

STAFF REPORT

DATE: March 20, 2017

TO: Social Services Commission

FROM: Katherine Hess, Community Development Administrator
Ashley Feeny, Assistant Director of Community Development and Sustainability

SUBJECT: West Davis Active Adult Community – Preliminary Review

Recommendation

Staff recommends the Social Services Commission review the concept plans for the proposed West Davis Active Adult Community and provide suggestions to staff and the applicant for consideration during the Commission and environmental review process. Specifically, the Commission is being asked to comment on the proposal to meet affordable housing obligations through reservation of a parcel for development of 150 affordable apartments for residents age 62 and older.

Background

David Taormino has submitted applications to the City proposing consideration of the West Davis Active Adult Community project. The site is 75 acres on the north side of Covell Boulevard, west of Sutter-Davis Hospital. Approval of the project would require General Plan Amendment, and voter approval under Measure R. An Environmental Impact Report will be prepared. Other entitlements would include Development Agreement, Affordable Housing Plan, Annexation (including a tax-share agreement) and implementing approvals, such as subdivision maps.



Figure 1: Location

The proposal includes the following components:

- 325 for-sale units, primarily single-family detached and predominantly single-story
- 150 affordable senior apartments
- 3-acre (approximate) Activity and Wellness Center, including pool, public restaurant, outdoor patio, and parking lot
- 3-acre (approximate) parcel for University Retirement Community expansion
- Greenbelts, drainage, and agricultural buffer (on- and off-site)

Eighty percent of the units, including the affordable apartments, are proposed to be entitled as a senior citizen housing development. At least one occupant of these units would be required to be 55 and over, with all other occupants either spouses/partners aged 45 and older or health care providers. The remaining twenty percent of the units (approximately 100 single-family units) would not have age restrictions. These unrestricted units are anticipated to be in neighborhoods 1-5 in the below Master Plan.

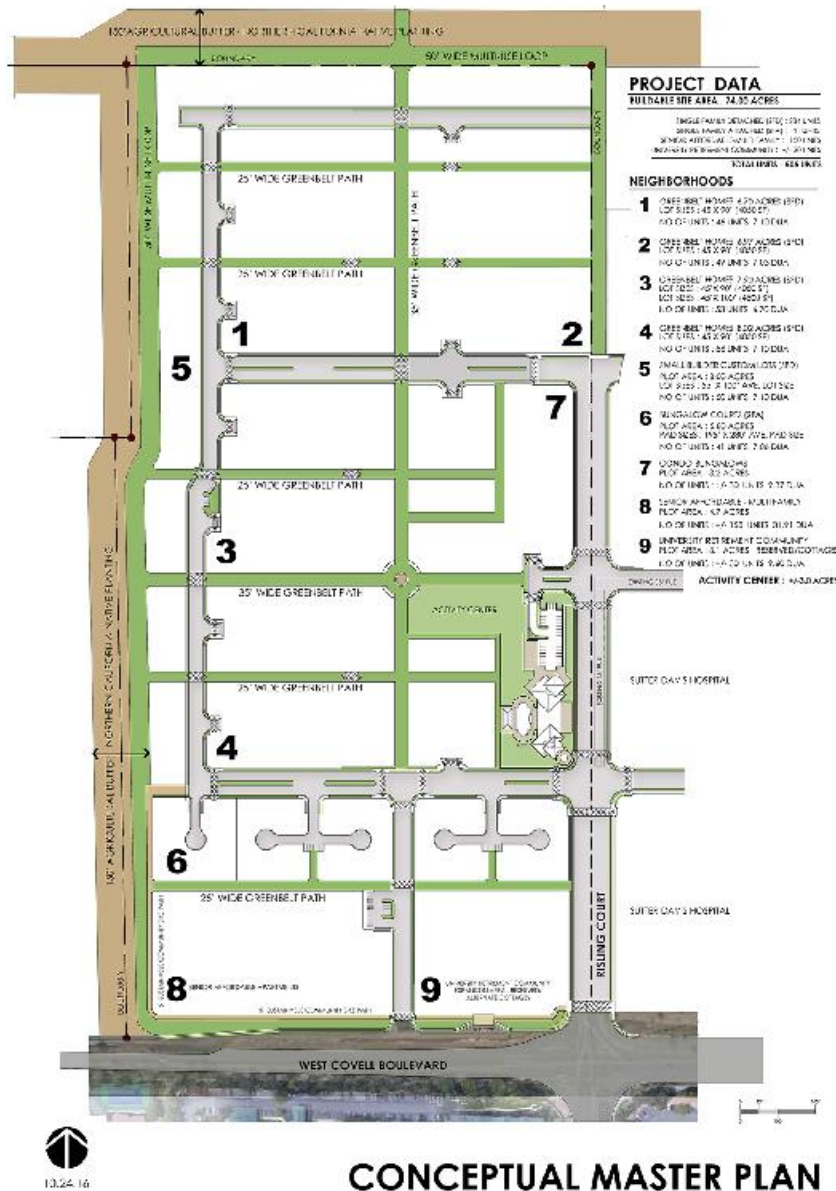


Figure 2: Conceptual Master Plan

Application documents are at <http://cityofdavis.org/city-hall/community-development-and-sustainability/development-projects/west-davis-active-adult-community>

In January, the City Council gave the following directions to staff:

1. Solicit Commission input on the proposal, as outlined in the report at <http://documents.cityofdavis.org/Media/Default/Documents/PDF/CityCouncil/CouncilMeetings/Agendas/20170124/04H-WDAAC-Preliminary-Direction.pdf>;
2. Return to Council with a budget adjustment and contract for preparation of an Environmental Impact Report;
3. Initiate review of the fiscal impacts of the proposal; and
4. Process the applications and bring them to Planning Commission and City Council hearing upon completion of staff and commission reviews.

Staff anticipates that the following policy topics will drive the key planning and environmental analysis for this project:

- Impacts to agricultural and biological resources.
- Traffic and circulation impacts, including accommodations for pedestrians and cyclists connecting to the existing built environment.
- Project consistency with City goals for sustainability, urban development, parks and open space, and community character.

Commission Review Process

The purpose of this initial review is to allow the Social Services Commission to provide preliminary review and comment, focusing on general topics such as mix of land uses, affordable housing proposal, and issues to be addressed as the project is refined prior to environmental review and public hearing.

Later in the review process, the SSC will have an opportunity to review the proposal, prior to public hearing before the Planning Commission and City Council. All applicable commissions will be asked to make advisory comments on policy consistency related to their charges. Specifically, commissions will be requested to comment on project components that should be incorporated into the Baseline Project Features as the City Council considers presenting the proposal to the voters. Staff anticipates that comments from advisory commissions would be presented to the Planning Commission and City Council in a matrix format, with staff notes on how recommendations have been addressed.

Dates for this early commission review, and topics for discussion, are as follows.

Commission	Date	Discussion Topics
Senior Citizen	February 9 (workshop) March 9 (recommendations)	Senior-friendly components of subdivision, including age restrictions, greenbelt configuration, unit types and features, and recreational/HOA amenities; access to public transit and paratransit; consistency with Guidelines for Housing that Serves Seniors and Persons with Disabilities

Commission	Date	Discussion Topics
Natural Resources	February 27	Sustainability components. The commission will also review the environmental analysis when released.
Open Space and Habitat	March 6	Agricultural mitigation and buffer. The commission will also review the environmental analysis when released.
Bicycle, Transportation , and Street Safety	March 9	Street layout and connectivity, roadway and path widths, Covell Boulevard frontage improvements
Recreation and Park	March 16	Park and greenbelt location and amenities
Social Services	March 20	Affordable housing proposal
Finance and Budget	TBD, likely spring-summer	Fiscal impacts on City, sensitivity analysis reflecting Development Agreement commitments, tax-share agreement, and project refinements

Completion of the Environmental Impact Report would require approximately twelve months from contract execution. Public hearings before Planning Commission could be expected in early 2018.

Preliminary Review Comments

Staff has a few initial comments on the proposal, based upon our preliminary review. Additional comments by Commissioners are encouraged. Staff and the applicant have the goal of identifying any substantive changes to the proposal prior to confirming the Project Description for the purpose of scoping the Environmental Impact Report.

Location and Uses. This location may be appropriate for development of housing targeted to seniors. It is proximate to Sutter-Davis Hospital, the University Retirement Community, and medical offices. The site is within the Sphere of Influence adopted by the Yolo County Local Agency Formation Commission. Adequacy of proximate services for residents, including shopping, recreational amenities, social activities, and schools, would be evaluated as part of the application review.

Measure R Requirements. Staff anticipates that Baseline Project Features, as required by Measure R, will be refined through public and commission review. Development Agreement and Preliminary Planned Development provisions, including special conditions of approval, are also anticipated to be reviewed concurrently with the Baseline Project Features. The Environmental Impact Report will identify mitigation measures to address adverse environmental effects. Should the applications be approved by the City Council and the voters, implementing actions such as subdivision maps and conditional use permits would be processed through Planning Commission. At that time, Development Agreement could be refined, as necessary, in accordance with the provisions of the General Plan Amendment and Baseline Project Features.

Affordable Housing Proposal

The application proposes to identify a site of approximately 4.7 acres designated as senior affordable rental housing. The 150 units that could be accommodated on the site would likely be built in two phases, depending on financing. The targeted income levels for each phase have not yet been identified. The identified developer is Delta Senior Housing Communities, Inc. and Neighborhood Partners. The concept is modeled after Eleanor Roosevelt Circle on 5th Street.

Staff calculates the affordable housing obligation for West Davis Active Adult Community as 60- 61 units, based upon the conceptual master plan and the inclusionary percentages in the Affordable Housing Ordinance (18.05.050((a)(1) and 18.05.060(a)(3)). The exact requirement is likely to shift slightly as the project is revised through the public review process.

West Davis Active Adult Community Affordable Housing Calculation (preliminary)				
Neighborhood	Type of Unit	Units	Affordable Housing Requirement	Affordable Housing Units
1 Greenbelt Homes	Single-family Detached (SFD) < 5,000 sf	46	15%	6.9
2 Greenbelt Homes	SFD < 5,000 sf	49	15%	7.4
3 Greenbelt Homes	SFD < 5,000 sf	53	15%	8.0
4 Greenbelt Homes	SFD < 5,000 sf	56	15%	8.4
5 Small Builder Custom Lots	SFD > 5,000 sf	50	25%	12.5
6 Bungalow Courts	SF Attached	41	10%	4.1
7 Condo-bungalows	Sf Attached	30	10%	3.0
8 Senior Affordable	Multifamily rental	150	N/A	-
9 University Retirement Community	TBD	30 (est.)	35% (assuming rental)	10.5
TOTAL		505		60.8

The site with capacity for 150 affordable units exceeds the obligations of the ordinance.

The 150 affordable units are proposed to be age-restricted, for residents 62 and over. The applicant calculates that the Affordable Housing Ordinance requires the majority of the required affordable units would be rented to households whose incomes do not exceed 65% of the Yolo County median income, while a few of the affordable units would have rents affordable to households whose incomes do not exceed 40% of the Yolo County median income. Depending upon project financing, rents and incomes might be lower than required by the City.

The units provided in exceedance of the 60-61 unit affordable housing obligation are assumed to have rent and income restrictions not exceeding 80 percent of area median income. Greater affordability might be provided, depending on project financing. Should one or both phases of the project include market-rated units, affordable housing obligations would be calculated for those units at the 35% requirement of the affordable housing ordinance.

Because the affordable housing is proposed to be targeted to seniors, staff anticipates a request for deviation for the standard requirement for a mix of two- and three-bedroom units.

Staff is requesting the Social Services Commission comment on the proposed affordable housing plan, particularly:

- The provision of age-restricted rental housing as the only affordable component of the West Davis Active Adult Community;
- The location of the affordable housing site in relation to amenities, transportation, and services;
- Amenities and services that should be anticipated for the affordable housing component(s) of the subdivision; and
- Anticipated timing of development and need for City subsidy, if any.

Attachment

1. Preliminary Master Plan
2. Conceptual Site Plan
3. Affordable Housing Proposal