



**City of Davis
Social Services Commission
Minutes
Monday, May 15, 2023**

1. Call to Order & Roll Call

Chair called the meeting to order at 7:00pm

Commissioners Present: Judith Ennis; Julia Mouat, Vice Chair; Susan Perez, Judy Wong-Chen,

Commissioners Absent: Fulp-Cooke; Jenna Shaw-Battista

Staff Present: Dana Bailey, Social Services and Housing Director; Kelly Stachowicz, Assistant City Manager, Sherri Metzger, Community Development Director

2. Approval of Agenda

Perez moved, with a second by Ennis, approval of the agenda. Motion passed by the following vote:

AYES: Ennis, Mouat, Perez, Wong-Chen

NOES: None

ABSENT: Fulp-Cooke, Shaw-Battista

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

None

4. Public Comment

None

5. Consent Calendar

A. April 17, 2023 Commission Minutes

Perez moved, with a second by Wong-Chen, approval of the consent calendar. Motion passed by the following vote:

AYES: Ennis, Mouat, Perez, Wong-Chen

NOES:

ABSENT: Fulp-Cooke, Shaw-Battista

6. Regular Items

A. Update: Draft Inclusionary Zoning Housing Ordinance.

Director Metzger introduced consultant Cascadia who presented an update to the proposed features for the inclusionary housing ordinance. The City Council subcommittee spent a great deal of time reviewing the findings of Cascadia's initial report, and determined that the City cannot justify requiring more than a

15% inclusionary affordable housing requirement without making it difficult for projects in Davis to be financially feasible. Given that the City must work with the 15% limitation, the subcommittee then decided that all 15% of the units must be built into the project and that 7.5% of the units (or half of the inclusionary units) must be made affordable to individuals meeting the definition of low income and the other 7.5% must be made affordable to individuals meeting the definition of very low income.

In the event that a developer feels the project cannot comply with the requirements listed above, there will be options for Alternative Compliance. The first alternative compliance requirement will be that the developer must show evidence of infeasibility by providing a pro forma and a summary of the key project financial parameters. If indeed the project is financially infeasible, the developer may propose fewer units than required but at the same levels of affordability as the preferred option. Alternatively, the developer could propose the same number of affordable units (15%), except that all of the units would be less affordable (Low Income vs. Very Low Income.)

The secondary level of alternative compliance would allow for other means of compliance such as land dedication, creating services that benefit housing insecure households and making financial contributions to the Housing Trust Fund. If it can be demonstrated that none of these alternatives would be feasible, then the developer could propose another alternative compliance option.

After detailed discussion, and consideration of public comments, Commissioner Ennis moved, with a second from Commissioner Perez, to accept the changes as submitted with a request for Council to consider lowering the unit level exemptions and to amend the acknowledgment letter to remove “historically high” as a descriptor. The motion passed unanimously.

7. Subcommittee, Liaison Assignment

B. Inclusionary Zoning Ordinance Study Subcommittee (Fulp-Cooke, Ennis)

The work of the subcommittee is now complete.

C. DJUSD Student Support Services Collaboration (Perez, Shaw-Battista, Wong-Chen)

Subcommittee is confirming meeting dates.

8. Commission and Staff Communications

A. Development Projects and Affordable Housing Properties Update

Stachowicz reported that there are 2 units on market and staff is working to get them on the market.

B. Social Services and Housing Department Update

Bailey reported on the outcomes of the Homelessness Forum for Community Stakeholders, held Thursday, April 27, 2023. The forum included a debrief of this season's Emergency Winter Shelter and included a review of existing homelessness strategic plans.

The department will provide a Debrief of the 2022-23 Emergency Winter Shelter and Homeless Strategic Plan proposal to Council on June 6, 2023.

9. Long Range Calendar: Upcoming Meeting Dates and/or Potential Agenda Items

10. Adjournment

Meeting adjourned by consensus at 8:38pm.