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From: Roberta L Millstein <roberta.millstein@rlm.net>
Sent: Wednesday, June 9, 2021 2:49 PM
To: Planning Commission
Subject: Comments for tonights meeting

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Dear members of the Planning Commission,

Housing is one of the most heated issues in Davis. But I hope that it has not become so heated that we can't recognize when a process has gone very very wrong - so wrong that it is time to take a step back and reconvene the Housing Element Committee with new members and a better process.

As has been documented in a Davisite blog post by Alan Pryor and Rik Keller, HEC was composed of several members who failed to disclose - who apparently were not asked to disclose - their conflicts of interest in terms of their involvement with development and real estate interests. There were also several apparent violations of the Brown Act, with members of the committee emailing each other prior to the meeting without those emails being made available to the public in the proper manner.

More generally, the HEC's ten recommendations are based on proposals that were brought forward - again, via email to HEC members only - at the last minute from the founder of a recently-formed development lobbying group calling itself Sustainable Growth Yolo. That means that they were approved by HEC with almost no public input and discussion. Even though they were discussed at the last Planning Commission meeting, I venture to say that most Davisites are still unaware of these recommendations, and there has been no coverage of

them by the Davis Enterprise.

I think there were also problems with the composition of the committee. According to the City of Davis's website, Davis's HEC was formed under City Council guidance to develop such a plan "*...as a knowledgeable body which broadly represents a diversity of interests as well as the Davis community at large.*"

Now let us consider that HEC ***unanimously*** approved a recommendation to remove R-1 (aka Single Family) zoning from the Zoning Ordinance. Regardless of what you think of that proposal, consider whether the vast majority of Davisites would agree with the proposal to allow apartment buildings in every neighborhood in Davis. Clearly some would, but the vast majority? And if it's not the vast majority, then I think you cannot say that the HEC broadly represents the Davis community at large.

Consider also that many experts believe that the elimination of Single Family zoning will **not** lead to more affordable housing and that it will lead to gentrification. The proposal seems hasty, and it is hasty. This has not been vetted.

Given these numerous and potentially illegal irregularities, I call on the Planning Commission to recommend that the HEC be convened again with new membership that better reflects the Davis community and a better process. At the very least, the Planning Commission should not approve any recommendations that were the product of such flawed process.

Sincerely,

Roberta Millstein