



**City of Davis**  
**Social Services Commission Minutes**  
**Monday, January 23, 2017**  
**7:00 P.M.**

Commission Members Present: *Claire Goldstene, Donald Kalman, Ann Privateer, Mindy Romero (Vice Chair), Bernita Toney, Georgina Valencia (Alternate), R. Matthew Wise (Chair)*

Members Absent: *Tracy Tomasky*  
Council Liaison: *Robb Davis*

Staff: *Kelly Stachowicz, Assistant City Manager*  
Others Present: *Lisa Baker, Yolo Housing Authority*  
*Joan Planell, Social Services Consultant*

---

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

*Chairperson Matthew Wise called the meeting to order at 7pm*

**2. Approval of Agenda**

*Commissioner Goldstene moved, with a second by Vice Chair Romero, to approve the agenda. The motion passed by the following vote:*

*AYES – Golstene, Kalman, Privateer, Romero, Toney, Valencia, Wise*

*NOES – None*

*ABSENT – Tomasky*

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

*Stachowicz announced Adrienne Heinig's departure to take a new job in Public Works.*

*Robb Davis – Provided overview on homelessness issues and recent Council action. Also noted Yolo County grant opportunity for \$6 million from Proposition 47 dollars. State asking for proposals with restorative processes.*

*Planell – Tonight (January 23) is the point in time count to count the number of homeless individuals, both sheltered and unsheltered. The number from two years ago was 131. Social Services survey was emailed out to all stakeholder groups last Friday. Surveys due February 17.*

**4. Public Comment**

*No comment*

**5. Consent Calendar**

**A. Approval of Minutes – December 19, 2016**

*Commissioner Romero moved, with second by Commissioner Privateer, approval of the minutes. Motion passed by the following vote:*

*AYES – Golstene, Kalman, Privateer, Toney, Valencia, Wise*

*NOES – None*

*ABSTAIN - Romero*

*ABSENT – Tomasky*

## **6. Regular Items**

**A. Affordable Housing Transition Discussion.** Lisa Baker of Yolo County Housing will be present to answer questions from the Commission on the recently approved Intergovernmental Agreement with Yolo Housing Authority for Affordable Housing and Grants Services.

*Lisa Baker, Yolo Housing Authority (YHA): Explained that the city is transitioning its affordable housing work to YHA. YHA will have website improvements that should make it easier for the public to navigate and find relevant housing information. YHA just closed application period for vouchers, with 2400 applications.*

*Working on pilot at Villages at Willowcreek for owner selection of below-market rate units. Pilot is going well, with over 70 applications. Keeping an interest list for future opportunities should the pilot become the regular way of doing business. YHA received in initial applications to get households on a list, then prioritized those applications, based on a ranking system from the city. System is electronic.*

*Commissioner questions included:*

- Are there statistics on turnover?  
Baker: Average homeownership is 7 years in one property. Rental programs have an average of 6 years.*
- What areas of overlap with former Housing Superintendent and other City staff?  
Stachowicz explained that YHA will be handling a mix of tasks, including monitoring, answering citizen inquiries, and providing policy consultation. The City and YHA will be assessing the activities and adjusting as necessary. Baker added YHA will have office hours, federal grants, etc.*
- How will the CDBG/HOME process work?  
Stachowicz noted that she and Baker will both work on this.*

## **B. Affordable Housing Plan for 820-822 B Street.**

*Stachowicz provided overview of the proposed 11-unit multi-family rental project, which has proposed to have one on-site unit and pay one in-lieu fee. The on-site unit is proposed to be a one-bedroom at 50% Area Median Income.*

*Kemble Pope, Developer, explained the development would be providing ½ spot more than required (13 spots, 1 handicapped). Each residence will have 1 space on site, including the affordable site. He noted the development team has held two public meetings, both with decent turnout and response. Scaled building down from 13 units to 11 units. The housing is intended to meet the needs for someone in Davis who might want to age in place.*

*Commission asked several questions to Pope regarding marketing and construction of the unit.*

*MOTION: Valencia moved, with a second by Goldstene, to recommend two affordable units and forego the in-lieu fee per city code.*

*Commission discussed the size of the proposed affordable unit, which has less indoor square footage but more outdoor room than most of the other units. Commission also discussed whether the community needed the in lieu fee or the unit more. Lisa Baker noted that infill development is difficult and that the in lieu fee is about making sure units are built somewhere.*

*The motion passed by the following vote:*

*AYES: Privateer, Goldstene, Toney, Romero, Kalman, Valencia*

*NOES: Wise*

*ABSENT: Tomasky*

**A. Social Services Commission Workplan.** Review the current workplan, discuss additional focus areas/items, and incorporate any changes/updates.

**Future Agendas:**

- In lieu fees*
- Ways units are calculated (4-5 bedroom v 1-2 bedroom)*
- Stronger push for housing stock in terms of how city looks at these projects*
- How can the commission see the project earlier in the process?*
- Villages at Willowcreek pilot*
- Social Services Strategy Survey*
- Affordable Housing Goals?*

*Commissioner Kalman asked whether a discussion on mandatory public service and getting youth involved in public service is something the commission could discuss. Will give some more thought to it and talk to staff.*

**7. Adjourn**

*Valencia moved, with a second by Romero, to adjourn the meeting. The motion passed by the following vote:*

*AYES – Golstene, Kalman, Privateer, Romero, Toney, Valencia, Wise*

*NOES – None*

*ABSENT – Tomasky*

*The meeting adjourned at 8:55pm.*