

Jessica Lynch

From: Barbara Archer
Sent: Thursday, June 17, 2021 12:50 PM
To: Jessica Lynch
Subject: FW: THIS IS THE CORRECT VERSION OF MY EMAIL: City Council Meeting June 15 Item # 4 Housing Element Discussion from Planning Commission

From: Nancy Price <nancytprice39@gmail.com>
Sent: Tuesday, June 15, 2021 4:52 PM
To: City Council Members <CityCouncilMembers@cityofdavis.org>
Subject: THIS IS THE CORRECT VERSION OF MY EMAIL: City Council Meeting June 15 Item #4 Housing Element Discussion from Planning Commission

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THIS IS THE CORRECT VERSION TO READ:

Dear Mayor and City Council Member,

From the outset of the HEC Committee discussions, I have been most of all shocked that at the final recommendation from the Committee to the Planning Commission that there was no commitment, not even mention, about the relation of the City Council and the City to the University.

1. In this regard, First, I am strong support, and said so at the recent Planning Commission meeting by phone, that I support the City including much stronger language in the Housing Element update regarding the obligation and responsibility of the University providing much higher density for housing students, staff and faculty on the UCD campus than is currently planned. I am sure you'll agree that as UCD continues to grow the administration and the Regents must commit to build far more, high density on-campus housing. We all know, but the reality seems to be ignored that UCD needs to commit to build at least 50% on campus student housing that has been repeatedly promised, but never built. This would reduce pressure on our city and surrounding communities. AND it would reduce the carbon footprint as students seek housing elsewhere. Student housing on campus can be designed to be compatible with student life these days.

In my opinion, the City Council must open up further discussion on the MOU and not take no for an answer.

Secondly, I recommend and strongly support that the City speak with SACOG and HCD to discuss with and make the case that the Administration and Regents must build far higher density housing for the students, staff and faculty.

2. Among the 10 recommendations from the Housing Element Committee, I support the first two related to researching how to improve funding to the Affordable Housing Trust Fund. This is essential for a successful program that will actually provide needed housing in that category.

3. After listening to the Housing Element Committee discussions and the Planning Commission's deliberations, I can only say that I am strongly opposed to the 8 recommendations that were passed to the Planning Commission and expect that you will take careful notice of them. All 8 are very controversial, and over the 8 years of the duration of these recommendations would be extremely consequential on any one of our neighborhoods with some pretty serious consequences. Each one must be discussed and evaluated on its own merits and cumulative impact - in addition to the cumulative impact of all eight of the 10 recommendations made, excluding the first two pertaining to the Affordable Housing Trust Fund which I do support (from a list prepared by Eileen Samitz).

- 3) Explore removing R-1, aka single-family home only zoning,
- 4) Explore eliminating parking minimums in new residential construction.
- 5) Identify the real costs of renting an ADU, making sure they are actually for low-income renters which are what the current draft says.
- 6) Remove the Davis 1% Growth Cap.
- 7) Explore re-zoning strip malls to allow housing built on it.
- 8) Explore By-Right aka Ministerial Approval for new housing if it meets the Zoning Code and Affordable Housing as is.
- 9)) Calls on Council to hold a city-wide vote to pre-approve development on two properties, Under the Mace Curve & Wildhorse Ranch. Will need a vote of the city under Measure J/R/D to do so.
- 10) Makes a comment that RHNA numbers and goals are a floor, not an aspirational goal. Committee voted 9-1 saying we want to build more than RHNA assignment.

Thank you for your consideration,

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