

6.0 HOUSING GOALS AND POLICIES

Below is a compilation of the goals and policies of this Housing Element and a reference to any related goals identified in other sections of the General Plan that are associated with the housing goals. The compilation has been grouped into the following policy categories:

- 6.1) housing supply
- 6.2) affordable housing
- 6.3) access to housing
- 6.4) removal of constraints on housing production
- 6.5) residential conservation
- 6.6) energy conservation

Section 7 details the Implementation Plan or the action items for each goal category that shows the action, the responsible party, the time frame, and any potential funding sources.

6.1 Housing Supply

GOAL HOUSING 1. Promote an adequate supply of housing for people of all ages, income, lifestyles, and types of households consistent with General Plan policies and goals.

Policy HOUSING 1.1. Encourage a variety of housing types that meet the housing needs of an economically and socially diverse Davis.

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

Policy HOUSING 1.3. Encourage the construction of housing to meet the needs of single persons and households with children with extremely low, very low, and low incomes.

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

Policy HOUSING 1.5. Encourage a variety of housing types that accommodate persons with disabilities and promote aging in place, including a requirement of 100 percent Universal Access features in all new single-family residential units not otherwise subject to multi-family building code requirements.

Policy HOUSING 1.6. Work with UC Davis to revise UC Davis/City agreement to develop plans, procedures, and priorities that will ensure the development of maximum student housing on campus.

Policy HOUSING 1.7. Include students from low-income families within the target population for affordable housing opportunities.

Policy HOUSING 1.8. Analyze the models and options to promote housing for local employees.

Policy HOUSING 1.9. Encourage a variety of housing types and care choices, as well as housing innovation, for seniors.

Policy HOUSING 1.10. Encourage construction of housing to meet the needs of farmworkers.

6.2 Housing Affordability

GOAL HOUSING 2. Provide housing that is affordable for residents with low incomes and low-paying jobs, fixed incomes, and pensions.

Policy HOUSING 2.1. Strive to meet the identified current and projected local need for housing and for housing affordable to extremely low-, very low-, low-, and moderate-income households including provision of Davis' eight-year fair share of regional housing needs.

Policy HOUSING 4.2. Provide housing opportunities for the local workforce in the Davis area.

6.3 Access to Housing

GOAL HOUSING 3. Increase equal housing opportunities for all persons and households in Davis.

Policy HOUSING 3.1. Affirmatively further fair housing opportunities for all persons regardless of race, color, religion, sex, national origin, familial status, disability, age, marital status, sexual orientation, source of income, and receipt of Section 8 or other subsidized rental program.

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

Policy HOUSING 3.3. Maintain the scope of the Social Services Commission to include affordable housing.

Policy HOUSING 3.4. Strive to ensure that all new subsidized affordable housing and the land on which it is located remain affordable permanently. In a case in which that is infeasible, assure affordability for the longest feasible time and recapture of the local subsidies. Also, should economic circumstances or state and federal subsidies dictate that permanent affordability requirements 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.

Policy HOUSING 3.5. Promote a linkage between new ownership housing and the local workforce.

See the Diversity Element of the General Plan for other standards and actions related to accessibility to housing.

6.4 Removal of Constraints on Housing Production

GOAL HOUSING 4. Disperse affordable and rental housing fairly throughout the City.

Policy HOUSING 4.1. Maintain and periodically review the Affordable Housing Ordinance to require the inclusion of affordable housing in all new development areas to the extent feasible.

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

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

See the Land Use Element and General Plan Implementation Element for additional actions related to removing governmental constraints to housing.

6.5 Residential Conservation

GOAL HOUSING 5. Maintain Davis' housing stock in good condition.

Policy HOUSING 5.1. Ensure that existing housing stock is maintained in sound condition and up to code requirements.

See the Land Use Element of the General Plan for additional actions related to residential conservation.

6.6 Energy Conservation

Goal Housing 6. Promote energy conservation.

Policy Housing 6.1: Encourage the use of energy-efficient materials and technology in new construction.

See the Energy and Water Element of the General Plan for additional policies related to energy conservation.