



**Social Services Commission Minutes
Monday, December 20, 2021, 7:00 P.M.**

1. Call to Order

Chair Ennis called the meeting to order at 7:00pm

2. Commissioners Present: *Ennis; Fulp-Cooke; O'Brien; Shaw-Battista; Vaitla; Wong-Chen*

Absent: Mouat; Perez

Also Present: Dagoberto Fierros, Kelly Stachowicz, Sherri Metzker, Dan Carson

3. Approval of Agenda

Fulp-Cooke moved, with a second by Vaitla to approve the agenda.

Motion passed by the following vote:

AYES: Ennis; Fulp-Cooke; O'Brien; Shaw-Battista; Vaitla; Wong-Chen

NOES: None

ABSTAIN: None

ABSENT: Mouat, Perez

4. Brief Announcements from Staff, Commissioners, and Liaisons

Stachowicz stated that city offices will be closed next week.

Councilmember Carson stated that he looks forward to the commissions deliberations on the DiSC item.

5. Public Comment

None.

6. Consent Items

A. Approval of Minutes – November 15, 2021

Ennis moved, with a second by Fulp-Cooke, to approve the minutes.

Motion passed by the following vote:

AYES: Ennis; Fulp-Cooke; O'Brien; Shaw-Battista; Vaitla; Wong-Chen

NOES: None

ABSTAIN: None

ABSENT: Mouat, Perez

7. Regular Items

A. Davis Innovation and Sustainability Campus 2022 Proposal

Sherri Metzker shared a brief presentation about the previous DiSC project that was voted down by the electorate and the new proposal. The affordable housing percentages that were previously approved by the commission and City Council remain unchanged.

Daniel Ramos, project applicant, stated that there is a continued demand for commercial/lab and advanced manufacturing space in Davis. Ramos expressed appreciation for the commission.

Matt Keasling, project applicant, stated that the new DiSC proposal is scheduled to go before the Planning Commission in January, the City Council in February, and on the June 2022 ballot. The previous proposal was voted down in November 2020. The project footprint has been reduced from 194 acres to 102 acres. The proposal includes 550,000 square feet of commercial/lab area and 550,000 square feet of advance manufacturing space. The total housing units have been reduced from 850 units to 460 units. The housing is planned to include a variety of mixed-use rental, and for-sale options. The new project proposes the construction of 18.5% affordable units (85 units) which exceeds the city's requirement of 15%. 60 units will be built onsite as affordable rental units, 14 onsite units will be for-sale units, and 11 affordable units will be constructed offsite.

Vaitla expressed gratitude for the applicant's affordable housing proposal but expressed interest in the construction of very low and extremely low affordable rental and for-sale units.

Keasling stated that the multi-family units are set at 60 percent low-income and 40 percent very low-income. The for-sale units are set at a moderate-income level. Extremely low-income is typically built in a more structured setting that has support services.

Ennis expressed gratitude for the applicant's proposal to exceed the minimum affordable housing requirements. Ennis asked if revenue generated from the project could be used to support social services in Davis.

Carson stated that other funding sources may arise to support social services directly but the revenue from this project could be used to support social services but it is not allocated to do so.

Keasling stated there are many challenges to the construction of extremely low-income units.

Shaw-Battista stated that the location of the development seems suitable for the creation of extremely low-income units. Shaw-Battista also asked if there

have been additional discussion about traffic impacts that are created by the development.

Keasling stated that Mace Boulevard will be most impacted by the project but the transit plaza and regional transit connections are designed to limit the traffic impacts.

Wong-Chen asked if the affordable for-sale units are connected like condos. Keasling stated that the units will be built as attached townhomes with a 4 inch air gap in between each unit.

Vaitla expressed support for the construction of mixed income units. Vaitla also supports construction of off-site affordable units but preferred that extremely low income units be built onsite.

O'Brien asked what sites are being considered for the construction of off-site affordable units. Keasling stated that sites have not been finalized but sites are being explored.

Fulp-Cooke expressed gratitude for the applicant's proposal to exceed the minimum affordable housing requirement and also expressed traffic concerns that should be addressed in south and east Davis.

Public Comment: None.

Vaitla made a motion to approve recommendations, with the following additions to the motion:

- Build extremely-low income rental units preferably onsite and if the units are built offsite the city should consider an equitable distribution of affordable housing throughout the city.
- and construct at least one low-income for sale unit.
- With a preference that the housing units be constructed in a mixed income format.

Vaitla also encouraged the City to consider the creation of supplementary financing to support the construction of very low and extremely low income units.

Ennis seconded the motion.

Motion passed by the following vote:

AYES: Ennis; Fulp-Cooke; O'Brien; Shaw-Battista; Vaitla; Wong-Chen

NOES: None

ABSTAIN: None

ABSENT: Mouat, Perez

B. City Council Joint Discussion Recap

Ennis and Fulp-Cooke shared a brief recap of the joint discussion with the City Council. Fulp-Cooke shared the overlapping goals and objectives between the Council and Commission.

Shaw-Battista, Vaitla, and Wong-Chen expressed gratitude for the commissioners who discussed the commissions priorities at the joint discussion.

O'Brien asked if Public Safety reform was discussed at the joint discussion. Ennis stated that the point was brought up as a successful collaboration between other commissions and external parties.

Commissioners discussed highlights from the joint discussion.

Public Comment: None.

7. Subcommittee Updates

- A. American Rescue Plan Act – *No Update.*
- B. Davis Innovation and Sustainability Campus 2022 – *This subcommittee was disbanded.*
- C. Environmental Scan – Fulp-Cooke stated that the survey has received a 30% response rate. An update will be placed in a future agenda.
- D. *Pacifico Affordable Housing Complex – No Update.*
- E. University Student Advocacy Groups Outreach – *No Update.*

Public Comment: None.

8. Commission and Staff Communications

A. Development Projects and Affordable Housing Properties Update
Stachowicz stated there are a few affordable ownership units listed for-sale, one refinance, and several owner occupancy transitions.

B. Social Services Commission Long Range Calendar
Fierros shared the items listed on the long-range calendar

Vaitla congratulated Fierros for a successful \$2.784 million dollar grant application that was awarded through the Proposition 68 California Statewide Parks Program for the revitalization of Central Park.

Public Comment: None.

8. Adjourn

Ennis move to adjourn the meeting at 9:43pm, Shaw-Battista Second.

Motion passed by the following vote:

AYES: Ennis; Fulp-Cooke; O'Brien; Shaw-Battista; Vaitla; Wong-Chen

NOES: None

ABSTAIN: None

ABSENT: Mouat, Perez