



City of Davis

**Social Services Commission Meeting Minutes**

**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**

**Monday, March 21, 2016**

**7:00 P.M.**

Commission Members Present: Claire Goldstene, Donald Kalman, Mindy Romero (Vice-Chair), Bernita Toney (arrived during Item 5B), R. Matthew Wise (Chair)

Absent: Tracey Tomasky, Ann Privateer

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

Public Present: Georgina Valencia, Katy Zane, Alan Pryor, Julie Harlow, Mary Ann Kirsch, Orhan Orgun, Bill Pride, Tracy Fauver, Keith Moon, Cindy Unger, Donna Provenza, Dawn Myers Purkey, William Whouie, Ronald Lewis

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

The meeting was called to order at 7:03 p.m. by Chairperson Wise.

**2. Approval of Agenda**

Commissioner Goldstene moved to approve the agenda. Commissioner Romero seconded this, and the motion passed by the following vote:

Ayes: Goldstene, Kalman, Romero, Wise

Noes: None.

Absent: Privateer, Tomasky, Toney

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

Staffperson Foster provided updates on the following topics:

1. The Commission has a new alternate; Georgina Valencia was appointed by the City Council in February.
2. An Affordable Housing Workshop was undertaken by the Council in February – including information on GAMAT units, program activity contracts, stacked flats/mixed use affordable housing ordinance updates, discussion on the identification of future sites for senior affordable housing, updates to the buyer/tenant selection process for affordable housing and a review of current affordable housing types and how other types of housing could be utilized.
3. Yolo County's 211 service launched a text-based notification system for food distribution for each city and unincorporated land in the county.
4. The city will be hosting a Downtown Safety Walk on March 30, 2016, beginning at 8:00p.m. to identify safety needs and repairs downtown.

5. The Cannery Lofts/Bartlett Commons affordable rental housing project closed construction financing.
6. Staff met with the Chamber of Commerce for a meeting about issues with homelessness outreach and education, and is planning a Lunch and Learn session for Chamber members.

Chairperson Wise mentioned to the Commission that he had spoken to a representative of the California Center for Cooperative Development, and asked that the organization present before the Commission during a discussion of need areas at a future meeting. The Commission agreed.

#### **4. Public Comment**

None.

#### **5. Regular Items**

##### **A. Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Trust Fund (HTF) Funding Deliberations and Recommendations.**

As an introduction to the item, Staffperson Foster outlined the three-part process for the funding deliberations; beginning with public services, the commission will review each section on its own and make a motion for recommendations, and each CDBG section, including public service, public facilities, administration, and HOME section would have a separate public hearing.

##### **PUBLIC SERVICE GRANTS**

Staffperson Heinig presented the staff recommendations for CDBG public service funds, which included three different options for how funding could be distributed amongst applicants, including one option that funded all applicants at lower amounts (aside from the Davis Oral Health Project-DOHP), and two options that did not fund two applications, adding FARM Davis and the Northern CA Children's Therapy Center to the DOHP.

The public hearing was opened on the public service grant application review, and the following comments were received:

- Katy Zane, a representative from STEAC, spoke to the commission to thank them for the continued support STEAC has received. She stated that with the significant expenditures due to the new food closet construction, the grant funding the agency receives from the city is extremely important.

-Alan Pryor, representing the Davis Oral Health Project, told the commission that dental decay and gum disease are major problems in the underserved populations in the community, and covered dental care is often times limited to extreme circumstances when individuals do not have insurance. He said the kits that have already been distributed to service organizations are valued by those organizations, and don't just prevent problems; brushing teeth is the most recommended way to treat gum disease.

- Julie Harlow, representing the Interfaith Rotating Winter Shelter (IRWS) detailed the numbers of individuals served by the IRWS over the 2015-2016 winter season, and detailed the importance of safety for the participants and the volunteers.

-Mary Ann Kirsch, also representing IRWS, then spoke about how the paid overnight staffers for the shelter helped to increase the overall safety of the IRWS, and provided much-needed leadership for the volunteers as well.

-Orhan Orgun, speaking on behalf of FARM Davis, said that proper nutrition is a human right, and most of the food grown by FARM is donated to Davis Community Meals. He believes that without the source of fresh food, the types of food donated to the participants at DCM would potentially cause malnutrition.

-Tracy Fauver spoke to the commission on behalf of Yolo County Court Appointed Child Advocates (CASA). She thanked the commission and the council for the support CASA has received over the years, and applauded the addition of trauma intervention services for children in the City's Critical Needs List this year. She stated that over a fourth of the volunteers working with children in CASA have been trained in trauma-informed care.

After this final comment, the section of the public hearing on public service grants was closed.

Following a brief discussion, in which the Commission lamented the lack of funding available for public service projects, Commissioner Goldstene suggested the commission revisit the discussion around putting a cap on annual budgets and revenue of organizations able to apply for grant funds, with the understanding that larger organizations could be in a better position to absorb the loss of CDBG funding. The Commission agreed to consider this idea as part of process review for the funding source. Commissioner Romero moved to recommend Option A as presented in the staff report for funding public services. This motion was seconded by Commissioner Kalman, and the motion passed by the following vote:

Ayes: Goldstene, Kalman, Romero, Wise

Noes: None.

Absent: Privateer, Tomasky, Toney

### **PUBLIC FACILITIES GRANTS**

Commissioner Romero recused herself from this item and left the room, as she has a conflict due to her position on the Board of Mutual Housing CA. Presented by Staffperson Foster, the Public Facilities applications included the city's ADA projects, the application from Yolo Adult Day Health Center (YADHC) for a Davis Adult Day Care Center, and the application from Owendale for rehabilitation funds originally submitted under the Housing Trust Fund (HTF). After reviewing the City's ADA Projects application, Staffperson Foster detailed the staff recommendation for not funding the Yolo Adult Day Health Center proposal. Despite work between staff and the applicant, it was determined that the CDBG program is not the appropriate source of funding for the project. Rather than the YADHC proposal, staff recommended supporting the Owendale rehabilitation with CDBG funds, rather than HTF money, that has been committed to other projects.

The public hearing was opened on the public facilities grant application review, and the following comments were received:

-Keith Bloom, representing Mutual Housing California, detailed the current timeline of the Owendale rehabilitation project. He stated that since receiving two million dollars of additional funding, the current schedule is: a few months to close financing, followed by six months of rehabilitation.

-Cindy Unger spoke to the commission about the YADHC application for the Adult Day Care Center in Davis. She stated that although she is aware the application does not fit for the CDBG program, she cautioned that income qualifications for seniors is not a simple process, and although someone may not qualify under the income restrictions, it does not mean they can afford day care services.

-Donna Provenza detailed her experience caring for her elderly mother, and what a day care center would mean to her family. She stated that the benefits of such a center would not be only for the patient, but for the caregivers as well.

-Dawn Myers Purkey, program director for YADHC, requested that the commission craft a statement to the City Council asking for creative thinking to assist the project.

After this final comment, the section of the public hearing on public facilities grants closed. The Commission discussed potential options for other partners to assist in funding the Center and following this discussion, Commissioner Kalman moved to accept the staff recommendation, with an amendment supporting the development of an Adult Day Care Center in Davis, and asking the City Council to explore options on how the City could support it. This motion was seconded by Commissioner Goldstene, and passed by the following vote:

Ayes: Goldstene, Kalman, Wise

Noes: None.

Abstentions: Romero

Absent: Privateer, Tomasky, Toney

*\*Note: at the Commission meeting on April 18, 2016, the Social Services Commission ratified this recommendation 7-0-1, with Commissioner Romero recusing herself from the vote.*

### **HOME and ADMINISTRATIVE GRANTS**

Continuing with the presentations, Staffperson Foster presented the HOME funding recommendations from staff, consistent with the previous years in recommending HOME funds go towards the City's commitment of \$1.2 million to the Cannery Lofts project. Also presented were the recommendations for CDBG and HOME Administrative requests. Commissioner Toney arrived during this item. A public hearing was opened for this item, and was closed with no comments received.

Following brief discussion on this item, Commissioner Wise moved, seconded by Commissioner Kalman, to approve staff recommendations. The motion passed by the following vote:

Ayes: Goldstene, Kalman, Romero, Toney, Wise

Noes: None.

Absent: Privateer, Tomasky

**B. HOME Application Underwriting and Subsidy Layering Review Guidelines.**

Staffperson Foster presented the item on the development of newly required Underwriting and Subsidy Layering Review guidelines for all HOME projects. The guidelines, for which official direction was given from the federal government in December of 2015, have been established to guide agencies to review market need, developer capacity, and the overall financial feasibility and project funding needs for all projects using HOME funds. Working with the Housing and Urban Development (HUD) guidance, California Tax Credit Allocation Committee (CTCAC) rules and best practices, staff developed draft guidelines and presented them for review. Staff also informed the commission that it has reached out to local developers and affordable housing experts for feedback, which has been positive and helpful.

At the conclusion of the staff presentation, Commissioner Romero moved, seconded by Commissioner Kalman, to approve staff recommendations on the guidelines. The motion passed by the following vote:

Ayes: Goldstene, Kalman, Romero, Toney, Wise

Noes: None.

Absent: Privateer, Tomasky

**6. Commission and Staff Communications**

**A. Social Services Commission Workplan**

Staffperson Foster told the Commission she would follow up with the California Center for Cooperative Development to present to the Commission, and discussed one project in the pipeline, Creekside at 2990 Fifth Street, which should be before the Commission for review in April. Commissioner Romero offered a presentation on elections outreach and the presentation was added to the May agenda by consensus.

**7. Adjourn**

Commissioner Romero made a motion to adjourn the meeting, seconded by Commissioner Kalman. The motion passed by the following vote:

Ayes: Goldstene, Kalman, Romero, Toney, Wise

Noes: None.

Absent: Privateer, Tomasky

The meeting ended at 8:23 p.m.

Respectively Submitted by,

Danielle Foster  
Housing and Human Services Superintendent