

**Jessica Lynch**

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**From:** Paul Kolarik <pesko@sbcglobal.net>  
**Sent:** Sunday, June 13, 2021 12:56 PM  
**To:** Jessica Lynch  
**Subject:** Housing Element Comment

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Dear Ms. Lynch,

I am writing to you as a concerned citizen in South Davis and as a Christian who feels that it is our obligation to look out for those who are less fortunate than ourselves.

Our city has segregated roots and remains effectively segregated now because the high cost of housing blocks entry to most people of color. Furthermore, our teachers and other city servants often can't afford to live here, and our children can rarely afford to stay here. Only the relatively wealthy can afford to buy or rent here which essentially ensures that our community remains a segregated space for whites.

The state demands that we create a road map regarding how we are to achieve our affordable housing goals every 8 years called the Housing Element. However, the current draft uses several assumptions which underestimate our current need as well as unrealistic assumptions regarding what can be achieved. For example, beds leased to students are counted as affordable housing in the housing element but they don't meet the federal definition of affordable housing. ADU's are included whether or not they are actually affordable now and will remain affordable in the long run. Lots are being considered for rezoning to accommodate affordable housing but there is no plan or deadline to ensure that those same lots are developed for affordable housing.

Let this year be the moment when Davis gets serious about affordable housing. Revise the Housing Element so it reflects today's reality and make realistic assumptions regarding next steps. For your projections, only include parcels whose owners have expressed real interest in investing in affordable housing and create an incentive plan to reward those land owners who proceed to build. Focus on parcels which are owned by the city. Or are not commercially attractive. Use realistic buildout densities.

Revise how the council approaches affordable housing. If you must accept in lieu fees, make the fee comparable to the cost of the number of units demanded by the Affordable Housing Ordinance for that development using a net present value calculation. Encourage affordable housing developers with a reduction in permit, processing and city fees. Create an income stream for the Housing Trust Fund. That may mean higher developer fees for market rate housing and/or real estate sale fees. It might even include parcel taxes. Desegregating Davis needs to be a priority for all of us and positive change usually has a cost.

Thank you for your consideration.

Yours sincerely

Ellen Kolarik MD (retired)

South Davis