

Jessica Lynch

From: Don Fouts <don@fouthomes.com>
Sent: Thursday, May 13, 2021 5:13 PM
To: Jessica Lynch
Cc: Sherri Metzker; Ashley Feeney; Mike Webb
Subject: Re: Public Review Draft of Housing Element Now Available

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

After reviewing you list of rezone candidates this confirms what I said from the beginning. This process is a joke at best. sites 3,4,5,6,7 and 8 will never be developed for meaningful housing, let alone any housing at all. I have personally inquired about the viability of rezone sites 4 and 5 and have been told point blank by the city manager that this are a few of the only remaining general commercial sites in town and will not even get off of the ground for a rezone. Site 1 was on your list 8 yrs ago and it appears that the owner has no interest in either developing or selling. Secondly I could only wish to be able to build 20 homes on this site. First staff would never support that number and secondly the surrounding neighbors would strongly object.

My point is that if this document and process is to be take seriously the findings that you present must be honest and realistic. What you have come up with is neither.

Again, what I expressed from the outset is that the only way for you to identify honest and realistic sites in Davis that even have a remote chance of being developed within the next 8 yrs is to zone additional land inside or outside the City limits that will provide more land for realistic home development to realistically meet your RENA requirements. EXAMPLE: The land inside of the mace curve can provide over 500 housing units and can be built within the next 8 yrs if only the City would work with the property owner. There is ample adjoining land that can be used for the 2 for 1 off set and hundreds of additional acres that can be placed into permanent ag preserve.

If this lengthy process is to be taken seriously you must use realistic assumptions.

Regards,

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On May 13, 2021, at 2:00 PM, Jessica Lynch <JLynch@cityofdavis.org> wrote:

Dear Housing Element Committee Members,

I have attached a copy of the draft list of candidate rezone sites that makes up Appendix C of the Public Review Draft Housing Element Update. This is being posted on the webpage today.

Jessica Lynch
Senior Planner

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From: Jessica Lynch
Sent: Monday, May 3, 2021 12:26 PM
To: Housing Element Committee <HEC@cityofdavis.org>
Subject: Public Review Draft of Housing Element Now Available

Hello everyone,

The Public Review Draft of the Housing Element Update 2021-2029 is now officially released and the webpage has been published. Aim Consulting has sent a notification out to our list of people signed up for updates and stakeholders. The document has also been sent to HCD for their review as well.

Here is a link to the webpage if you'd like to take a look. The document is linked here, but I have also attached it for you:

<https://www.cityofdavis.org/city-hall/community-development-and-sustainability/planning-and-zoning/housing-element-update-2021-2029>

Some of you have requested a printed copy of the document, and Sherri is working on getting that for you by the end of the week. Let me know if you have any questions.

Jessica Lynch

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<DRAFT 2021 HE_Appendix_CandidateRezone_05042021.pdf>