



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

**Monday, June 15, 2009**

**7:00 p.m.**

**Community Chambers  
23 Russell Blvd.  
Davis, CA 95616**

**Social Services**

**Commission Members**

**Present:**

Eric Gelber, Cathy Huff, Steven D. Lee, Vanessa Robinson  
(Chairperson), Jan Solorzano, Dan Wolk, Liz Yeh (Alternate, left  
after Item 6A)

**Absent:**

George Hague (Vice Chairperson, excused)

**Staff:**

Danielle Foster, Housing and Human Services Superintendent  
Elvia Garcia-Ayala, Community Services Director  
Patrick Conway, Administrative Analyst II- Housing Programs

- 
- 1. Meeting called to order at 7:07pm.**
  - 2. Approval of Agenda.**  
E. Gelber moved to approve the agenda. V. Robinson seconded the motion. The motion passed, unanimously.
  - 3. Approval of Draft Minutes:**  
S. Lee moved to approve the minutes with changes. V. Robinson seconded the motion. The motion passed unanimously.
  - 4. Public Comment:**  
There were no public comments.
  - 5. Commissioner and Staff Communications:**
    - a. Steven Lee announced his resignation from the Social Services Commission and stated that his last commission meeting would be July 20, 2009. J. Solorzano and V. Robinson recognized S. Lee's service to the City of Davis, and the other commissioners agreed.

- b. D. Wolk announced the engagement of Chair V. Robinson and the Commission congratulated her.
- c. Staff announced the addition of Patrick Conway to the City of Davis staff as its Administrative Analyst, filling the vacancy created by Kathleen Cames's retirement.

**6. Business Items:**

**A. 233 and 239 J Street Development Proposals.**

Staff provided an overview of the two proposals accepted by the Redevelopment Agency of the City as a result of the Request for Proposals for the properties located at 233 and 239 J Street. Staff invited each applicant to provide additional information about their proposal.

Solar Community Housing Association (SCHA) Presentation.

A resident of Solar Community Housing Association (SCHA)'s Sunwise house, stated SCHA's goal of providing affordable housing in Davis.

Max Stephenson provided an overview of the SCHA proposal, the SCHA housing model, and a summary of who currently lives in SCHA housing. He stated that there is a great community need and demand for affordable cooperative housing, and explained to the Commission that SCHA has a 6-year limit on residency, and that average occupancy in their housing is three to four years. He concluded by saying that eighty to ninety percent of residents at Sunwise have cars and at J St. Coop approximately fifty percent of residents have cars.

In response to questions, SCHA provided information to the Commission. When asked about the benefits provided by SCHA, the following information was provided:

- Both SCHA and Habitat provide an increase in affordable housing.
- SCHA provides an opportunity for more people (due to turnover) to live in affordable housing near the downtown.
- Provides a better and new model to the community.
- Ben Pearl provided an overview of the Homestead property and some of the challenges faced and learned from that project.

Habitat for Humanity, Yolo County (HFH) Presentation.

Rebecca Restropo, the Executive Director for Habitat for Humanity Yolo County (HFH) presented their proposal on the properties next.

Ms. Restropo provided an overview of the organization's history and recent experiences of developing affordable ownership in Yolo County. She explained that the HFH proposal is based on project option B, and would be built using 500 hours of labor. She also noted that 14 to 15 individuals would be served and that the housing would be affordable to very low income households.

Ms. Restropo further explained that HFH builds affordable houses around an identified family, and base it on needs of the family being served. HFH also provides a no interest loan that requires payments equal to 33% of the household's monthly income with a term of either 20, 30, or 40 years. Ms. Restropo noted that this housing provides stability for families, and leads to better health and success. Ms. Restropo finished by answering Commission questions, confirming that HFH provides

exceptions to labor requirements for families with disabilities and that families tend to stay in HFH housing for a long-term period.

The Commission then took public comments on the proposals. A sample of the comments included:

- Kevin Wolf - member of the public who voiced support of this location for an affordable cooperative housing location, to create synergy for placing cooperatives near each other. Spread cooperatives throughout the city and create alternate opportunities for other people.
- Allison Weir (resident of 217 J Street) in favor of the cooperative model because they (SCHA) are excellent neighbors that have never caused problems.
- Alan Miller (200 Block of J Street) have had the coop (SCHA) as a neighbor without any problems. They work together in their garden. In Davis, SCHA provides for single-person housing that is much needed. He concluded with a statement to “think globally, act locally, share.”
- Cathy Forkas - would support another co-op across the street, lower ownership of vehicles, likes the garden and the high density of residents with low density buildings, fun model.
- Shawn Gerin, resident of SCHA, discussed the following advantages of SCHA:
  - Garden space and open space components
  - Build community through community dinners, bike cooperative, and community use of gardening tools.
- John Douthitt (227 J Street) would speak for the coop. They are fantastic neighbors that are a known commodity. The duplex is an ongoing issue, but no one has had to call the cops on SCHA.
- Chris Congettin, a representative with the bike cooperative, asked the Commission to consider where the equity is going with each proposal. He said that HFH will assist families, but SCHA will reinvest into the community.

The Commission then had the following discussion and took action on the proposals.

- E. Gelber noted the quality of both applications and also recognized the need for greater affordability and opportunities for families.
- S. Lee asked staff about local needs for each housing type in Davis.
- C. Huff asked about traffic over the railroad tracks, and stated her support of the cooperative model. She also stated appreciation of the neighborhood support. She concluded by noting her concerns with family housing that places kids near the train tracks, and stated that affordable housing co-op would provide housing opportunities for grad students.
- V. Robinson - considered both proposals and stated support for family housing based on the location that would greatly reduce need for transportation to downtown and UC Davis.

The Commission struggled with a decision on their recommendation. Their first motion was to support the HFH proposal. It was moved by V. Robinson and seconded by E. Gelber. This motion failed 3-4. The second motion, for SCHA’s proposal, was moved by C. Huff and seconded by S. Lee. This motion passed 5-2 with V. Robinson and D. Wolk dissenting and E. Gelber stating support for both proposals. With approval of the second motion, the Commission asked that staff relay their comments that the HFH proposal is a

wonderful project and that it was difficult making a recommendation. They also stated support for staff efforts to work with HFH on any site alternatives.

**B. Wildhorse Ranch Affordable Housing Development Conditions.**

Staff provided an overview of the project and the affordable housing requirements. John Tallman, with the applicant, provided a history of the project and a summary of the project changes, as well as the planning application summaries. Mr. Tallman stated that Parlin, the applicant, would likely bring back additional detail of the Project Individualized Plan on the project in spring 2010 and hopes to have units under construction in 2011 or 2012.

The Social Services Commission had discussion about the level of details within the project and asked about the project features. The Social Services Commission asked about public outreach completed on the project. The applicant stated that the following outreach meetings had occurred:

- 19 meetings with neighbors, including 1 general neighborhood meeting
- 1 citywide meeting

Bill Ritter, representative with the applicant, detailed the outreach meetings of the project, highlighting the outreach of the 2 largest neighborhood meetings.

D.Wolk moved and E.Gelber second staff recommendation to approved the Affordable Housing Plan for the Wildhorse Ranch project.

V. Robinson and J. Solorzano moved a substitute motion to review community outreach prior to acting on the project. After further discussion, this motion was withdrawn in the interest of allowing the project to proceed on its existing timeline. Instead, the original motion was amended to add the requirement that the applicant provide the Commission with the outreach information on the project prior to July 1, 2010. Bill Ritter and the applicant agreed to provide the outreach information to the Commission for informational purposes by the specified date. The original motion, as amended, passed 4-0-2.

**C. Strategy for Housing Seniors in Davis.**

Staff provided the Commission background on the City Council's decision to create a Committee of representatives to look into local needs and preferences related to senior housing. Staff stated intent to return to the Commission with additional information and a request for appointees once the scope and make-up of the committee was better defined.

**D. Schedule and Workplan.**

The Commission reviewed the workplan and made necessary changes.

7. **Adjournment.** V. Robinson moved and S. Lee seconded a motion to adjourn the meeting. The meeting was adjourned by unanimous vote at 9:45 pm.