

NEIGHBORHOOD IMPACT REPORT.

Statutory Requirements

Section 33352(m) of the CRL requires that this “Report to the Legislative Body” include:

...

(m) If the project area contains low- or moderate-income housing, a neighborhood impact report which describes in detail the impact of the project upon the residents of the project area and the surrounding areas, in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood. The neighborhood impact report shall also include all of the following:

(1) The number of dwelling units housing persons and families of low or moderate income expected to be destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project.

(2) The number of persons and families of low or moderate income expected to be displaced by the project.

(3) The general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413.

(4) The number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, other than replacement housing.

(5) The projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation.

(6) A projected timetable for meeting the plan’s relocation, rehabilitation, and replacement housing objectives.

Neighborhood Impacts

The following discussions contain the information required by Section 33352(m) above, as it pertains to the planned redevelopment of the proposed Project Area in Davis.

Relocation

As noted in Section 8 (pp. 8.1-8.2) of this report, the proposed Redevelopment Plan contemplates little, if any, displacement of persons or families (of low- or moderate-income, or otherwise), businesses, or others within the proposed Project Area. Almost any land acquisition activities necessary for the capital projects currently anticipated by the Agency would be limited to the purchase of additional right-of-way segments beside existing public roads or easements. Since: (1) the current project proposals would have little, if any, potential for displacing low- or moderate-income households; and (2) any/all household(s) displaced would receive relocation assistance from the Agency pursuant to applicable federal, state, and/or local

regulations (as described in Section 8, pp. 8.2-8.4), adverse effects upon low-or moderate-income households are not anticipated.

The Agency is anticipating the development of additional parking within the downtown Core Area. One site that has been identified as a possible location is the block bounded by Third and Fourth, E and F Streets. This block contains a City parking lot, plus a number of locally-owned and national businesses. The block does not have any residential structures on it.

Because residential units are located throughout the Core Area, it is possible that future Agency activities to assist private development may have the effect of resulting in displacement of persons or families. Any displacement that occurs as a result of Agency redevelopment activities will be mitigated by relocation assistance including financial payments, advisory assistance, and replacement housing plan provisions of state law relating to Agency assisted developments.

It is anticipated that existing non-residential, underutilized and vacant parcels will be selected as first development sites. However, from time to time throughout the life of the Redevelopment Plan residential displacement and relocation may occur in conjunction with voluntarily negotiated acquisitions or eminent domain proceeding as a last resort. Displacement and relocation resulting from redevelopment activity are generally dependent upon the following factors:

- Market demand for various types of development;
- Availability of funds to finance redevelopment activities; and
- Agency's ability to meet applicable relocation and housing replacement requirements under the CRL for very-low, low- and moderate-income families.

Residents will not be displaced unless and until there are suitable relocation facilities available for occupancy at rents or costs comparable to those paid at the time of displacement. The Agency will assist residents in finding housing, that is decent, safe and sanitary and within their financial means, in reasonably convenient locations and otherwise suitable to their needs. Any displacement which occurs as a result of Agency redevelopment activities will be mitigated by relocation assistance including financial payments, advisory assistance, and replacement housing plan provisions of state law relating to Agency assisted developments. These provisions are further described in this Report under "Method on Plan for Relocation."

Additionally, it is possible that implementation may require the temporary or permanent displacement and relocation of nonresidential occupants within the Project Area. In every case, the Agency will diligently use its best efforts to attempt to find relocation sites meeting the required needs of the individual business displaced by the Agency activity as required by law. Further, the Agency will work with property owners to provide every opportunity for them to participate in the rehabilitation or redevelopment of their own properties and/or other properties in the Project Area. The Agency will additionally offer reentry opportunities where feasible to existing business owners and tenants on a preference basis.

Housing Rehabilitation

As noted in Section 6 herein, Section 33334.2 of the CRL requires that:

...Not less than 20 percent of all taxes which are allocated to the agency pursuant to Section 33670 shall be used by the agency for the purposes of increasing and improving the community's supply of low- and moderate-income housing available at affordable housing cost, ...to persons and families of low or moderate income, ... and very low income households...

In this vein, Section 4 of this report has noted that Subareas 1 and 2 of the proposed Project Area contain numerous residential units in need of repairs to restore them to current fire and building code standards.

The Agency has not formulated any specific programs for housing rehabilitation within the Project Area to date. However, the preliminary list of projects and programs used for financial projections includes a significant reservation of its tax increment revenues to rehabilitate substandard units; in Subarea 1, along Olive Drive; in the central portion of Subarea 2 bounded by the SPRR rights-of-way, Fifth Street, and L Street; and, in other areas of Davis outside the Project Area, as appropriate. The specific number of units to be rehabilitated has not been determined, and is contingent upon the willing participation by property owners – or, in the case of the residential trailer parks, trailer owners. If this were to occur, any upgrading of existing residential structures would clearly have beneficial impacts upon the living conditions of the occupants of such structures.

New Housing Construction

Since the adoption of the Redevelopment Plan in 1987, the Agency and the City have aggressively worked to provide land and funding for the development of affordable housing throughout Davis. Permanently affordable housing built within the Project Area has included rental housing developed by Community Housing Opportunities Corporation (CHOC) and Davis Mutual Housing Association (DMHA). The City has also facilitated development of permanently affordable condominiums in the Greene Terrace project, and initially affordable for-sale units in various locations in South Davis.

To continue the affordable housing program, the Agency anticipates using a portion of the “housing set-aside” of tax increment revenues from the Project Area, combined with CDBG funds, development incentives, and other available financial resources, to fund new construction of additional very-low, low- and moderate-income units during the life of the Redevelopment Plan. Specific sites likely include land dedication parcels owned by the City on Hackberry Street and Chiles Boulevard, and land donation parcels owned by non-profit or for-profit developers on Olive Drive and Fifth Street. The Agency is also expected to provide financial assistance to land dedication parcels in Wildhorse, El Macero Estates, and Mace Ranch in conjunction with City efforts.

Traffic Circulation

Rehabilitation, revitalization, and new development activities in the Project Area that were proposed under the original Redevelopment Plan had the potential to increase and/or redirect traffic volumes on roadways through the community. The majority of these activities have been completed. One notable exception, the Fifth Street Underpass, was subsequently removed from the City's capital improvements.

Cumulative development in South Davis (Subarea 3) and the community overall was recognized as having the potential to result in unacceptable levels of service (and hence, congestion) along numerous existing/future road segments and at certain existing/future intersections.

The Amendment includes several projects to improve circulation in all areas of the Project Area, including traffic calming measures in South Davis, Central Davis, and Olive Drive. Particularly on Olive Drive, the traffic calming improvements are intended to reduce cut-through traffic and improve traffic and circulation for residents. Current and planned improvements will also provide improvements for transit, pedestrians and bicyclists, increasing their effectiveness as alternatives to the automobile.

The list of capital improvement projects also includes "tight diamond" changes to the Richards Boulevard overcrossing. These changes would not increase capacity or the number of vehicle trips on the overcrossing, but would significantly reduce driver confusion and the potential for automobile/bicycle conflicts.

Environmental Quality

The Amendment would, by design, bring about many positive changes in the environmental quality of Davis by: (1) eliminating physical blight; (2) providing traffic calming and aesthetic improvements to public streets; (3) expanding and/or improving the supply of housing for very-low, low- and moderate-income persons and families; (4) strengthening the economic base of the community by stimulating new commercial expansion; and, (5) increasing local employment opportunities.

The Addendum to the Final Program Environmental Impact Report (EIR) for the City of Davis General Plan Update and Project EIR for Establishment of a New Junior High School (SCH #1999072014) concluded that the projects anticipated under the Plan Amendment were consistent with the impacts of the City of Davis General Plan, adopted in 2001.

Community Facilities and Services

The Amendment is not anticipated to have significant potential impacts on community facilities and services. Residential and commercial development within the Project Area are consistent with the General Plan.

The Amendment does include the potential for conversion of existing public facilities to other uses (Historic City Hall, Hunt-Boyer Mansion, Varsity Theater, and Scout Cabin). Any City programs in the facilities will be relocated as part of the use change.

Schools

None of the public improvement aspects of the Amendment would directly affect local school facilities. Residential and commercial growth within the Project Area will be consistent with the City's General Plan. The Davis Joint Unified School District has established an impact fee on new construction to provide for new facilities. The Agency collects property taxes that would otherwise be collected by the School District, but the District receives increased State funding so that there is no reduction in its revenues.

The majority of the residential area within the Redevelopment Project Area has been built out. Exceptions are Olive Drive and Central Davis, which have the capacity for additional residential development. Based upon recent project approvals, residential development in these areas has been oriented to university students or single adults, and not families with school-age children. The Davis Joint Unified School District recently constructed its first elementary school in the Project Area. The School District is exempt from payment of property taxes to the Agency.

Property Assessments and Taxes

It is anticipated that property values within the Project Area would increase as a direct result of revitalization, rehabilitation, and new development envisioned in this Amendment. There may also be an increase in the market values of properties located immediately adjacent to new development(s) in both the Project Area and surrounding areas, as a result of the improved economic and physical character anticipated for properties within the Project Area. While these effects could serve to increase the assessed valuations of many properties throughout the community, they would not increase property taxes for existing property owners above the minor annual "adjustment" levels already permitted by existing State laws instituted after the passage of "Proposition 13."

Other Matters Affecting Physical/Social Quality

Agency development standards for new construction in the Project Area would facilitate a positive physical impact in the community via a gradual transition to more compatible and efficient uses of property with a high standard of design. It is further anticipated that Agency actions over the long-term course of Project implementation would accelerate positive changes in the social character of neighborhoods both within and adjacent to the Project Area.