



**CITY OF DAVIS  
SOCIAL SERVICES COMMISSION  
MEETING MINUTES**

**Monday, February 25, 2013**

**7:00 pm**

**Senior Center Valente Room**

**646 A St.**

**Davis, CA 95616**

**Social Services**

**Commission Members:** Donald Kalman, Sarah Mungas, Mindy Romero, Amanda Steidlmayer (alternate), Jenna Templeton (Vice Chairperson), Bernita Toney, R. Matthew Wise, Judy Wolf (Chairperson)

**Council Liason:** Brett Lee (Council Liaison)

**Staff:** Kelly Stachowicz, Deputy City Manager  
Mike Goodison, Administrative Analyst II  
Katherine Hess, Community Development Administrator  
Ken Hiatt, Director of Community Development and Sustainability.

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- 1. Called to Order:**  
The meeting was called to order at 7:03 p.m. by Chairperson Wolf.
  - 2. Approval of Agenda:**  
Commissioner Templeton moved to approve the agenda, seconded by Commissioner Mungas. The motion passed unanimously.
  - 3. Approval of the Minutes:**  
Commissioner Wise moved to approve the minutes for November 5, 2012, as written. Commissioner Kalman seconded the motion. The motion passed unanimously.
  - 4. Public Comment:**  
None.
  - 5. Commissioner and Staff Communications:**  
Staffmember Goodison mentioned that staffmember Foster was ill and would not be attending the meeting.

**6. Business Items:****A. Travel Training Program Presentation.**

This item was postponed to a future meeting. Elaine Roberts-Musser, Chair of the Senior Citizen Commission, took the opportunity to mention that a training event will be held on April 27, 2013 to teach seniors and persons with disabilities how to use public transportation and bikes.

**B. Possible Revisions to Inclusionary Affordable Housing Requirements-Housing Forum.**

Staffmember Hess briefed the Commission on the background of this issue, including the City Council's direction for the Social Services Commission to take public comment on this issue and address the four staff recommendations listed below.

The Commission opened this item for public comment and allowed comment throughout the item. The following comments were provided at various points throughout the discussion

Jason Taromino, Davis developer, stated that the City has concentrated on building low income housing and rental units. He believes the focus should be on emergency housing and rental subsidies.

Elaine Roberts-Musser, Davis citizen, stated that she does not want the DACHA issues to happen again and stressed the need for the City to provide proper monitoring.

George Hague, Davis citizen, stressed the need for Universal Design in all new construction. He believes city policies to incorporate Universal Design in new construction have been ignored. He encouraged the city to consider a city ordinance to require Universal Design in new construction, with waivers only allowed when the site characteristics will not allow for it.

Dewey Bandy, California Coalition for Rural Housing, spoke about the need for both land and money to develop affordable housing, and the benefits of homeownership and rental programs. He also expressed concerns about the ability of low-income people to compete for rental units, particularly accessory dwelling units, which are not likely to accept Section 8 vouchers.

Don Fouts, Chiles Ranch Developer, stated that land dedication has not worked due to the city having inadequate funding to build on the land. The development of smaller/tighter sites can be complicated for ADA compliance. He suggested smaller sites need to be governed by the spirit of the law.

Alysa Meyer, Legal Services of Northern California (LSNC), stated her objection to the proposal to remove requirements for vertical mixed-use buildings, and recommended that in-lieu fees be subject to city review with a justification of why providing the affordable units is not feasible. She also spoke of the benefits of a variety of housing costs and types in each development.

George Phillips, land use attorney with the Cannery Project, mentioned that vertical mixed use financing is very difficult to obtain. He stated that accessory/second units provide both a viable and an affordable housing opportunity with no public subsidy.

Following public and staff input, the Commission voted on each proposed staff recommendation individually.

**Staff Recommendation:**

- a. **Focus on rental housing for very-low income households, as those with the greatest needs not being met by the market.**

Commissioner Steidlmayer made a motion, seconded by Commissioner Templeton, to accept the staff recommendation. The motion passed unanimously.

**Staff Recommendation:**

- b. **Provide a graduated scale for inclusionary obligations, from 25% of for-sale lots exceeding 5,000 square feet to 0% for stacked-flat condominiums or small rental developments.**

Commissioner Steidlmayer moved, seconded by Commissioner Wise, to accept the staff recommendation.

Motion passed by the following vote:

AYES: Mungas, Steidlmayer, Templeton, Wolf, and Wise

NOES: Romero

ABSTENTIONS: Kalman and Toney

**Staff Recommendation:**

- c. **Provide a credit for Accessory Dwelling Units toward inclusionary requirements on a 50% basis.**

Commissioner Mungas moved, seconded by Commissioner Steidlmayer, to accept the staff recommendation. Commissioner Romero stated her concern that future accessory units would receive credit even if they are not affordable, as the market fluctuates.

Motion failed by the following vote:

AYES: Steidlmayer, Wolf, Wise

NOES: Kalman, Mungas, Templeton, Toney, and Romero

(At this point in the discussion it was determined that Commissioner Steidlmayer should abstain from voting in her position as Alternate and with all regular commissioners present.)

**Staff Recommendation:**

- d. **Offer the ability for any project to pay fees in-lieu of providing affordable housing. Current fee to be in the range of \$50,000 (equivalent to midpoint between the market “gap” for for-sale affordable housing, and the average cost to subsidize an affordable rental unit).**

Commissioner Romero moved, seconded by Commissioner Templeton, to allow developers to pay in-lieu fees on a project on a case by case basis subject to the review and approval of the City Council.

Motion passed by the following vote:

AYES: Wolf, Mungas, Romero, Wise, and Templeton

NOES: None

ABSTENTIONS: Kalman and Toney

**C. Non-event Fundraiser.**

Due to the length of time that the housing item took, the Commission decided to postpone this item to a later meeting.

**D. Social Services Commission Work Plan.**

Due to the length of time that the housing item took, the Commission decided to postpone this item to a later meeting.

**Adjournment:**

Commissioner Romero made a motion to adjourn the meeting, seconded by Commissioner Toney. The motion passed unanimously. The meeting was adjourned at 9:05 pm.

Respectfully Submitted by,

Mike Goodison, Administrative Analyst II