

West Davis Active Adult Community Affordable Housing Plan

There are a total of 355 market-rate units to be developed in the West Davis Active Adult Community (WDAAC).

Minimum City of Davis affordable housing requirement

Forty-six (46) of these market-rate units will be single family detached ownership units built on lots larger than 5,000 square feet in area, and will therefore be subject to a 25% affordable housing requirement. This is 11.5 affordable units.

An additional 203 of the market-rate units will be single family detached ownership units built on lots smaller than 5,000 square feet in area, subject to a 15% affordable housing requirement. This is 30.45 units.

Seventy-six (76) of the market-rate units will be single family attached ownership units, subject to a 10% affordable housing requirement. This is 7.6 units.

And 30 of the market-rate units will be multifamily rental units, intended for expansion of the University Retirement Community, subject to a 35% affordable housing requirement. This is 10.5 units.

Based on these percentage requirements, the WDAAC has a total requirement to include 60 affordable units. WDAAC proposes to provide these 60 affordable units as rental housing units developed within the subdivision.

Fifty-seven (57) of these affordable units must have rents affordable on average to households whose incomes do not exceed 65% of the Yolo County median income. An additional 3 of these affordable units must have rents affordable to households whose incomes do not exceed 40% of the Yolo County median income.

WDAAC proposed affordable housing mix and phasing

In order to meet and *greatly exceed* this requirement for 60 affordable housing units, WDAAC proposes to include a 150-unit affordable senior rental housing complex within the subdivision. At least 60 of the units will meet the minimum income and rent targets detailed in the section above. However, based on currently available affordable housing subsidy funding, it is anticipated that approximately 35% of the units will be affordable to households whose incomes do not exceed 25% of the Yolo County median income, 35% of the units will be affordable to households whose incomes do not exceed 50% of the Yolo County median income, and 30% of the units will be affordable to households whose incomes do not exceed 60% of the Yolo County median income.

Senior Housing Project Description and Financing

The 150-unit affordable senior housing project will be developed by Delta Senior Housing Communities, Inc. (DSHC) and Neighborhood Partners, LLC. The construction will occur in two 75-unit phases, in order to ensure that local Davis residents are the primary market for occupancy. It will be modeled after Eleanor Roosevelt Circle, a 60-unit affordable senior housing complex developed in 2006. The project will include on-site services coordination staff that will facilitate appropriate health, educational and recreational activities and supportive services for the residents.

At the time of the writing of this Affordable Housing Plan, the financing for the senior affordable housing site has not yet been identified. The project will diligently pursue available financing, inclusive of subsidy funding from the Tax Credit Allocation Committee, the State Department of Housing and Community Development, and the California Housing Finance Agency. Additionally City subsidy assistance is not currently being requested, but may be requested by the developer, if City funds are needed to achieve feasibility and/or a deeper level of affordability.

Need for Affordable Senior Housing in Davis

The waiting list for the affordable rental units at Eleanor Roosevelt Circle (ERC) as of October of 2016 is 64. About 50% of the seniors on the wait list at ERC are requesting the affordable units that are available for seniors at 25% of median income. Most of the other half of the seniors on the waiting list are requesting the units that are affordable for seniors at 50% of median income. Due to their extremely low below-market rent, the units at 25% of the median income often have a wait time of at least three years.

From information received from the City of Davis this October, these general observations can be made about affordable housing need:

- There are waiting lists at all of the Davis senior complexes that have income restricted units.
- The longest wait that seniors have is for Davis units affordable to seniors at 25% of median income, and that seems to be two to three years.
- There are fairly long wait lists also for Davis units affordable for seniors at 50% of median income.
- Many people who contact ERC and the other equivalent affordable senior communities decline to add their names to the waiting list when they hear how long it is. So the wait list need is significantly under reported.

Except for this proposal, no other affordable senior housing units are planned for Davis at the present time. At the present schedule, senior units would take about 4-5 years to be available for occupancy. So the present need will continue to increase while the supply will remain the same.