Yes on W – Willowgrove Fact Sheet

BASIC FACTS ABOUT WILLOWGROVE

- **First Measure J/R/D project in Davis to invest in an approved subdivision map.** Provides voters a commitment about the community that will be built. Accelerates delivery of first occupied homes by at least one to two years.
- **1,250 new homes** on approximately 232 acres, next to Wildhorse and north of Mace Ranch, adjacent to Harper Junior High providing opportunities for the missing middle, the workforce, and more.
- **43% affordable and attainable homes.** 20% deed-restricted affordable, 23% attainable townhomes.
- **17-acre public park, including gymnasium.** $21+ million cost is 100% developer-funded.
- **70+ acres of open space,** parks, and trails.
- **Approved unanimously,** 5-0 by City Council, 7-0 by Planning Commission.
- **On the November 3, 2026 ballot** as Measure W.

HOUSING FACTS

Willowgrove delivers 1,250 homes across a mix of deed-restricted affordable, attainable, and market-rate housing.

- **250 deed-restricted affordable homes (20%)** for very low, low, and extremely low income-qualified households.
- **288 attainable townhomes (23%)** priced for the workforce and missing middle.
- **43% total affordable and attainable,** an unprecedented commitment in Davis.
- **More than 700 new students are projected to be added to local schools** as a result of the housing mix with Safe Routes to Schools already planned and an existing Covell undercrossing.

Projected Willowgrove home prices

- 20% deed-restricted affordable (250 units)
- 23% Attainable by design attached townhomes starting in the 400s-500s (288 units)
- 41% Single Family detached homes on smaller, mid density lots starting in 650s-800s (515 units)
- 16% Lower-density lots (197) go up from there

AFFORDABLE HOUSING FACTS

Willowgrove's unprecedented affordable housing commitment is delivered upfront, in a single phase, without relying on City funding.

- **250 units delivered in a single phase.** The affordable site goes to the developer before the first market-rate home receives its occupancy permit to advance construction of the affordable site. A deed restriction and Baseline Project Features ensure at least 250 units get built.
- **Affordable housing developer partner already secured,** completed initial architectural plans for site, including compatible architectural design, open spaces, and community amenities with a pool and community garden.
- **177% of Davis's affordable housing requirement,** exceeding the City's 141-unit requirement by 109 units.
- **At least 20 units dedicated to adults with intellectual and developmental disabilities (I/DD),** built in partnership with Alta California Regional Center. First time dedicated I/DD housing has been included in a Davis new housing development.
- **$6.8 million in additional affordable housing funding,** including $1.8 million to the City Housing Trust Fund for affordable ownership opportunities, $1 million to the affordable housing developer, and $4 million in City development impact fees plus all City maintenance community facilities district funding to support the affordable housing site.
- **Built by The Pacific Companies (TPC), a national leader in affordable housing** with over 265 completed developments totaling nearly 20,000 units and 46 more under construction. TPC was ranked #1 nationally by Affordable Housing Finance Magazine in 2018 and 2022 and has a 100% completion rate with zero defaults in 25 years.

PARKS FACTS

Willowgrove's park and recreation package is 100% developer-funded and exceeds the City's requirement by more than $15 million.

- **17-acre community park** open to all Davis residents.
- **100% developer funded** – developer funds over $21 million to construct park improvements, nearly four times higher than the city's baseline.
- **City's largest inclusive playground.**
- **Tournament-grade, 9,500 square foot indoor basketball gym and classroom space** which can double as an emergency Resiliency Hub and community meeting space.
- **Lighted soccer and lacrosse field.**
- **Six lighted pickleball courts.**
- **Two lighted softball fields** expanding girls' and women's sports opportunities.
- **Fields and courts lit with precision optics** to keep light focused entirely on playing surface with no spillover.
- **Large and small dog parks.**

OPEN SPACE & TRAILS FACTS

Willowgrove connects directly into Davis's existing trail network, providing access to open space for all Davis residents.

- **More than 3 miles of shared-use trails** -- peripheral and internal, connecting to the Wildhorse trail system, Mace Ranch trail system, the Gill Orchard trail, and the Davis Bike Loop.
- **Connected to the existing protected undercrossing of East Covell Blvd.** located at the southwest corner of the project site.
- **Roughly one-third of the project's 232 acres** will be parks, greenbelts, trails, and community gathering places.
- **Expanded ag buffer zone** along Wildhorse and Channel A. It also creates an urban limit line north of Channel A that will remain undeveloped in perpetuity.

SUSTAINABLE DESIGN FACTS

Willowgrove is designed to be all-electric, water-neutral, and built around walking, biking, and transit rather than cars.

- **All-electric community** with no natural gas infrastructure anywhere in the project.
- **Water-neutral landscape plan** with ultra-low water demand species, no turf in front yards.
- **Urban forest of over 2,500 new trees** selected specifically for carbon sequestration capacity.
- **Every home is built with solar.**
- **EV charging infrastructure** built into the plan.
- **Bike-first street network** with wide protected bike lanes and pedestrian paths throughout.
- **A dedicated transit station and additional bus stop** to expand transit service and reduce car trips, built into the plan from day one.

SMALL BUSINESS & NEIGHBORHOOD RETAIL FACTS

Willowgrove adds walkable neighborhood retail that generates small business opportunities and new sales tax revenue for Davis.

- **New walkable, small-scale neighborhood retail** with boutique retail opportunities for small businesses serving the surrounding community.
- **Additional sales tax revenue** for Davis.
- **Anticipated Competitive Integrated Employment (CIE) opportunities** for residents with intellectual and developmental disabilities.

TRAFFIC SOLUTION FACTS

Willowgrove funds $11 million in traffic improvements along Davis's key corridors to improve problems Davis already faces.

- **$11 million in traffic improvements** along East Covell Blvd., the Mace Corridor, and I-80 interchanges which are currently unfunded.
- **Signal Coordination** to improve flow and reduce travel times.
- **Reduces regional commuter traffic** by housing workers locally who otherwise would commute into Davis.
- **Adds a transit station** on the south end of the property to encourage alternative modes of travel.

SCHOOLS FACTS

Willowgrove will add more than 700 new students to Davis, filling seats and strengthening our schools.

- **Brings new students for our schools facing declining enrollment,** with over 700 new students estimated in the Environmental Impact Report and some of those students enrolling before the 2028/29 school year.
- **An existing grade-separated undercrossing of East Covell Blvd.** which provides non-vehicular access to Korematsu Elementary, Harper Jr. High, and Davis Senior High School.
- **A new at-grade crosswalk** is also being added at the Harper entrance.
- **Safe Routes to Schools built into the plan** with no on-street travel required to Korematsu, Harper, and Davis Senior High.

ENVIRONMENTAL FACTS

Willowgrove's site design minimizes flood, drainage, and habitat impacts while investing in regional flood capacity.

- **44 acres of agricultural buffers** with native and adaptive habitat plantings, plus a $75,000 contribution to the City for additional Wildhorse buffer habitat improvement.
- **Channel A and riverine habitat is preserved** with a 50-ft buffer on both sides and no development north of the channel. More than 2,500 new trees added.
- **No Channel A reengineering or realignment required** because the site was designed to work with existing drainage and topography.
- **Only 3% of the developed area is in floodplain,** and will be brought above the floodplain during standard pre-construction grading. No soil from off-site needed and the project is designed for the 100- and 200-year floods.
- **$1.5 million investment in flood storage.** The new Channel A basin adds 33 acre-feet of new storage vs. less than 3 acre-feet eliminated by the project. Willowgrove waived its right to City reimbursement for this regional improvement that will reduce existing downstream flooding.
- **Completely outside landfill impact zones,** located approximately one mile from the Old Davis landfill, more than a mile from the current County landfill, and outside LAFCO/Housing Element avoidance zones.

FISCAL SURPLUS FACTS

Willowgrove is projected to be a net fiscal positive for the City of Davis, not a cost.

- **A $5 million fiscal surplus to the City over 15 years,** with community facilities district maintenance funding required in the Development Agreement.
- **Approximately $1.24 billion added to the City's real property tax base,** plus approximately $2.7 million in additional property tax and retail sales tax from neighborhood retail.
- **$3.5 million public safety contribution** in a lump-sum early payment to help meet current City needs.

CERTAINTY FACTS

Willowgrove is the first project in Davis history to invest in an approved subdivision map prior to a public vote, providing voters certainty about the community we'll build.

- **Unprecedented investment by Willowgrove to engineer a Subdivision Map** before the public vote.
- **Subdivision Map provides certainty to voters** because the city and developer are required to deliver on what's being pledged.
- **Accelerates the timeline for housing construction and occupancy** by years, with a goal of being shovel-ready by 2027.

CONSTRUCTION TIMING FACTS

Willowgrove is shovel-ready, with construction and occupancy tied to real deadlines, not aspirational ones.

- **Shovel-ready by 2027,** with a groundbreaking goal of Spring, 2027, if approved by Davis voters in the November 2026 election.
- **Milestones include first home occupancy in 2028,** enabled by the investment in the Subdivision Map.
- **Timeline aligned with Davis School District needs,** with the developer, City, and Davis school district aligned on the goal of delivering occupied homes before the 2028/2029 school year, as the district faces declining enrollment and school closure risk.

COMMUNITY PROCESS FACTS

An extensive four-year public input process with over 70 community meetings helped shape the final Willowgrove design.

- **Over 70 public meetings** were attended by families, educators, caregivers, youth sports groups, and many others. The plan was also refined through City preliminary application and commission reviews.
- **Key project features such as lighted youth athletic fields** became part of the project design due to public input.
- **The Subdivision Map was revised** in response to resident and City leadership and staff feedback -- including an enhanced Wildhorse buffer and funding for habitat improvement.

ENDORSEMENTS

Willowgrove has earned broad, deep endorsements from elected officials, city commissioners, school leaders, and community organizations across housing, education, and business.

Elected Officials — State & County

- **Christopher Cabaldon** — State Senator, 3rd District (Yolo County)
- **Cecilia Aguilar-Curry** — Assembly Majority Leader, 4th District (Winters)
- **Jesse Arreguin** — State Senate Housing Chairman, 7th District (East Bay)
- **Lucas Frerichs** — Yolo County Supervisor

Davis City Council — Full Council

- **Donna Neville** — Mayor, City of Davis
- **Gloria Partida** — Mayor Pro Tem, City of Davis
- **Josh Chapman** — Councilmember
- **Linda Deos** — Councilmember
- **Bapu Vaitla** — Councilmember

Davis Planning Commission

- **Greg Rowe**, **Rachael Fulp-Cooke**, **Georgina Valencia**, and **Vince McLaughlin** — Davis Planning Commissioners

DJUSD Board of Education

- **Lea Darrah**, **Cecilia Escamilla-Greenwald**, and **Joe DiNunzio** — DJUSD Trustees
- **Shelton Yip** — Yolo County Board of Education, Trustee Area 4

Former Elected Officials

- **Dan Carson** — Former Davis Councilmember
- **Eileen Samitz** — Former Davis Planning Commissioner
- **Tom Adams** and **Alan Fernandes** — Former DJUSD Trustees

Organizations

- **Davis Chamber of Commerce**
- **Yolo County Association of Realtors**
- **Davis Youth Softball Association** — Chris Sinclair, President

Community Leaders & Voices

- **Judy Ennis** — Davis City Council Candidate: "an unprecedented affordable housing plan that requires no City funding."
- **Susan Lovenburg** — "the right location, the right size, and the right time for Davis."
- **Brooke Agee** — Teacher, Patwin Elementary
- **Zachariah Oquenda** — Davis Police Accountability Commissioner
- Plus dozens of additional Davis residents, parents, teachers, and neighbors including Cynthia True, Jessica Guerrieri, Tanner Mohr, Val Gerriets, Adam Mayberry AIA, Noel Friend, Sharleen Agvateesiri, and Beth Brock.

See the Measure W website for the full and current list of endorsements.

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