APPENDIX F

WILLOWGROVE

AFFORDABLE HOUSING PLAN

OUR PARTNERS

Willowgrove has partnered with Mutual Housing California ("Mutual Housing") and Alta California Regional Center ("Alta Regional") to provide inclusive housing for all, including individuals with limited income and intellectual and/or developmental disabilities. In partnership with Mutual Housing, Willowgrove will provide 250 deed-restricted affordable units and, through collaboration with Alta Regional, 8 to 10 units will support individuals with intellectual and/or developmental disabilities. This commitment to affordability ensures that 20% of the new homes at Willowgrove will be deed restricted to serve lower income individuals.

Mutual Housing is a nonprofit affordable housing developer based in Sacramento, with a portfolio of more than 1,400 affordable units across 20 properties in the Sacramento region. As an experienced and sophisticated developer, Mutual Housing has an additional 3 projects totaling 486 units that have secured financing and are presently under construction, including Monarch (805 R Street), which is the largest new construction affordable housing project in the City of Sacramento's history. Mutual Housing serves a wide variety of low-income households in the Sacramento region, including projects specifically designed to serve farmworkers, formerly homeless individuals, seniors, large families, artists, and low-income workforce.

Mutual Housing has a long history of successfully developing and operating affordable housing in the City of Davis ("City"), with a total of 6 properties and 283 affordable units within the City. Most recently, Mutual Housing completed the 38-unit Adelante affordable housing development at 2050 5th Street, which is the City's only new construction Low Income Housing Tax Credit (LIHTC) project developed in the past 5 years. Other affordable housing properties constructed, owned, and operated by Mutual Housing include New Harmony (3030 Cowell Blvd.), Moore Village (2444 Moore Blvd.), and Owendale (3023 Albany Ave).

Alta Regional is a private, non-profit agency funded and overseen by the California State Department of Developmental Services. The regional center system was born from legislation to provide those with developmental disabilities services and support within their communities. There are 21 Regional Centers throughout California. Alta Regional creates partnerships to support all eligible individuals with developmental disabilities, children at risk, and their families in choosing services and support through individual lifelong planning as a means to achieve healthy and productive lives in their own communities. Alta California serves over 35,000 clients, covering a 10-county catchment area, including Yolo County. In Yolo County there are approximately 2,300 individuals with developmental disabilities and over 500 of those individuals reside in Davis.

OVERVIEW OF CITY CODE

City Code section 18.05.050(a)(2)(C) provides several avenues to fulfill affordable housing obligations, including the "[o]n-site construction of affordable rental units, if the developer voluntarily requests to satisfy its requirement through this alternative." Willowgrove will exceed its affordable housing obligation through on-site construction of 250 rental affordable units in partnership with Mutual Housing at the 10.9-acre parcel identified as Parcel 3 on the Large Lot Tentative Map ("Affordable Site").

Consistent with City Code, the affordable units will be deed-restricted in perpetuity and will be leased at an affordable rent to low and very low income households with an average affordable price for each size category (number of bedrooms) at or below 65% of median income. (Section 18.05.050(b)(2).) The Affordable Housing Site also proposes a daycare facility that could conveniently serve the residents.

Through partnership with an affordable housing developer with a proven track record in the City and surrounding region, the Affordable Housing Plan will ensure construction of the affordable units. The Affordable Housing Plan further ensures continued collaboration with Alta Regional to further the commitment of Willowgrove to create an inclusive community with housing, recreation, and employment opportunities for individuals with intellectual and/or developmental disabilities.