



**City of Davis**  
**Social Services Commission Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Monday, December 16, 2019 at 7:00 P.M.**

**Commission Members:** Anna Ioakimedes; Donald Kalman; Susan Perez; Kurt Snipes; Bapu Vaitla, Vice Chair; Georgina Valencia, Chair; Matthew Wise; and Judith Ennis, Alternate

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

**Staff:** Ginger Hashimoto, Management Analyst, City Manager's Office

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**1. Call to Order**

*Members Present: Anna Ioakimedes; Donald Kalman; Susan Perez; Kurt Snipes; Bapu Vaitla, Vice Chair; Georgina Valencia, Chair; Matthew Wise; and Judy Ennis, Alternate*

*Members Absent: None*

*Also Present: Matt Keasling, Applicant Representative, Aggie Research Campus; Ginger Hashimoto, Management Analyst, City Manager's Office; Brett Lee, Mayor/Council Liaison, City of Davis; Sherri Metzker, Principal Planner, City of Davis; Rohit Naimpally, Senior Research and Policy Manager, J-PAL; Kelly Stachowicz, Assistant City Manager, City of Davis*

*Valencia called the meeting to order at 7:10 p.m.*

**2. Approval of Agenda**

*Kalman moved to approve the agenda with a second by Snipes.*

*The motion passed by the following 7-0-0 vote:*

*AYES: Ioakimedes, Kalman, Perez, Snipes, Vaitla, Valencia, and Wise*

*NOES: None*

*ABSTAIN: None*

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

*None.*

**4. Public Comment**

*None.*

## 5. Regular Items

### A. Aggie Research Campus Affordable Housing Proposal

#### **Staff Presentation:**

*Metzker and Keasling provided background on the proposed development stating that at build-out the project would include up to 850 residential units of varied sizes and affordability. Staff further explained that because different home builders are likely to build different components at different times, the applicant is seeking to memorialize the City's current inclusionary housing ordinance. Staff clarified that in doing so, the applicant will guarantee compliance with the ordinance as currently written whether via in-lieu fees, onsite units, land dedication, or a combination.*

#### **Public Comment:**

*Colin Walsh: Walsh highlighted Davis' jobs/housing imbalance. He stated the project will result in more commuters and make housing less affordable in Davis. Walsh questioned how onsite affordable units would work if employees of the research center are the target population for the residential housing because they would likely not meet the income qualifications. Further, Walsh concluded by underscoring how onsite affordable units is incompatible with the MRIC mixed-use EIR report that assumes there will be 1.62 employees per household, which equates to a large number of center employees living onsite.*

*Eileen Samitz: Samitz expressed great concerns about the applicant's affordable housing proposal. Samitz urged the Commission to delay making any recommendations until the City finalizes its inclusionary housing ordinance. Samitz questioned how the regional needs housing allocation can require 40 percent low-income, but the City's local ordinance only requires 15 percent.*

#### **Commission Discussion:**

*The Commission raised the following concerns:*

- *Unsure whether there is precedence for developers of large projects to lock in their inclusionary housing requirements*
- *Some Commissioners do not think the current ordinance is strong and therefore dislike the idea of memorializing the requirements*
- *Since the project requires a Measure R/J vote, will likely need some certainty/detail about how much affordable housing is available or it could be a tough sell to the voters*

*Wise moved to approve staff's recommendation with a strong preference for onsite affordable units with a second by Ioakimedes.*

*The motion failed by the following 3-4-0 vote:*

*AYES: Ioakimedes, Valencia, and Wise*  
*NOES: Perez, Kalman, Vaitla, and Snipes*  
*ABSTAIN: None*

*Kalman moved that the City require the builder to comply with the affordable housing requirements at the time of construction with a second by Perez. Perez issued a friendly amendment to add a strong preference for onsite affordable units. Kalman accepted.*

*The motion passed by the following 5-2-0 vote:*

*AYES: Ioakimedes, Perez, Kalman, Vaitla, and Snipes*  
*NOES: Valencia and Wise*  
*ABSTAIN: None*

## **B. Draft Downtown Plan Review and Comments**

### ***Staff Presentation:***

*Hashimoto highlighted the parts of the Draft Downtown Specific Plan that were relevant to the Commission's purview:*

- *Goal #3: A feasible, equitable development program that builds a resilient economy and increases housing access and choice*
- *Guiding Policy #3.10: Encourage affordable housing at all levels through a focus on market-rate, affordable-by-design housing, allowing microunits, and complying with City requirements to provide below-market rate housing for new development*
- *Built Environment Recommendation #12: E/F Street parking lot site—explore opportunities to provide affordable housing*
- *Urban Design and Placemaking Action #6: Provide a variety of housing in downtown and increase housing access and affordability*
  - *Methodology Step #6C: Evaluate the City's affordable housing strategy and make improvements as needed to stimulate the production of affordable units at all levels*

### ***Public Comment:***

*None*

### ***Commission Discussion:***

*The Commission issued the following feedback:*

- *While the Plan mentions affordable housing, all references lack specificity*
- *The Plan should strive to better differentiate when referring to affordable by design versus below-market rate*
- *The Plan does not mention social services*

- Overall, believe the Plan should elevate affordable housing to a higher priority

Vaitla moved that Goal 3 of the Plan should include a direct reference to affordable housing with a second by Snipes. Perez issued a friendly amendment that the Plan should also incorporate reference to the City's commitment to providing support services to the unhoused. Vaitla and Snipes accepted.

The motion passed by the following 7-0-0 vote:

AYES: Ioakimedes, Kalman, Perez, Snipes, Vaitla, Valencia, and Wise

NOES: None

ABSTAIN: None

### **C. Draft 2020 Work Plan**

#### **Staff Presentation:**

The Commission agreed to hold this item until its January meeting, but generally liked the idea of establishing subcommittees for the goals of engaging in data-driven decision making and promoting awareness and dialogue on social service initiatives. The Commissioners decided to think about the Subcommittee's charge and return to the January meeting with ideas.

## **6. Commission and Staff Communications**

### **A. J-PAL Presentation Debrief**

The Commission thanked Naimpally for giving the homeless service policy lecture earlier in the evening. Naimpally shared more information about J-PAL's upcoming call for letters of interest to participate in their Housing Stability Evaluation Incubator, which is a program where J-PAL researchers partner with local jurisdictions to analyze homeless prevention/mitigation policy problems.

Vaitla moved for staff to seek Council approval to submit a letter of interest to participate in J-PAL's Housing Stability Evaluation Incubator with a second by Kalman.

The motion passed by the following 7-0-0 vote:

AYES: Ioakimedes, Kalman, Perez, Snipes, Vaitla, Valencia, and Wise

NOES: None

ABSTAIN: None

### **B. Development Project Update**

None.

**C. Social Services Commission Long Range Calendar**

*Vaitla announced that he will be out of town for the next three months and therefore absent from the January, February, and March meetings. Vaitla explained that he is seeking approval from Council for an extended absence.*

*Perez moved that Council should approve Vaitla's request for an extended absence with a second by Kalman.*

*The motion passed by the following 7-0-0 vote:*

*AYES: Ioakimedes, Kalman, Perez, Snipes, Vaitla, Valencia, and Wise*

*NOES: None*

*ABSTAIN: None*

**7. Adjourn**

*Valencia adjourned the meeting at 9:43 p.m.*

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