



City of Davis
Social Services Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Monday, August 20, 2018 at 7:00 P.M.

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

Council Liaison: Brett Lee, Regular; Dan Carson, Alternate

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

1. Call to Order & Roll Call

Members Present: Claire Goldstene, Donald Kalman, Ann Privateer, Tracy Tomasky, and Bernita Toney

Members Absent: Georgina Valencia and R. Matthew Wise

Also Present: Ginger Hashimoto, Administrative Analyst; Brett Lee, Mayor; and Kelly Stachowicz, Assistant City Manager

Tomasky called the meeting to order at 7:03 p.m.

2. Approval of Agenda

Goldstene moved to approve the agenda with a second by Privateer.

The motion passed by the following vote:

AYES: Goldstene, Kalman, Privateer, Tomasky, and Toney

NOES: None

ABSTAIN: None

3. Brief Announcements from Staff, Commissioners, and Liaisons (5 minutes)

Staff shared the following announcements:

- *As of July 10, the Commission's new Council liaisons became Mayor Lee as the regular liaison and Councilmember Carson as the alternate liaison*
- *The City Clerk's Office is conducting a recruitment for vacant commission positions. The deadline for applications is September 28.*
- *The City hired a new Finance Director—Nitish Sharma. Sharma most recently served as a Budget Manager for the City of West Sacramento.*

- *The City and Yolo County are entering into mediation with UC Davis over three primary concerns regarding the University's Long Range Development Plan:*
 1. *Timing and certainty of buildout*
 2. *Impacts*
 3. *Mitigation measures*

Kalman asked if the Long Range Development Plan included any language about affordable housing and whether that could be discussed during the mediation. Staff noted the questions.

Toney announced she may no longer be able to serve on the Commission, as she can no longer afford to live in Davis.

Kalman asked about the status of the economic feasibility study for the rental inclusionary housing requirements. Staff informed Commissioners a draft of the study is complete and is currently under peer review.

4. Public Comment

Eileen Samitz: Samitz urged the City to eliminate or at least suspend its vertical mixed use affordability exemption, particularly given the context/environment of when the exemption was enacted versus now. Samitz described the situation as a bonanza for developers to take advantage of the exemption. She listed the recent projects who benefitted/are set to benefit from the exemption including most recently the University Mall redevelopment.

5. Consent Items

A. Approval of Minutes – June 18, 2018

Toney moved to approve the June 18, 2018 minutes with a second by Goldstene.

The motion passed by the following vote:

AYES: Goldstene, Privateer, Tomasky, and Toney

NOES: None

ABSTAIN: Kalman

6. Regular Items

A. Input for City Council 2018-20 Goal Setting

Brainstorm social service-related goals for 2018-20 and provide recommendations for City Council consideration.

Public Comment:

Eileen Samitz: Samitz questioned why the Plaza 2555 affordable housing plan did not return to the Commission for a second review. Samitz also underscored that the City has a requirement to provide affordable housing by SACOG. She questioned whether the City would be able to meet SACOG's affordability requirement since some of the recent bed proposals contain a provision that beds may be rented at

market rate after a specified marketing period with the City receiving the difference as an in-lieu fee.

Commission Discussion:

The Commission's discussion centered on the following notions:

- *Hold off on approving development projects, specifically large development projects, until the City can conduct a needs assessment to ensure a diverse housing stock*
- *Look at other ways to fund the Housing Trust Fund besides just in-lieu fees*
- *Revisit the City's affordable housing ordinance, specifically the areas of vertical mixed-use exemptions, affordable rental inclusionary requirements, and eligibility for affordable ownership (recommend limiting the opportunity to first-time homebuyers)*
- *Define the City's housing vision and what kind of community is desired*
- *Examine the community housing stock and advocate for diversity*
- *Build in suppositions when making decisions to assist with measuring/tracking outcomes*
- *Allocate the CDBG broadly and make a commitment to find ways to support local CDBG beneficiaries, especially the smaller organizations, should the federal government cut the CDBG/HOME program*
- *Receive information about development projects earlier and require developers to submit more fully fleshed out affordable housing proposals*
- *Examine ways the City can partner with the school district to address depression and anxiety among students*
- *Analyze the implications of using beds and bedrooms as opposed to units to meet affordability requirements*

Kalman moved to approve the above summation of the Commission's feedback with a second by Privateer.

The motion passed by the following vote:

AYES: Goldstene, Kalman, Privateer, Tomasky, and Toney

NOES: None

ABSTAIN: None

7. Commission and Staff Communications

A. Development Project Update.

Staff provided the following development updates:

- *The Davis Live applicant increased their level of affordability from 12% to 15% and also met the target affordability mix of 5% extremely low, 5% very low, and 5% low.*

- *The Plaza 2555 applicant recently revised their affordable housing plan to include:*
 - *An estimated 32 bedrooms (5% = 32 / 646) of integrated, permanently affordable extremely low income bedrooms*
 - *An estimated 10 micro units (5% = 10 / 200) of integrated permanently affordable very low income units*
 - *An estimated 32 bedrooms (5% = 32 / 646) of integrated, permanently affordable low income bedrooms*

The Commission asked for the proposal to return, even if it is after the Planning Commission reviews the proposal.

- *The City received an application for 3820 Chiles Road, which is a proposed 200-unit residential building.*
- *The City received an application for a University Mall Redevelopment for which the project is exempt from submitting an affordable housing proposal since it is vertical mixed use.*

The Commission requested that staff return with an update on Paul's Place and Creekside.

Public Comment:

Eileen Samitz: Samitz corrected an error in staff's slide listing 64 units instead of bedrooms.

B. Social Services Commission Work Plan.

The Commission requested to discuss the possible removal of the vertical mixed use exemption in the City's Municipal Code.

8. Adjourn

Tomasky adjourned the meeting at 8:57 p.m.