



**CITY OF DAVIS
SOCIAL SERVICES COMMISSION
JOINT MEETING MINUTES**

**Hunt Boyer Home
604 Second Street
Davis, CA 95661
January 10, 2005
7:00 PM**

Members: Hannah Biberstein, Eric Gelber, Sherry Kaufman, Donna Lott, Michelle Reardon, Avanindar Singh

Council Liaison: Don Saylor

Staff: Danielle Foster

- I. Call to Order: The meeting was called to order at 7:10
- II. Approval of Agenda: The agenda was approved
- III. Staff and Commission Communication: None
- IV. Sara Fonte from the Davis Joint Unified School District requested future commission consideration of issues related to transportation from the migrant center to schools and schools district offices and other social services. The issue will be presented at a future commission meeting.
- V. Discussion and Action Items: Discussion of the proposal for affordable housing in the proposed Covell Village project

Public Comment on the Item:

Eileen Samitz- Speed of the project review, does not see a need for the middle income units.

Sarah Fonte- Strong supporter of the more affordable housing units the better, sees the advantages of economic diversity within the school district as a teacher.

Staff Summary: Staff gave overview of proposal, noted discrepancies with city requirements and provided staff recommendation. Staff also noted that the City Council was continuing their workshop on the project on January 22, 2004, to discuss the affordable housing aspect.

Blaine Juchau, representative of Covell Village, presented a PowerPoint presentation of the Affordable Housing Proposal for the project.

After much discussion, the commissioners voted in the following way:

4-0 (one abstention)

That the income limits shall be based on Yolo Area Median Income numbers for household incomes as we are trying to serve people that work in Davis but cannot afford to live here.

5-0

The pricing of the affordable ownership units shall stay within the city's standard as adopted within the ordinance. (existing at 30%, but likely to go up to 35% with the update)

5-0

The resale restriction shall be set at the 3% annual plus the maintenance credit, as proposed with the update of the ordinance. The units shall remain affordable permanently, not to be released after 15 years.

3-2

The very-low income units shall not be entirely reserved for CHOC and YCCC, as we are trying to serve a wider population and should not commit all of these units to a special needs group. And incomes shall be calculated based on the entire household.

5-0

Require the land dedication site to be affordable in perpetuity. The Commission did not recommend for or against the development of the site by Covell Village Partners, with the phasing component. They stated that staff should work out the details based on what is most favorable to the City.

5-0

Require that the project incorporate its affordability requirements for **all** aspects of the project up front with the overall approvals. This would require the affordability components for the Village Center, live-work, and co-housing units.

Additional Recommendations:

5-0

Recommendation to increase density within the project as a whole and to provide as an option for more affordable units the inclusion of granny flats within the development.

5-0

Require that the city's employee preference system be used on the affordable ownership units rather than a requirement that buyers be local employees.

VII. Adjournment: The meeting was adjourned at 8:48. The date of the next meeting is Monday, January 24, 2005 at 7:00 P. M. at the Hunt Boyer Home, 604 Second Street, Davis, CA 95616