HOUSING POLICY
DEVELOPMENT, HCD

MAR 17 2011

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Davis

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Reporting Period by Calendar Year: from January 1, 2010 to December 31, 2010

The City Council of the City of Davis approved this Annual Progress Report on March 15, 2011.

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
None											
(9) Total of Moderate and Above Moderate from Table A3 ► ►					3	18	21				
(10) Total by income Table A/A3 ► ►					3	18	21				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			3	3	Affordable housing covenant recorded to properties (233 - 239 "J" Street)
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income			3	3	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**				3		3	3
No. of Units Permitted for **Above Moderate**	18					18	18

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2012	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	31	32	41	1							74	-43
	Non-deed restricted												
Low	Deed Restricted	119	20	26	2							48	71
	Non-deed restricted												
Moderate	Deed Restricted	163		21								21	120
	Non-deed restricted		12	3	2	2	3					22	
Above Moderate		185	123	66	22	25	18					254	-69
Total RHNA by COG. Enter allocation number:		498	187	157	27	27	21					419	79
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Notes:

1. Units serving extremely low-income households are included in the very low-income permitted units totals.

2. The permitted units shown in the 2006 and 2007 columns reflect all housing units which count toward RHNA, including certificates of occupancy for building permits which were issued prior to 2006 and 2007.

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Table C

Program Implementation Status

Note: Per HCD direction, the following table includes objectives for calendar year 2010 and ongoing objectives.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
7.1 Housing Supply	2. a. Ensure priority when processing required units for RHNA and affordable housing units.	Ongoing	The City processes all aplications as they are submitted and expedites projects that meet RHNA requirements, to the extent feasible.
	11. The City will facilitate the development of housing to meet the needs of the City of future growth sites(identified as green sites, meet with interested property owners to provide them an overview of the planning application process, to 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.	Ongoing. As projects come forward, the City will facilitate the development of housing on these sites.	The City has implemented the stated objectives for the highest priority "green light" development sites. Three of these sites were approved in 2010 and construction has begun on two of these sites.
	14. a. Compliance with SB 2 by clarifying that emergency shelters are permitted uses in the C-I district.	September 2010	The City is working to update the zoning code to reflect this clarification.
	15. a. Compliance with SB 2 by clarifying that emergency shelters are permitted uses in the C-I district.	September 2010	The City is working to update the zoning code to reflect this clarification.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.1 Housing Supply	16. a. Encourage the construction of housing to meet the needs of single persons and households with children with extremely low, very-low, and low incomes.	Ongoing	Approximately 128 one bedroom units were building in the first few years of this RHNA period. The 69-unit approved New Harmony affordable housing project would further address the needs of households with children.
	20. a. Enforcement of Visitability/ Accessibility Policy b. Adoption of Accessible Features Checklist Ordinance	Ongoing	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.
	21. a. Track development of visitable and accessible units b. Assess the policy for areas to improve, update as needed	Ongoing and by 2010	Staff has been tracking the approval and construction of projects with visitable and accessible units. The Social Services and Senior Citizen Commissions have been hosting a series of workshops to assess the policy and any needed updates. The Commissions will likely make a recommendation to the City Council this spring.
	22. a. Meet regularly with UC Davis staff to communicate on areas to collaborate.	Ongoing	This is an ongoing item that continues to be in progress.
	21. a. Meet regularly with UC Davis staff to communicate on areas to collaborate	Ongoing	This is an ongoing item that continues to be in progress.
	23. a. Meet regularly with UC Davis staff to communicate on areas to collaborate	Ongoing	This is an ongoing item that continues to be in progress.
	25. a. Consider with planning application review (student housing proximity to campus, transit routes, and bike paths).	Ongoing	This is an ongoing item that continues to be in progress.
	27. a. Apply Affordable Housing and Middle Income Ordinances b. Require use of Local Workforce Incentive System c. Research and consider other opportunities (for housing local employees).	Ongoing	This is an ongoing item that continues to be in progress.
	28. Require use of Local Workforce Incentive System.	Ongoing	This is an ongoing item that continues to be in progress.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.1 Housing Supply	32. 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.	Ongoing	This is an ongoing item that continues to be in progress.
	33. a. Encourage developers and offer letters of support (for farmworker housing). B. Assist Yolo County Housing Authority in completion of rehabilitation of seven permanent units.	Ongoing	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.
	34. a. Process applications, as required by law b. Expedite review of Oakshade affordable housing site	Ongoing	This is an ongoing item that continues to be in progress. The Oakshade affordable housing site (New Harmony) was processed and has its planning entitlements.
	40. a. Review all housing developments for consistency with accessibility and visitability requirements	Ongoing	This is an ongoing item that continues to be in progress.
	42. Support provision of at least 1400 housing units for faculty, staff, and students on the UC Davis Campus. (as stated)	Ongoing	This is an ongoing item that continues to be in progress.
	44. a. Expedite processing of second unit applications. b. Provide education on developing second units. c. Consider code changes to accommodate additional second units, include public workshops and noticing with any proposed changes. d. Consider neighborhood plans that would further facilitate the development of second units.	Ongoing	This is an ongoing item that continues to be in progress.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.1 Housing Supply	45. a. Maintain existing levels of transitional and emergency shelter options. b. Work with local housing and service providers to identify opportunities to provide shelter for stated needs groups.	Ongoing	This is an ongoing item that continues to be in progress.
7.2 Affordable Housing	46. a. Provide letters of support	Ongoing	This is an ongoing item that continues to be in progress.
	47. a. Encourage use of available programs b. Promote and facilitate use of homebuyer education	Effective Immediately and ongiong as programs change.	This is an ongoing item that continues to be in progress.
	48. a. Look for new opportunities to provide affordable housing	Ongoing	This is an ongoing item that continues to be in progress.
	49. a. Process affordable housing projects under planned development zoning.	Ongoing	This is an ongoing item that continues to be in progress.
	50. a. List this objective as a critical need in future CDBG/HOME funding cycles	Annual Funding Cycle	This is an ongoing item that continues to be in progress.
	51. a. Apply to projects in application (identify, zone, and develop affordable housing sites early).	Ongoing	This is an ongoing item that continues to be in progress.
	52. a. Enforce affordability covenants and resale restrictions.	Annually and ongoing as needed.	This is an ongoing item that continues to be in progress.
	54. a. Create central application system for affordable rental housing units b. Maintain city affordable housing webpage	Ongoing	This is an ongoing item that continues to be in progress.
	55. a. Maintain list on city affordable housing webpage	Ongoing	This is an ongoing item that continues to be in progress.
	56. Annual monitoring of new affordable housing units	Ongoing	This is an ongoing item that continues to be in progress.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.2 Affordable Housing	58. a. Provide information and shared housing agreements b. Post opportunities for shared housing	Ongoing	This is an ongoing item that continues to be in progress.
	59. a. Process applications under City's condo conversion ordinance	Ongoing	This is an ongoing item that continues to be in progress.
	61. a. Review Housing Element for progress in Implementation Plan and availability of adequate sites	2010	This is an ongoing item that continues to be in progress.
	62. a. Track and state support (in writing) for bills that provide more affordable housing resources	Ongoing	This is an ongoing item that continues to be in progress.
	64. a. Monitor production of Middle Income units	Ongoing	This is an ongoing item that continues to be in progress.
	65. a. Review and assess need to amend ordinance	2010	This began last year and will continue with an upcoming affordable housing workshop in the spring.
	66. a. Process affordable housing applications, including Oakshade	Ongoing	This is an ongoing item that continues to be in progress.
	67. a. Process affordable housing applications, including Oakshade	Ongoing	This is an ongoing item that continues to be in progress.
	58. a. Provide information and shared housing agreements b. Post opportunities for shared	Ongoing	This is an ongoing item that continues to be in progress.
	59. a. Process applications under City's condo conversion ordinance	Ongoing	This is an ongoing item that continues to be in progress.
	61. a. Review Housing Element for progress in Implementation Plan and availability of adequate sites	2010	This is an ongoing item that continues to be in progress.
	62. a. Track and state support (in writing) for bills that provide more affordable housing resources	Ongoing	This is an ongoing item that continues to be in progress.
	64. a. Monitor production of Middle Income units	Ongoing	This is an ongoing item that continues to be in progress.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.2 Affordable Housing	65. a. Review and assess need to amend ordinance	2010	This began last year and will continue with an upcoming affordable housing workshop in the spring.
	66. a. Process affordable housing applications, including Oakshade	Ongoing	This is an ongoing item that continues to be in progress.
7.3 Removal of Constraints on housing production	67. a. Process affordable housing applications, including Oakshade	Ongoing	This is an ongoing item that continues to be in progress.
	74. Infill guidelines are in place, assess. Promote infill with new strategies. Car management strategies are development with individual projects.	Ongoing	This is an ongoing item that continues to be in progress.
	76. Omnibus updates to the Zoning Ordinance (for streamlined processing)	Every 2-3 years	Some minor miscellaneous zoning ordinance text and map amendments have been adopted. Major amendments have not been initiated.
	77. Streamline permit approval process	Effective immediately; Ongoing	The Planning Commission and City Council have discussed and called for a study of all processes and possible changes. Implementation has not been initiated yet.
	78. Investigate the potential for such process. (one stop process)	2010	Staff has explored possibilities including but not limited to encroachment permits and business licenses. Implementation has not been initiated yet.
	79. Attend inter-organizational meetings and attend public hearings related to long-term planning, information decision-makers.	Ongoing	This is an ongoing item that continues to be in progress.
	80. Maintain Interpretations Binder at planning counter.	Ongoing	This is an ongoing item that continues to be in progress.
	81. Produce handouts, write articles for the Focus, provide updated information online	Ongoing	This is an ongoing item that continues to be in progress.
	82. Reduce permit processing time.	2010	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.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.3 Removal of Constraints on housing production	83. a. Review all housing developments for consistency with accessibility and visitability requirements	Ongoing	This is an ongoing item that continues to be in progress.
7.4 Residential Conservation	84. Conduct surveys with home retrofit program.	Ongoing	This is an ongoing item that continues to be in progress. Survey completed in 2009, Next will be in 2012.
	85. Continue Resale/Retrofit Inspection Program	Ongoing	This is an ongoing item that continues to be in progress.
	86. Provide information to local landlords.	Ongoing	This is an ongoing item that continues to be in progress.
	87. Continue support.	Ongoing	This is an ongoing item that continues to be in progress.
	88. a. Research existing programs and recommend one that suits the needs of Davis residents	2010	This is an ongoing item that continues to be in progress.
	89. Continue supporting the Rebuilding Together program, or one similar	Ongoing	This is an ongoing item that continues to be in progress.
	90. Information sheet exists and will be continued to be disbursed.	Ongoing	This is an ongoing item that continues to be in progress.
7.5 Access to Housing	93. Monitor the local needs (city and county) for emergency housing.	Ongoing	This is an ongoing item that continues to be in progress.
	94. Participate in meetings and with financing	Ongoing	This is an ongoing item that continues to be in progress.
	95. Provide information related to California Housing Law and schedule mediation services as needed.	Ongoing	This is an ongoing item that continues to be in progress.
	96. Monitor affordability covenants and resale restrictions	Ongoing	This is an ongoing item that continues to be in progress.
	97. a. Create a process to get informed. b. Assist residents with housing information c. Mediate between landlord and tenant	Ongoing	This is an ongoing item that continues to be in progress.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.5 Access to Housing	98. Enforce Affordable Housing Ordinance	Ongoing	This is an ongoing item that continues to be in progress.
	99. Continue mixed-use and condominium incentives.	Ongoing	This is an ongoing item that continues to be in progress.
	101. Maintain affordable housing in the Commission's scope and provide necessary information.	Ongoing	This is an ongoing item that continues to be in progress.
	102. Review and make recommendations on affordable housing.	Ongoing	This is an ongoing item that continues to be in progress.
	103. Compile annual Critical Needs list.	Ongoing	This is an ongoing item that continues to be in progress.
	105. Maintain communication with the Yolo County Housing Authority.	Ongoing	This is an ongoing item that continues to be in progress.
	106. Forward opt-out notices (to Legal Services of Northern California)	Ongoing	This is an ongoing item that continues to be in progress.
	107. Develop all new ownership housing units with permanent resale restrictions to maintain long-term affordability.	Ongoing	This is an ongoing item that continues to be in progress.
	108. Record a permanent affordability covenant to the deed of all new affordable rental housing units	Ongoing	This is an ongoing item that continues to be in progress.
	109. Develop all new ownership and rental housing units with permanent resale restrictions and affordability covenants to maintain long-term affordability.	Ongoing	This is an ongoing item that continues to be in progress.
	110. Develop all new ownership and rental housing units with permanent resale restrictions and affordability covenants to maintain long-term affordability.	Ongoing	This is an ongoing item that continues to be in progress.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.5 Access to Housing	111. No state law has been an obstacle, but staff is working on connecting all available funds to permanently affordable units.	Ongoing	This is an ongoing item that continues to be in progress.
	112. Enforce use of the incentive system with the sales of all new affordable and middle income ownership units.	Ongoing	This is an ongoing item that continues to be in progress.
7.6 Energy Conservation	117. Support appropriate projects that utilize existing transit and a close proximity to community services and shopping	Ongoing	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.
	118. Enforce lot orientation requirements.	Ongoing	This is an ongoing item that continues to be in progress. These requirements are enforced in the planning review of new subdivisions.
	122. Encourage energy efficient landscaping and provide additional information to developers.	Ongoing	This is an ongoing item that continues to be in progress. Energy-efficient landscaping is required through the 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.
	123. Enforce existing water conservation ordinances.	Ongoing	This is an ongoing item that continues to be in progress. The City adopted a new water-efficient landscape ordinance. The City adopted Tier 1 Cal Green as mandatory which includes water conservation in buildings.
	125. Reduce greenhouse gas emissions	Resolution adopted November 2008 so is an ongoing goal for 2050.	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.

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General Comments:

In calendar year 2010, the City of Davis City Council approved zoning for housing units on the following sites which were not part of the available sites analyzed in the certified 2006 - 2013 Housing Element:

- Willowbank Park, 29 units.
- Carlton Plaza, 89 units (equivalent units based on the number of beds).
- Verona in Mace Ranch, 95 units.

The City of Davis Redevelopment Agency (RDA) preserved 20 affordable housing units through refinancing of the units in 2008 and became the primary lender. The RDA became the owner of the units during 2010 as a result of property foreclosure.