

**MINUTES OF THE DISABILITY ADVISORY COMMITTEE
REGULAR MEETING**

ELK GROVE CITY HALL
September 20, 2023

1.0 CALL TO ORDER/ROLL CALL

Bruce called the meeting to order at 6:08 p.m.

Members Present: Ann Hennessey, Val Shatraw, Bruce Cager

Members Absent: Ted Clark; Steve Capps

Staff: Sarah Bontrager, Housing & Public Services Program Manager
Jim Ramsey, Risk Manager / ADA Coordinator

2.0 PUBLIC COMMENT

None

3.0 APPROVAL OF PAST MEETING MINUTES

Ann made a motion to accept August 2023 meeting minutes. Val seconded the motion. Motion passed unanimously.

4.0 REGULAR AGENDA ITEMS/POSSIBLE RECOMMENDATIONS

4.1 SUBJECT: Affordable Housing

Sarah Bontrager introduced herself and her division. She oversees housing, homelessness programs, and grants. She started with showing the locations of all the affordable housing in Elk Grove. She directed the committee to the Affordable Housing projects under construction. Lyla development will house those who earn between 30% - 80% of area median income (AMI). Val said that she loves these new developments and that they're providing good housing for those with lower incomes. Lyla should be complete in late 2024. The developer will run a lottery to determine who will get the units. And asked if it's possible to restrict the lottery only to people in the area. Sarah said there are some new regulations that might give the City some flexibility in that. She also said that those who are homeless can be moved to the front of the line if they meet certain criteria. Bruce asked if there were similar benefits for those with disabilities. Sarah said that while properties must have at least 10% of units accessible, they don't necessarily have to rent those units to those with disabilities. Bruce suggested that the City add requirements to its deals to ensure accessible units go to those who actually need them. Ann asked if Sarah could look into handling those with disabilities like the City would handle those who are homeless. In response to Ann's question about elevators, Sarah said the City is looking at trying to encourage communities with higher floors and elevators. That would increase the accessibility of these projects. Poppy Grove was the next project Sarah described, with 307 units. Ann mentioned that if a lot of families move there it'll impact schools. Sarah said the City shares that information with EGUSD. Cornerstone Village has 25% of its 84 units reserved for adults with intellectual and developmental disabilities. They also have 9 units for permanent supportive housing for those who are homeless. Ann asked if internet was available at these projects, and Sarah said that some projects add free wifi to qualify for funding, but that Cornerstone Village didn't have to offer that as they qualified without it. Cornerstone is still securing financing. Bruce asked how this project is able to set aside units they way they did, but other projects won't set aside accessible units just for those with disabilities. Sarah said it's because the developer wanted to do it that way from the beginning. Bruce asked if caregivers are allowed to live in these projects and Sarah said yes, and also that the caregiver's income is not considered when determining eligibility of the main tenant. Sarah pointed out some City-

owned site in Old Town for which the City has received 11 proposals for a 3 to 4 story development with elevators. She described that Sheldon Farms North will be a family project of over 200 units, and the City will be choosing the developer soon. Ann asked if Elk Grove's definition of affordable housing is different from Sacramento's. Sarah said no, nationally the definition is 80% or less of AIM. It's just that different areas have different AIMs. For instance, San Francisco's AIM is much higher than Sacramento's, and Sacramento's is going to be higher than many place in the Midwest. Val asked if people can get on wait lists via email. Sarah said that some property managers will do what they can to allow electronic documentation, but some still require everything to be in person. Ann asked if there's bus transportation near these projects. Sarah said the City's transportation team is working to ensure there's bus service near the projects. Ann was concerned for those with intellectual disabilities. Bruce agreed that it's a really important factor. Sarah said distance to public transportation is part of the scoring criteria. Sarah mentioned that the current rural areas of Elk Grove generally don't see these type of projects because city water and county sewer services don't extend out there, and these projects need that.

In response to a question from Val regarding homeless services, Sarah told the committee about the City's new Homeless Services Navigator who specifically works in that area. Sarah said if someone encounters someone who needs these services, anyone can call the City and let them know about someone who might need those services. Sarah said the hotline is on the City's website.

5.0 GENERAL ADMINISTRATIVE UPDATE

No October DAC meeting

6.0 COMMITTEE COMMENTS/FUTURE AGENDA ITEMS

None.

7.0 ADJOURNMENT

Ann moved to adjourn at 7:16 pm. Val seconded the motion. Motion passed unanimously.

Bruce Cager

BRUCE CAGER, MEMBER
DISABILITY ADVISORY COMMITTEE

J Ramsey

PREPARED BY:
JIM RAMSEY, RISK MANAGER / ADA COORDINATOR