

STAFF REPORT

DATE: November 30, 2010
TO: City Council
FROM: Danielle Foster, Housing and Human Services Superintendent
Elvia Garcia-Ayala, Community Services Director
SUBJECT: Social Services Commission Minutes for Meetings September 20, 2010 &
October 18, 2010

Recommendation

Informational only.

Fiscal Impact

No fiscal impact.

Summary

Enclosed are the following Social Services Commission (SSC) Minutes:

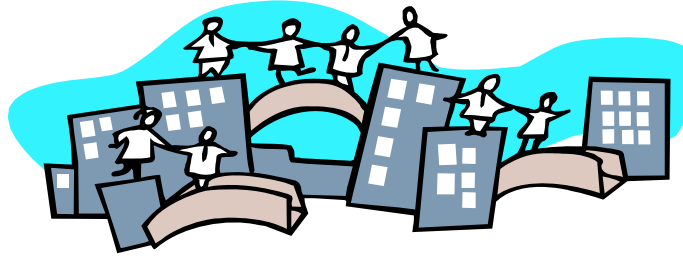
1. SSC Regular Meetings held on:

- September 20, 2010
- October 18, 2010

Action items of the SSC provided in these minutes have been or will be referred to the City Council in an item-specific staff report as part of the typical steps in processing a project or ordinance application, and do not require separate action.

Attachments

- September 20, 2010 & October 18, 2010, Social Services Commission Regular Meeting Minutes.



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

Monday, September 20, 2010

7:00 p.m.

Community Chambers

23 Russell Boulevard

Davis, CA 95616

Social Services

Commission Members

Present:

Vanessa Errecarte (Chairperson), Eric Gelber, George Hague (Vice- Chairperson), Cathy Huff, Donald Kalman, Jan Solorzano, Dan Wolk, and Liz Yeh (Alternate)

Staff:

Danielle Foster, Housing and Human Services Superintendent
Patrick Conway, Administrative Analyst II

1. Called to Order at 7:05 p.m. by Chairperson, V. Errecarte.

2. Approval of Agenda.

Chairperson V. Errecarte moved to approve the agenda. Vice-Chairperson G. Hague seconded the motion. The motion passed, unanimously.

3. Approval of Draft Minutes from

- **June 21, 2010 Social Services Commission Minutes**
- **July 19, 2010 Joint Meeting of Social Services Commission, Senior Citizen Commission and ADA Sub-Committee Minutes.**

Vice-Chairperson G. Hague moved to approve both sets of minutes with the condition that the specific visibility features be added to the July 19, 2010 joint meeting minutes. C. Huff seconded the motion. The motion passed, unanimously.

4. Public Comment:

Jenna Templeton introduced herself as an applicant for the Social Services Commission.

5. Commissioner and Staff Communications:

Chairperson V. Errecarte, Vice-Chairperson G. Hague, D. Wolk, and L. Yeh all thanked the other commissioners and staff for the work that the Commission had accomplished during the time of their service. Staff and other commissioners thanked the individuals for their volunteer time on the Commission.

6. Business Items:

A. Follow-up from Accessibility & Visitability Workshop

The Commission discussed the need to have an ordinance and developer incentives to ensure housing is constructed with accessibility features. The Commission stated its preference not to just have a policy that encourages these features. No changes were made to the draft updated Accessibility and Visitability Policy or the draft requirements of the inclusive home design ordinance. By consensus, the Commission agreed to hold a second joint workshop regarding accessibility on October 18, 2010.

B. Consolidated Annual Performance and Evaluation Report (CAPER) for CDBG and HOME funds from Program Year 2009-2010.

Staff presented a slide presentation highlighting the ADA facility projects, public services and affordable housing accomplishments detailed in the 2009 CAPER. Chairperson V. Errecarte moved to recommend that the City Council hold a public hearing and approve the resolution authorizing the submittal of the CAPER to the U.S. Department of Housing and Urban Development (HUD). This motion was seconded by D. Wolk and passed unanimously.

C. Designation of the ADA Subcommittee to ADA Community Advisors.

After a brief discussion regarding the makeup and role of the ADA Subcommittee, it was moved by Chairperson V. Errecarte and seconded by Vice-Chairperson G. Hague to table this item and place it on a future agenda of the Commission. The motion passed, unanimously.

D. Social Services Commission Work Plan 2010.

At the request of D. Kalman, the Commission discussed the possibility of adding additional items of concern to the work plan. Lack of affordable health insurance was specifically mentioned as a possible item. No action was taken to amend the work plan at this time.

7. **Adjournment:**

Chairperson V. Errecarte moved to adjourn the meeting at 9:02 p.m.. Vice-Chairperson G. Hague seconded the motion. The motion passed, unanimously.

Submitted by,

Patrick Conway, Administrative Analyst II



**CITY OF DAVIS
JOINT MEETING OF THE
SOCIAL SERVICES COMMISSION
SENIOR CITIZEN COMMISSION
ADA SUB-COMMITTEE**

WORKSHOP II MEETING MINUTES

**Monday, October 18, 2010
6:00 p.m.
Senior Center - Valente Room
646 A Street
Davis, CA 95616**

Social Services

Commission (SSC) Members

Present: Eric Gelber, George T. Hague (Vice Chairperson), Cathy Huff, Don Kalman, Jan Solorzano, Jenna Templeton (Alternate), and Dan Wolk

Senior Citizen

Commission (SCC) Members

Present: Shula Blumenthal, Mary Jo Bryan (Alternate), Janice Bridge, Romeo Favreau (Vice Chairperson), Stephen Hayes, Elaine Roberts-Musser (Chairperson), Tansey Thomas

ADA Subcommittee:

Members Present: Bonnie Mintun

City Council Liaison: Councilmember Sue Greenwald

Staff Present: Danielle Foster, Housing and Human Services Superintendent
Patrick Conway, Administrative Analyst II

1. **Called to Order at 6:05 p.m. by Senior Citizen Commission Chairperson E. Roberts-Musser.**
2. **Swearing in of new Social Services Commissioner:**
Jenna Templeton was sworn in as the new alternate commissioner.
3. **Approval of Agenda.**
SSC Vice Chairperson G. Hague moved to approve the agenda. SCC Vice Chairperson R. Favreau seconded the motion. The motion passed, unanimously.
4. **Public Comment:** There were no public comments.
5. **Commissioner and Staff Communications:** Social Services Commissioner J. Solorzano provided a handout from the Sacramento Housing and Redevelopment Agency (SHRA) containing excerpts of construction costs for accessibility improvements, based on the SHRA program.
6. **Business Items:**
 - A. **Background and Goals.** D. Foster summarized the discussion that took place at the previous workshop conducted in July of 2010 and framed the issues for the current workshop.
 - B. **Eskaton Presentation.** Erin Clay of Eskaton presented PowerPoint slides regarding universal design and accessibility features contained in their demonstration home in Roseville, California. Ms. Clay also discussed the Eskaton certification program and the universal design checklist ordinance recently adopted by the City of Sacramento.
 - C. **Panel Discussion.** A panel of local development practitioners was assembled to discuss the practical application of providing accessibility features in new construction projects of single-family homes. The panel included the following members:
 - Jason Taormino, Taormino & Associates (developer)
 - Bill Heartman, Regis Homes, (developer)
 - Ed Maeda, Coldwell Banker (realtor)
 - Mark Rutheiser, Mark Rutheiser, Inc. (developer)
 - Bill Streng, Streng Brothers Homes, (developer)
 - D. **Comments and Questions from the Commissioners and Subcommittee Members.**
The members in attendance asked the panel members to identify conditions and features that are easy to install and those that present greater challenges. See notes provided in Exhibit A of these minutes.

E. Any Additional Comments and Questions from the Public, Commissioners and Subcommittee Members. Members of the audience of approximately 5 to 7 people joined in the general discussion asking questions of the panel members providing additional information. See notes provided in Exhibit A of these minutes.

F. Summary and Next Steps. By consensus it was decided that a working group comprised of members from the Social Services Commission, Senior Citizen Commission, local developers and the public would be created to further evaluate the feedback and options discussed at the workshop, and make recommendations for both the Social Services Commission and Senior Citizen Commission to review.

7. Adjournment. Senior Citizen Commissioners S. Blumenthal moved and T. Thomas seconded adjournment of the meeting. The motion was unanimously approved and the meeting was adjourned at 8:15 p.m.

Submitted by,

Patrick Conway, Administrative Analyst II

Attached: Exhibit A- Discussion Notes from October 18, 2010 Workshop

Easy to Include Accessibility Features

- Grab Bar Backing in walls (and grab bars) – Could consider requiring
- Good Lighting * – All buyers want good lighting
- Some, but not all Cabinets (if included in all units) – Bought in bulk, price decreases.
- Wider Hallways and Doorways
- Visitability on first floor – (excluding external entry and exterior path) interior requirements are easier to provide, but get more difficult in projects with high density.
- Size of Bathroom can usually be accommodated easily.

Challenging to Include Accessibility Features

- Zero Threshold Entry (at front entrance) & Exterior Pathway – consider reasonable 1:12 steepness? (City of Sacramento, Eskaton standards), the stricter 1:20 is based on commercial standards. These features become difficult due to: slope requirements and the technical aspect of pouring the correct grade, issues of drainage, difficulties with higher density, and conflicts with building code.
- Sometimes all accessible cabinets can be expensive.
- Roll-in Shower (zero threshold) – expensive product compared to a step-in shower.
- Downstairs Bedroom and Full Bath (in houses of less than 2500 sq. ft.) – due to the reduced amount of “footprint” (square footage on the first floor) and lot size, there is less space for a full bedroom and full bathroom downstairs.

Information and Suggestions

Information:

- In Davis, builders do not usually have a buyer prior to development
- Requirements would be incorporated into projects that require legislative (City Council) action, not entitled projects. This is based on legal constraints.
- Education on features and their benefits is important for buyers, showing benefits to all segments of the community.

- A two-story house does not need an elevator to be accessible. A more economical and safer way to make a two story home accessible would be through a wider stairway (single set of stairs) and an electric chair stair lift.
 - o double rung/sets of stairs is more costly (\$15,000-\$18,000)
 - o single rung/set of stairs allows a single chair stair lift (\$3,000-\$6,000)

Suggestions:

- Should create a Working Group (commissioners, development community, interested community members, etc.)
- Could create a Tiered System using Tiers 1-3 – basing tiers and their requirements on project density
- Could create a Checklist System (similar to Build It Green) that provides point credits for each of the features and requires a minimum number of points to be provided in each unit.
- Should develop another standard/designation for the city’s program that avoids being legally defined as "accessibility" or "visitability", which have very specific meanings. Through this, there can be reasonable standards that consider impacts on the development side and the resident side.

Other Feedback

- The City seems to have conflicting policies: density & accessibility.
- Look into the City’s obligations to comply with SACOG planning of housing densities.
- The existing policy needs to have a lower density threshold, it’s too difficult.
- It is difficult to incorporate accessibility on existing infill sites based on density expectations.
- If housing units are built with wide hallways & on a single level, there is the ability to add-on accessibility features and additions as they are needed.
- Providing a zero threshold entry through the garage is easier, but requires a wider garage to accommodate an accessible van.
- Providing a house without any stairs in front of the front door is helpful, stairs are a big impediment. Even with a steep slope, eliminating stairs improves accessibility.
- Identify areas of conflict with CA Uniform Building Code.
- Should also consider existing homes and programs that can assist retrofits of existing homes. (doorways, hallways, bathrooms, etc.)
- Stacked flat condos by the downtown is an option for keeping people in their homes (staying in home is important to people).
- There is a desire to age in this community.