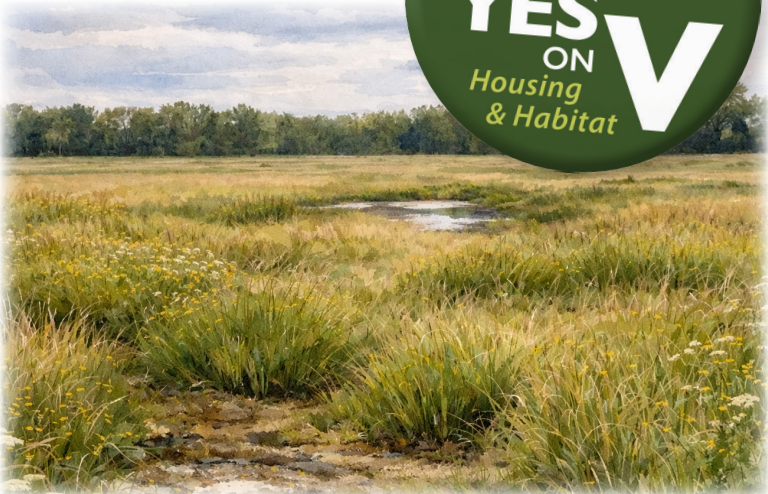


# YOUR GUIDE TO VILLAGE FARMS DAVIS



*Delivers Affordable Housing • Enhances Public School Stability • Protects Open Space & Habitat*



Educational Farm

## Why Yes on Measure V

*A new neighborhood designed for Davis families, schools, and our shared future.*

It's been over a generation since Measure J was enacted, and Davis voters have yet to approve new family housing. Young families, teachers, and local workers are being priced out. School enrollment is declining. Businesses struggle to hire, and thousands commute into Davis daily, adding traffic and emissions.

Yes on Measure V brings Village Farms Davis to life — a thoughtfully planned infill neighborhood offering attainable homes for people of all income levels.

With over 50% of the site dedicated to parks, open space, habitat conservation, urban agriculture, trails, completion of the Davis Bike Loop, and a large community park, it's a place the entire community can enjoy.

*As State housing mandates approach and school closures loom, Village Farms Davis delivers what Davis needs for a sustainable future.*

## It's the Missing Piece...

*Thoughtfully Connecting What Already Exists.*



City of Davis

- Completes the Davis Bike Loop (Northstar to Wildhorse)
- Walkable and Bikeable to Schools, Transit and Shopping
- Anchors Surrounding Neighborhoods with a New Community Park
- Completes a Natural Northern Border to Davis



Preserving 107 Acres of Agriculture & Grazing



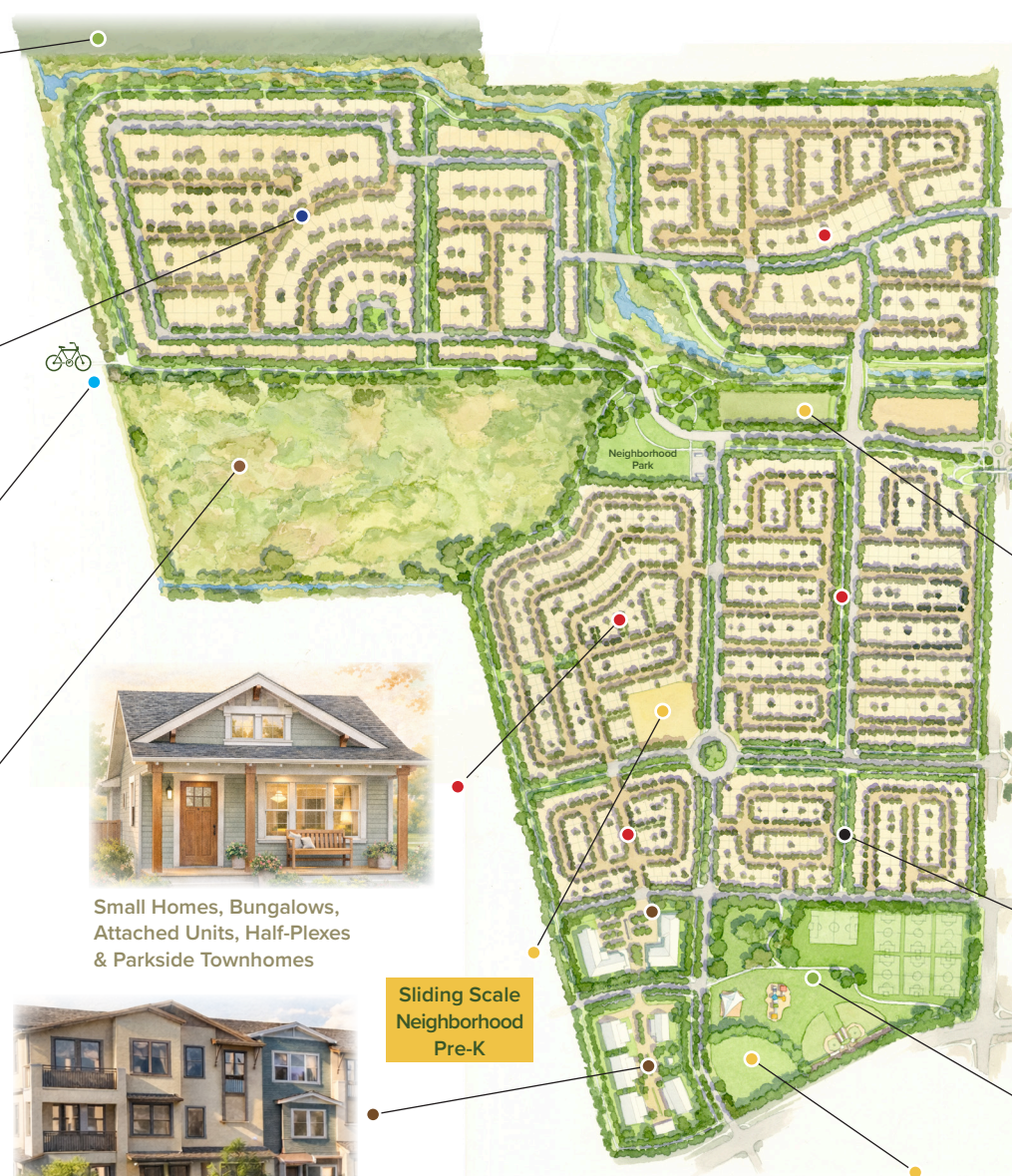
Custom Homes & Half-Plexes



Two Grade-Separated Crossings Connecting Northstar & Wildhorse



Permanently Conserved 47 Acre Natural Habitat with Funded Endowment



Small Homes, Bungalows, Attached Units, Half-Plexes & Parkside Townhomes



Income Qualified Affordable Homes

Sliding Scale Neighborhood Pre-K

Land Dedication to the City for Future Public/Semi-Public Uses

Expansive Community Park with Much Needed Sports Fields

## Yes on V

*Allows Village Farms Davis to Deliver:*

*Parks, Open Space & Habitat (Over half of the site)*



Two Grade-Separated Crossings Connecting Wildhorse & Northstar



New Playfields

**Land Dedications / Support for Our Schools**



Educational Farm



Sliding Scale Neighborhood Pre-K

**Housing for All Income Levels**



Townhomes



Half-Plexes

# Homes for All Incomes



## 360 Affordable Homes – A Historic Contribution!

- 16 Acres of Land Plus \$6,000,000 Dedicated to Affordable Housing – the Largest Contribution in Davis History
- 20% Permanently Affordable Homes (exceeds city requirements)
- 280 Very-Low and Low Income Households
- 80 Moderate-Income Homes
- Unprecedented Voter-Protected Guarantee to Build Affordable Units



## Market Rate Housing Starter & Missing Middle Step-Up Homes

This housing mix supports families, first-time buyers, teachers, and the local workforce – allowing people to live where they work, teach, and attend school.

### Over 1,000:

- Small Homes and Bungalows
- Townhomes and Half-Plexes
- Home Prices Starting in the \$400,000's and \$500,000's



### Approximately 100:

- “Step Up Homes” for Growing Families

### Up to 310:

- Custom Homes With a Diversity of Sizes, Design, and Styles
- Includes Half-Plexes



## Understanding Davis’s 7th Cycle RHNA Outlook (2029–2037)

As Davis prepares for the 7th Cycle housing mandate (2029–2037), state policy and regional growth patterns suggest our upcoming housing targets will likely meet or exceed the current requirement of 2,075 units. To maintain local control and secure vital state funding, the City must begin planning now for a certified Housing Element ahead of the May 2029 deadline.

**Yes on V**  
*Helps meet State housing mandates while keeping local control.*

# Parks, Open Space & Habitat

**Over 50% of the Site Preserved as Parks, Greenbelts, Habitat & Agriculture.**

- The Cornerstone of the Project is an Expansive Community Park Across from Nugget Shopping Center with Needed Sports Fields, Gathering Places, Playground, Picnic Areas, Walking Trails and Greenbelts
- 6.8 Acre Neighborhood Park
- Permanently Conserved 47 Acre Natural Habitat with Funded Endowment
- 40.8 Acres of Greenbelts
- Publicly Accessible Urban Ag Transition Area
- Preserves 107 Acres of Agriculture and Grazing at the Northern Border
- Village Farms Will Put Permanent Conservation Easements on Over 660 Acres of Yolo County Farmland



47 Acre Preserved Habitat



Much Needed Playfields



Community Park

*“We must acknowledge that the lack of housing development continues to have a dramatic negative impact on schools and this will continue until we see substantial new development that brings more students to our schools.”*

**Superintendent  
Matt Best**



## Yes on Measure V Enhances Public School Stability

Village Farms Davis is designed to make homeownership attainable for the people who power our community — teachers and school staff who want to live in Davis, and families who want to raise their children here.

### 1,147 New Students

DJUSD estimates Village Farms Davis will help fill the widening enrollment gap by bringing families back into Davis schools.

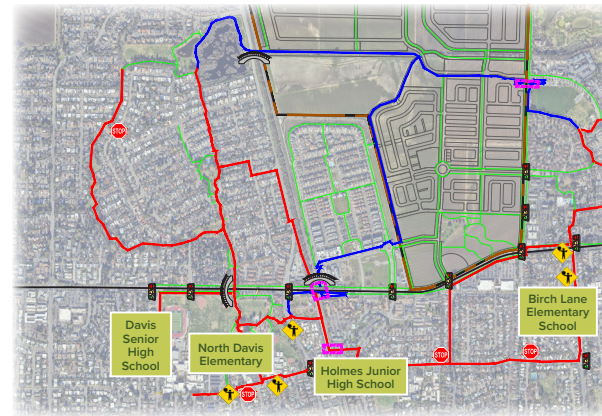
## Major Roadway Safety Improvements

### Investing Millions in Safer, Smarter Streets

- Safe Routes to Schools
- 10's of Millions of Dollars in Roadway Improvements Near the Site
- Funding for Improvements All Over Town
- Traffic Light Synchronization

### Bike & Ped Grade Separated Crossings:

- Over-Crossing from Northstar to Village Farms
- Under-Crossing from Village Farms to Wildhorse
- Funding a Feasibility Study for a Crossing from Covell to Nugget Market/Oak Tree Plaza



Safe Routes to All Area Schools

## Strengthens City Finances

Village Farms Davis brings significant, long-term benefits to the local economy. By generating millions in annual retail demand, Village Farms provides critical support to our existing retailers.

- Funds Overdue City Needs and Improvements
- Generates Millions of Dollars for Essential City Services
- Ongoing Net Positive Revenue for the City

**Endorsed by the Davis Chamber of Commerce**



## Climate-Smart, Local, Responsible Development

Village Farms Davis strives to incorporate approaches, practices, and technologies designed to address climate change challenges while enhancing sustainability and resilience.

- Enhance Urban Forest – 4,000 New Trees
- 47 Acres of Preserved Natural Habitat
- Preserves 107 acres of Agriculture & Grazing
- 100% All-Electric, Solar on Every Home
- EV Charging Infrastructure
- Enhancing Existing Bike/Ped Infrastructure
- Providing for Public Transit Access
- Exceeding Title 24 Standards

### **It's the Right Time!**

After years of public process and environmental review Village Farms Davis offers a balanced community-focused plan to strengthen our schools protect open space support local businesses and keep Davis thriving for future generations.



**VillageFarmsDavis.com**

Yes on Measure V Davis  
3500 Anderson Rd,  
Davis CA 95616

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## A NEW NEIGHBORHOOD FOR ALL DAVIS FAMILIES

**Built by Local Families.  
Designed for Davis.**

Village Farms Davis comes to you from seven local trusted families with deep roots in our community. For generations, these families have helped shape Davis through sustainable development, environmental innovation, and generous civic contributions to support almost every local cause.



***Delivers Affordable Housing • Enhances Public School Stability • Protects Open Space & Habitat***

Ad Paid for by [Yes on Measure V Davis](#) | FPPC #1487509  
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