



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

Monday, February 10, 2014

7:00 pm

Senior Center – Activity Room

646 A Street

Davis, CA 95616

**Social Services
Commission Members
Present:** Donald Kalman, Sarah Mungas, Jenna Templeton (Vice
Chairperson), Bernita Toney, Mindy Romero
R. Matthew Wise, Judy Wolf (Chairperson)

Absent: Amanda Steidlmayer (alternate)

Council Liaison: Brett Lee

Staff: Danielle Foster, Housing and Human Services Superintendent

1. Called to Order:

The meeting was called to order at 7:15 p.m. by Chairperson Wolf.

2. Approval of Agenda:

Commissioner Mungas moved to approve the agenda, seconded by Commissioner Romero. The motion passed unanimously.

3. Approval of Minutes:

Commissioner Templeton moved to approve the minutes for November 28, 2013, with one minor correction. Commissioner Mungas seconded the motion. The motion passed unanimously.

4. Public Comment:

None.

5. Commissioner and Staff Communications:

Staffperson Foster mentioned that the ADA Community Advisors Group had met and reviewed the City ADA project recommendations for the upcoming CDBG applications. Foster also noted inclusion of the article regarding CommuniCare that was included in the packet as additional information.

6. Business Item:

A. Need Area - CommuniCare Overview of Affordable Care Act.

Robin Affrime of CommuniCare Health Centers presented information regarding the impacts of the federal Affordable Care Act (ACA) implementation on non-profit healthcare service providers. She noted that there are 25,000 uninsured in Yolo County out of the 202,000 in the population. While she detailed the ways in which the ACA will assist most of these uninsured individuals, she noted that some folks remain ineligible to get insurance (undocumented and less than five years as a legal resident) and some will not sign-up for other reasons (e.g. invincible young adult, still unaffordable, missed open enrollment, etc.). While currently about 41% of their clients are uninsured, Robin projects that approximately 25% could remain uninsured in the future. CDBG funding helps cover those uninsured.

B. Special Needs Affordable Housing Overview.

Staffmember Foster provided an overview of existing special needs affordable housing in Davis, as well as information on local needs, in an effort to assist in future planning for affordable housing. There was some general discussion about student and senior housing needs, as well as overall access to affordable housing and typical waitlist times.

C. GAMAT Affordable Housing.

Staffmember Foster provided an overview and an update on GAMAT affordable housing units, and led a discussion of future planning for these units, for commission recommendation.

Commissioner Romero spoke to the need for keeping the affordable units at below market rates and suggested the option of selling the units to a local housing non-profit for this purpose.

Commissioner Wise stated that the city has put notable effort into getting these units to this point of maintenance, and that more information is needed on the interest and cost of selling units to non-profits. He stated support for city ownership and management.

Commissioner Toney suggested Yolo County Housing could assist with the management of affordable units for the City, and emphasized the importance of keeping the affordable housing units affordable. She further stated her preference that the City keeps ownership of the housing units.

Commissioner Wolf said if the units were to be sold, that now is a good time to do it, since the market is strong and interest rates are low.

Following discussion, Commissioner Templeton made a motion, seconded by Commissioner Romero to recommend that the City Council either:

- A) Sell the units to a non-profit agency to own, manage, and maintain the affordable requirements; or

- B) Approve the staff recommendation to maintain the twenty GAMAT Homes as affordable low-income rental units and as an ongoing revenue source for the city's affordable housing program.

The motion passed unanimously.

D. Housing Element Update for 2013-2021.

Staffmember Foster presented an informational update on the status of the Housing Element, including changes to the document in response to the completed outreach and public meeting process and HCD review-to-date.

E. Social Services Commission Workplan 2014.

No changes were made to the commission's workplan. Commissioner Romero did note her upcoming absences at the March commission meetings due to an upcoming trip.

7. Adjournment.

Vice Chairperson Templeton made a motion to adjourn the meeting, seconded by Commissioner Romero. The motion passed unanimously. The meeting was adjourned at 9:10 pm.

Respectively Submitted by,

Danielle Foster
Housing and Human Services Superintendent