



City of Davis

Social Services Commission Minutes

Community Chambers, 23 Russell Boulevard, Davis, CA 95616

Monday, May 21, 2018

7:00 P.M.

Commission Members: Claire Goldstene, Vice Chair; Donald Kalman; Ann Privateer; Tracy Tomasky, Chair; Bernita Toney; Georgina Valencia; and R. Matthew Wise

Council Liaison: Robb Davis, Mayor; Lucas Frerichs, Alternate

Staff: Kelly Stachowicz, Assistant City Manager, City Manager's Office
Ginger Hashimoto, Administrative Analyst, City Manager's Office

1. Call to Order & Roll Call

Members Present: Claire Goldstene, Donald Kalman, Tracy Tomasky, Bernita Toney, Georgina Valencia, and R. Matthew Wise

Members Absent: Ann Privateer

Also Present: Cindy Gnos, Contract Planner; Ginger Hashimoto, Administrative Analyst; Kelly Stachowicz, Assistant City Manager; and Heidi Tschudin, Deputy City Manager/Director of Community Development and Sustainability

Tomasky called the meeting to order at 7:01 p.m.

2. Approval of Agenda

Wise moved to approve the agenda with a second by Valencia.

The motion passed by the following vote:

AYES: Goldstene, Kalman, Tomasky, Toney, Valencia, and Wise

NOES: None

ABSTAIN: None

3. Brief Announcements from Staff, Commissioners, and Liaisons

None.

4. Public Comment

Todd Edelman: Edelman expressed concern regarding the low-income program associated with the City's recently launched JUMP bike-share initiative. While praising its existence, he explained he became worried when JUMP staff could not provide additional information about program logistics. While he already alerted the City Council and the Sacramento Area Council of Governments about the issue, Edelman wanted Commissioners to be aware as well.

Don Gibson: Gibson shared that the ASUCD-UCD GSA Joint Housing Task Force in partnership with the Chancellor's Student Affordable Housing Task Force recently disseminated a campus wide survey about housing. He explained the first-of-its-kind survey is meant to assess housing challenges faced by students, including trying to quantify student homelessness. Gibson concluded that he hopes the survey will become an institutional survey that the University administers on a reoccurring basis in order to track data over time.

5. Consent Calendar

A. Approval of Minutes – April 16, 2018

Tomasky requested that staff fix the error listing Toney as present.

Goldstene moved to approve the amended minutes with a second by Valencia.

The motion passed by the following vote:

AYES: Goldstene, Kalman, Tomasky, Valencia, and Wise

NOES: None

ABSTAIN: Toney

6. Regular Items

A. Davis Live Dream Affordable Housing Proposal

Staff Presentation:

Heidi Tschudin introduced herself as the Interim Deputy City Manager/Director of Community Development and Sustainability. Tschudin then introduced Cindy Gnos as the contract planner whom the City hired to process the applicant's proposal.

Gnos described the applicant's proposal, explaining it is a 7-story, 71-unit, 440-bed residential project located at 525 Oxford Circle. Gnos then provided an overview of the applicant's affordable housing proposal, called Davis Live Dream. She explained the applicant is proposing 12% affordability or 53 affordable beds and of the 53 beds, the applicant is proposing to designate 50 beds at the very low-income level and 3 beds at the low-income level.

Dan Weinstein introduced himself as a member of the applicant team and provided further background information about the project. He emphasized the project's close proximity to campus and campus dormitories. He also underscored the project's goal to be sustainable by encouraging multi-modal transportation, limiting parking to one space per unit, and achieving LEED certification.

Public Comment:

Todd Edelman: Edelman questioned the integration of the affordable beds if the affordable beds are all located within shared units. He suggested instituting a lottery system with the market rate beds to ensure some of the affordable beds

are in single occupancy rooms. Edelman also questioned whether the applicant should provide less parking to accommodate more units.

Eileen Samitz: Samitz expressed her support for the proposal given the close proximity to campus and given the one-acre size of the parcel. She also supported the 71-parking spaces, asserting that students may need cars to commute to jobs and internships. She expressed her concern, however, with limiting access to the affordable housing beds to only students. Lastly, Samitz asked when the consultant will complete the economic analysis of rental inclusionary housing requirements.

Colin Walsh: Walsh echoed Samitz's concern about restricting the affordable beds to only students.

Don Gibson: Gibson explained that the UCD GSA endorsed the proposal because of its high density and the number of affordable units being proposed.

Isiah Moore: Moore echoed Gibson's comments on behalf of international students who struggle to find affordable housing in the community.

Nicole Holman: Holman further underscored the challenge for UCD graduate students with families to find affordable housing.

Commission Discussion:

The Commission asked for clarification regarding whether the applicant is restricting access of the affordable beds to only students. The applicant clarified that while the project is student-oriented, the project's affordable beds are available to anyone who meets the income threshold.

To assist with their analysis, the Commission requested that staff include rental income projections per unit/bed in the staff report whenever applicable.

Following a robust discussion, the Commission provided the following feedback for City Council consideration on the Davis Live Dream affordable housing proposal:

- Increase the affordability percentage from 12% to 15%*
- Construct less bathrooms to make room for additional beds*
- Establish a marketing window of at least 60 to 90 days, where the applicant must make a good-faith effort to identify eligible residents for the affordable beds*
- Establish a formula for how the applicant will calculate the amount of money to be contributed to the City's Housing Trust Fund should the applicant not find eligible residents for the affordable beds*
- Consider greater integration of the affordable beds by having some of the affordable beds in single-occupancy rooms*

- Clarify the affordable income qualifications for non-students
- Clarify the prioritization process for who will receive parking
- Request that the applicant construct an additional bicycle/pedestrian crossing or overcrossing given the high utilization of the existing Sycamore/Russell crossing

The motion passed by the following vote:

AYES: Goldstene, Tomasky, Toney, Valencia, and Wise

NOES: Kalman

ABSTAIN: None

B. Proposed Mobile Home Park Closure, Cessation, or Conversion Ordinance

Staff Presentation:

Ginger Hashimoto explained that the proposed ordinance sets forth procedures and standards for a mobile home park closure, cessation, or conversion and requires park owners to pay reasonable relocation costs should residents be displaced. Hashimoto concluded that the proposed ordinance represents one of several measures the City is examining to protect mobile homes, given the important role mobile homes play in the community's housing stock.

Public Comment:

John Reuter: On behalf of the Rancho Yolo Senior Community, Reuter expressed his overall support for the ordinance. He asked the Commission, however, to consider several issues in its review including considering how to quantify the loss of social impacts, allowing sufficient time for the process given its newness, appointing the Social Services Commission as the lead advisory body to the City Council as opposed to the Planning Commission, and incorporating a right of first refusal for the residents to purchase the park.

Colin Walsh: Walsh expressed his opinion of the ordinance as a procedure manual for how to close or convert a mobile home park. Walsh questioned why the ordinance stated its purpose was to encourage the preservation of affordable housing, when it is not mentioned within the draft language. Walsh also questioned why the ordinance does not try to do something before the decision is made to close the parks. He suggested several other options for the City to explore including creating a specific zoning district, offering financial incentives, encouraging the sale to a third party, and facilitating the creation of new parks.

Margot Loschke: Loschke requested that staff route the draft ordinance through the Senior Citizen Commission given that the largest mobile home park within the City is a senior living community.

Eileen Samitz: Samitz suggested instituting a moratorium on mobile home closures and conversions while staff continues to improve the draft ordinance. She underscored the urgency to get something in place because the parks are vulnerable to redevelopment.

Todd Edelman: Edelman requested that the Social Services Commission and Bicycle, Transportation, and Street Safety Commission discuss equity and mobility issues jointly. He also suggested the ordinance contain a provision to prohibit relocation too far away from a downtown core area to preserve resident mobility and access.

Commission Discussion:

The Commission asked staff for clarification regarding the process for other Commission review and Council approval. Staff responded that the tentative plan is to seek Council approval on June 12; however, staff explained it is envisioned that this ordinance is one step in a multi-step process exploring how the City can achieve its policy goal of encouraging the preservation of affordable housing. Staff elaborated other options the City is examining include offering stay-in-business incentives and imposing limits or other controls on future rent.

The Commission also asked for legal clarification on the City's options for rezoning the Olive Drive parks to include a mobile home park designation, the right of first refusal for residents to purchase the park and/or for residents to purchase/rent residential units should the new land use be residential. Staff clarified that the right of first refusal for residents to purchase the park is outside the City's legal authority because it is a private ownership matter. Staff responded it will however conduct further research on the legality of rezoning and resident right of first refusal for the newly developed ownership/rental units.

Ultimately, the Commission provided the following feedback for City Council consideration on the proposed Mobile Home Park Closure, Cessation, or Conversion Ordinance:

- Name the Social Services Commission as a second advisory body, in addition to the Planning Commission, who will make recommendations to the City Council on the completeness of the relocation impact report and the sufficiency of relocation assistance*
- Request that staff route the proposed ordinance through the Senior Citizen Commission*
- Inform residents of the ensuing relocation impact report earlier in the process*
- Clarify what will happen if the City Council finds the relocation impact report to be incomplete or finds the relocation assistance to be insufficient*

- Utilize a percentage rather than a number to determine how many representatives can serve on the Residents' Advisory Committee
- Define what constitutes reasonable relocation assistance
- Ensure the relocation impact report takes into account individualized financial circumstances such as when someone purchased their home
- Explore the legality of incorporating a right of first refusal for residents to purchase and/or lease the units of the new development, should the new use be residential
- Explore the legality of the City using a zoning change as leverage
- Explore the legality of rezoning the three parks on Olive Drive to include a mobile home designation

The motion passed by the following vote:

AYES: Goldstene, Kalman, Tomasky, Toney, Valencia, and Wise

NOES: None

ABSTAIN: None

C. Regional Fair Housing Project and Outreach Efforts

Stachowicz informed Commissioners about the regional effort underway to perform an Analysis of Impediments to Fair Housing. She explained the study is one way the City affirmatively furthers fair housing, as is required by its Consolidated Plan for Community Development Block Grant funds.

7. Commission and Staff Communications

A. Planning Project Update.

Hashimoto shared that the City Council is tentatively set to convene a public hearing for the West Davis Active Adult Community project on May 29.

B. Social Services Commission Work Plan.

As a follow up to the Commission's discussion on homebuyer education, Hashimoto explained she is preparing draft website content for the Commission's review in June.

8. Adjourn

Tomasky adjourned the meeting at 9:37 p.m.