

Appendix R

Summary of UC Davis West Village Project

Project Summary

The UC Davis West Village Project emerged in 2001/2002. UCD representatives have stated that the project was planned:

- In response to increased housing costs within Davis.
- To create affordable housing options for faculty, staff and students to live and work near campus.
- In response to the City's reduced growth policies.

The project will add the equivalent of 1,555 dwelling units to the area. The total project site is 224.6 net acres. The following table details land use types, the size of each use, and the group beginning served. The mixed-use housing could be used for either staff or students; at this point it has not been designated strictly for either group.

Land Use Summary	# of Units/S. F.
<i>Residential</i>	
Faculty/Staff Housing (single-family)	355
Faculty/Staff Housing (multi-family/condo)	120
Student Housing (multi-family)	1,015 (2,862 beds)
Mixed-use Housing	138 beds
<i>Non-Residential</i>	
Retail/Office	45,000 s.f.
Education	80,000 s.f.
Public Safety Station	20,000 s.f.
Landscape buffer/Parks/Recreation	64.11 acres

Would the annexation of West Village be beneficial to the City of Davis?

- City, County, and UC Davis agreed annexation would be the preferred option if fiscal issues could be addressed in an equitable manner.
- A large part of project involves below-market housing, so the pot of property tax and other revenues is concomitantly reduced.
- It would be challenging for the City, County, and UC Davis to break even or better when implementing the project.
- Studies show that if the project were not annexed it would result in a revenue surplus.
- If it were annexed there would be a defined revenue stream (if a fiscally neutral arrangement can be agreed upon) to cover City service costs and potentially some funding to address peripheral issues.

From the City's perspective, the validity of annexing West Village comes down to issues related to fiscal impacts, responsibility for provision of services, governance, and land use authority. The circumstances surrounding the West Village annexation project are quite unique and pose interesting and challenging service and jurisdictional issues. Finance staff and the City Council are looking into this matter further in order to project potential financial impacts.