



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

**Wednesday, December 3, 2014**

**6:30 pm**

**Community Chambers**

**23 Russell Blvd.**

**Davis, CA 95616**

**Social Services**  
**Commission Members Present:** Claire Goldstene, Donald Kalman, Ann Privateer (Alternate), Mindy Romero, Tracy Tomasky, Bernita Toney, R. Matthew Wise

**Commissioners Absent:** Jenna Templeton (Vice Chairperson- Acting Chair)

**Council Liason:** Robb Davis

**Staff:** Danielle Foster, Housing and Human Services Superintendent

**Members of the Public Present:** Pat Leary, Andrew Newman, Lawrence Lingbloom, Sheila Allen, Donna Davies, David Thompson, Bill Kopper, Elaine Roberts-Musser, Dawn Myers, Meea Kang, Cindy Unger, Ken K., Luke Watkins

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**1. Called to Order:**

The meeting was called to order at 6:35 p.m. by Acting Chair Wise.

**2. Swearing in of New Commissioners:**

Staff administered the oath of office to new Commissioners C. Goldstene, A. Privateer and T. Tomasky.

**3. Approval of Agenda:**

Commissioner Kalman moved to approve the agenda, seconded by Commissioner Toney. The motion passed unanimously.

**4. Public Comment:**

Pat Leary spoke to the commission on the Request for Proposals (RFP) for the Woodbridge Affordable Housing Site. She listed a number of concerns about the project, including: traffic safety, the proximity to a playground at the entrance of the project, density of the lot, and desirability that the homes be single-story. She expressed that she is committed to the affordable housing option for the site.

**5. Commissioner and Staff Communications:**

Staffmember Foster did not provide any additional communications.

**6. Business Items:**

**A. & B. Guiding Principles for the Mace Ranch Land Dedication Site - 2990 Fifth Street and the Woodbridge Land Dedication Site – 4100 Hackberry Place.**

Staffmember Foster introduced the discussion on the development of principles to guide the RFP selection process for the two city-owned land dedication sites. 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:

**Andrew Newan** - Be mindful of density, focus on local needs and consider best use of resources.

**Lawrence Lingbloom** - Young children use the tot lot next to the Woodbridge site. Be mindful of circulation around the area (close to the tot lot), provide single story, consider neighborhood input, and minimize parking impacts.

**Sheila Allen** - Make sure the selected plan for the Mace Ranch site includes the identified community need being met and utilizes positive infill opportunities.

**Donna Davies** – Ensure that the guiding principles focus on the need to house the most disabled, aged and/or low income communities, and that projects address job/employment opportunities and link to community needs.

**David Thompson** – Guiding Principles should be based on the original RFP. Need - access to land is critical to affordable housing, most in need/harmed by economic development. In regards to Hackberry, the affordable housing project should be considered, local resources should go to land purchase first, not unit construction.

**Bill Kopper** - There is a need for affordable housing for seniors, especially low income seniors.

**Eleanor Roosevelt Circle Social Services Coordinator** – There is a need for senior housing with supportive services, including an onsite social worker.

**Elaine Roberts-Musser** – Stick to the RFP, not supportive of the idea of change after the fact.

**Dawn Myers** – There is a need for senior day services. Focus on meeting local needs and being innovative.

**Meea Kang** – Consider mixing uses at sites. Continue process in the interest of accessing state funds in spring 2015.

**Cindy Unger** – Consider innovative, extraordinary ideas. Supportive of mixed-use options and Adult Day Health services and/or other services.

**Ken Konecny** - (Coldwell banker) – Consider links to the two sites and guiding principles links.

**Luke Watkins** – Consider the Creekside Commons and Creekside Courts proposals with deeply targeted units, an on-site service provider, and a local construction team. Affordable housing funding sources cannot fund non-housing uses, so the city should consider how those uses will be built.

**Pat Leary** – Identify guiding principles, both are necessary for affordable housing sites and income levels to be served.

After public comment, the commission completed a ranking exercise of the criteria originally provided in the RFP document and some additional items added by staff and the Commission. As a result of that discussion, the four criteria components in the following table were identified as being of the greatest importance in the RFP review process. None of the new criteria items were included in the top four areas identified.

Criteria	Application
<b>Level of Affordability</b>	Accomplishment of affordability within the project proposal given the housing type (rental v. ownership) and household incomes proposed to be served.
<b>Fiscal Sustainability/Certainty of the Project and its Services</b>	The City lacks affordable housing funds to sustain the ongoing operation of new affordable housing and/or its resident services. It is important that new developments use good projections with adequate margins to establish reserves, pay debt, and self-sustain.
<b>Special Needs Housing, based on Davis housing needs</b>	The proposal's inclusion of one or more special needs housing types, as aligned with documented local housing needs.
<b>Neighborhood Compatibility/ Responsiveness to Neighbor Concerns</b>	The proposal's compatibility with the surrounding neighborhood based on initial concepts, size, project type, etc., as well as applicant's responsiveness to neighbor design questions and concerns.

Following this discussion, Commissioner Wise made a motion to recommend approval of the above-stated Guiding Principles for the RFP process. Commissioner Kalman seconded the motion. The motion passed 5-1, with Commissioner Goldstene dissenting. Commissioner Goldstene was concerned that the above list did not include a guiding principle regarding prevailing and/or living wage rates being of priority within the project, however, she was primarily concerned that additional criteria added after discussion was not included in the evaluations of the submitted RFPs.

**C. Draft Updates to the Affordable Housing Ordinance.**

Staffperson Foster presented the draft Affordable Housing Ordinance updates to the commission, including the recommendation to remove the Accessory Dwelling Unit option from the affordable housing ownership requirements and the addition of a provision allowing the acquisition and restriction of existing units to fulfill affordable housing requirements. Staff noted that item b in the report, regarding requirements for large stacked-flat condominium and mixed-use projects, is being deferred to a later discussion. Following discussion, Commissioner Romero moved, and Commissioner Kalman seconded, to approve the recommendations as presented in the staff report, with the exception of item b, which has been deferred to a later discussion. The motion passed unanimously.

**D. Social Services Commission Work Plan 2014.**

Staffperson Foster discussed upcoming items in the workplan. No changes were made to the workplan.

**7. Adjournment.**

Commissioner Tomasky made a motion to adjourn the meeting, seconded by Commissioner Toney. The motion passed unanimously. The meeting ended at 9:14 p.m.

Respectively Submitted by,

Danielle Foster

Housing and Human Services Superintendent