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From: Timothy Hoban <newhoban@gmail.com>
Sent: Wednesday, May 26, 2021 1:50 PM
To: Planning Commission
Cc: City Council Members
Subject: Housing Element Update

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Dear Planning Commission Members:

The new recommendations made by the City's Housing Element Committee just came to my attention. I find them especially sad and alarming for the future of our city. I **IMPLORE** you to carefully read the comments below and vote against this one-sided set of proposals.

As a 50 year resident of our town I have seen the days of slower growth and responsible planning in the past, but for some time, the University continues to take no significant responsibility for their huge and ever growing population of students by providing adequate housing on campus. Enormous mega dorm projects, even the ones already approved, will be having high adverse impacts.

EVERY ONE of the recommendations listed below is of questionable benefit for our residents and our city's future. They must be rejected by a responsible City Planning Commission and City Council. If not voted down by you, they will serve to intentionally subvert our city's careful growth policies and our entire General Plan. Many devoted citizens have worked hard over many years to forge a usable plan. The plan can be changed, of course, but not without involvement of a true diversity of voices.

It is right to seek new perspectives, but it is wrong to claim "Inclusion" when out-of-favor perspectives are purposely excluded.

A. I am outraged at the proposal to allow single family units to be replaced with much larger structures of 2-, 3- or 4-plex units. Residents have bought single family homes and pay exorbitant mortgages, rents and taxes to maintain our neighborhoods. This recommendation will allow persons to monetize our streets at will with residents having no control over what is immediately around them, while others make often sizable money at their expense.

B. I very strongly oppose eliminating the 1 % growth rate for the city. This has been a City Ordinance because of widespread citizen support. This allows Davis to remain a livable city rather than a zone for high, reckless growth. Keep the growth rate at 1%!

C. I very strongly oppose exempting the Signature property, Wildhorse Ranch or ANY other development proposal from a Measure J Vote. This takes away all citizen input on these projects, promised to us by a measure supported by most residents. If you allow approval of these two, a precedent will be set and many more will follow, denying residents a voice in their quality of life.

D. I strongly oppose ANY elimination of Parking Minimums throughout the city. We already have a very dense city that seems to continue to grow like a weed, and guaranteeing LESS parking when it is already barely adequate or poor is planning of the worst kind. KEEP Parking Minimums! They are desperately needed.

E. I strongly oppose any measures by the Council to raise approval of housing units beyond those numbers required by SACOG. (2, 075 RHNA units). We have a tiny footprint for our city limits. We cannot continue to pile in ever more people into our town. Do NOT raise the number of units over our current allotment.

F. I oppose the destruction of ANY of our existing neighborhood shopping centers for ANY purpose. Rather, they should be supported in innovative ways to help needed businesses survive and prosper.

G. I very strongly oppose the Council creating a “ministerial process” for affordable housing without public input, since that prevents residents from having any say in what happens in their areas and neighborhoods. Public comment is needed and City infill guidelines followed, to allow a way to work out conflicts and address project impacts.

Thank you for your careful and unbiased consideration of these strong concerns. We are counting on you to represent ALL your citizens.

Tim Hoban
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