

Jessica Lynch

From: Barbara Archer
Sent: Tuesday, June 15, 2021 8:56 AM
To: 'Timothy Hoban'
Cc: Jessica Lynch
Subject: RE: Vehement Opposition to Nearly All of the Recommendations of the Unrepresentational and Unfair Housing Element Committee:

Dear Mr. Hoban,

Thank you for writing to the City Council with your comments about the Housing Element Update draft. All members of the Council have received your email, and I am acknowledging it on their behalf. I have also cc'd the staff person managing the project.

Thank you for your engagement on the update.

Best regards,

Barbara

BARBARA ARCHER (she/her/hers)
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From: Timothy Hoban <newhoban@gmail.com>
Sent: Monday, June 14, 2021 8:15 PM
To: City Council Members <CityCouncilMembers@cityofdavis.org>
Subject: Vehement Opposition to Nearly All of the Recommendations of the Unrepresentational and Unfair Housing Element Committee:

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Dear Mayor and Members of the Davis City Council:

I believe this to be one the the MOST critical votes of our leaders determining the fate and future of our city. The importance of you listening to the voices and rights of the residents and citizens of Davis can not be overstated. These recommendations are

outrageous.

My name is Timothy Hoban and I have been a citizen here for 50 years following my graduation from UC Davis. So I speak as a former University student and as a very long time resident. I have always loved this town and sometimes am forced to speak out on larger issues affecting it. For many years, development was thoughtful and slower, and citizens fought for decades for some say in how Davis would grow and develop. The General Plan and Measure J were key safeguards for our citizens.

Except for the first two recommendations, the eight proposals presented to you are the WORST development proposals I can ever remember. Each of them is of CRITICAL importance and ALL especially the possible change in single family housing zoning, must be REJECTED.

Because of the gravity and danger of the proposals of this committee, let me speak very plainly honestly with you. I am very frightened by what these recommendations will cause.

These proposals will SYSTEMATICALLY and permanently take all control away from citizens and residents for ANY real say in all future development of our city. These are the legal tools for hyper and poor development that most benefit those who wish to monetize our whole city.

The proposals will continue to let the University, which largely has caused the "housing shortage", and which has failed to provide its rightful and fair share of housing on campus, fully off the hook for meeting its responsibilities as it keeps steadily growing its student population while people who live here have no voice and must pay the costs with their homes and neighborhoods. Ridiculous house and rental costs are due to great amounts of speculation and investment, often by those out of our community. This degrades and ruins the neighborhoods of those paying very high rents, mortgages and taxes. It is both terribly unfair and wrong.

The Council NEEDS to put pressure on SACOG and RHNA to begin forcing UCD to build more on-campus housing for its enormous student population

The committee does not fairly represent people who rent or own homes in Davis. The members overwhelmingly represent interests of the speculation and Development community, allied with student demands, as has been clearly exposed by both the Vanguard and Davisite newspapers. These forces seeking very high profits do not truly have the best interests of Davis in mind. Already, the city has approved the building of massive mega dorms for great numbers of students while disregarding the high and very harmful impacts on the rest of us. We have an extremely high density at this time in Davis given our small land footprint. We are moving ever closer to a breaking point when the city and our neighborhoods will just not work anymore.

You as members of the City Council are our only hope to stop each of these very destructive recommendations.

The reasons below are just part of why I am so opposed to each and every recommendation of this Committee. Your vote may well be the most important in memory. I pray you remember the citizens and residents you represent.

Vote NO on any change to Single Family zoning. The recommendation to replace Single Family housing zoning with 2-,3- or 4-plex units strikes me as criminal. People bought or rent their homes with the assurance that their neighborhoods will not be overrun with multiple rentals, Air B and Bs, and absentee (and increasingly Corporate) landlords, I am outraged that this is even being considered and it must be rejected by our planners to safeguard our citizen's rights.

Vote NO on allowing Wildhorse and Signature Properties to move ahead without a Measure J vote of the people.

This will set a precedent in which new development will be solely controlled by those in the investment and development fields. The rest of us will have to live with the very bad results. Citizen voices in planning is critical and should never be taken away with loopholes like this.

Vote NO on changing the 1% growth rate. Our current rate allows for careful and slower growth that creates a better city by very carefully considering projects.

Vote NO on changing the SACOG approved 2075 RHNA units. We need to grow wisely and not force fast, reckless development onto residents.

Vote NO on any “ministerial process” for any low cost housing units without the public having input. That is a blank check to the worst kinds of development.

Vote NO on any efforts to alter our existing neighborhood shopping centers. We need them very much in this community. Do not allow any to be converted to other users.

Vote NO on any elimination of the Parking Minimums. We currently are moving to a parking crisis. Once all of the mega dorms and other approved developments get filled, who knows how anyone will find a place to park?

I hope you will very carefully consider rejecting all of the recommendations of a committee that does not fairly represent citizen and resident voices and deep concerns.

PLEASE do the right thing.

Sincerely, Timothy Hoban

Davis,