

## Jessica Lynch

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**From:** Don Gibson <don@dongibson.org>  
**Sent:** Tuesday, June 15, 2021 9:08 AM  
**To:** City Council Members  
**Cc:** HousingElements@hcd.ca.gov; Irvin.Saldana@hcd.ca.gov; Jessica Lynch; Sherri Metzker  
**Subject:** Housing Element Public Comment to Davis Council  
**Attachments:** SGY Davis Housing Element Comment Letter 5-18-21.pdf

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Hello City Councilmembers,

As an appointed member of the Davis Housing Element Committee, I wanted to add brief comments on why I voted on multiple policy recommendations to help increase the housing supply in the City of Davis.

Davis has been facing a chronic housing shortage leading to the displacement of lower-income people, reducing the number of families putting down roots in Davis, and forcing thousands of people onto our freeways every day who work in Davis. Our world faces an ongoing climate crisis were in just two days from drafting these comments; we expect temperatures to hit 110 degrees. Changing our land-use policies to get people to live near their jobs in Davis should be the top land-use priority. Davis schools are getting impacted now. Approximately 15% of students in DJUSD are no longer residents in the district. From the year 2000 to 2019, 1/3 fewer children were born in Davis. The school district faces a deficit of over \$1,000,000 because of this drop in enrollment due to a shortage of all types of housing.

I voted in favor of multiple policies on the housing element committee, recognizing that this crisis is real and significant action must be taken. Although there has been considerable discussion about which policies are the right ones moving forward, I would like to reiterate a few ones briefly.

**Eliminating Parking Minimums** would lower costs in new construction, save land by dedicating more shelter to people instead of cars, and encourage more people to use transit and biking options.

**By-Right Approval**, enacting ministerial approval process if a proposal meets the current zoning and affordable housing code. This policy would lower development costs and significantly reduce the uncertainty of an often very laborious public hearing process that contains multiple veto points.

**Up-Zoning Strip Malls**, rezoning strip malls in Davis would be an easy place to place people near amenities such as restaurants and stores. Allowing owners to place housing on already built-up spaces can help revitalize a struggling strip mall while providing more housing.

**Allow Duplexes/triplexes on R-1 Zoning**, single-family homes take up large amounts of land, and allowing a homeowner to add a second unit can provide modest increases in housing supply on-site without having to build. This policy is within the history of Davis since the historic neighborhoods, Old North Davis and Old East Davis, are already zoned for R-2 currently.

Each policy will not solve the housing shortage. But by taking an “All of the Above” approach on increasing the housing supply in the City of Davis can have a meaningful impact. Additionally, I have attached a comment letter on behalf of a pro-housing and jobs grassroots organization Sustainable Growth Yolo submitted to the Davis Housing Element Committee and Planning Commission a month ago outlining the above and other policies. Since submitting that letter, Sustainable Growth Yolo has formed an executive board including the following people: Tim Keller, Molly Mermin, Gwen Chodur, Bret Stevens, Don Gibson, and Sarah Risher.

Sincerely,

