

Affordable housing opportunities in Davis

High housing costs should not deter you or someone you know from living in Davis. Ongoing affordable housing opportunities do exist, some with special preferences for members of the local workforce. Two such options are the two- and three-bedroom condominium units available for purchase at Southfield Park on Greene Terrace, and the 53 one-bedroom apartment units under construction at Cesar Chavez Plaza on Olive Drive.

One of the ongoing ownership programs in Davis involves price-restricted housing, the cost of which is permitted to increase a limited amount each year - as is the case at the Southfield Park Condominiums project. In other cases, a developer may deed land to local affordable housing developers for construction of permanently affordable rental housing, the arrangement by which the Cesar Chavez Plaza apartment complex was developed.

Southfield Park on Greene Terrace



Southfield Park Condominiums were developed in the mid-1990s using a price-restriction model with the goal of maintaining ongoing below-market prices on the homes. By purchasing a price-restricted ownership unit at Southfield Park, qualified households have the opportunity to achieve the comfort, stability and financial benefits of owning a home. After more than a decade of sales and resales, these homes remain at well below market

prices. Southfield Park Condominiums are permitted to appreciate by 5.5 percent, compounded annually. Because of these restrictions, today the two-bedroom units average in the high \$100,000s and three-bedroom units remain in the low- to mid-\$200,000s.

To qualify for purchase of a unit at Southfield Park, a household's income cannot exceed moderate income levels for Yolo County, currently at \$78,800 for a household of four. Additionally, the household must occupy the unit as their primary residence. For more information about Southfield Park Condominiums or to obtain an application to purchase one of these affordable condominiums, please visit www.cityofdavis.org/housing/affordable/gt.cfm or contact Pamela Beale at CHOC at (530) 757-4444, ext 111 or pbeale@chochousing.org.

César Chávez Plaza on Olive Drive



The brand-new César Chávez Plaza apartments on Olive Drive will open this October. This apartment complex contains 53 one-bedroom apartments, including one on-site manager's unit. Cesar Chavez Plaza is located at 1220 Olive Drive, next to Lexington Apartments and just east of the Richards Boulevard and Olive Drive intersection. These permanently affordable apartments are ideal for members of the downtown workforce and UC Davis employees looking for affordable housing

near their workplace. Cesar Chavez Plaza is also close to local Unitrans bus lines and the downtown Amtrak train depot. The owner-developer of Lexington Apartments conceived this centrally located and well-served site under the city's affordable housing requirements.

Rents for César Chávez Plaza affordable apartments will range in the first year from approximately \$250 to \$678 a month, depending on the tenant household's income level. Thirty-five percent of these affordable apartments are reserved for persons who have disabilities. Tenants of these units will be linked to local support services and programs with help from a supportive services coordinator at Cesar Chavez Plaza. To qualify for an apartment unit at Cesar Chavez Plaza, a household's gross annual income must not exceed \$31,560 for a household of two or \$27,600 for a single-occupant household.

The John Stewart Co., which will manage Cesar Chavez Plaza, is still accepting applications for tenants who are ready to move in during the October opening of the apartments. If you would like to obtain more information or complete an application for César Chávez Plaza, please visit the city's Web site at www.cityofdavis.org/housing/affordable/chavez.cfm. You may also call the John Stewart leasing line at (916) 561-0323. All applications for this project should be sent to the John Stewart Co. offices in Sacramento.

The city of Davis is proud of its commitment to affordable housing enabled by affordability requirements in place since 1987. In a study conducted by California housing non-profit organizations, Davis was recognized as one of eight cities with the highest statewide production rates of affordable housing.

For more information about the city's requirements and local affordable housing opportunities, please contact Danielle Foster with the city of Davis at (530) 757-5691 or dfoster@cityofdavis.org, or visit the city's affordable housing Web site located at www.cityofdavis.org/housing/affordable/.

Talk to us



CITY SERVICES

Child Care Services	757-5695
City Clerk	757-5648
City Hall FAX	758-0204
City Manager & City Council	757-5602
Code Compliance Complaints	757-5646
Community Development	757-5610
Finance Department (Utilities/Business Licenses)	757-5651
Fire (Business)	757-5684
Graffiti Hotline	757-5600
Human Resources	757-5644
Hunt-Boyer Offices	757-5691
Parks & Community Services	757-5626
Police (Business)	747-5400
Police Ombudsman	757-5546
Public Works	757-5686
Senior Center	757-5696
Teen Center 3rd & B	757-2065
Telecommunications Device for the Deaf	757-5666
Transit Center	757-4408

EMERGENCY 911

VIRTUAL DAVIS

Visit your city at our Web site www.cityofdavis.org

See Cable Channel 16 for city announcements, public meetings and information.

Davis Focus by scollins@davisenterprise.net

Parks Master Plan in process

How does the city determine what features should be in our parks and city facilities? We ask the citizens of Davis. The result is a Parks and Facilities Master Plan that sets standards for how many parks and facilities should be built and what they will look like.

The Master Plan is currently being updated to anticipate community needs for the next 10 to 15 years and beyond. Do we need community centers for party rentals, classes, and indoor recreational opportunities? Do we need more passive recre-

ation areas for walking, sitting and relaxing? Do we need more dog parks, soccer fields, bocce ball courts, basketball courts, softball fields, etc.? As we get older how do we want to recreate in city parks and facilities?

As part of addressing the future needs of the community the city of Davis is conducting an informal survey of the community. Visit the city webpage at: www.cityofdavis.org/pcs and follow the Parks Master Plan link to share your opinions regarding park needs. The survey results will be matched up with a city-wide phone survey to help decision makers adopt a plan that represents the needs of the community. For more information, call the Parks & Community Services Department at (530) 757-5626.

P & CS: Creating community in Davis

The city of Davis, Parks & Community Services Department has a new logo to help with locating parks and finding staff at city-wide events. Look for the P & CS logo on vehicles, shirts, flyers, newsletters, banners and signs directing you to the many people, parks and programs that help create community throughout Davis.



OCTOBER IS FIRE PREVENTION MONTH

When you change your clocks to Standard Time on November 4th, remember to change the batteries in your smoke alarms.

Once you have changed the batteries, be sure to test the alarms.

Smoke detectors save lives