



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

Monday, April 21, 2014

7:00 pm

Community Chambers

23 Russell Blvd.

Davis, CA 95616

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

Commissioners Absent: Sarah Mungas, Amanda Steidlmayer

Staff: Danielle Foster, Housing and Human Services Superintendent

**Members of the Public
Present:** Orit Kalman, Elvia Garcia-Ayala, Craig Bloomberg

1. Called to Order:

The meeting was called to order at 7:07 p.m. by Chairperson Wolf.

2. Approval of Agenda:

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

3. Approval of the Minutes:

Commissioner Wise moved to approve the minutes of March 17, 2014, seconded by Commissioner Toney. The motion passed unanimously, with Commissioner Romero abstaining due to her absence.

4. Public Comment:

Craig Bloomberg, Care Coordination Supervisor at Sutter Davis Hospital, spoke about interest in collaboration and continuation of care, particularly for homeless and elderly individuals. Mr. Bloomberg stated that he currently coordinates with CommuniCare on relevant transitions.

5. Commissioner and Staff Communications:

Staffmember Foster invited the Commission to attend the open house at the Yolo Community Care Continuum (YCCC) Farmhouse, to be held on Thursday, April 24. She said there would be a facility tour and an opportunity to see what YCCC has been able to accomplish with city-provided Community Development Block Grant (CDBG) funds.

Staffmember Foster also updated the Commission on the status of the FARM Davis application for CDBG funds. In the previous meeting there was concern by several members of the Commission that the amount allocated to FARM Davis in the next program year, the minimum of \$5,000, would not be enough for the organization to continue with their goal of hiring a farm manager. Staffperson Foster contacted the representatives for FARM Davis and they were happy to accept the funds, keeping with the stipulation by Commissioner Wolf that the funds go towards the farm manager position only. Therefore, staff is moving forward with "Plan A" funding recommendations set forth by the Commission, to recommend to City Council for approval at their meeting on April 22nd.

6. Business Items:

A. Yolo Conflict Resolution Center (YCRC) Request for In-Kind Assistance.

Orit Kalman spoke to the Commission on behalf of the Yolo Conflict Resolution Center (YCRC), asking for the Commission's support in recommending YCRC's request for in-kind assistance from the City Council. YCRC, a non-profit organization created to provide low-cost mediation services to the Davis and greater Yolo County communities, is requesting use of unstaffed City facilities for mediation and facilitation services, referral coordination with city staff in Fair Housing, the Police Department, and Commissions, and to allow YCRC to use a small office space on a part-time basis at a City-owned location, to coordinate YCRC services and become established within the community. Ms. Kalman stated she expects the mediation program to begin accepting participants in July of this year.

Following Ms. Kalman's presentation, Commissioner Toney moved, seconded by Commissioner Templeton, to approve the recommendations as follows:

1. Recommend that the City Council support requests for use of City conference space and referrals.
2. Recommend that the City Council direct staff to negotiate with YCRC to work out the request for part-time office space, at no cost to the City.

The motion passed unanimously.

B. Cannery Affordable Housing Site.

Commissioners listened to a presentation from CFY, the potential developer of the affordable housing parcel in the upcoming Cannery development project. After the presentation, Commission members discussed the plan and presented questions for staff and the proposed developers.

Commissioner Wolf asked about the trees within the Community, and more broadly about the costs of resident services within the community.

Commissioner Kalman asked about the funding sources being directed towards other projects, such as the renovation of aging affordable housing units, and how this funding request would fit into the overall funding plan.

Commissioner Wise asked about the levels of affordability amongst the units, including the rent amounts. Commissioner Wise also asked questions about resident access to the homeowner's association pool and the community room in follow-up to previous discussions.

Commissioner Toney voiced her concerns about accessibility and elevator access for those with limited mobility.

Commissioner Romero asked about CFY, the type of organization and the types of projects the company has built in the past. Commissioner Romero also brought up questions regarding financing of the project, including the possibility of developer fee negotiations and the tax credit application process (acknowledging the importance of unit numbers, types of subsidies, etc.). She also pointed out the importance of including more 2 and 3 bedroom units since the remainder of the subdivision would be providing accessory dwelling units, unsuitable for families. Commissioner Romero asked about the differences between a dedicated “tot lot” at the complex as opposed to a playground space. And lastly, Commissioner Romero asked about the developer’s choice for resident services, a non-profit company called LifeSteps. Commissioner Romero wanted to know more about LifeSteps, including its rate of use amongst residents for its residential services and its case management history.

Commissioner Wise voiced caution about the amount of funding requested, as the HOME allocations for the 2016 program year are unknown. Commissioner Wolf agreed with the concern, but emphasized the current need for affordable housing that is not being met by available units.

Following this discussion, Commissioner Romero made a motion to support the funding amount requested by the developer of the Cannery project, with the added statement that the city should look for opportunities to further negotiate the developer fee, and look to change the unit configurations based on local needs, increasing the number of units with two and three bedrooms. Commissioner Templeton seconded the motion, and it passed unanimously.

Additionally, a subcommittee to work with staff and the developers as the plans and financing are further finalized was formed as recommended in the staff report, consisting of Commissioners Wise, Templeton and Romero. The subcommittee was approved by consensus of the Commission.

C. Social Services Commission Work Plan 2014

Staffmember Foster discussed upcoming meetings of the Social Services Commission, reminding commissioners of the upcoming Need Area discussions. She added new information that the Commission will begin hosting a series of workshops, beginning with the next meeting in May, to discuss the Davis Affordable Housing program, including plans going forward. There will be four workshops, running through July, to cover the basics of the Affordable Housing program in Davis, a discussion of production and constraints, an overview of the inventory and planning of housing resources; and lastly conclusions of the workshop and the formalization of any recommendations to Council.

7. Adjournment

Commissioner Romero made a motion to adjourn the meeting, seconded by Commissioner Kalman. The motion passed unanimously. The meeting ended at 9:06 p.m.

Respectively Submitted by,

Danielle Foster
Housing and Human Services Superintendent