



City of Davis

**Social Services Commission Meeting Minutes**

**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**

**Monday, January 25, 2016**

**7:00 P.M.**

Commission Members Present: Claire Goldstene, Donald Kalman, Ann Privateer, Bernita Toney, R. Matthew Wise (Chair)

Absent: Mindy Romero, Tracey Tomasky

Staff Present: Danielle Foster, Housing and Human Services Superintendent  
Adrienne Heinig, Administrative Aide  
Eric Lee, Assistant Planner II

Public Present: Josh Vasbinder, Don Sherman, Evelyn Prall, Nancy Redpath, Matt Williams, Rachel Iskow

---

**1. Call to Order & Roll Call**

The meeting was called to order at 7:05 p.m. by Chairperson Wise.

**2. Approval of Agenda**

Commissioner Goldstene moved to approve the agenda. Commissioner Kalman seconded this, and the motion passed unanimously.

**3. Brief Announcements from Staff, Commissioners, and Liaisons**

Staffperson Foster provided updates on the following topics:

1. Pacifico affordable housing rehabilitation project financing
2. City Council affordable housing workshop has been rescheduled
3. The RFP for CDBG and HOME grants has been released, and the required applicant workshop was held on January 12, 2016
4. The New Pathways project will be opening soon
5. Fair Housing staff are working with the Police Department and UCD staff on tracking recent cases of housing fraud

Mayor Protempore Davis provided an update to the Commission on recent work with the Police Department and the Yolo County district attorney's office on a restorative justice diversion program for transitioning foster youth.

**4. Public Comment**

None.

**5. Consent Calendar**

**A. Approval of Minutes - November 16, 2015**

Commissioner Kalman moved to approve the minutes of November 16, 2015. This action was seconded by Commissioner Privateer. The motion passed, with Chairperson Wise abstaining due to his absence.

**B. Approval of Minutes - December 17, 2015**

Commissioner Goldstene voiced concerns that the minute record for the meeting on December 17, 2015 did not accurately reflect the full conversation Commissioners had when discussing the affordable housing ordinance revisions. She requested language be included in the record to demonstrate the Commission review of the consultant report on the feasibility of affordable housing requirements for stacked flat and mixed-use developments to better demonstrate how the recommendations had been reached.

Commissioner Goldstene then moved to approve the minutes of December 17, 2015 with this correction. This action was seconded by Commissioner Kalman. The motion passed, with Commissioner Toney abstaining due to her absence.

**6. Regular Items**

**A. 2100 Fifth Street Affordable Housing Plan**

Staffperson Foster introduced Eric Lee, Assistant Planner II in the city's Community Development Department, as well as the project developer for the site at 2100 Fifth Street, and representatives from Mutual Housing California to begin the presentation on the Sterling Fifth Street Apartments affordable housing plan. Staffperson Eric Lee stated that the developers have been in ongoing discussions with city staff as to how best incorporate the affordable housing requirements for this project. The result has been a hybrid affordable housing plan, with a portion of the requirement paid in in-lieu fees, and a portion covered by a separate 41-unit fully affordable project adjacent to the market-rate complex. The plan allows for greater affordability within the affordable rental component, with units aimed at 35-60% of Area Median Income (AMI). Project developer Josh Vasbinder with the Dinerstein Companies spoke briefly on the project, highlighting the creative ways the project intends to provide affordable housing, and introduced the developer of the affordable project, Mutual Housing California, as an agency with a long history of successful affordable housing projects, specifically projects in Davis.

This item was opened for public comment, and the following comments were received:

- Don Sherman asked the Commission for more time to review the report before they make decisions on the project, and provided written communication from a neighbor, Judy Fischette. Both were concerned with having affordable housing for families so close to a site with housing focused towards students. Mr. Sherman voiced concerns about the behavior of students, the noise and activity levels, and the volume of cars both using 5<sup>th</sup> Street and needing parking at the site.
- Evelyn Prall spoke to the Commission to ask that the site be preserved as a place of service, specifically for the treatment of mental health issues. She voiced concerns that the buildings were new, and in good shape, and should not be bulldozed, as well as concerns about the market-rate site density and traffic issues resulting from having so many new units.

- Nancy Redpath stated the planned project was too dense, and the development was outside of established general plan guidelines. She was also concerned that the affordable units onsite may not serve the population of greatest need.
- Matt Williams voiced his concerns about having families live adjacent to a large number of students, and encouraged the commission to recommend measures to incentivize reduction of cars to mitigate traffic impacts and lesson parking concerns. He also spoke in favor of the project's intended residents, stating the target demographic is most in need of housing and the project addresses key issues. He cautioned however that the projects do need to be more sensitive to the impacts on the people of Davis.

Following public comment, the Commission discussed the item. Staffperson Foster clarified some items brought up during public comment, including income qualifications, services planned to be provided at the affordable housing site, and reiterated that the discussions on developing the site are in early stages and there will still be time in the process for the public to comment, including at the Planning Commission and City Council.

When asked why the site would offer extremely low income units when another site being developed also offers extremely low income units, Staffperson Foster responded there is a significant need for deeply subsidized housing but the units are difficult to develop, and are costly to operate. Developing these units, wherever possible, contributes to filling the local gap between supply and demand.

Commissioner Kalman asked if residents of the affordable housing site would be able to access amenities of the market rate complex next door, and was concerned an agreement had not been reached between the developer of the market project and the affordable housing project to share amenities, where possible. There was also discussion of the traffic issues anticipated from such a large development, and the prior successes of affordable housing mixed with student housing in other projects in town. Commissioners agreed it was not the mix of students and affordable housing which caused concern, rather the density of the site and the volume of student-focused housing so close to families served by affordable rental housing. Mayor Protempore Davis added that although the complex is focused on student housing, workforce housing needs could also be met through the site, as there is not limitation to students.

During this discussion, Chairperson Wise moved, seconded by Commissioner Kalman, to approve staff recommendations 3A and 3C in the staff report, and to request the remaining items be brought back for further consideration. This motion failed on a 2-3 vote, with Wise and Kalman for, and Goldstene, Toney and Privateer against. Commissioner Goldstene asked about the possibility the payment of in-lieu fees for the entire affordable housing obligation for the site, and Commissioner Kalman asked for more information on how the students and affordable housing tenants would interact and share amenities.

Chairperson Wise then moved, seconded by Commissioner Kalman, to approve staff recommendations 3A and 3C, taking into account all comments made on the project during the discussion, and to recommend steps be taken to mitigate any traffic issues effecting the affordable housing project to the extent that programs can be used to encourage the reduction of car use. This motion passed 4-1, with Commissioner Goldstene dissenting.

**7. Commission and Staff Communications**

**A. Social Services Commission Workplan**

Staffperson Foster reminded the Commission that the next meeting will be the CDBG and HOME funding recommendations meeting on March 21, 2016.

**8. Adjourn**

Commissioner Kalman made a motion to adjourn the meeting, seconded by Commissioner Privateer. The motion passed unanimously. The meeting ended at 9:18 p.m.

Respectively Submitted by,

Danielle Foster  
Housing and Human Services Superintendent