1.0 HOUSING AND THE GENERAL PLAN VISION

Historically, Davis has adopted an active approach in the assessment of housing need and the provision of housing to address local need, in order to ensure community diversity and to maintain the agricultural roots of the city. Davis has had a commitment to affordable housing since the 1980s that was formalized with its adoption of an inclusionary housing policy in 1987. Inclusionary requirements and a grassroots movement to produce the city’s first affordable housing non-profit were reactions to housing costs that were impacting the fabric of the community—and still do. The following City of Davis General Plan Visions adopted in 2001 continue to assist in guiding the city’s policies and planning goals related to housing:

- Quality of Life – including fostering a safe, diverse and sustainable environment that supports and stimulates Davis’ individuals, families and youth through minimizing impacts of traffic, noise, pollution, crime and litter.
- Small Town Character – maintaining a compact city form that is surrounded by farmland and greenbelts and maintains Davis’ small town character that enhances livability and social interaction.
- Diversity – celebrate and encourage a diverse cultural community.
- Arts and Culture – Identify and preserve archeological, historical and cultural resources.
- Natural Resource Protection – pursue sustainability and minimize impacts on Davis’ land, water, air and biological resources.
- Distinct Neighborhood Identity – preserve and create neighborhoods that residents can identify, that include gathering places, and that promote a diversity of housing options that will enable people with a wide range of needs, economic levels, cultural identities, and ages to live in Davis.
- Neighborhood-Oriented Transportation System – promote transportation systems that harmonize with the city’s neighborhoods and enhances quality of life.
- Parks and Open Space Program – Provide a park system and recreational programs and facilities that meet the diverse needs of Davis citizens.
- Agriculture – protect the viability of agriculture and prime agricultural land in and around Davis.
- Synergistic Partnership with UC Davis – recognize and strengthen the positive partnership between the City and UC Davis.
• Regional Context – recognize Davis’ role within the broader region, including understanding the impact of city policies on the region and through joint planning efforts.

• Regional Leadership – Make Davis a regional leader in slow and well-managed growth, agricultural and environmental preservation, and cultural diversity.

• Accountable, Citizen-Based Planning – Involve citizens on a continuous basis in all aspects of planning.

These visions have led to Davis’ adoption of policies that promote smart growth, local affordable housing and workforce housing programs, agricultural land mitigation and preservation, energy conservation and reduction, mixed-use and redevelopment incentives, local housing production targets, and the creative use and reuse of city land and resources. This Housing Element continues these local policies, as stated in the Davis General Plan. The following overarching goals from these policies were then used to form housing location principles for the consideration of potential housing sites.

“The overarching goals in the Davis General Plan which should influence housing location decisions include: A compact city surrounded by farmland and habitat with slow urban growth; a pedestrian-oriented vital downtown area; a connected greenway system; neighborhoods with schools, parks, greenbelts and shopping; a variety of housing types, designs and prices to meet local housing needs including affordable housing; conservation of energy and resources; a healthy living environment with clean air and compatible noise levels; a balanced transportation system which promotes alternative modes; and city fiscal stability.”

### Regional Housing Needs Allocation

State law mandates that each area’s council of governments develop the Regional Housing Needs Plan (RHNP) for its region. The Sacramento Area Council of Governments (SACOG) is lead agency in developing the RHNP for the six counties and 22 cities that it serves, including Davis, that make up the Sacramento Region. SACOG’s plan is also required to include the Tahoe Basin portions that are within El Dorado and Placer counties, and the city of South Lake Tahoe. It is SACOG’s responsibility to coordinate with the California Department of Housing and Community Development (HCD) to determine a regional housing needs projection. SACOG then allocates the projected need (in housing units) to each jurisdiction using the drafted RHNP for the region.

In November 2012, HCD issued a regional allocation of 104,970 units to the six-county region for the period from January 1, 2013 through October 31, 2021. This number was based on information provided by the California Department of Finance. Within this number, subcategory allocations by economic category were also issued for the region, with a breakdown as follows:

• Extremely-low income (less than 30% of area median income): 12,280 units (11.7%)

• Very low income (30% to 50% of area median income): 12,280 units (11.7%)
- Low Income (51% to 80% of area median income): 17,220 units (16.4%)
- Moderate (81% to 120% of area median income): 19,520 units (18.6%)
- Above Moderate (above 120% of area median income): 43,670 units (41.6%)

Using the SACOG-created methodology, reviewed and commented on by the localities, this regional allocation led to the following Regional Housing Needs Allocation (RHNA) for the City of Davis during this planning period:

**TABLE 1: CITY OF DAVIS REGIONAL HOUSING NEEDS ALLOCATION (JANUARY 1, 2013 TO OCTOBER 31, 2021)**

<table>
<thead>
<tr>
<th>Breakdown by Income Categories (in dwelling units)</th>
<th>Extremely Low</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>124</td>
<td>124</td>
<td>174</td>
<td>198</td>
<td>446</td>
</tr>
<tr>
<td>Total Allocation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,066 dwelling units</td>
</tr>
</tbody>
</table>

### 1.2 Community Participation

[This section to be fully updated after public outreach is completed] The drafting of this Housing Element update included a substantial amount of time and effort by the City of Davis from the City Council, members of city commissions and city staff. In January 2013, the Davis City Council initiated a General Plan update to the city’s Housing Element. The update was to focus on planning for the provision of adequate sites to meet the city’s next Regional Housing Needs Allocation (RHNA) for the 7.8 year period from January 1, 2013 through October 31, 2013 and to meet the City’s 1% Growth Policy.

Two public meetings related to the Housing Element, noticed publicly, were held by the Social Services Commission, Planning Commission, and City Council. On August 28, 2013, a joint meeting of the Planning Commission and Social Services Commission was held to provide a Housing Element update status report, and receive input and comments. Comments and input from the Commission can be generally summarized to include:

- Population and universal design to address age in place;
- Update on Affordable Housing Ordinance;
- Clarifications of living group, and Housing Policies 3.3 and 3.4; and
- Land inventory clarification relative to underutilized sites, and why Carlton Plaza should be credited toward lower income households in the land inventory. The Social Services Commission requested that additional information on the Carlton Plaza be provided regarding the intent of State law on sites allowing at least 30 units per acre to be counted toward lower income households as was applied to the Carlton Plaza project in the draft land inventory tables. The Commission in conjunction with
the Legal Services of Northern California question the credit given to Carlton Plaza as they contend unit cost at the project will be more than any lower income person could afford.

On September 24, 2013, the City Council received the Draft Housing Element update information and took no formal action. The goal of this outreach was to provide an update to the City Council, interested parties, and the general public on the status of the Housing Element update process, and the next step of submitting the draft Housing Element to HCD for Streamlined Review. The Council asked clarifying questions, but took no formal action related to the Housing Element update.

Noticing for the meetings regarding this update included outreach to the following organizations:

1. Yolo County Housing (local housing authority)
2. Sacramento Housing Alliance
3. California Coalition for Rural Housing
4. Legal Services of Northern California (local office)
5. Local for-profit housing developers
6. Yolo County Homeless and Poverty Action Coalition (HPAC)
7. Davis Chamber of Commerce
8. Local nonprofit affordable housing developers

It should also be noted that the City has offered several opportunities for public participation with regard to the City’s affordable housing requirements outside the Housing Element process. As part of the implementation of the 2008-2013 Housing Element, the City has evaluated and updated its affordable housing requirements. This process occurred over approximately six months and included public input and stakeholder feedback at a series of public meetings and through direct outreach. Preliminary meetings for this discussion began at the City Council on February 5, 2013, and March 26, 2013. A meeting was also held with the Social Services Commission on April 13, 2013, to receive input on the proposed changes to the affordable housing requirements. As part of these first steps, the City Council directed the Social Services Commission to hold a public forum on potential changes to the affordable housing requirements, local developers, nonprofit affordable housing organizations, public housing employees, local legal services staff, and other interested parties were invited to this forum. Many attended and weighed in on the areas of consideration. The Planning Commission held a public hearing on May 22, 2013, to adopt changes to the affordable housing ordinance and policies. At two subsequent meetings—July 9, 2013, and August 27, 2013—the City Council adopted changes to local affordable housing requirements including implementation of SB 2 and AB 2634. Local residents and stakeholders were kept apprised of these meeting dates and participated in written and spoken public comment during this process.
Input from the community was incorporated into the goals, policies and program actions of the housing element update. The City, along with the City Council weighed all comments provided by Davis residents. Many of the specific comments received from members of the community focused on the land inventory and identifying sites to meet the RHNA. Many comments were received and a summary of representative comments are listed below:

- The sites inventory including sites used to address the lower-income RHNA,

The City has made a diligent effort to obtain public comment on the housing needs of the community and has considered all input in the development of its goals, policies and program actions. Refer to Section 6 and 7 for more details on policy and program action language.

### 1.3 Organization of Housing Element

Following this introduction, the Housing Element contains the following sections:

**Section 1.** An Introduction of Davis General Plan vision and policies, background in the creation of the Regional Housing Needs Allocation for this planning period, and a summary of the community outreach efforts that surrounded this update.

**Section 2.** A review of the prior (2008-2013) Element, including a summary of the results, an analysis of the City’s progress toward achieving its adopted goals and objectives, and an appraisal of its housing policies with the incorporation of lessons learned for this Housing Element Update.

**Section 3.** A Housing Needs Assessment, which analyzes socio-economic conditions, housing conditions, population projections, special needs groups, local overcrowding and overpaying, and market cost trends to determine the City’s current and future housing needs.

**Section 4.** An Adequate Sites Inventory and Analysis, which identifies potential housing sites to accommodate the City’s RHNA, analyzes their suitability and availability, and offers other site alternatives to address local housing needs.

**Section 5.** A Constraints Analysis, which addresses governmental constraints to housing development such as zoning and fees, and non-governmental constraints, such as the high cost of land. This analysis includes specific consideration of governmental constraints to the provision of housing for persons with disabilities.

**Section 6.** Goals, Standards, Policies, and Actions, designed to address the City’s housing needs (supply and affordability), ensure equal access to housing, reduce housing constraints, work to preserve existing housing opportunities, and promote energy conservation in housing. This section includes quantified objectives that may be used to measure the City’s progress.
Section 7. An Implementation Plan, which summarizes local housing programs and establishes a timeline, available funding sources, and responsible party for carrying out Housing Element actions.

Appendices