

## Jessica Lynch

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**From:** Barbara Archer  
**Sent:** Wednesday, June 30, 2021 11:19 AM  
**To:** Jessica Lynch  
**Subject:** FW: Housing element

For you

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

From: Darlene Boyce <darleneb@dcn.davis.ca.us>  
Sent: Tuesday, June 29, 2021 2:41 PM  
To: City Council Members <CityCouncilMembers@cityofdavis.org>  
Subject: Housing element

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Housing element is complicated. I wish to speak to the effort by some to remove R-1 zoning.

First a story. As a commuter student at Cal some years ago I got to know the neighborhoods around the campus. These were family neighborhoods in those days. Each morning as we parked we saw children going off to school leaving homes that reflected pride of ownership. I hoped to live there one day. Today those neighborhoods are not family neighborhoods. Homes are filled with students (most have no idea how many) garages are now dwellings, the yards are neglected or used for parking. Streets are packed with parked cars. No children. No place to play. What little one would be safe on his bike on those clogged streets? There is a feeling of shabbiness.

Yes, students have become big business in college towns. Davis is no exception. Housing the student population can be very financially rewarding and necessary since adequate university housing is not available.

Removing the R-1 zoning could create an opportunity for infill. But what family is going to be housed there? Probably none. Students pay more. Look around. Look at Anderson and West Eighth. There has been a mix of rentals and single family in that area for years. But something is changing. No more pride of ownership. Cars on dead lawns next to garages that now function as homes.

One more subject: if "affordable housing" is somehow offered how do you propose to keep that unit "affordable?" In the past most subdivisions had to offer a percentage of affordable units. What happened to those affordable units? I suspect they now sell at market prices. They were affordable only for the first owner.

Thank you for your attention. Thank you for doing a difficult job. Decisions you make will make a difference in Davis for years, maybe forever.

Darlene Boyce

Sent from my iPad