

**Jessica Lynch**

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**From:** clutterbarbara@gmail.com  
**Sent:** Thursday, June 3, 2021 10:34 PM  
**To:** Planning Commission  
**Subject:** Housing element

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Dear Planning Commission Members,

As the City of Davis Planning Commission reviews the Housing Element that is part of the Davis general plan, I believe it is imperative that Davis make substantial progress on housing. Inadequate housing leads to unemployment, illness, and other costs for individuals, families and for the entire community.

Although the City of Davis is legally obligated to make a reasonable attempt to zone for new housing, in the last two decades Davis has had one of the lowest rates of new housing actually built. The Draft Housing Element significantly overestimates the rate of construction and does not modify zoning regulations to increase the likelihood of new housing.

I feel that the City of Davis is morally obliged to actually build more low-income housing. The current Draft Housing Element's projections fail even to meet the requirement for identifying sufficient areas available for low-income housing. Davis has become, in essence, a "gated community," excluding low- and middle-income families. We have allowed our town to become segregated as effectively as many towns in the Jim Crow era.

Several ideas that would help Davis to build more affordable housing include:

- Rezoning all strip malls to mixed-use
- Legalizing up to four units on a single-family zoned lot
- By-right approval process to allow projects to avoid the extended public hearing process if they meet the local zoning and affordable housing ordinance would add certainty and stability to the process which will increase development and bring down costs.
- Eliminate parking minimums

I also urge the Planning Commission to include the Housing trust fund as an appendix to the Housing Element, as well as increase funding for the Housing Trust Fund by using real estate transfer fees.

Thank you for your work and for your consideration of my comments.

Barbara Clutter