1. Introductions
2. Overview of the City’s Affordable Housing Program and the Land Dedication Site in the Woodbridge Subdivision (Map on Reverse)
   - Existing Land dedication site: Site is approximately 1.08 acres and is designated for affordable housing site within this subdivision. Zoning currently allows a single-story structure and up to 16 units.
   - Potential project: A potential project would likely consist of approximately 13-16 ownership units under current zoning, or a project could apply for additional unit and/or a second story allowance. Any zoning changes to increase height or number of units would require public meetings and discussion at the Planning Commission and City Council.
   - Who is Served: teachers, service workers, UCD/City employees, small business owners, young professionals, seniors
3. Neighborhood Feedback and Discussion
   - Site Layout Options for driveway and open space: Due to the size and configuration of the site, it can likely only accommodate 3 general layout options: (1) drive down middle, (2) driveway to one side of the property, or (3) an “O” or “U” shape around the perimeter of the property with open space in the middle.
   - Parking: The City requires a minimum of two parking spaces per unit.
   - Unit Type: Clustered housing, detached housing, attached housing units
   - What should be considered as part of the planning for common space on this parcel?
   - What should be considered along the edges of this property, as it interfaces with bordering existing uses? (connections to greenbelt, neighborhood, park)
   - What are desirable features of a project on this site? What are undesirable features?
4. Next Steps and Process (timeline attached)
   - After this meeting, staff will incorporate feedback into the Request for Proposals (RFP) process and issue the RFP document.
   - Staff will collect proposals from developers and present options to Neighbors on November 19th, followed by the Social Services Commission and City Council.
5. Closing Questions and Comments

City Contact Information: Danielle Foster, Housing & Human Services Superintendent, ph. 747-5853 or email: dfoster@cityofdavis.org
### Examples of Residential Densities

<table>
<thead>
<tr>
<th>Density Level</th>
<th>Description</th>
<th>Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density</td>
<td>3.6 to 7.2 units per net acre (not including public streets)</td>
<td><img src="image1.jpg" alt="Low Density Examples" /> <img src="image2.jpg" alt="Low Density Examples" /></td>
</tr>
<tr>
<td>Medium Density</td>
<td>7.2 to 16.8 units per net acre (not including public streets)</td>
<td><img src="image3.jpg" alt="Medium Density Examples" /> <img src="image4.jpg" alt="Medium Density Examples" /></td>
</tr>
<tr>
<td>High Density</td>
<td>16.8 to 30 units per net acre (not including public streets)</td>
<td><img src="image5.jpg" alt="High Density Examples" /> <img src="image6.jpg" alt="High Density Examples" /></td>
</tr>
<tr>
<td>Higher Density</td>
<td>(higher than current General Plan densities)</td>
<td><img src="image7.jpg" alt="Higher Density Examples" /> <img src="image8.jpg" alt="Higher Density Examples" /></td>
</tr>
</tbody>
</table>