



City of Davis

Social Services Commission Minutes

New Meeting Location - Community Chambers Conference Room

23 Russell Boulevard, Davis, CA 95616

Monday, November 16, 2015

7:00 P.M.

Commission Members Present: Claire Goldstene, Donald Kalman, Ann Privateer, Mindy Romero (Vice-Chair, Acting Chair), Tracy Tomasky, Bernita Toney

Absent: R. Matthew Wise, Robb Davis

Staff Present: Danielle Foster, Housing and Human Services Superintendent
Adrienne Heinig, Administrative Aide
Katherine Hess, Community Development Administrator

1. Call to Order & Roll Call

The meeting was called to order at 7:02 p.m. by Acting Chairperson Romero.

2. Approval of Agenda

Commissioner Tomasky moved to approve the agenda. This was seconded by Commissioner Toney, and the motion passed unanimously.

3. Brief Announcements from Staff, Commissioners, and Liaisons

Staffperson Foster reported a positive response to a recent visit city staff made to the Senior Citizen Commission to update the Commissioners on the suggested changes to the CDBG and HOME Request for Funds (RFP) process. Staff noted that the item would go to the City Council for action at the first City Council meeting in December.

In addition, she announced the following items:

- There will be a discussion on the issues facing downtown Davis and city nightlife at the Veterans Memorial Center on Wednesday night, beginning at 6:30pm.
- The Interfaith Winter Rotating Shelter (IRWS) organization is working with city staff and Davis Community Meals (DCM) to establish a consistent, trained staffperson to work there during the overnight hours.
- DCM, the County and Yolo Community Care Continuum (YCCC) are continuing work with City staff on the New Pathways project to house chronically homeless individuals temporarily at 512 Fifth Street, including completion of a neighborhood meeting.
- In response to a Commissioner inquiry, Staffperson Foster also discussed plans for a City Council affordable housing workshop on January 12. The discussion will include a range of affordable housing items and will require a special December meeting to gain Commission input prior to the workshop.

- Lastly, it was noted that Chairperson Wise was absent from the meeting due to the impending birth of his third child, and Mayor Protempore Davis was absent in order to attend a community meeting regarding a new Restorative Justice program introduced by the city's Police Department.

4. Public Comment

Don Kalman spoke to the Commission about his concerns regarding the city's search for a new police chief, including concerns about process transparency and timing.

5. Consent Calendar

A. Approval of Minutes – September 21, 2015

Commissioner Kalman moved to approve the minutes of October 19, 2015. This action was seconded by Commissioner Goldstene. The motion passed, with Commissioner Tomasky abstaining due to her absence.

6. Regular Items

A. Nishi Gateway Project Review.

Staffperson Foster introduced Katherine Hess, Community Development Administrator for the City of Davis, to present the item. Staffperson Hess detailed the history of the Nishi project development, and outlined the focus on mixed use for the site, which would be a combination of housing, facilities for research and development, and light retail. She also discussed significant development challenges at the site, including the issue of vehicular access, which was reviewed in the environmental impact report. She stated that the residential plans for the site include high-density housing, a mix of condominiums for ownership and apartments for rental, with buildings as high as four to six stories. Given the proximity to campus, the project is in talks with the University to look at providing rental housing through university master leases for students. Due to the fact that the type of housing planned in Nishi is currently exempt from the city's affordable housing ordinance, it is not anticipated in the plans that any of the units would be designated as affordable. Staffperson Hess did state that the City could potentially work with the University to supply affordable housing at an alternative location, but talks on this topic have not been substantive. She also detailed the timeline of the project, including visits to each Commission for comments and feedback, a City Council review of the project in January and February and if approved, a public Measure R/J vote as early as June 2016.

Commissioner Goldstene asked about the size of the business and development areas of the project, as those sections seemed to be significantly smaller than the housing component. She stated the project looked to be primarily residential, and stated concern about the lack of affordable housing. She asked if the current affordable housing ordinance exemption for stacked flats and condos were to be removed, if that change would be applied to the site. Staffperson Hess responded that the requirement to provide affordable housing could be written into the development agreement regardless of whether or not the ordinance changes.

Commissioner Goldstene also voiced concerns regarding the Measure J/R vote on the project. She asked if voters would be brought detailed plans on the project, or would

only be provided vague information to vote on. Staffperson Hess indicated the degree of detail would be determined by the City Council should they approve the project to move forward. She also added that items included in the baseline project features on the ballot would not be able to be changed unless the project again went to voters.

Returning to the discussion on housing for students at the University, Commissioner Goldstene questioned if the potential for a great deal of rental housing for students would deter households from buying properties at the site, and whether or not those properties would also become rentals. Commissioner Toney asked about the traffic mitigations at the site, and if the infrastructure below ground could support such a large development. Staffperson Hess replied that the results of studies on the area show that there is enough water for the development, and there is enough capacity in the wastewater infrastructure for the Nishi project and one of the proposed innovation centers. She also noted that the City could talk to the University about connecting to their wastewater system, should the need arise.

Commissioner Kalman noted that Principle 7 of the guiding principles established for this project, Fiscal Consideration and Net Community Benefit, and stated that “net community benefits (including social and environmental)” should include affordable housing, as the program provides a huge social benefit. He stated his belief that the current affordable housing ordinance needs to be amended to include projects such as Nishi.

The Commissioners discussed a recommendation to include affordable housing at the site, followed by an update of the affordable housing ordinance revisions to include stacked flat and condominium projects in the affordable housing program requirements. Commissioner Toney added that she would like language in the recommendation to ensure a review of resident safety in relation to the railway.

Following this discussion, Commissioner Goldstene moved to recommend the City Council include affordable housing in the Nishi development through rental and ownership units based on city standard affordable housing requirements, as they would have applied prior to the 2013 updates, and to include consideration of safety measures around the train tracks to address concerns about residents’ safety. This motion was seconded by Commissioner Kalman and passed unanimously.

B. Finalize Recommendations for Critical Needs List for CDBG and HOME Program Year 2016-2017.

Staffperson Heinig presented the follow-up to the previous meeting’s discussion on the updates to the Critical Needs List for the 2016-2017 Program Year.

At the end of a brief discussion on the item, Commissioner Kalman moved to recommend the adoption of the Critical Needs List by the City Council for use in the upcoming CDBG and HOME Request for Proposals (RFP) process. This motion was seconded by Commissioner Goldstene, and passed unanimously.

7. Commission and Staff Communications

A. Social Services Commission Workplan.

Staffperson Foster reminded the Commission about the plans for a special meeting on Thursday, December 17 to discuss affordable housing ordinance revisions and Pacifico. Commissioner Goldstene asked to add a discussion item to that meeting on the tenant/buyer selection process for affordable housing. There was consensus to add the item to the agenda.

8. Adjourn

Commissioner Goldstene made a motion to adjourn the meeting, seconded by Commissioner Tomasky. The motion passed unanimously. The meeting ended at 8:23 p.m.

Respectively Submitted by,

Danielle Foster
Housing and Human Services Superintendent