

COMMUNITY DEVELOPMENT AND SUSTAINABILITY DEPARTMENT

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May 3, 2021

RE: City of Davis Draft Housing Element 2021-2029 Available for Public Review

To Whom It May Concern:

The City of Davis's Community Development and Sustainability Department presents the Draft Housing Element for 2021-2029 for review by both the California Department of Housing and Community Development (HCD) and interested members of the public. The City invites you and any other interested parties to provide comments on the draft document to assist the City in completing its effort to develop a housing policy framework for the next eight years.

The public review period for the Draft Housing Element 2021-2029 runs for a period of 60 days from May 3 to July 1, 2021. The City will hold a total of three public workshops at meetings of the Housing Element Committee, Planning Commission, and City Council. These workshops will give members of the public the opportunity to provide oral public comments. The workshops will be held at the following dates and times:

- Housing Element Committee: Thursday, May 20 at 6:00 pm
- Planning Commission: Wednesday, May 26, 2021 at 7:00 pm
- City Council: Tuesday, June 15, 2021 at 6:30 pm

Written comments may be submitted via email to jlynch@cityofdavis.org or by mail at the following address:

Jessica Lynch, Senior Planner
Department of Community Development and Sustainability
23 Russell Boulevard
Davis, CA 95616

Following the close of the public comment period and the completion of review by HCD, City staff and its consultant team will review the comments received and make changes required in order to ensure that the Final Housing Element can be adopted by the City Council and certified by HCD.

It is not the intention of the City, nor is it the intent of the Housing Element itself, to provide a response to each comment received. Neither will all comments will be incorporated into the final draft of the Housing Element. Rather, the intent of soliciting comments from the public is to get

a general sense from the community of common themes across comments and to ensure that the Housing Element reflects the community's overall concerns. It is important to note that HCD is providing a concurrent 60-day review of the Draft Housing Element to ensure that the draft document includes all of the regulatory requirements of State law. HCD's review may result in changes that must be incorporated into the Final Housing Element to meet State requirements. Those changes may differ from some of the sentiments and opinions expressed in some of the public comments.

It is worth noting that the Housing Element is not an ordinance, and it does not rezone any properties mentioned within it. One of the requirements of the Housing Element is to identify a list of properties that could conceivably be developed with housing between 2021 and 2029 to meet the City's share of the Regional Housing Needs Allocation (RHNA). This list is referred to as the Residential Sites Inventory. Some listed properties are already zoned appropriately for housing while others would require a rezone. The City does not currently contain enough vacant land appropriately zoned for the development of the housing necessary to meet the City's estimated housing needs for the period between 2021 and 2019, so it includes a program that requires the City to rezone enough land to meet this need within three years of the adoption of the Housing Element. Inclusion on this list does not necessarily mean that a property will be rezoned, and consent of the property owner to do so is required. Properties contained on this list may change as properties are developed with other land uses or become no longer appropriate for housing development, or as other properties not listed are developed with or zoned for housing.

Hearings at the Planning Commission and City Council will be scheduled following the completion of the Final Housing Element, with adoption by the City Council in August 2021. After that, it will be sent to HCD for certification, after which the process will be complete. Each year, the City is required to assess its progress toward meeting the goals and implementing the programs contained within the Housing Element through the Annual Progress Report (APR) process, due each year to HCD and the Governor's Office of Planning Review on April 1.

Lastly, it is worth noting that the Draft Housing Element uses the most recent data from established and reliable sources available, including, in some cases, data from 2020 when available and as appropriate. This may result in some skewed housing data due to the Covid-19 pandemic and mandated shelter-in-place orders; for example, Davis experienced historically high rental vacancy rates in 2020 due to the University's movement to online classes.

Thank you for your interest and participation in the Housing Element update process.

Sincerely,

Jessica Lynch, Senior Planner