



City of Davis

**Social Services Commission Meeting Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Monday, September 21, 2015**  
**7:00 P.M.**

Commission Members Present: Claire Goldstene, Donald Kalman, Ann Privateer,  
Mindy Romero (Vice-Chair) (arrived 7:27pm), Tracy Tomasky,  
Bernita Toney, R. Matthew Wise (Chair)

Council Present: Robb Davis

Staff Present: Danielle Foster, Housing and Human Services Superintendent  
Adrienne Heinig, Administrative Aide

Members of the Public Present: Don Fouts, Bill Pride, Leslie Hunter, Luke Watkins, James Zanetto,  
Aaron Mandel, Carolyn Bookhart, Rick Williams

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**1. Call to Order & Roll Call**

The meeting was called to order at 7:06 p.m. by Chairperson Wise

**2. Approval of Agenda**

Commissioner Goldstene moved to approve the agenda. This was seconded by Commissioner Tomasky, and the motion passed unanimously.

**3. Brief Announcements from Staff, Commissioners, and Liaisons**

Staffperson Foster announced to the Commission that the 5 Year Consolidated Plan and the First Year Action Plan for program year 2015-2016 have been approved by the Department of Housing and Urban Development (HUD). She also stated that preparations are continuing for the CDBG and HOME program year 2015-2016.

The Commission was also advised that the format of the agenda has changed slightly from the last meeting, as the City Clerk's office has established a standard format for all City Commission agendas.

**4. Public Comment**

None.

**5. Consent Calendar**

**A. Approval of Minutes - July 20, 2015**

Commissioner Kalman moved to approve the minutes of July 20, 2015. This was seconded by Commissioner Romero. The motion passed unanimously.

## **6. Regular Items**

### **A. Chiles Ranch Affordable Housing Plan Revision.**

Staffperson Foster introduced the history behind the development agreement for the site at Chiles Ranch, which is returning to the commission after first being approved in 2008. The changes in the affordable housing ordinance and the availability of the in-lieu fee payment as an option for a project of its size has lead the developer to request changes in the affordable housing plan for the site. With the reduction of the HOME grants anticipated from the federal government in the coming allocation, staff supports the payment of in-lieu fees for the site, rather than the construction of affordable housing ownership units, and believes that the payments would be beneficial to the city's affordable housing program in use for future projects.

Questions were asked about projects that could benefit from the payment of in-lieu fees, and concern was expressed for the loss of ownership units, should the recommended changes take place, as there are households in Davis that do not qualify for affordable housing but are priced out of the housing market. The Commission noted that affordable ownership units could serve these households. Discussion with the developer, Don Fouts, focused on what the original design had been (condominiums), and if that design could be modified to fit the project and sell better in the market without removing the affordable ownership units from the project altogether. There was some debate on the merits of affordable housing ownership units, and how they would be received in the marketplace, particularly condominium units.

After discussion, Commissioner Goldstene moved not to support the staff recommendation granting the change from development of affordable housing units within the project to the payment of in-lieu fees, seconded by Commissioner Kalman. This motion would not approve a change to the existing project approvals and would leave the requirement for on-site units as is. In addition, Commissioner Kalman recommended that the developer revisit the design of the units, if needed, to make them more marketable and a better fit in the revised plan. The motion passed 5-2, with Commissioners Wise and Tomasky dissenting.

### **B. 2990 Fifth Street RFP Proposal Presentations.**

Staffperson Foster detailed the history of the land dedication site on 5<sup>th</sup> Street, and introduced the three top proposals, as selected by the City Council. She stated that each proposal would present and that Commission feedback and questions would be used by each applicant in updating and improving their original proposal concept. Applicants then have the opportunity to revise their proposals and resubmit them to the City before final selection of a site developer and owner is made. The three proposals were presented alphabetically, (1) Creekside Courts- Davis Community Meals, Neighborhood Partners, and John Stewart Company, (2) Meta Housing Corporation, and (3) Resources for Community Development.

**D. CDBG/HOME Process Update (This item was moved ahead of Item C during the meeting).**

Staffperson Heinig presented the item and introduced the proposed changes to the upcoming CDBG and HOME Request for Proposals (RFP) process. This was an informational item, as staff will incorporate feedback on the changes into the final report, which will be presented at the next Commission meeting in October.

There was discussion on the changes suggested, including whether or not all applicants should have an opportunity to present to the Commission during the RFP process, and questions about changes to the funding deliberations process. Some of the commission members expressed frustration with the suggested changes, as they had expected the changes to the process to be related to the criteria used to evaluate applications, rather than the process. Staffperson Foster explained that changes to the criteria for the applications would need to be considered during the Critical Needs review, which will begin in October.

**C. Consolidated Annual Performance and Evaluation Report (CAPER) - Public Hearing. (This item was moved to after Item D during the meeting)**

Staffperson Heinig presented the item and gave a summary of the projects completed using CDBG and HOME funding in the 2014-2015 program year. The commission recognized the importance of the work being done to assist the vulnerable populations in Davis, as well as the contributions of local service providers in that effort.

Chairperson Wise opened and closed the public hearing. No comments were received.

**7. Commission and Staff Communications**

**A. Social Services Commission Workplan.**

Due to the number of items coming up in the next few meetings, Staffperson Foster suggested moving the need area discussion of Child Care to November. She also informed the Commission that Commission recruitments were underway.

**8. Adjourn**

Commissioner Kalman made a motion to adjourn the meeting, seconded by Commissioner Romero. The motion passed unanimously. The meeting ended at 9:53 p.m.

Respectively Submitted by,

Danielle Foster  
Housing and Human Services Superintendent