

2.0 REVIEW OF THE 2008-2013 HOUSING ELEMENT

This section documents the City's achievements under the 2008-2013 Housing Element with respect to the actions and objectives contained in the element, describes the relative success of the City's efforts to implement the 2008-2013 objectives, and contains recommendations for changes to address current and projected needs and state requirements between 2013 and 2021. Table 2 on the following page summarizes the steps taken during the past housing planning period to accomplish the quantified objectives provided in the City's 2008-2013 Housing Element.

TABLE 2 REVIEW OF PROGRAM ACTION OBJECTIVES IN 2008-2013 HOUSING ELEMENT

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Policy 7.1 Housing Supply		
<p>Program Action I. Process the planning entitlement application for the Oakshade affordable housing project (APNs 069-020-084 and 069-020-085) to allow for the provision of low and very-low income units needed to meet the City’s RHNA for this planning period.</p>	See objectives.	Delete.
<p>Objective a. Process planning entitlements. Responsible Agencies: Planning Division and Housing staff, with action by Social Services Commission, Planning Commission and City Council Timeframe: March 2009, completed Potential Funding: Planning application fees and potential assistance from HOME and Redevelopment funds</p>	Entitlements were processed and construction completed for the Oakshade affordable housing site (New Harmony affordable housing project) in 2012. The project provides 69 units of lower-income rental housing, including 25 extremely low income units, 16 very low income units, and 27 low income units.	Delete.
<p>Objective b. Consider funding request for project from non-profit affordable housing developers Responsible Agencies: Planning Division and Housing staff, with action by Social Services Commission, Planning Commission and City Council Timeframe: March 2009, completed Potential Funding: Planning application fees and potential assistance from HOME and Redevelopment funds</p>	Completed.	Delete.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 2. Continue to give priority water and sewer services to units necessary to meet the City's RHNA for this planning period, with specific priority given to affordable housing units.</p> <p>Objective a. Ensure priority when processing required units for RHNA and affordable housing units.</p> <p>Responsible Agencies: Community Development and Public Works Departments, with action by the Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time and planning application fees</p>	<p>See objective.</p> <p>The City processes all applications as they are submitted and expedites projects that meet RHNA requirements, to the extent feasible.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 3. As a vehicle for long range planning, continue to rank the sites with the best development potential for housing for allocation processes under the City's 1% policy, including development agreements that include adequate citizens' participation and City Council oversight in the planning implementation of the allocation processes.</p>	<p>See objective.</p>	<p>Modify and continue.</p>
<p>Objective a. Set up guidelines</p> <p>Responsible Agencies: Planning Division, with action by Planning Commission and City Council</p> <p>Timeframe: Spring 2008</p> <p>Potential Funding: Already budgeted staff time</p>	<p>Completed set up guidelines.</p>	<p>Modify and continue. Objective will be modified to continue processing applications.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 4. Analyze the mechanism whereby existing and future mobile home sites can be made permanently affordable.</p> <p>Objective a. Analyze various models and policies, including Rancho Yolo grant research, make recommendation</p> <p>Responsible Agencies: Housing staff</p> <p>Timeframe: Spring 2009</p> <p>Potential Funding: Already budgeted staff time</p> <p>Objective b. Review and take action</p> <p>Responsible Agencies: Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: Spring 2009</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>Implementation was delayed based on limited city resources, including the dissolution of redevelopment and cuts to housing staff.</p> <p>Implementation was delayed based on limited city resources, including the dissolution of redevelopment and cuts to housing staff.</p>	<p>Continue.</p> <p>Continue.</p> <p>Continue.</p>
<p>Program Action 5. 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.</p>	<p>See objective.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Objective a. Consider policy beyond current requirement for a mix of housing types</p> <p>Responsible Agencies: Planning Division, with action by Planning Commission and City Council</p> <p>Timeframe: Spring 2009, as part of General Plan Update</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This policy has been applied to new housing projects.</p>	<p>Continue.</p>
<p>Program Action 6. Evaluate mechanism by which the City can 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, impact of increased allowable densities, and second dwelling units. At a minimum, the study parameters should include analysis of the cost of construction impact on local infrastructure, impact to the city General fund, affordability, proximity to shopping and services and consistency with neighborhood preservations standards as they relate to adaptive reuse, privacy, open space, building mass and scale and parking impact issues.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Consider policy beyond current requirement for a mix of housing types</p> <p>Responsible Agencies: Planning Division, with action by Planning Commission and</p>	<p>City has adopted additional policies to implement this objective. (Resolution #11-077; 6/14/11)</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>City Council</p> <p>Timeframe: Spring 2009, as part of General Plan Update</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 7. 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.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Consider additional steps to promote these types of development, particularly for potential housing sites that rank high on City list.</p> <p>Responsible Agencies: Planning Division, with direction from City Council</p> <p>Timeframe: Ongoing, starting Spring 2009</p> <p>Potential Funding: Already budgeted staff time</p>	<p>City has adopted additional policies to implement this objective. (Resolution #11-077; 6/14/11)</p>	<p>Continue.</p>
<p>Program Action 8. As directed by City Council, City staff will develop a report on the appropriateness and effectiveness of the suspended Middle Income Housing Ordinance by June 2011.</p>	<p>See objective.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Objective a. Evaluate whether the requirement is a constraint on housing development</p> <p>Responsible Agencies:</p> <ul style="list-style-type: none"> a. Housing Staff b. Social Services Commission and City Council c. Planning Division <p>Timeframe: June 2011</p> <p>Potential Funding: Already budgeted staff time</p>	<p>The suspension of the Middle Income Housing Ordinance continues. Implementation of this objective was delayed based on the slow housing market.</p>	<p>Continue.</p>
<p>Program Action 9. The City of Davis will complete a comprehensive review of the following policies to evaluate the cumulative impact on residential development: the 1 percent Growth Policy, Measure J, the Phased Allocation Ordinance and the Middle Income Ordinance (currently suspended). The review will identify the cumulative impact of these separate policies, initiatives and ordinances on residential development and direction on any changes to address the identified regulatory barriers. The review will evaluate the City's ability to achieve the ultimate common goals established by these policies and ensure that there is no redundancy in the combination of their implementation. As issues are identified as part of this review the City will implement changes to mitigate and remove barriers, increase the transparency of these policies and establish ways to streamline these policies and processing permit procedures to assist with the development of a variety of housing types</p>	<p>See objective.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
to serve a range of income levels.		
<p>Objective a. Evaluate whether the requirement is a constraint on housing development</p> <p>Responsible Agencies: a. Planning Division b. Housing Staff</p> <p>Timeframe: December 2012</p> <p>Potential Funding: General Fund/Staff time</p>	Implementation was delayed based on limited city resources, including the dissolution of redevelopment and cuts to housing staff.	Continue
<p>Program Action 10. The City will review the current Inclusionary Housing Ordinance to ensure that its requirements do not unduly impact a developer’s ability to develop housing in the City of Davis. The City is currently conducting visioning workshops on its affordable housing program to explore program options for increasing affordability of existing housing stock and for encouraging additional in-fill development and to ensure that the intent of the program allows for the development of affordable housing through the completion of housing developments. The City will also review recent court cases regarding inclusionary housing requirements to ensure compliance with state law.</p>	See objective.	Modify and continue.
<p>Objective a. Evaluate whether the requirement is a constraint on housing development</p>	This review was completed with changes being adopted in July and August 2013. This objective will be modified and continued to evaluate the 2013 changes.	Modify and continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: a. Planning Division</p> <p>Timeframe: June 2011</p> <p>Potential Funding: Affordable Housing Funds</p>		
<p>Program Action II. The City will facilitate the development of housing to meet the needs of the City of future growth sites (identified as green sites in Table 44). The City will expedite planning applications on these sites, meet with interested property owners to provide them an overview of the planning application process, assist with implementing rezones and provide flexibility in development standards to promote the production of housing types that can serve a range of income levels.</p>	See objective.	Continue.
<p>Objective a. Facilitate development of housing.</p> <p>Responsible Agencies: Planning Division</p> <p>Timeframe: Ongoing. As projects come forward, the City will facilitate the development of housing on these sites.</p> <p>Potential Funding: General Fund and Project Application Fees</p>	The City has implemented the stated objectives for the highest priority "green light" development sites. Zoning has been approved on six of these "green light" sites (Verona, Chiles Ranch, Willowbank Park, New Harmony, Carlton Plaza, and Grande) and construction has begun or has been completed on all but the Chiles Ranch and Grande sites.	Process applications and project changes as needed to provide the sites in the land inventory list. This objective will be continued.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 12. Explore mechanisms for encouraging and financing the construction of housing to meet the needs of households with children with low, very low, and extremely low incomes.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Work with local affordable housing developers</p> <p>Responsible Agencies: a. Housing Staff</p> <p>Timeframe: December 2011</p> <p>Potential Funding: HOME, Redevelopment Housing Set-Aside, Housing Trust Fund, CDBG</p>	<p>Completed New Harmony.</p>	<p>Continue.</p>
<p>Objective b. Provide funding assistance through HOME and Redevelopment Funds</p> <p>Responsible Agencies: b. Social Services Commission and City Council</p> <p>Timeframe: December 2011</p> <p>Potential Funding: HOME, Redevelopment Housing Set-Aside, Housing Trust Fund, CDBG</p>	<p>Assisted New Harmony with HOME and Redevelopment Funds.</p>	<p>Modify and continue. Change to assistance through HOME and the Housing Trust Fund.</p>
<p>Objective c. Provide land dedication sites for development</p>	<p>Due to a lack of financing, the City delayed award of land dedication sites.</p>	<p>Continue, complete Strategic Plan for Affordable Housing Program.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: c. Social Services Commission and City Council</p> <p>Timeframe: December 2011</p> <p>Potential Funding: HOME, Redevelopment Housing Set-Aside, Housing Trust Fund, CDBG</p> <p>Objective d. Work with CalHFA on the provision of financing to resale-restricted units.</p> <p>Responsible Agencies: December 2011</p> <p>Timeframe:</p> <p>Potential Funding: HOME, Redevelopment Housing Set-Aside, Housing Trust Fund, CDBG</p>	<p>Ongoing.</p>	<p>Continue.</p>
<p>Program Action 13. Adopt zoning provisions allowing housing to meet the special housing needs of single persons or small households with low, very low- and extremely low- incomes by the following actions: This will include provisions addressing single room occupancy units (SRO), which are small units meant for a single person to inhabit as a permanent residence that may have a private bathroom or kitchen but not both. Work with the Housing Authority to provide Housing</p>	<p>The City’s zoning ordinance has been amended to define and allow SROs in the City. This portion of the Program Action was completed. Yolo County Housing currently provides 391 Housing Choice Vouchers in the City. The City will work with the Housing Authority to secure the needed number of vouchers for City residents.</p>	<p>Modify and continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Choice Vouchers to small households with extremely low- and very low-incomes.</p> <p>Allow such housing, subject to discretionary review, in appropriate residential and commercial areas.</p>		
<p>Objective a. Continue assessing commercial areas that have potential to accommodate residential uses (e.g. neighborhood shopping centers)</p> <p>Responsible Agencies: Planning Division, with action by Planning Commission and City Council</p> <p>Timeframe: June 2011; Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	Completed.	Delete
<p>Program Action 14. Amend the City’s zoning code to include a definition of “emergency shelter.” In addition, list “emergency shelter” of 35 beds or fewer as a permitted use in the Industrial Zoning District (I). With a current land capacity of 75.22 acres, emergency shelters of 35 beds or fewer will be allowed in the I zoning district by right without a CUP or other discretionary action.</p>	See objective.	Delete.
<p>Objective a. Compliance with SB 2 by clarifying that emergency shelters are permitted uses in the C-I district.</p> <p>Responsible Agencies: Planning Division, with action by Planning Commission and City Council</p>	Ordinance No. 2413 which included these code amendments to allow emergency shelters by right in the C-I District was adopted by the City Council on June 25, 2013. Completed.	Delete.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: September 2010</p> <p>Potential Funding: Staff time</p>		
<p>Program Action 15. Per SB 2, transitional and supportive housing must be treated as residential uses. Specific definitions of each of these are needed to ensure clarity of what type of housing constitutes a supportive or transitional housing type. To this end, the City will add definitions of “transitional” and “supportive” housing to the Zoning Ordinance in accordance with state law.</p>	See objective.	Delete.
<p>Objective a. Compliance with SB 2 by clarifying that emergency shelters are permitted uses in the C-I district.</p> <p>Responsible Agencies: Planning Division, with action by Planning Commission and City Council</p> <p>Timeframe: September 2010</p> <p>Potential Funding: Staff time</p>	This objective was intended to address implementation of Senate Bill 2 related to transitional and supportive housing and erroneously duplicated the objective from Program Action 14. The transitional and supportive housing ordinance, including emergency shelters, was adopted by the City Council on June 25, 2013 (Ordinance No. 2413). Completed.	Delete.
<p>Program Action 16. Streamline the permit-approval process to the extent feasible by offering pre-application meetings and concurrent review of applications.</p>	See objective.	Continue.
<p>Objective a. Encourage the construction of housing to meet the needs of single persons and households with children with extremely</p>	Approximately 128 one bedroom very low, low, and moderated income units were built in the first few years of this RHNA period. The 69-unit	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>low, very-low, and low incomes.</p> <p>Responsible Agencies: Planning Division</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Staff time</p>	<p>New Harmony affordable housing project was recently completed and will further address the needs of households with children and is now being rented.</p>	
<p>Program Action 17. Facilitate the process for reasonable accommodations in land use, zoning, funding, development and use of housing for persons with disabilities and adopt an ordinance that specifies procedures and standards for granting reasonable accommodation for persons with disabilities. Consistent with policies that ensure a fair and equitable dispersal of group homes throughout the city. Complete adoption of the local reasonable accommodations ordinance currently being processed.</p>	<p>See objective.</p>	<p>Delete.</p>
<p>Objective a. Complete processing of Reasonable Accommodation Ordinance.</p> <p>Responsible Agencies: Housing staff and action by City Council</p> <p>Timeframe: Spring 2008</p> <p>Potential Funding: Already budgeted staff time</p>	<p>The City adopted a Reasonable Accommodation Ordinance in July 2008. Completed.</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 18. Complete a review of land use and zoning standards to promote housing for people with disabilities.</p> <p>Objective a. Complete processing of the Accessible Features Checklist Ordinance</p> <p>Responsible Agencies: Housing staff and action by City Council</p> <p>Timeframe: Spring 2008</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>Completed.</p>	<p>Delete.</p> <p>Delete.</p>
<p>Program Action 19. 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.</p>	<p>See objectives.</p>	<p>Delete.</p>
<p>Objective a. Research and make recommendations on potential incentives</p> <p>Responsible Agencies: Housing staff with Planning Division</p> <p>Timeframe: 2009</p>	<p>Updated accessibility policy instead. Development community did not support the incentive concepts.</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>		
<p>Objective b. Take action on recommendations</p> <p>Responsible Agencies: Social Services Commission, Planning Commission, and City Council</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time</p>	<p>Updated accessibility policy instead. Development community did not support the incentive concepts.</p>	<p>Delete.</p>
<p>Program Action 20. Facilitate the inclusion of accessibility and visitability features in the construction of new housing to the greatest extent possible, including use of incentives.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Enforcement of Visitability/ Accessibility Policy</p> <p>Responsible Agencies: Housing staff, Social Services Commission, Planning Commission, and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>The City has a visitability/accessibility policy that it applies to new housing projects. The City has also adopted the state-issued checklist requiring developers to offer additional features of accessibility.</p>	<p>Continue.</p>
<p>Objective b. Adoption of Accessible Features Checklist Ordinance</p>	<p>The City has a visitability/accessibility policy that it applies to new housing projects. The City has also adopted the state-issued checklist requiring</p>	<p>Completed. Continues to apply to projects. Delete</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing staff, Social Services Commission, Planning Commission, and City Council</p> <p>Timeframe: Spring 2008</p> <p>Potential Funding: Already budgeted staff time</p>	<p>developers to offer additional features of accessibility.</p>	<p>objective.</p>
<p>Program Action 21. Evaluate the Visitability/Accessibility Policy in 2010 after it has been applied to a variety of projects. Specifically, review the effectiveness of the policy targets and its categories of exemption, and determine if any modifications should be made including consideration of converting the policy to an ordinance.</p>	<p>See objectives.</p>	<p>Modify and continue.</p>
<p>Objective a. Track development of visitable and accessible units</p> <p>Responsible Agencies: Housing staff</p> <p>Timeframe: Ongoing and by 2010</p> <p>Potential Funding: Already budgeted staff time</p>	<p>Staff has been tracking the approval and construction of projects with visitable and accessible units. The Social Services and Senior Citizen Commissions hosted a series of workshops in 2010 and 2011 to assess the policy and any needed updates. City Council directed staff to draft a Universal Access Ordinance at their meeting on November 13, 2012.</p>	<p>Adopt ordinance, as directed by the updated policy and Council direction in November 2012. Continue objective.</p>
<p>Objective b. Assess the policy for areas to improve, update as needed</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission, and City Council</p>	<p>Staff has been tracking the approval and construction of projects with visitable and accessible units. The Social Services and Senior Citizen Commissions hosted a series of workshops in 2010 and 2011 to assess the policy and any needed updates. City Council directed</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing and by 2010</p> <p>Potential Funding: Already budgeted staff time</p>	<p>staff to draft a Universal Access Ordinance at their meeting on November 13, 2012.</p>	
<p>Program Action 22. Continue to work with UC Davis to provide housing for students.</p> <p>Objective a. Meet regularly with UC Davis staff to communicate on areas to collaborate.</p> <p>Responsible Agencies: City Manager’s Office and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 23. Support the provisions in the Memorandum of Understanding entered into by and between the City of Davis and UC Davis in 1989, including but not limited to the following:</p> <ol style="list-style-type: none"> 1. The goal and intention of UC Davis to provide on-campus housing for 25% of the current (1988-89) base student population of 21,000 and for 35% of the new student population; and 2. The agreement that UC. Davis’ maximum and optimum three-term student population on the Davis campus is 26,000. 	<p>See objective.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>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.</p>		
<p>Objective a. Meet regularly with UC Davis staff to communicate on areas to collaborate</p> <p>Responsible Agencies: City Manager’s Office and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Program Action 24. Urge the University to provide on-campus housing for living groups.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Meet regularly with UC Davis staff to communicate on areas to collaborate</p> <p>Responsible Agencies: City Manager’s Office and City Council</p> <p>Timeframe: Ongoing</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Potential Funding: Already budgeted staff time		
Program Action 25. Investigate as a strategy City, RDA and UC Davis joint sponsorship of targeted student and faculty staff housing within the City limits.	See objective.	Modify and continue.
Objective a. Continue to assess feasibility of annexing West Village project Responsible Agencies: Planning Division, City Manager’s Office and City Council Timeframe: Spring 2008 Potential Funding: Already budgeted staff time	Still under consideration.	Continue.
Program Action 26. Consider the proximity to campus, transit routes, and bike paths when siting student housing projects.	See objective.	Continue.
Objective a. Consider with planning application review Responsible Agencies: Planning Division Timeframe: Ongoing Potential Funding: Planning application fees	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 27. 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.</p>	See objective.	Continue.
<p>Objective a. Consider policies that facilitate student housing that is compatible with existing neighborhoods and transit options</p> <p>Responsible Agencies: Planning Division, with action by Planning Commission and City Council</p> <p>Timeframe: Spring 2009, as part of General Plan Update</p> <p>Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.
<p>Program Action 28. Explore programs to assist City staff, UC Davis staff and faculty, Yolo County staff, and school district staff to live in Davis.</p> <p>Objective a, b and c.</p> <p>a. Apply Affordable Housing and Middle Income Ordinances</p> <p>b. Require use of Local Workforce Incentive System</p> <p>c. Research and consider other opportunities</p> <p>Responsible Agencies:</p> <p>a., b, and c.</p> <p>Housing staff, with action by the Social Services Commission, Planning Commission, and City Council</p>	<p>See objectives.</p> <p>The Middle Income Ordinance is currently suspended due to market conditions and will be removed from Objective a. This is an ongoing item that continues to be in progress. These objectives will be modified and continued.</p>	<p>Continue.</p> <p>Modify and continue</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 29. Create incentives to provide local housing for local employees. Continue to utilize local employee incentive system as a means of connecting local employees to local affordable and middle ownership opportunities. The City holds a lottery drawing to decide the recipient of an affordable ownership or rental units when one becomes available. The Incentive System for the Local Workforce allows more “tickets” for members of the local workforce to be put into the drawing. This system was developed to ensure the local workforce could live in the community. To address fair housing issues, elderly and disabled households were also included in this incentive system since they are less likely to be part of the local workforce.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Require use of Local Workforce Incentive System</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission, and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 30. 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.</p> <p>Objective a. Develop a plan that assesses the need and identifies options for an affordable assisted living project</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission and City Council</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time</p>	<p>The City continues to perform studies and assess the needs of seniors and other special needs populations as feasible.</p> <p>The Eleanor Roosevelt Circle affordable apartments were developed with a higher level of service, but not as assisted living. Assisted living is too resource intensive in lean budget times.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 31. Develop design guidelines and site criteria for senior housing and care in order to ensure that housing targeted for seniors is appropriately designed.</p>	<p>See objective.</p>	<p>Modify and continue.</p>
<p>Objective a. Develop criteria</p> <p>Responsible Agencies: Housing staff and Planning Division with action by the Social Services Commission, Planning Commission, and City Council</p> <p>Timeframe: Spring 2009, as part of General Plan Update</p> <p>Potential Funding: Already budgeted staff time</p>	<p>Completed, guidelines adopted and applied to projects.</p>	<p>Delete. New objective to implement Program Action 30 will be included in Housing Element update.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 32. Provide incentives to builders to provide housing and care choices for seniors of all income levels.</p> <p>Objective a. Consider potential incentives based on assessed need.</p> <p>Responsible Agencies: Housing staff and Planning Division, with action by the Social Services Commission and City Council</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>Insufficient resources. Objective will be continued.</p>	<p>Continue</p> <p>Continue.</p>
<p>Program Action 33. Support efforts by the USDA Rural Housing Services and Yolo County Housing Authority to provide housing for farmworkers and their families by offering letters of support, attending meetings with developer and USDA, and offering funding priorities if needed.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Support efforts</p> <p>Responsible Agencies: Housing staff and Planning Division, with action by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 34. Encourage developers to seek funding from sources such as USDA Rural Housing Services for construction of additional units of permanent housing for farmworkers in Davis by offering letters of support, attending meetings with developer and USDA, and offering funding priorities if needed.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Encourage developers and offer letters of support</p> <p>Responsible Agencies: Housing staff with action by the Social Services Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time and already committed Redevelopment Funds</p>	<p>This is an ongoing item that continues to be in progress. The City has and continues to assist Yolo County Housing with the rehabilitation of the seven farmworker units in Davis at Davis Solar Farmworker housing.</p>	<p>Continue.</p>
<p>Objective b. Assist Yolo County Housing Authority in completion of rehabilitation of seven permanent units</p> <p>Responsible Agencies: Housing staff with action by the Social Services Commission and City Council</p> <p>Timeframe: Complete work in 2008</p> <p>Potential Funding: Already budgeted staff time and already committed Redevelopment Funds</p>	<p>Rehabilitation is complete at this stage in the lives of the units.</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 35. Provide sites for at least 498 housing units during the current planning period, including at least 31 very-low income units, 119 low income units, 163 moderate income units, and 185 above-moderate income units.</p>	<p>See objectives.</p>	<p>Modify and continue.</p>
<p>Objective a. Process applications, as required by law</p> <p>Responsible Agencies: Community Development Department with action by Social Services Commission, Planning Commission, City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time, planning processing fees</p>	<p>This is an ongoing item that continues to be in progress. The Oakshade affordable housing site (New Harmony affordable housing project) is now constructed and being rented.</p>	<p>Continue.</p>
<p>Objective b. Expedite review of Oakshade affordable housing site</p> <p>Responsible Agencies: Community Development Department with action by Social Services Commission, Planning Commission, City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time, planning processing fees</p>	<p>The Oakshade affordable housing site (New Harmony affordable housing project) has been constructed and is being rented. This objective has been met.</p>	<p>Delete.</p>
<p>Program Action 36. Provide 11 supportive housing units for mentally disabled households at-risk of homelessness.</p>	<p>See objective.</p>	<p>Delete.</p>
<p>Objective a. Units complete, City monitors ongoing affordability and</p>	<p>Completed in the Homestead project, providing extremely low income units with supportive</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>special needs</p> <p>Responsible Agencies: Housing staff</p> <p>Timeframe: January 2013, completed</p> <p>Potential Funding: Land dedication sites, HOME, Redevelopment Funds</p>	<p>services.</p>	
<p>Program Action 37. Provide 21 supportive housing units for elderly households at-risk of homelessness.</p>	<p>See objective.</p>	<p>Delete.</p>
<p>Objective a. Units complete, City monitors ongoing affordability and special needs</p> <p>Responsible Agencies: Housing staff</p> <p>Timeframe: January 2013, completed</p> <p>Potential Funding: Land dedication sites, HOME, Redevelopment Funds</p>	<p>Completed in the Eleanor Roosevelt Circle project, providing extremely low income units with supportive services.</p>	<p>Delete.</p>
<p>Program Action 38. Provide 19 supportive housing units for households at-risk of homeless with a physical disability, mental disability, or drug/alcohol dependence.</p>	<p>See objective.</p>	<p>Delete.</p>
<p>Objective a. Units complete, City monitors ongoing affordability and special needs</p>	<p>Completed in the Cesar Chavez Plaza project, providing extremely low income units with supportive services.</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing staff</p> <p>Timeframe: January 2013, completed</p> <p>Potential Funding: Land dedication sites, HOME, Redevelopment Funds</p>		
<p>Program Action 39. Provide at least 100 units for low income single-parent and family households, providing at least 50 units for very-low income households.</p>	<p>See objective.</p>	<p>Delete.</p>
<p>Objective a. Process affordable housing applications, including Oakshade/ New Harmony</p> <p>Responsible Agencies: Housing staff and Planning Division, with action by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: January 2013</p> <p>Potential Funding: Land dedication sites, HOME, Redevelopment Funds</p>	<p>Entitlements were processed and construction completed for the Oakshade affordable housing site (New Harmony affordable housing project). The project provides 69 units of lower-income rental housing including 25 extremely low income units, 16 very low income units, and 27 low income units.</p>	<p>Delete.</p>
<p>Program Action 40. Provide at least 50 units for extremely-low income households by providing funding priority to developments including units affordable to extremely low-income households.</p>	<p>See objective.</p>	<p>Delete.</p>
<p>Objective a. Process affordable housing applications, including Oakshade/ New Harmony</p>	<p>Entitlements were processed and construction completed for the Oakshade affordable housing site (New Harmony affordable housing project).</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing staff and Planning Division, with action by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: December 2012; monitoring annual through General Plan Annual Report</p> <p>Potential Funding: Land dedication sites, HOME, Redevelopment Funds</p>	<p>The project provides 69 units of lower-income rental housing including 25 extremely low income units, 16 very low income units, and 27 low income units.</p>	
<p>Program Action 41. Provide at least 200 units of first-floor accessible and fully accessible housing units.</p>	<p>See objective.</p>	<p>Modify and continue.</p>
<p>Objective a. Review all housing developments for consistency with accessibility and visitability requirements</p> <p>Responsible Agencies: Housing staff and Planning Division, with action by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time, planning processing fees</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Program Action 42. Provide at least 60 units of elderly housing units.</p>	<p>See objective.</p>	<p>Delete.</p>
<p>Objective a. Units complete, City monitors ongoing affordability and special needs</p>	<p>Completed through the Eleanor Roosevelt Circle senior affordable housing project.</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing staff</p> <p>Timeframe: January 2013, completed</p> <p>Potential Funding: Land dedication sites, HOME, Redevelopment Funds</p>		
<p>Program Action 43. Support provision of at least 1,400 housing units for faculty, staff, and students on the UC Davis campus.</p>	See objective.	Continue.
<p>Objective a. (as stated)</p> <p>Responsible Agencies: The City</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	This is the ongoing construction of West Village that continues to be in progress.	Continue.
<p>Program Action 44. Provide at least 100 one-bedroom units and 6 single room occupancy units for single-person and small households.</p>	See objective.	Delete.
<p>Objective a. Units complete, City monitors ongoing affordability and special needs</p> <p>Responsible Agencies: Housing staff</p>	Units were completed and are monitored regularly.	Delete.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: January and November 2007</p> <p>Potential Funding: Land dedication sites, HOME, Redevelopment Funds</p>		
<p>Program Action 45. Continue to facilitate at least 18 ministerial second units and 24 discretionary second units.</p>	<p>See objectives.</p>	<p>Modify and continue.</p>
<p>Objective a. Expedite processing of second unit applications.</p> <p>Responsible Agencies: Community Development Department</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Objective b. Provide education on developing second units.</p> <p>Responsible Agencies: Community Development Department</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Objective c. Consider code changes to accommodate additional second units, include public workshops and noticing with any proposed changes.</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time. Specific funding needs would be requested by individual projects.</p> <p>Objective b. Work with local housing and service providers to identify opportunities to provide shelter for stated needs groups.</p> <p>Responsible Agencies: Housing Team, with actions by Social Services Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time. Specific funding needs would be requested by individual projects.</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
Policy 7.2 Affordable Housing		
<p>Program Action 47. Encourage use of Federal Tax Credits and other federal and state subsidy programs for production of low-income housing.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Provide letters of support</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continues.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing staff</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 48. Encourage the use of all non-City available affordable housing incentive programs available to Davis residents for both new and existing housing by advertising the programs on the City website and in public meeting places. The incentive programs include: delayed fees for homebuyers, shared equity programs and mortgage-credit certificates.</p>	See objectives.	Continue.
<p>Objective a. Encourage use of available programs</p> <p>Responsible Agencies: Housing staff</p> <p>Timeframe: Effective immediately and ongoing as programs change.</p> <p>Potential Funding: Already budgeted staff time and grants like CalHOME that fund education</p>	This is an ongoing item that continues to be in progress.	Continue.
<p>Objective b. Promote and facilitate use of homebuyer education</p> <p>Responsible Agencies:</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Effective immediately and ongoing as programs change.</p> <p>Potential Funding: Already budgeted staff time and grants like CalHOME that fund education</p>		
<p>Program Action 49. 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>	See objective.	Continue.
<p>Objective a. Look for new opportunities to provide affordable housing</p> <p>Responsible Agencies: Housing staff, Redevelopment Agency Board and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: HOME, CDBG, Redevelopment Funds, Housing Trust Funds</p>	This is an ongoing item that continues to be in progress.	Continue, as resources allow.
<p>Program Action 50. Create incentives to the development of affordable housing through measures such as flexible development standards that are compatible with and protective of the surrounding neighborhood. Most of the City's vacant sites are in the PD zone, which is meant to foster development flexibility. For non-PD sites, the City can consider parking reserves or waivers on development standards such as setbacks, lot coverages, and open space of up to 10 percent.</p>	See objective.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Objective a. Process affordable housing projects under planned development zoning</p> <p>Responsible Agencies: Community Development Department, with actions by the Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time and planning processing fees</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Program Action 51. Use local resources to support programs in the city that assist in placing high-risk renters into affordable housing units.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. List this objective as a critical need in future CDBG/HOME funding cycles</p> <p>Responsible Agencies: Housing staff, with actions by the Social Services Commission and City Council</p> <p>Timeframe: Annual funding cycle</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Program Action 52. If new lands are added to the City's General Plan Area, identify, zone and develop affordable housing sites early in the planning process.</p>	<p>See objective.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Objective a. Apply to projects in application</p> <p>Responsible Agencies: Housing staff and Planning Division, with actions by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time and planning processing fees</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Program Action 53. Work to maintain continued affordability of existing affordable housing with expiring federal, state, or local subsidy programs by annually monitoring each at-risk project and working with owners to develop of plan for conservation of the units. This may include offering technical assistance in identifying alternative funding sources if original funding will expire, a partnership with the City’s redevelopment agency or other mechanisms deemed appropriate.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Enforce affordability covenants and resale restrictions.</p> <p>Responsible Agencies: Housing staff, with support from the Social Services Commission and City Council</p> <p>Timeframe: Annually and ongoing as needed.</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 54. Assist residents who are displaced from subsidized housing in finding comparable accommodations.</p> <p>Objective a. Assist displaced residents</p> <p>Responsible Agencies: Housing staff and other city staff as needed</p> <p>Timeframe: As needed</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>Ongoing referral services, as needed.</p>	<p>Continue.</p> <p>Continue to provide referral services.</p>
<p>Program Action 55. Establish a referral service to assist very low and low-income households in identifying affordable housing in Davis and surrounding areas.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Create central application system for affordable rental housing units</p> <p>Responsible Agencies: Housing staff with assistance from Informational Systems staff</p> <p>Timeframe: Winter 2008</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Potential Funding: Already budgeted staff time		
Objective b. Maintain city affordable housing webpage Responsible Agencies: Housing staff with assistance from Informational Systems staff Timeframe: Ongoing Potential Funding: Already budgeted staff time	This is an ongoing item that continues to be in progress.	Continue.
Program Action 56. Compile and maintain a list of vacant sites in Davis which are suitable for affordable housing development.	See objective.	Continue.
Objective a. Maintain list on city affordable housing webpage Responsible Agencies: Housing staff Timeframe: Ongoing Potential Funding: Already budgeted staff time	This is an ongoing item that continues to be in progress.	Continue.
Program Action 57. Monitor creation and availability of affordable housing on an annual basis.	See objective.	Continue.
Objective a. Annual monitoring of new affordable housing units	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing staff</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 58. 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.</p>	See objective.	Continue.
<p>Objective a. Assess availability of affordable units and determine need for further action</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission, and City Council</p> <p>Timeframe: As needed</p> <p>Potential Funding: Already budgeted staff time</p>	Ongoing, no further action required during previous planning period.	Continue.
<p>Objective b. Identify and recommend action</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission,</p>	Ongoing, as needed.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Planning Commission, and City Council Timeframe: As needed Potential Funding: Already budgeted staff time		
Program Action 59. Encourage and seek funding for shared housing for residents with low-incomes, fixed incomes and pensions.	See objectives.	Continue.
Objective a. Provide information and shared housing agreements Responsible Agencies: Housing staff and Senior Center staff Timeframe: Ongoing Potential Funding: Already budgeted staff time	This is an ongoing item that continues to be in progress.	Continue.
Objective b. Post opportunities for shared housing Responsible Agencies: Housing staff and Senior Center staff Timeframe: Ongoing Potential Funding: Already budgeted staff time	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 60. Maintain standards for the regulation of condominium conversion applications so that low-income households receive appropriate displacement protection or benefits.</p> <p>Objective a. Process applications under City’s condo conversion ordinance</p> <p>Responsible Agencies: Planning Division</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time and planning processing fees</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 61. 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>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Generate handouts</p> <p>Responsible Agencies: Housing staff</p> <p>Timeframe: 2008-2009</p>	<p>Notices and signage are generated for each project. In the current planning period these have included subdivisions with affordable ownership housing units, such as the Verona, Mahogany Lane and Willowbank Park subdivisions.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 62. The City shall review the Housing Element beginning in January 2010 to determine (1) its progress toward meeting the goals of the Housing Element and any further actions needed to meet them before the end of the current Housing Element planning period; and (2) whether adequate sites will be available to meet the prospective identified needs for the next planning period and, if not, any actions needed during the remainder of the current planning period to make them available.</p>	See objective.	Continue.
<p>Objective a. Review Housing Element for progress in Implementation Plan and availability of adequate sites</p> <p>Responsible Agencies: Housing staff</p> <p>Timeframe: 2010</p> <p>Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.
<p>Program Action 63. The City shall petition our state and national representatives for more affordable housing resources.</p>	See objective.	Continue.
<p>Objective a. Track and state support (in writing) for bills that provide more affordable housing resources</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing staff, with action by the City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 64. 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.</p> <p>Objective a. Amend ordinance</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>This has not yet been completed. The objective will be continued.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 65. Monitor the production of middle income units under the Middle Income Ordinance.</p>	<p>The Middle Income Ordinance was suspended during implementation of this objective.</p>	<p>Delete.</p>
<p>Objective a. Monitor production of Middle Income units</p>	<p>The Middle Income Ordinance was suspended during implementation of this objective.</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing staff</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 66. Review the Middle Income Ordinance periodically to identify any necessary amendments.</p> <p>Objective a. Review and assess need to amend ordinance</p> <p>Responsible Agencies: Housing staff</p> <p>Timeframe: 2010</p> <p>Potential Funding: Already budgeted staff time</p>	<p>The Middle Income Ordinance is currently suspended. Program Action will be modified to re-evaluate appropriateness of suspension no later than January 2016.</p> <p>The Middle Income Ordinance is currently suspended. Objective will be modified to re-evaluate appropriateness of suspension no later than January 2016.</p>	<p>Modify and continue.</p> <p>Modify and continue.</p>
<p>Program Action 67. Provide at least 100 units for low income single-parent and family households, providing at least 50 units for very-low income households.</p>	<p>See objective.</p>	<p>Duplicative of Program Action 38. Delete.</p>
<p>Objective a. Process affordable housing applications, including Oakshade</p> <p>Responsible Agencies: Housing staff and Planning Division, with action by the Social</p>	<p>Completed. Entitlements were processed and construction completed for the Oakshade affordable housing site (New Harmony affordable housing project). The project provides 69 units of lower-income rental housing including 25</p>	<p>Duplicative of Program Action 38. Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Services Commission, Planning Commission and City Council Timeframe: Ongoing Potential Funding: Land dedication sites, HOME, Redevelopment Funds	extremely low income units, 16 very low income units, and 27 low income units.	
Program Action 68. Provide at least 50 units for extremely-low income households. Objective a. Process affordable housing applications, including Oakshade Responsible Agencies: Housing staff and Planning Division, with action by the Social Services Commission, Planning Commission and City Council Timeframe: Ongoing Potential Funding: Land dedication sites, HOME, Redevelopment Funds	See objective. Completed. Entitlements were processed and construction completed for the Oakshade affordable housing site (New Harmony affordable housing project). The project provides 69 units of lower-income rental housing including 25 extremely low income units, 16 very low income units, and 27 low income units.	Duplicative of Program Action 39. Delete. Duplicative of Program Action 39. Delete.
Policy 7.3 Removal of Constraints on Housing Production		
Program Action 69. Evaluate the credit given for land dedication in light of General Plan densities and the likely parcel sizes.	See objective.	Delete.
Objective a. Review credit given and make recommendation Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission and City Council	Completed July 2013.	Delete.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 70. 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.</p> <p>Objective a. Consider variation on tax structure</p> <p>Responsible Agencies: Finance Department, with action by the City Council</p> <p>Timeframe: As needed</p> <p>Potential Funding: Already budgeted staff time</p>	<p>Recent City parcel taxes provide reductions/exemptions for seniors and lower income households. Implementation is ongoing.</p>	<p>Continue.</p>
<p>Program Action 71. 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.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Offer incentives to owners of expiring affordable units</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission and City Council</p>	<p>Ongoing, as resources are available.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: As needed</p> <p>Potential Funding: Redevelopment Housing Funds or Housing Trust Fund</p>		
<p>Program Action 72. Increase resources for Affordable Housing. Study a variety of mechanisms to increase financial resources to increase the supply of affordable housing.</p> <p>Objective a. Research mechanisms and make recommendations</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>Ongoing, as resources are available.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 73. Provide financial incentives to landlords on the condition of making the properties permanently affordable. Options for incentives include below market-rate rehabilitation loans, fee waivers for rehabilitation permits, and others to be negotiated by the Social Services Commission.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Offer incentives to landlords of expiring affordable units</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission,</p>	<p>Ongoing, as resources are available.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Planning Commission and City Council Timeframe: As needed Potential Funding: Redevelopment Housing Funds or Housing Trust Fund		
Objective b. Offer incentives to increase affordable housing stock Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission and City Council Timeframe: As needed Potential Funding: Redevelopment Housing Funds or Housing Trust Fund	Ongoing, as resources are available.	Continue.
<p>Program Action 74. Since the promotion of the construction of second units has been of interest to local commissions and is currently being considered by the City Council, the City performed outreach during their zoning code amendments concerning permitting second units by-right. This outreach will continue as the City plans to provide additional education to the public on what is permitted for developing a second unit. This education model will be based on Santa Cruz's "Accessory Dwelling Unit Manual".</p> <p>Objective a. Offer incentives to homeowners to add granny flats and second units. Examples of these incentives might be by offering workshops on procedures, costs and design and</p>	<p>See objective.</p> <p>A current City Council goal is to promote/facilitate second units by various actions. Staff and the Planning Commission have begun to explore options. Implementation is</p>	<p>Modify and continue.</p> <p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>establishing a revolving fund with low cost loans to allow homeowners to make necessary structural changes; reduced interest for loans used for Section 8 tenant.</p> <p>Responsible Agencies: Housing staff, with action by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: August 2010 and ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	ongoing.	
<p>Program Action 75. 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.</p>	See objective.	Continue.
<p>Objective a. Infill guidelines are in place, assess. Promote infill with new strategies. Car management strategies are development with individual projects.</p> <p>Responsible Agencies: Community Development Department and Redevelopment Agency staff, with action by Planning Commission and City Council</p> <p>Timeframe: Ongoing</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 76. Initiate a zoning ordinance amendment that would encourage density bonuses for residential projects in proximity to public facilities and services including bus stops.</p> <p>Objective a. Research and consider density bonus for this project category</p> <p>Responsible Agencies: Planning Division, with action by Planning Commission and City Council</p> <p>Timeframe: Spring 2009, as part of General Plan Update</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>As individual projects are proposed, the City has continued to allow higher density based on the locational characteristic of the project. Implementation is ongoing.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 77. 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.</p>		
<p>Objective a. Omnibus updates to the Zoning Ordinance</p> <p>Responsible Agencies: Community Development Department</p> <p>Timeframe: Every 2-3 years</p>	<p>Omnibus updates to the Zoning Ordinance have been completed. Major amendments have not been initiated. It is anticipated that additional amendments will occur in the 2013-2021 cycle.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 78. Streamline the permit-approval process to the extent feasible by offering pre-application meetings and concurrent review of applications.</p> <p>Objective a. Streamline permit approval process</p> <p>Responsible Agencies: Community Development Department</p> <p>Timeframe: Effective immediately; Ongoing</p> <p>Potential Funding: Already budgeted staff time and planning and building processing fees</p>	<p>See objective.</p> <p>The Planning Commission and City Council have discussed and called for a study of all processes and possible changes. Implementation has begun and continues.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 79. 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.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Investigate the potential for such process</p> <p>Responsible Agencies: Community Development Department, with all other Departments</p> <p>Timeframe: 2010</p>	<p>Staff has explored possibilities including but not limited to encroachment permits and business licenses. Implementation has been initiated. Additionally the City has combined the offices of the development functions of Public Works and Community and Sustainability Departments so as to further enhance the one stop process.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 80. 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.</p> <p>Objective a. Attend inter-organizational meetings and attend public hearings related to long-term planning, information decision-makers</p> <p>Responsible Agencies: Community Development Department, Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 81. 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>See objective.</p>	<p>Continue.</p>
<p>Objective a. Maintain Interpretations Binder at planning counter.</p> <p>Responsible Agencies: Planning Division</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time and planning processing fees</p>		
<p>Program Action 82. Continue outreach efforts to inform architects and builders of City standards and requirements.</p> <p>Objective a. Produce handouts, write articles for the Focus, provide updated information online</p> <p>Responsible Agencies: All City Departments</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 83. Consider expanding the use of third-party project reviewers and plan checkers to reduce permit processing time.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Reduce permit processing time</p> <p>Responsible Agencies: Community Development Department</p> <p>Timeframe: 2010</p>	<p>This is an ongoing item that continues to be in progress. The City has continued the use of third-party reviewers, but only when needed to reduce processing time.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time and planning and building processing fees</p>		
<p>Program Action 84. Provide at least 200 units of first-floor accessible and fully accessible housing units.</p> <p>Objective a. Review all housing developments for consistency with accessibility and visitability requirements</p> <p>Responsible Agencies: Housing staff and Planning Division, with action by the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time, planning processing fees</p>	<p>See objective.</p> <p>Ongoing.</p>	<p>Duplicative of Program Action 40. Delete.</p> <p>Duplicative of Objective 40.a. Delete.</p>
Policy 7.4. Residential Conservation		
<p>Program Action 85. Periodically conduct a survey of the condition of residential structures in Davis to identify any need for rehabilitation or replacement.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Conduct surveys with home retrofit program</p> <p>Responsible Agencies: Housing staff with HOME sub-recipient Rebuilding Together</p> <p>Timeframe: Every 3 years</p>	<p>This is an ongoing item that continues to be in progress. The last Housing Conditions windshield survey was completed in 2009. In 2011 and 2012 the City received over 800 resale inspection applications and processed 1,223 code enforcement cases. In the 2011–2012 fiscal year the City set aside \$125,000 to rehabilitate four affordable housing units. The City is also working</p>	<p>Modify and continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>	<p>with owners of local aging affordable rental units to assist in the rehabilitation of an estimated 10 rental units over the upcoming fiscal year. The City will continue planning and assessing for future rehabilitation needs of aging affordable units. In addition, the City has also recently created an Accessible Home Improvement Loan Program using HOME funds that is available to low-income owners to make accessible improvements to their homes, as well as work to address health and safety and/or code violations. Since 2008 the City has not replaced any housing units and does not have any plans to do so. The City's efforts to rehabilitate aging units and the sound condition of the majority of the housing stock continues to provide Davis with housing in overall good condition.</p>	
<p>Program Action 86. 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.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Continue Resale/Retrofit Inspection Program</p> <p>Responsible Agencies: Building Division</p> <p>Timeframe: Ongoing</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 87. Encourage landlords to maintain all rental units in sound condition through City information, the resale program, and technical assistance and support.</p>	See objective.	Continue.
<p>Objective a. Provide information to local landlords Responsible Agencies: Community Development Department and housing staff Timeframe: Ongoing Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.
<p>Program Action 88. 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>	See objective.	Continue.
<p>Objective a. Continue support Responsible Agencies: Housing and social services staff, with actions by the Social Services Commission and City Council Timeframe: Ongoing</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Potential Funding: Already budget staff time and use of HOME or CDBG funds		
Program Action 89. Develop a program to assist low-income homeowners and owners of affordable rental housing in the upkeep of their residential units, as needed.	Completed.	Delete.
Objective a. Research existing programs and recommend one that suits the needs of Davis residents Responsible Agencies: Housing staff, with actions for the Social Services Commission and City Council Timeframe: 2010 Potential Funding: Already budgeted staff time	Completed.	Delete.
Program Action 90. Support a program to assist low-income seniors and persons with disabilities who own their own home with the completion of free and subsidized accessibility upgrades and repairs.	Completed.	Delete.
Objective a. Continue supporting the Rebuilding Together program, or one similar Responsible Agencies: Housing and social services staff, with actions by the Social Services Commission and City Council	Completed.	Delete.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 91. Upon the completion of infill related studies and the adoption of infill and densification design guidelines and strategies, the Community Development Department shall make available a basic information sheet to inform interested parties that second or additional units are allowed in residential categories and the design guidelines affecting their construction and design.</p>	See objective.	Continue.
<p>Objective a. Information sheet exists and will be continued to be disbursed.</p> <p>Responsible Agencies: Community Development Department</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.
<p>Program Action 92. Provide financial assistance to ensure housing retrofit assistance for at least 120 elderly or disabled low-income households.</p> <p>Objective a. Provide funding to retrofit program.</p>	<p>See objective.</p> <p>The City has funded a low-income ownership housing retrofit program to address health and safety items, accessibility features, and opportunities for solar installation in local</p>	<p>Continue and modify.</p> <p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing and social services staff, with actions by the Social Services Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: CDBG, HOME, Redevelopment Agency Funds or Housing Trust Funds</p>	housing units.	
<p>Program Action 93. Preserve at least 20 affordable housing units at-risk of conversion to market.</p>	See objective.	Continue.
<p>Objective a. Negotiate with owners and other potential funders with the objective to preserve affordable units.</p> <p>Responsible Agencies: Housing and social services staff, with negotiations and actions by the Social Services Commission and City Council</p> <p>Timeframe: As needed</p> <p>Potential Funding: CDBG, HOME, Redevelopment Agency Funds or Housing Trust Funds</p>	In the previous planning period, the City preserved 20 single family homes and a four building 112-bed apartment complex from conversion to market rate. The City currently owns and leases this affordable housing to income-qualified households. In the upcoming planning period the City will identify long-term strategies for the use of these affordable housing units. This objective will be continued.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Policy 7.5. Access to Housing		
<p>Program Action 94. Continue to monitor the number of persons seeking emergency shelter in Davis and Yolo County. Evaluate the resulting data to determine what facilities and social services are needed in Davis to cooperatively address the overall county needs of the identified population.</p> <p>Objective a. Monitor the local needs (city and county) for emergency housing</p> <p>Responsible Agencies: Inter-agency county homeless task force, with housing and social services staff</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 95. Continue to participate in an inter-agency county homeless task force.</p> <p>Objective a. Participate in meetings and with financing</p> <p>Responsible Agencies: Housing and social services staff, with actions by the Social Services Commission and City Council</p> <p>Timeframe: Ongoing</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p> <p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time and through assistance from HOME</p>		
<p>Program Action 96. Serve at least 100 people annually with the City’s Fair Housing/Mediation Services by disseminating information about these services throughout the community. The information describing the Fair Housing/Mediation Services will be posted on the City’s website and in public places such as the library, City buildings and other appropriate public meeting places.</p> <p>Objective a. Provide information related to California Housing Law and schedule mediation services as needed.</p> <p>Responsible Agencies: Fair Housing and Mediation Services staff</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: CDBG funds</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress.</p>	<p>Modify and continue.</p> <p>Continue Fair Housing services.</p>
<p>Program Action 97. Permanently maintain the affordability of required affordable rental units for very low, low, or moderate-income households.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Monitor affordability covenants and resale restrictions</p> <p>Responsible Agencies: Housing staff, with actions by the Social Services Commission</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 98. Establish a process that alerts the city and identifies opportunities for staff to work with residents and landlords/owners in the event of sharp rental increases or evictions of groups of tenants; by landlords of rental properties with 40 or more units. Special attention shall be given to projects with potential for large-scale gentrification or displacement of Section 8 residents without appropriate relocation to other similar affordable units.</p> <p>Objective a, b and c.</p> <p>a. Create a process to get informed.</p> <p>b. Assist residents with housing information</p> <p>c. Mediate between landlord and tenant</p> <p>Responsible Agencies: Housing and mediation staff, with support from the Social Services Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objectives.</p> <p>Objectives a. and b. are ongoing items and continue to be in progress.</p> <p>Objective c. will be deleted due to dissolution of the City's Community Mediation Services.</p>	<p>Modify and continue.</p> <p>Modify and continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 99. 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.</p>	See objective.	Continue.
<p>Objective a. Enforce Affordable Housing Ordinance Responsible Agencies: Housing staff, with actions by the Social Services Commission, Planning Commission and City Council Timeframe: Ongoing Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.
<p>Program Action 100. Continue offering incentives to homeowners and developers to reserve spaces on upper floors of retail commercial buildings, downtown and elsewhere, for housing.</p>	See objective.	Continue.
<p>Objective a. Continue mixed-use and condominium incentives. Responsible Agencies: Redevelopment and housing staff, with support from the Planning Commission and City Council Timeframe: Ongoing Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 101. 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.</p>	See objective.	Continue.
<p>Objective a. Use eminent domain in critical situations to preserve affordable housing units. Responsible Agencies: Redevelopment and housing staff, with actions from the Social Services Commission, Planning Commission and City Council Timeframe: As needed Potential Funding: Already budgeted staff time</p>	Not pursued, but remains available.	Continue.
<p>Program Action 102. Social Services Commission shall continue to monitor affordable housing programs supported by CDBG, HOME, Housing Trust Fund, and Redevelopment Fund identified for affordable housing. Currently produced annual reports will be amended to include information about the Housing Trust Fund and Redevelopment Fund, including expenditures and income.</p>	See objective.	Continue.
<p>Objective a. Maintain affordable housing in the Commission's scope and provide necessary information. Responsible Agencies: Housing and social services staff, the Social Services Commission and City Council</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 103. The Social Services Commission shall continue to review and make recommendations on affordable housing units and on local affordable housing policy.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Review and make recommendations on affordable housing.</p> <p>Responsible Agencies: Social Services Commission</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Program Action 104. The Social Services Commission shall regularly review current needs for continuing targeting of resources to moderate, low and very-low income households.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Compile annual Critical Needs list</p> <p>Responsible Agencies: Housing and social services staff, the Social Services Commission and City Council</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 105. The Social Services Commission and its staff in coordination with Yolo County Housing Authority, shall work cooperatively and proactively with Section 8 rental property owners to encourage them to remain in the program and with Section 8 tenants to educate them on their legal rights.</p>	See objective.	Continue.
<p>Objective a. Program outreach and education with Section 8 owners and tenants.</p> <p>Responsible Agencies: Housing and social services staff with the Social Services Commission</p> <p>Timeframe: As needed</p> <p>Potential Funding: Already budgeted staff time</p>	Ongoing.	Continue.
<p>Program Action 106. 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.</p>	See objective.	Continue.
<p>Objective a. Maintain communication with the Yolo County Housing</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Authority.</p> <p>Responsible Agencies: Housing and social services staff</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 107. Forward all existing and new opt-out notices to Legal Services of Northern California in Woodland.</p>	See objective.	Continue.
<p>Objective a. Forward opt-out notices.</p> <p>Responsible Agencies: Housing and social services staff</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.
<p>Program Action 108. In all cases of new subsidized affordable for-sale housing, except those cases in which the City determines that permanent affordability is infeasible, the housing shall be in or under the control of a housing land trust, a limited equity cooperative, fee simple ownership with permanent affordability requirements and significant city oversight, or other permanent affordability arrangements with significant city oversight. Also should economic circumstances, or state and federal subsidies dictate that</p>	See objective.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>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.</p> <p>Objective a. Develop all new ownership housing units with permanent resale restrictions to maintain long-term affordability.</p> <p>Responsible Agencies: Housing staff, with actions from the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>
<p>Program Action 109. 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.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Record a permanent affordability covenant to the deed of all new affordable rental housing units</p> <p>Responsible Agencies: Housing staff, with actions from the Social Services Commission, Planning Commission and City Council</p>	<p>This is an ongoing item that continues to be in progress.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 110. In all cases of new subsidized affordable housing, whether for-sale or rental, in which the City determines that permanent affordability is infeasible, the city shall develop appropriate mechanisms to assure recapture of the subsidies and its appreciated value upon resale, or refinance, or termination of affordability restrictions. Also, should economic circumstances, or state and federal subsidies dictate that permanent affordability requirement be released for a specific development project, then appropriate recapture mechanisms for the subsidies and owner occupancy for the longest period feasible shall be imposed. Specific findings for release of the permanent affordability requirement shall be established in the Affordable Housing Ordinance.</p>	See objective.	Continue.
<p>Objective a. Develop all new ownership and rental housing units with permanent resale restrictions and affordability covenants to maintain long-term affordability.</p> <p>Responsible Agencies: Housing staff, with actions from the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: Ongoing</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action III. In cases of new subsidized affordable housing, whether for-sale or rental, and whether or not the City Council determines that permanent affordability is infeasible, the housing and the land on which it is located shall be subject to easements or deed restrictions to assure compliance with Actions a, b, or c, whichever applies.</p>	See objective.	Continue.
<p>Objective a. Develop all new ownership and rental housing units with permanent resale restrictions and affordability covenants to maintain long-term affordability.</p> <p>Responsible Agencies: Housing staff, with actions from the Social Services Commission, Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.
<p>Program Action II2. If the common-law Rule Against Perpetuities or any other provisions of state law proves to be an obstacle to implementation of this policy and these actions, the City Council shall seek state legislation to amend or waive the provision that is the obstacle.</p> <p>Objective a. No state law has been an obstacle, but staff is working on connecting all available funds to permanently affordable units.</p>	See objective.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Housing and social services staff.</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 113. Continue to utilize an incentive system for the local workforce, through a lottery, as part of the city’s buyer selection process for low/moderate income and middle income affordable ownership units. The system shall provide the highest number of lottery tickets to households with a member of the local workforce.</p>	See objective.	Continue.
<p>Objective a. Enforce use of the incentive system with the sales of all new affordable and middle income ownership units.</p> <p>Responsible Agencies: Housing and social services staff, with action from the Social Services Commission, Planning Commission and City Council.</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	This is an ongoing item that continues to be in progress.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
Policy 7.6. Energy Conservation.		
<p>Program Action 114. Develop programs to increase energy conservation on the household and business level.</p> <p>Objective a. Develop programs to promote conservation.</p> <p>Responsible Agencies: Climate Action Team</p> <p>Timeframe: October 2008</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>The City is collaborating with the Cool Davis “non-profit” organization to develop programs to increase energy conservation on household level. Implementation is ongoing.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 115. 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.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Identify potential incentives</p> <p>Responsible Agencies: Climate Action Team</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	<p>The City is collaborating with the Cool Davis “non-profit” organization to support photovoltaic and other renewable energy technologies. Implementation is ongoing.</p>	<p>Continue.</p>
<p>Objective b. Review and identify most cost-effective incentives</p>	<p>The City is collaborating with the Cool Davis “non-profit” organization to support photovoltaic</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Responsible Agencies: Staff, with action from City Council</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	<p>and other renewable energy technologies. Implementation is ongoing.</p>	
<p>Program Action II 6. 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.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Identify potential incentives</p> <p>Responsible Agencies: Climate Action Team</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	<p>Applied in individual project reviews. Implementation is ongoing.</p>	<p>Continue.</p>
<p>Objective b. Review and identify most cost-effective incentives</p> <p>Responsible Agencies: Staff, with action from City Council</p> <p>Timeframe: 2009</p>	<p>Applied in individual project reviews. Implementation is ongoing.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>		
<p>Program Action 117. Provide incentives for retrofitting existing homes and businesses for improved energy efficiency. An example of a retrofit feature would be a passive solar device.</p>	See objectives.	Continue.
<p>Objective a. Identify potential incentives Responsible Agencies: Climate Action Team Timeframe: 2009 Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	Incentives are currently available to lower income households. Implementation is ongoing.	Continue.
<p>Objective b. Review and identify most cost-effective incentives Responsible Agencies: Staff, with action from City Council Timeframe: 2009 Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	Applied in individual project reviews. Implementation is ongoing.	Continue.

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 118. 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.</p> <p>Objective a. Support appropriate projects that utilize existing transit and a close proximity to community services and shopping</p> <p>Responsible Agencies: Community Development Department, with actions by the Planning Commission and City Council</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress. The City places higher priority on infill projects near transit and community facilities through General Plan policies and places priority on such projects in the development processing system.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 119. 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.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Enforce lot orientation requirements.</p> <p>Responsible Agencies: Community Development Department, with actions by the Planning Commission and City Council</p>	<p>This is an ongoing item that continues to be in progress. These requirements are enforced in the planning review of new subdivisions.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 120. Develop and implement energy-efficient design requirements that go beyond the State building standards for energy efficiency.</p>	See objectives.	Continue.
<p>Objective a. Identify potential requirements</p>	The City adopted Tier I Cal Green building code standards as mandatory.	Continue.
<p>Responsible Agencies: Climate Action Team</p>		
<p>Timeframe: 2009</p>		
<p>Potential Funding: Already budgeted staff time</p>		
<p>Objective b. Review and adopt necessary requirements</p>	The City adopted Tier I Cal Green building code standards as mandatory.	Continue.
<p>Responsible Agencies: Staff, with action from the Planning Commission and City Council</p>		
<p>Timeframe: 2009</p>		
<p>Potential Funding: Already budgeted staff time</p>		

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Program Action 121. Develop design guidelines for climate-oriented site planning, building design and landscape design to promote energy efficiency.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Identify design guidelines Responsible Agencies: Climate Action Team Timeframe: 2009 Potential Funding: Already budgeted staff time</p>	<p>Applied in individual project reviews. Implementation is ongoing as resources allow.</p>	<p>Continue.</p>
<p>Objective b. Review and adopt necessary guidelines Responsible Agencies: Staff, with action from the Planning Commission and City Council Timeframe: 2009 Potential Funding: Already budgeted staff time</p>	<p>Applied in individual project reviews. Implementation is ongoing as resources allow.</p>	<p>Continue.</p>
<p>Program Action 122. 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.</p>	<p>Duplicative of Program Action 115. Program Action will not be continued.</p>	<p>Delete.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Objective a. Identify potential incentives</p> <p>Responsible Agencies: Climate Action Team</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	<p>Duplicative of Program Action 115. Program Action will not be continued.</p>	<p>Delete.</p>
<p>Objective b. Review and identify most cost-effective incentives</p> <p>Responsible Agencies: Staff, with action from City Council</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	<p>Duplicative of Program Action 115. Program Action will not be continued.</p>	<p>Delete.</p>
<p>Program Action 123. Energy efficient landscaping and preservation of existing shade trees is encouraged on all building sites.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Encourage the landscaping and provide additional information to developers.</p> <p>Responsible Agencies: Community Development Department</p>	<p>This is an ongoing item that continues to be in progress. Energy-efficient landscaping is required through design review, particularly in the shading by trees of south and west sides of buildings and parking lots. Guidelines for compliance are made available to designers and developers.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>		
<p>Program Action 124. Continue to enforce and support water conservation ordinances.</p> <p>Objective a. Enforce existing water conservation ordinances.</p> <p>Responsible Agencies: Community Development and Public Works Departments</p> <p>Timeframe: Ongoing</p> <p>Potential Funding: Already budgeted staff time</p>	<p>See objective.</p> <p>This is an ongoing item that continues to be in progress. The City adopted a new water-efficient landscape ordinance. The City adopted Tier I Cal Green as mandatory which includes water conservation in buildings.</p>	<p>Continue.</p> <p>Continue.</p>
<p>Program Action 125. Explore incentives to retrofit water conserving plumbing in existing residences and businesses.</p>	<p>See objectives.</p>	<p>Continue.</p>
<p>Objective a. Identify potential incentives</p> <p>Responsible Agencies: Climate Action Team</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	<p>Offer rebates to retrofit water conserving fixtures. Implementation is ongoing as resources allow.</p>	<p>Continue.</p>

Program Actions	Progress/Effectiveness	Appropriateness for 2013-2021 Housing Element
<p>Objective b. Review and identify most cost-effective incentives</p> <p>Responsible Agencies: Staff, with action from City Council</p> <p>Timeframe: 2009</p> <p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	<p>Offer rebates to retrofit water conserving fixtures. Implementation is ongoing as resources allow.</p>	<p>Continue.</p>
<p>Program Action 126. Reduce the City's Green House Gas emissions to 80 percent of 1990 levels or neutral no later than 2050.</p>	<p>See objective.</p>	<p>Continue.</p>
<p>Objective a. Reduce greenhouse gas emissions.</p> <p>Responsible Agencies: All City departments, commissions, and the City Council.</p> <p>Timeframe: Resolution adopted November 2008 so is an ongoing, goal for 2050</p> <p>Potential Funding: Already budgeted staff time, identifying subsidy sources</p>	<p>This is an ongoing item that continues to be in progress. The City is implementing its adopted Climate Action and Adaptation Plan in the areas of mobility, energy, land use and buildings, consumption and waste, food and agriculture, community engagement, and government operations. Progress on the actions include but are not limited to: a community car share program; developing a transportation implementation plan; work toward a local financing district for residential properties for energy efficiency; and a program to engage households in a carbon reduction program.</p>	<p>Continue.</p>

