

**Department of Housing and  
Community Development**



**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

Housing Policy Department  
Received on:  
**MAR 27 2014**

City or County Name: City of Davis

Mailing Address: City of Davis, c/o Robert Wolcott, Community Development  
and Sustainability Department, 23 Russell Boulevard, Davis,  
CA 95616

Contact Person: Robert Wolcott, Principal Planner

Phone: (530) 757-5610, FAX: (530) 757-5660, E-mail: [rwolcott@cityofdavis.org](mailto:rwolcott@cityofdavis.org)

Reporting Period by Calendar Year: from January 1, 2013 to December 31, 2013

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  
P.O. Box 952053  
Sacramento, CA 94252-20531

-and-

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



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction City of Davis  
Reporting Period 1/1/2013 - 12/31/2013

**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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet 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					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	0	0	0	0	

\* 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)**

No. of Units Permitted for Moderate	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 Above Moderate	38					38

\* 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		2014		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	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18		
Very Low	Deed Restricted Non-dead restricted	32	41	1								46								120	-89
	Deed Restricted Non-dead restricted											23								71	-81
	Deed Restricted Non-dead restricted	20	26	2								2								129	
Low	Deed Restricted Non-dead restricted											3								48	96
	Deed Restricted Non-dead restricted											5								19	
Moderate	Deed Restricted Non-dead restricted	12	3																	15	
	Deed Restricted Non-dead restricted																			12	
Above Moderate		185	123	66	22	25	18	46	58	38										396	-211
Total RHNA by COG. Enter allocation number.		498																			
Total Units		187	157	27	27	21	122	188	54											783	-285
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)	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.	Housing Programs Progress Report - Government Code Section 65683.	Status of Program Implementation
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.  1.1. 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.	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 on all but the Grande site.
	14. a. Compliance with SB 2 by clarifying that emergency shelters are permitted uses in the C-1 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-1	September 2010	The City is working to update the zoning code to reflect this clarification.
	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 built in the first few years of this RHNA period. A 69-unit New Harmony affordable housing project was recently completed and is now being rented.



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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	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.
	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) is now constructed and being rented. Item 34b is now met.
	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 ongoing 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.

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7.2 Affordable Housing	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.
	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.
7.3 Removal of Constraints on housing production	65. a. Review and assess need to amend ordinance	2010	This began last year and will continue with current discussions regarding ordinance amendments. A forum is scheduled at the Social Services Commission in February and subsequent meetings are planned with the Planning Commission and City Council over the
	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.
	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.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.3 Removal of Constraints on housing production	76. Omnibus updates to the Zoning Ordinance (for streamlined processing)  77. Streamline permit approval process  78. Investigate the potential for such process. (one stop process)	Every 2-3 years  Effective immediately, Ongoing  2010	Some minor miscellaneous zoning ordinance text and map amendments have been adopted. Major amendments have not been initiated. It is anticipated that additional amendments will occur in 2013.  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.  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.
	79. Attend inter-organizational meetings and attend public hearings related to long-term planning, information decision-makers.  80. Maintain Interpretations Binder at planning counter.	Ongoing  Ongoing	This is an ongoing item that continues to be in progress.  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.
	83. a. Review all housing developments for consistency with accessibility and visibility 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 - 2013 with the Housing Element update.
	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.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.4 Residential Conservation	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.
	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.
	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.	
7.5 Access to Housing			

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7.5 Access to Housing	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.
	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.
	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.
7.6 Energy Conservation			

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.6 Energy Conservation	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.