

Jessica Lynch

From: dbuzbee@dbreconsulting.com
Sent: Wednesday, May 19, 2021 11:31 AM
To: Jon Li
Cc: Planning Commission
Subject: RE: Re: Getting real about Davis housing issues: Housing Trust Fund should be made public

CAUTION: External email. Please verify sender before opening attachments or clicking on links.

I agree with you on many points. There are two things that would make housing in Davis more attainable: 1) a roll-back of development restrictions, most notably Measure D, and 2) a HTF funded by existing residents of Davis, for example through a city-wide parcel tax or a real estate transfer tax. We are never going to make a dent in the affordability crisis by asking only out-of-towners and new residents of new developments to support the costs.

Thank you.

Doug Buzbee
DBRE Consulting Inc
925.766.3882
CA DRE #01767214

----- Original Message -----

Subject: Re: Getting real about Davis housing issues: Housing Trust Fund should be made public
From: "Jon Li" <jonli@dcn.org>
Date: 5/19/21 9:20 am
To: "dbuzbee@dbreconsulting.com" <dbuzbee@dbreconsulting.com>
Cc: "planningcommission@cityofdavis.org" <planningcommission@cityofdavis.org>

I hope you will do what you can to make sure that the Housing Trust Fund report is included in YOUR committee's discussion; it should become the foundation of the Planning Commission and the City Council's evaluation of what the stupid housing element is supposed to do besides be a **monument to 1990 Davis.**

On May 19, 2021, at 8:28 AM, dbuzbee@dbreconsulting.com wrote:

Yes - I got a copy from Greg Rowe yesterday and have had the opportunity to read it now. Thank you.

Doug Buzbee
DBRE Consulting Inc
925.766.3882
CA DRE #01767214

----- Original Message -----

Subject: Re: Getting real about Davis housing issues: Housing Trust Fund should be made public

From: "Jon Li" <jonli@dcn.org>

Date: 5/18/21 7:37 pm

To: "dbuzbee@dbreconsulting.com" <dbuzbee@dbreconsulting.com>

Have you read the Housing Trust fund report?

It has several specific recommendations within a strategy that is lacking in most things about Davis housing.

On May 18, 2021, at 2:02 PM, dbuzbee@dbreconsulting.com wrote:

Hi Jon,

I am on the HEC. Is there a specific proposal from the Social Services Commission? If so, could you please provide it to me for my information? I have seen a report from Bay Area Economics about a housing trust fund in Sacramento, but I have not seen a resolution or a specific proposal from the Davis Social Services Commission. Please send that if possible. I recommend you provide it to the other members of the HEC as well.

Thank you in advance.

Doug Buzbee
DBRE Consulting Inc
925.766.3882
CA DRE #01767214

----- Original Message -----

Subject: Getting real about Davis housing issues: Housing Trust Fund should be made public

From: "Jon Li" <jonli@dcn.org>

Date: 5/17/21 9:04 pm

To: "HEC@CityofDavis.org" <HEC@CityofDavis.org>

Cc: "Mike Webb" <MWebb@cityofdavis.org>, "Kelly

Stachowicz" <kstachowicz@cityofdavis.org>,

"SSC@CityofDavis.org" <SSC@CityofDavis.org>,

"gpartida@cityofdavis.org" <gpartida@cityofdavis.org>,

"jchapman@cityofdavis.org" <jchapman@cityofdavis.org>,

"lucasf@cityofdavis.org" <lucasf@cityofdavis.org>,

"warnold@cityofdavis.org" <warnold@cityofdavis.org>,

"dcarson@cityofdavis.org" <dcarson@cityofdavis.org>,

"planningcommission@cityofdavis.org"

<planningcommission@cityofdavis.org>, "Bob Dunning"

<bob.dunning@mcnaughton.media>

Dear Mike Webb & Kelly Stachowicz

You know I know too much about the General Plan and what it is NOT.

The Housing Element is your pride and joy.

That you have released it for public comment without the Housing Trust Fund proposal from the Social Services Commission is an example of staff neglecting the public's ability to improve life in Davis on housing issues.

Your housing element is only so many words. The Housing Trust Fund is the first good thing that has happened to affordable housing in Davis since Governor Brown destroyed the Redevelopment Agency that we used for funding some limited affordable housing.

The Housing Trust Fund report is excellent. It is workable ideas, unlike your General Plan Housing Element for a comatose former city.

At this point, short of the Housing Trust Fund proposal, the City of Davis only has rhetoric on affordable housing. Having the Housing Trust Fund is something you can include in your Housing Element - it won't break any sweat in City Hall. Without it, you are ignoring good ideas. That is worse than ignorant. That is Trumpian Stupid.

Kelly, I have always respected you.
1998?
Up to now.
This is STUPID.

By the way

- I support the Housing Trust Fund Strategy developed by the Social Services Commission and supported by a wide majority of the Housing Element committee members.
- I learned recently that the draft Housing Trust Fund was submitted to the Housing Element Committee, and I urge the City Council to approve the draft Housing Trust Fund as part of the Housing Element of the Davis General Plan.
- The draft Housing Trust Fund recommends an allocation process for programs to address the housing needs of three groups—*the unhoused, renters, and buyers*—and identifies revenue sources for growing the funds available for these programs.
- *For the needs of the unhoused*, the draft Housing Trust Fund would focus on increasing emergency non-congregate shelter capacity; refurbishing existing structures/buildings for use as permanent supportive housing; and case management support for permanent supportive housing.

- *For the needs of renters*, the draft Housing Trust Fund would focus on rental assistance through vouchers; additional assistance for deposits, utilities, credit repair, and moving costs; and economic self-sufficiency educational programs.
- *For the needs of buyers*, the draft Housing Trust Fund would support the development of a single online hub/navigation center for information on available for sale or resale homes; down payment assistance; vouchers for Homebuyer Education; and silent note/loan for maintenance.
- As the city of Davis reviews the Housing Element that is part of the Davis General Plan, 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.

Γετ ρεαλ, Δαωισ!