



**Social Services Commission Minutes  
Monday, March 20, 2017**

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

*Members present: Claire Goldstene, Don Kalman, Ann Privateer, Mindy Romero, Tracy Tomasky, Bernita Toney, Matthew Wise*

*Members absent: Georgina Valencia (Alternate)*

*Also present: Mayor Robb Davis, Joan Planell, Kelly Stachowicz, Katherine Hess*

*M. Wise called the meeting to order at 7:05pm.*

**2. Approval of Agenda**

*Romero moved, with a second by Goldstene, approval of the agenda. Motion passed by the following vote:*

*AYES: Goldstene, Kalman, Privateer, Romero, Tomasky, Toney, Wise*

*NOES: None*

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

*Planell – Social Services Strategic Plan meetings next week. Process will go to other commissions and then to the Council in May.*

*Stachowicz – City will host two slide shows in honor of the city's centennial at the Varsity on March 28 and 29 at noon. Free and open to the public.*

*Goldstene: Is there any follow up to the death at Pacifico? Staff will look into.*

**4. Public Comment**

*None*

**5. Consent Calendar**

**A. Approval of Minutes – January 23, 2017**

*Change strategy to survey. Fix Claire Goldstene's name.*

*Romero moved, with a second by Toney, approval of the minutes with the noted changes.*

*Motion passed by the following vote:*

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

*NOES: None*

*ABSTAIN: Tomasky*

**6. Regular Items**

**A. Public Hearing: 2017-2018 CDBG/HOME Commission Deliberations and Recommendations.**

*Stachowicz provided overview of CDBG and HOME grant proposals and recommendation process and outlined the Public Service grant recommendations.*

*Toney: Is there a \$6 million grant for homelessness? Will any grants trickle down to Davis homeless needs?*

*Planell: Explained regional grant opportunities and grant that Yolo County has received.*

*Goldstene: What if grant amount changes significantly?*

*Stachowicz: We are making assumptions that City will receive similar funding as we have in past years. If the funding changes significantly, staff would need to return to Council and possibly the Commission.*

**Public Hearing:**

*Robyn Waxman, FARM Davis – CDBG funding has changed what FARM Davis is able to do to operate. FARM has expanded its operations to donate to Davis Community Meals, Cesar Chavez, Empower Yolo. Have land to fill in in West Davis and would like to grow more. They are smallest organization compared to everyone else. If grant too small, then spend too much time on administration and not enough time providing service.*

*Christi Skibbins, Elderly Nutrition – Overall budget larger than \$500,000 but Davis-only budget about \$375,000.*

*David Thompson, Neighborhood Partners – Work done by non-profits are great programs and provide an important benefit to the community.*

*Wise closed the Public Hearing.*

*Goldstene – applauds work that all groups are doing. Suggests reapportioning Yolo Community Care Continuum’s funding (as recommended in Option 3) of \$7,000 among other groups, since their overall budget is so large. Could increase amounts going to Citizens Who Care, Shelter, Short Term Emergency Aid Committee, and Interfaith Rotating Winter Shelter.*

*Discussion ensued by Commission on how to apportion money. In general, don’t want to cut FARM Davis because then that affects other programs. Some commissioners do not want to award solely by the size of the organization’s budget, citing instead the types of work they do.*

*Goldstene moved, with a second by Toney, to recommend Option B:*

<b>Organization</b>	<b><u>Option B</u></b>
<i>Citizens Who Care</i>	<i>\$ 5,000</i>
<i>Davis Community Meals - Homeless Outreach</i>	<i>\$ 9,000</i>
<i>Davis Community Meals - Shelter Resource Center</i>	<i>\$ 15,000</i>
<i>Davis Oral Health</i>	<i>\$ 0</i>
<i>Elderly Nutrition Program</i>	<i>\$ 9,000</i>
<i>Empower Yolo</i>	<i>\$ 7,000</i>
<i>FARM Davis</i>	<i>\$10,000</i>
<i>Interfaith Rotating Winter Shelter/DCM</i>	<i>\$ 9,500</i>
<i>Northern California Children’s Therapy Center</i>	<i>\$ 0</i>
<i>Short Term Emergency Aid Committee</i>	<i>\$ 10,000</i>
<i>Yolo Community Care Continuum</i>	<i>\$ 5,000</i>
<i>Yolo Family Service Agency</i>	<i>\$ 5,700</i>
<b>Total Public Service</b>	<b>\$ 85,200</b>

*Motion passed by the following vote:*

*AYES: Goldstene, Kalman, Privateer, Romero, Tomasky, Toney, Wise*

*NOES: None*

*CDBG Administration: Stachowicz explained the recommendation to approve the 20% cap for administrative costs, for administration (\$78,600) and for fair housing (\$35,000)*

*Romero moved, with a second by Toney, the staff recommendation to fund administration at the 20% cap. Motion passed by the following vote:*

*AYES: Goldstene, Kalman, Privateer, Romero, Tomasky, Toney, Wise*

*NOES: None*

*Public Facilities: Toney declared a conflict and left the room. Stachowicz provided information on the four proposals: City of Davis ADA, CHOC Sojourner Truth repairs, Creekside and Davis Media Access. Creekside is not believed to be eligible except for administration dollars, and Davis Media Access' request for an elevator is not the highest use of the limited CDBG dollars. Tomasky asked whether it was okay to cut city funding. Stachowicz responded that the amount would be a reasonable amount to spend in a fiscal year, based on past practice.*

*Tomasky moved, with second by Goldstene, to move approval of staff recommendation to fund the City ADA request at \$219,000 and the CHOC Sojourner Truth request at \$150,000.*

*AYES: Goldstene, Kalman, Privateer, Romero, Tomasky, Wise*

*NOES: None*

*ABSENT: Toney*

*HOME Dollars: Stachowicz explained the one proposal from CFY for the Cannery Lofts.*

*Don Kalman: Asked staff to explain the HUD "deobligation." Stachowicz explained that HUD has a 24-month deadline to spend funding and although the City Council had already committed the HOME funding to the Cannery project, the funding was not spent by the deadline. The funds were not spent because the Cannery developers were securing the rest of their funding, which they secured approximately three weeks after the HUD deadline. Hence, HUD took approximately \$842,000 from the City.*

*MOTION: Tomasky moved, with a second by Privateer, to approve staff recommendation to award the estimated \$300,000 in HOME funds to CFY for the Cannery Lofts.*

*The motion passed by the following vote:*

*AYES: Goldstene, Kalman, Privateer, Romero, Tomasky, Toney, Wise*

*NOES: None*

*HOME Administration:*

*Goldstene moved, with second by Romero, the staff recommendation to allow for 10% administration cap from HOME grant, or approximately \$30,000. Motion passed by the following vote:*

*AYES: Goldstene, Kalman, Privateer, Romero, Tomasky, Toney, Wise*

*NOES: None*

*Commission recessed at 8:05pm and resumed at 8:13pm.*

**B. West Davis Active Adult Community (WDAAC) Proposal.**

*Katherine Hess – presented WDAAC proposal.*

*Kalman: Asked if there are characteristics of applicants (other than age) that could be considered.*

*Dave Thompson, Neighborhood Partners and Delta Davis Senior Housing Opportunities: The affordable site is a 5- acre site and more than doubles the number of units required. There are 80+ people on waiting list at Eleanor Roosevelt (another senior living community), with the wait generally 2.5 to 3 years. Location proximate to the hospital, CommuniCare, Woodland Healthcare and to bus stop. Site is also adjacent to buffer zone and greenbelt.*

*Commissioners asked, and David Thompson answered, the following:*

- *Would there be onsite services? (Yes, onsite social worker)*
- *What is financing plan? (Plan to use least amount of City money possible to develop affordable units. Likely funding sources include tax credits, Federal Home Loan program, possible State dollars. City should look at affordable housing policy to create more funds to create affordable units, primarily 1-bedroom units. Parking is not as heavy a requirement in senior facility. Will be done in two phases of 75 units each.)*
- *What is the affordability mix of the units?*
- *Could bus line be moved closer? (Considering changes to the bus stop to move to the west. Maybe later moving into the site.)*
- *What about making a safer crossing across Covell? (Continuing west on the route actually gets you to more places with negligible time difference.)*

*David Taormino, developer: Provided overview of entire project.*

*Commissioners asked, and Taormino answered, the following:*

- *Is there a need for a senior community, affordable or market? (Believes there is interest.)*
- *Will 150 affordable units have to pay the homeowners fees and will they get to utilize the amenities? (No, the affordable residents won't have to pay homeowners fee and will be able to use the amenities that are open to the public, but not the private amenities.)*
- *Was there consideration in integrating the affordable units into the rest of the project? (Believes greatest need is for senior rental apartments.)*

*Katherine Hess: The project is not being fast-tracked. What things do you think are so important that they should be included in the baseline features?*

*Tomasky: Would like to make sure that residents of affordable units can use the amenities in the development.*

*Thompson: Plan to have a community room for affordable project.*

*Goldstene: Express concern for the separation of homeowners and affordable residents.*

**7. Commission and Staff Communications**

**A. Social Services Commission Workplan.** *Commission reviewed workplan.*

**8. Adjourn – Romero moved, seconded by Kalman, to adjourn. Meeting adjourned at 9:30pm.**