projections over time for the City of Davis, Davis area, and the County of Yolo. UC Davis enrollments are also provided for comparison because of the similar growth of UC Davis enrollment and the City's population. The State Department of Finance estimates that in January 1996 the population of the City of Davis was 52,600.

The Sacramento Area Council of Governments projects that the population of the City of Davis will be 65,615 in the year 2010.¹

Age Distribution

Table 10 shows the age distribution of the population in Davis and Yolo County in 1990. Over one quarter of the Davis population is aged 20-24, while the County proportion in the same age range is less than one-sixth. College students in Davis account for this difference. The City's share of persons over age 60 is significantly lower than elsewhere in the County, although it has increased from 6.2 percent in 1980 to 8.4 percent in 1990. Age distribution is important in the planning of services and housing types.

Household Population and Composition

The estimated average persons per household in Davis has decreased slightly over the last five years, as follows, based on estimates by the California Department of Finance:

1992	2.53 (average number of persons per household)
1993	2.50
1994	2.44
1995	2.45

¹Source: Sacramento Area Council of Governments, March 2001.

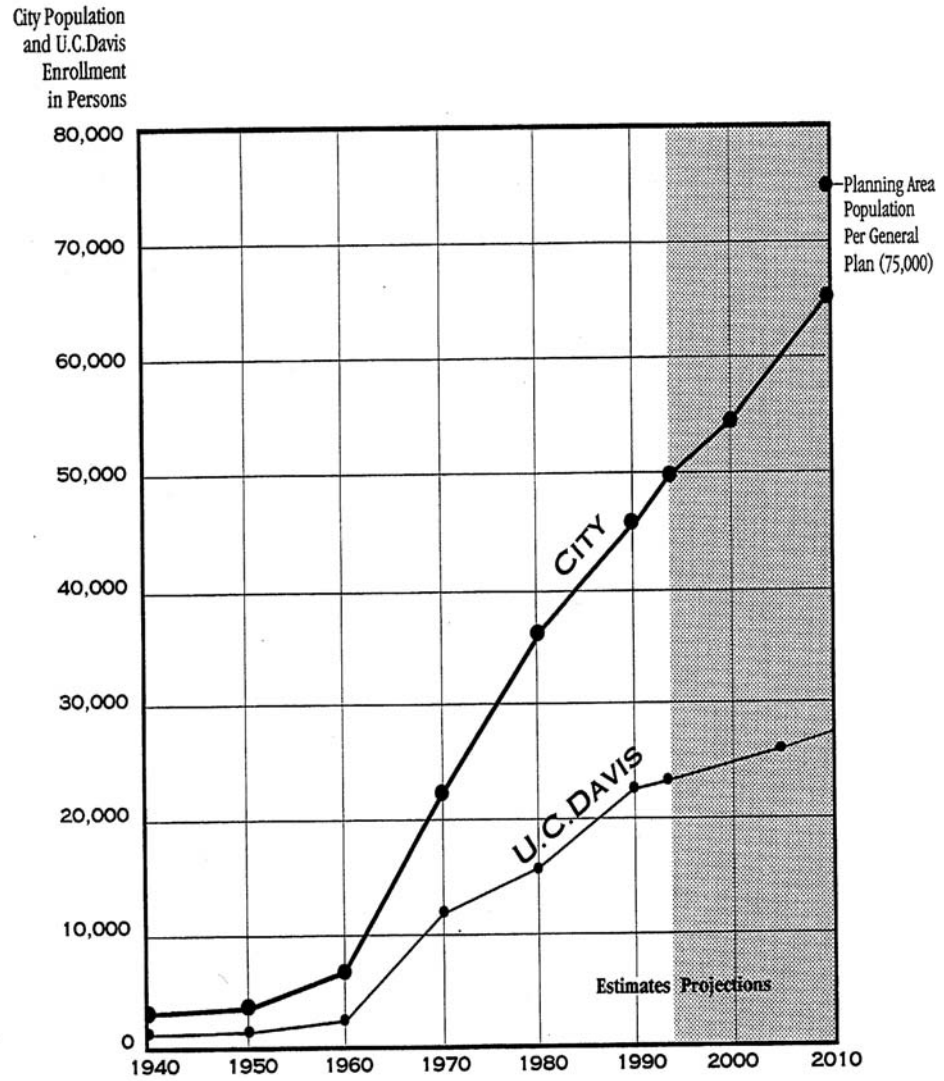
1996 2.47

Table 10 shows the composition of households of the population in Davis and Yolo County in 1990. A "family" is defined as a household of two or more persons in a blood or marriage relationship. Because of the UC Davis students, Davis has a lower proportion of "families" than the remainder of Yolo County.

Household Income

Table 10 shows the incomes of households in Davis and Yolo County in 1990. The median household income in 1990 was \$29,044 and the mean family income was \$47,262. The significant difference between household incomes and family incomes reflects the relatively low incomes of students and other non-family households.

Very-low-income households are defined as earning a gross income of less than 50 percent of the median income of Yolo County (as determined by the U.S. Department of Housing and Urban Development). Low-income households are defined as earning a gross income of more than 50 percent and less than 80 percent of the median income for Yolo County. Moderate income households are defined as earning a gross income of more than 80 percent and less than 121 percent of the median income for Yolo County.



Sources: Census, California Department of Finance, Sacramento Council of Governments, and U.C. Davis Budget and Planning Office.

Figure 27: City Population and UC Davis Enrollment

**Table 9
POPULATION ESTIMATES AND PROJECTIONS**

	City of Davis Population	Davis Area Population	Yolo County Population	U.C. Davis Campus Enrollment
1960	8,910 Census		65,727 Census	2,422 UCD ('59-60)
1970	23,488 Census		91,788 Census	12,320 UCD ('69-70)
1980	36,640 Census		113,374 Census	16,532 UCD ('79-80)
1988	42,500 SACOG	50,529 Gen. Plan	129,000 CP	19,314 UCD ('87-88)
1990	46,322 Census	54,013 SACOG	141,092 Census	20,961 UCD ('89-90)
1995	51,500 CDOF	60,463 SACOG	162,808 SACOG	22,372 UCD ('94-95)
1996	52,600 CDOF			22,339 UCD (-95-96)
2000	57,800 SACOG	64,522 SACOG	183,736 SACOG	23,803 Interpolation*
2005	62,700 SACOG	68,318 SACOG	208,362 SACOG	26,000 LRDP ('05-06)
2010	65,600 1987 Gen. Plan	74,725** 1987 Gen. Plan	239,068 SACOG	Not Projected At This Time***

Sources of estimates and projections:

Census = U.S. Bureau of Census

SACOG = Sacramento Area Council of Governments

CDOF = California Department of Finance

Survey = Land Use Survey by City of Davis Community Development Department, population estimated by assuming 2.492 persons per residential unit.

Gen. Plan = City of Davis General Plan as adopted in 1987.

UCD = U.C. Davis Office of Planning and Budget, 3 term average on-campus enrollment (does not include off-campus facilities such as UCD Medical Center in Sacramento).

LRDP = U.C. Davis Long Range Development Plan, 1994.

* An interpolation between the figures of 22,339 in 1995 and 26,000 in 2005-06.

** Not including population in residential living groups.

*** A letter from Chancellor Larry Vanderhoef dated June 30, 1997 states that the U.C. Regents are not currently prepared to go forward with a new long-term enrollment plan and that a 31,000 enrollment figure previously considered as an optimum ultimate size probably would happen over a longer period than the 2010 horizon.

**Table 10
 POPULATION CHARACTERISTICS, 1990**

	City of Davis		County of Yolo	
	#	%	#	%
Age Distribution				
0-19	10,838	23.4	41,702	29.6
20-24	11,819	25.6	18,774	13.3
25-39	11,969	25.9	35,779	25.4
40-59	7,709	16.7	26,770	19.0
60 and over	3,874	8.4	18,067	12.8
Total	46,209		141,092	
Median Age	25.5	-	28.9	-
Household Composition				
Living Alone	4,352	24.3	11,795	23.1
Non-family Household - More than 1 person	5,069	28.3	6,993	13.7
Family - No Related Children	4,222	23.6	14,828	29.1
Family - Married Couple with children	3,225	18.0	12,608	24.7
Family - Unmarried Householder with Children	1,058	5.9	4,748	9.3
Total	17,926		50,972	
Annual Household Income				
Less than \$10,000	3,179	17.7	8,106	15.9
\$10,000 to 19,999	3,465	19.3	9,666	18.9
\$20,000 to 29,999	2,537	14.1	8,593	16.8
\$30,000 to 39,999	1,937	10.8	6,613	12.9
\$40,000 to 49,999	1,910	10.6	5,789	11.3
\$50,000 to 74,999	2,596	14.4	7,474	14.6
\$75,000 and over	2,344	13.0	4,878	9.5
Median Household Income	29,044	-	28,866	-
Median Family Income	47,262	-	36,866	-
Persons Below Poverty Status by Age (Percentages shown are of total population)				
Under 18 years	562	1.2	5,774	4.1
18 - 34	10,118	22.0	13,849	10.2
35 - 39	419	0.9	2,593	1.8
60 and over	123	0.3	1,153	0.8
Total Persons Below Poverty Status	11,222	24.4	23,369	16.6

Source: 1990 U.S. Census

Housing Growth

Figure 28 shows the number of building permits issued during the last six fiscal years for residential units in the City. An annual average of 445 permits were issued, with a high in the year 1991-92 and a low in the year 1988-89.

Housing Composition

Table 11 shows the composition of housing units in the City and in the Planning Area as of 1990, which is the most recent year for which data is available. In that year, the City's housing units consisted of approximately 65 percent single family units and 35 percent multi-family units. Group living quarters are not included in this calculation. The Planning Area had a higher proportion of multi-family units because of the inclusion of the apartments and residence halls on the UC Davis campus.

Housing Age and Condition

Table 11 shows the age of the City's housing stock built through March 1990. The period with the greatest percentage of housing built was 1970-1979 (36 percent), followed by 1980-1988 (25 percent) and 1960-1969 (22 percent).

In April 1993, City staff conducted an exterior housing conditions survey of the entire Planning Area and found that only eight housing units need rehabilitation. The survey was based on a commonly used point system to evaluate condition in terms of foundation, roof, siding, windows and doors. The amount of housing units in poor condition would probably remain extremely low even if more intensive surveys and interior inspections were conducted.

The housing stock is generally in good condition primarily because it is relatively new. Another factor is the City's ongoing Resale/Retrofit program, which requires that housing units be inspected on resale and brought up to standards.

Housing Tenure

Table 11 shows that in 1990, 58.1 percent of the City's housing units were occupied by renters, 40 percent were occupied by owners, and 1.9 percent were vacant. Renter-occupied homes include apartments as well as single-family houses; owner-occupied units include houses, condominiums, and mobile homes.

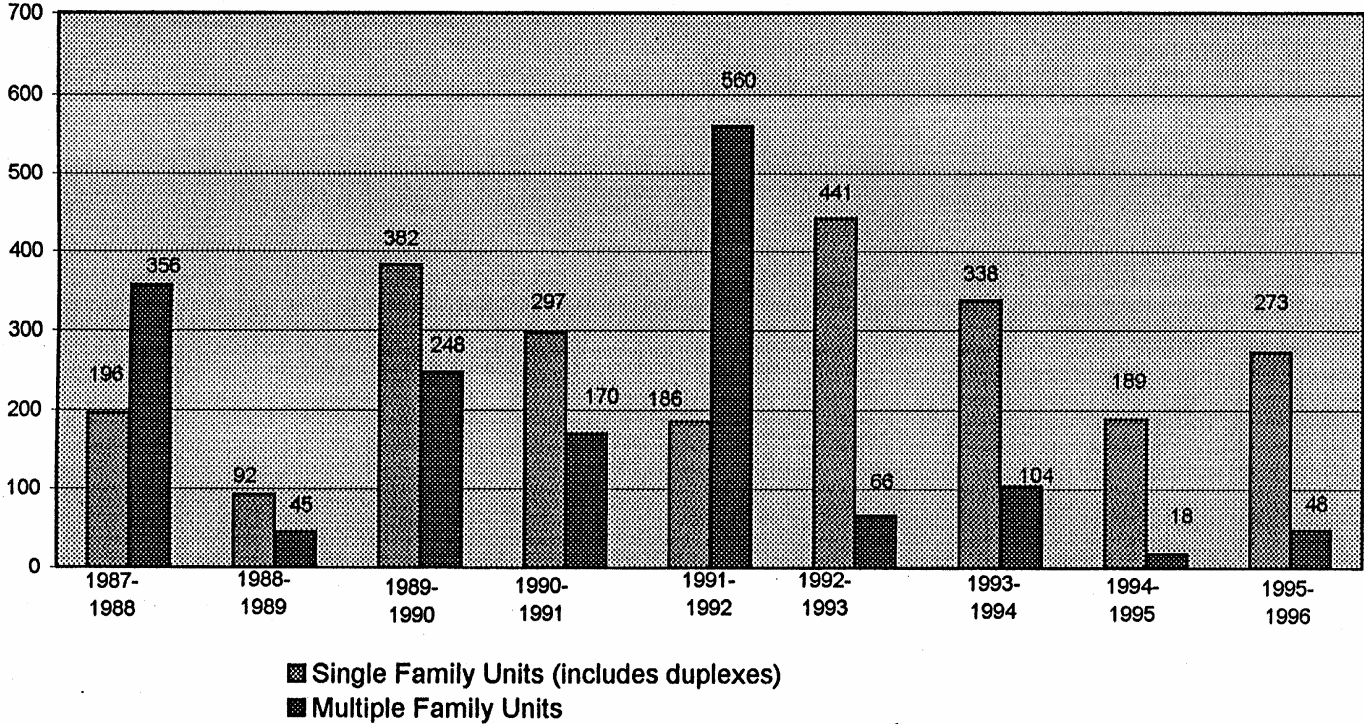


Figure 28: Residential Construction Permits Issued 1987-1996

**Table 11
 HOUSING CHARACTERISTICS - 1990**

	#	%
Composition of Housing Units - City of Davis and Planning Area		
City of Davis		
Single Family	11,807	64.6
Multi-Family	6,475	35.4
Total	18,282	
Planning Area		
Single Family	12,718	55.5
Multi-Family	10,214	44.6
Total	22,932	
Age of Housing Units - City of Davis		
1939 or Earlier	514	3
1940 to 1949	390	2
1950 to 1959	2,108	12
1960 to 1969	3,991	22
1970 to 1979	6,488	36
1980 to 1988	4,622	25
1989 to March 1990	169	0
Total Units Above	18,282	
Housing Units by Occupancy - City of Davis		
Owner Occupancy	7,309	40.0
Renter Occupied	10,617	58.1
Total Occupied	17,926	98.1
Total Vacant	356	1.9
Total Units	18,282	
Overpayment for Housing - City of Davis (Very Low and Low Income Households Paying More than 25% of Household Income for Housing)		
Renters		
Very Low Income	4,851	47
Low Income	1,402	14
Total Very Low and Low Income Households Overpaying	6,253	61
Owners		
Very Low Income	345	5.3
Low Income	379	5.8
Total Very Low and Low Income Households Overpaying	724	11.0

Source: Housing Element, Table 10, Based on 1990 Census and 1987 Housing Element

Vacancy Rates

The vacancy rate of rental units from 1981 to 1992 fluctuated, ranging from a low of 0.75 in 1981 to 8.7 percent in 1992.

Housing Costs and Affordability

Housing purchase prices are generally higher than in the rest of the region. From 1987 to 1991, the average selling price for a single family home increased by approximately 67 percent. The average resale price in 1987 was \$129,588 and the average resale price in 1991 was \$221,822. The average increase was 18.7 percent per year. This rate of increase has slowed in the 1990's, but housing prices remain high. Recent changes in the housing market have resulted in the stabilization or reduction in the prices of ownership units. These changes include the national and state economic recessions and lay-offs at UC Davis. Reductions in mortgage interest rates have also increased affordability of home purchases, although probably not to the level necessary for low-income households to buy. Analyses in the Housing Element show that the only type of housing that moderate income household with children can afford is condominiums and split-lot duplexes and that lower income households cannot afford to purchase even these types of units.

The rental market in Davis primarily consists of apartments, but also includes condominiums and houses. As of January 1992, 2,305 houses (29 percent of single-family homes) were rented. In 1994, the average monthly rents for apartments were \$428 for a studio apartment; \$510 for a one-bedroom apartment; \$659 for a two-bedroom apartment; \$936 for a three-bedroom apartment; and \$1,257 for a four-bedroom apartment.

Affordable rental housing payments are approximately 30 percent of gross monthly income, less utilities and adjusted for family size. Analyses in the Housing Element show that small, very-low-income households have difficulty finding affordable unassisted housing. Two-person low-income households could not afford an average-priced one- or two-bedroom apartment. Low-income families of four persons could afford only a median-priced two-bedroom apartment. Larger households find rental costs for larger apartments too high and cramped housing is usually all that they can afford. In general, the rents of larger single-family rentals are generally not affordable to low income households and even some moderate-income households.

Affordable Housing Programs

Assistance to housing projects is provided through federal, state, and local housing programs. All have limited resources.

Most existing below-market-rate housing in Davis is rental housing, primarily apartments. Many developments were built with federal and state financing in the 1960s and 1970s, while recent affordable housing has been built through the City's inclusionary program.

Since June 1991, 297 affordable rental units have been built. These units have controls assuring long-term or permanent affordability. Additionally, 241 for-sale and self-help affordable housing units have also been built. Sixty are permanently affordable condominiums; the others do not have affordability restrictions upon resale.

City of Davis Affordable Housing Ordinance

The City's existing affordable housing ordinance establishes requirements for the development of both for-sale and rental housing projects. The developer of residential for-sale units must make the equivalent of 25 percent of the units affordable to very low, low and moderate income households. The standard method of meeting this requirement includes a mix of the construction of for-sale affordable units; the dedication of land suitable for the purpose of developing affordable units; and the provision of lots to allow for the construction of self-help housing.

The developer of a multi-family rental development must make at least 25 percent of the units affordable to low-income households and at least 10 percent of the units affordable by very low income households. As an alternative to requirements, a developer may submit for approval a project individualized plan which generates the same or more affordable housing units.

Middle Income Housing Ordinance

The City's middle income housing ordinance establishes requirements for ownership housing projects. This ordinance implements: housing policy 1.1 and related actions to provide a variety of housing types and prices to meet Davis housing needs; and housing policy 1.7 and related actions to promote housing for the local workforce.

Middle income households are defined in the middle income housing ordinance and consist of households earning a gross income of no greater than 180 percent of the median income for Yolo County adjusted for household size. The developer of 50 or more ownership units must make 20 percent of the units affordable to middle income households. The developer of 36 to 49 ownership units must make 15 percent of the units affordable to middle income households. The developer of 26 to 35 ownership units must make 10 percent of the units affordable to middle income households. Units built under the middle income requirement must be made affordable to households with gross incomes of 120 percent to 180 percent of the

median income for Yolo County, with an average affordability for households at 140 percent of the median income for Yolo County.

Housing action 1.7a to explore housing programs to assist public employees may include the possibility of developing public-owned sites and encouraging land dedication sites in large development projects. Public-owned sites could also provide for other critical housing needs in the community.

Incentive System for the Local Workforce

The City uses a lottery system to provide an incentive for members of the local workforce in the sale and re-sale of new affordable ownership units. This system implements housing policy 1.7 and related actions to promote housing for the local workforce.

The system assigns the highest number of lottery tickets to households with a member of the local workforce. Lower numbers of lottery tickets are assigned to other income eligible households including seniors, persons with disabilities, and the general public.

Mix of Housing Types

Housing policy 1.1 and Land Use policies A.2 and A.3 and related actions call for a variety of housing types, unit sizes, densities, prices and rents, and designs. New housing shall meet minimum densities and have a limited number of overly-large homes. A percentage of small residential lots and structures shall be considered as a requirement in new large housing developments to contribute to the supply of affordable housing and to avoid overbuilding of lots.

The intent is to provide a mix of housing types and prices which will serve a variety of households and lifestyles, particularly the needs of local employees. A new development is expected to provide the greatest mix of housing types, prices and designs that are feasible (that is, capable of being accomplished in a successful manner within a reasonable period of time, taking into account environmental, economic and social factors). In addition to providing required affordable units, it is recognized that the ability of a developer to provide a diverse mix of housing types is affected by the project size, location, infrastructure requirements, and other economic factors. In recognition of these differences in projects, a developer should justify how the proposed housing mix constitutes the greatest range that is feasible in a specific project.

The “Planned Development” district of the City’s Zoning Ordinance implements the housing mix policies by encouraging a variety of well designed dwelling types.

Housing Needs

The key indicators of immediate housing need are overpayment and overcrowding. Overpayment for housing (defined as paying more than 30 percent of gross household income) in 1990, which is the most recent year for which data is available, was similar to 1980. Overpaying very-low-income households consisted of 88 percent of renter- and 86 percent of owner-occupied units. Overpaying low-income households consisted of 76 percent of renter- and 70 percent of owner-occupied units.

Overcrowding is the number of housing units with 1.01 or more persons per room. Overcrowding in Davis is related to the large numbers of student renters. In 1990, 987 housing units (5.5 percent of the total) were occupied by more than one person per room. In 1980, 2.4 percent of the units were overcrowded.

Groups with special housing needs include seniors, large households, households with children, low-income households, students, and persons with disabilities. These needs are analyzed in detail in the Housing Element.

GOALS, POLICIES AND ACTIONS (As Amended July 20, 2004)

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.

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

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

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

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

- 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 preservation 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, devilment 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. Provide incentives to encourage the establishment of group-home facilities for physically and mentally disabled individuals.
 - 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 sing-family residences
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(that are 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 U.C. 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.
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Policy HOUSING 1.9 Encourage construction of housing to meet the needs of farm workers.

Actions

- a. Support efforts by the Farmers Home Administration and Yolo County Housing Authority to provide housing for farm workers and their families.
- b. Encourage developers to seek funding from sources such as Farmers Home Administration for construction of additional units of permanent housing for farm workers in Davis.
- c. Work with Yolo County Housing Authority and housing developers to explore and provide housing in new developments for farm workers and their families.
- d. As part of funding and targeting decisions for subsidized rental projects, explore the feasibility of developing units for households at or below 35% of area median income (extremely–very-low-income households.)

GOAL HOUSING 2. Provide housing that is affordable for residents with 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, and low-income households, farm workers, 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 the 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.
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- 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 representative 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.

GOAL HOUSING 3. Increase Equal Housing opportunities for all persons and household 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.
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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 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 for 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 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 estate 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.
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- d. In all 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 provision 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 provisions that is the obstacle.

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 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 incentive 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 structure changes; reduced interest for loans used for Section 8 tenants.

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 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.
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- 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 Provide housing opportunities for the local workforce in the Davis area.

Standards

- a. A development with 26 or more residential units for purchase shall provide units that are affordable to middle income households. Middle income households consist of households earning a gross income of no greater than 180 percent of the median income for Yolo County adjusted for household size. The number of middle income units shall be equivalent to 10% for projects totaling 26 to 35 ownership units, 15% for projects totaling 30 to 49 ownership units, and 20% for projects totaling 50 or more ownership units.
- b. Units built under the middle income requirement shall be made affordable to households with gross incomes of 120 percent to 180 percent of the median income for Yolo County, with an average affordability for households at 140 percent of the median income for Yolo County.
- c. No density bonus shall be granted for middle income units.

Policy HOUSING 4.3 Promote a linkage between new ownership housing and the local workforce.

Actions

- a. Implement an incentive system for the local workforce, such as a lottery, as part of the city's buyer selection process for low/moderate income and middle income affordable ownership units. The system

shall provide the highest number of lottery tickets to households with a member of the local workforce.

Policy HOUSING 4.4 Encourage senior housing in all parts of Davis and near neighborhood centers, shopping centers, public transportation, and/or parks and greenbelts where compatible with existing uses.

Policy HOUSING 4.5 Encourage housing for special needs to be dispersed throughout the community to avoid an over-concentration in one area and to be located near neighborhood services and facilities. Special needs housing may include, but is not limited to, housing for physically and mentally disabled individuals, affordable low income housing for single persons, emergency shelters and transitional housing.

Policy HOUSING 4.6 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 projects not subject to additional voter approval will likely include, but are not limited to, building setbacks and height; building facade design including materials, colors and roof pitch; on-site landscaping layout, and on-site parking and internal circulation designs.

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.

