



City of Davis
Social Services Commission Minutes
Monday, June 19, 2017
7:00 P.M.

1. Call to Order & Roll Call

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

Members Present: Claire Goldstene, Don Kalman, Ann Privateer, Mindy Romero (Vice Chair), Tracy Tomasky, Georgina Valencia, Matthew Wise (Chair)

Members Absent: Bernita Toney

Also present: Robb Davis (Mayor, Council Liaison), Joan Planell (Social Services Consultant), Kelly Stachowicz (Assistant City Manager)

2. Approval of Agenda

Privateer moved, with a second by Romero, approval of the agenda. Motion passed unanimously.

3. Brief Announcements from Staff, Commissioners, and Liaisons

- a. HOME Monitoring Review Update – Stachowicz reported that City had monitoring visit by HUD and the visit went well.*
- b. CDBG and HOME 2017 Annual Allocations – Stachowicz shared 2017 allocation amounts, which are similar to the expected amount for CDBG and slightly less for HOME.*
- c. Commissioner Appointments – Kurt Wendlenner introduced himself. He will join the commission in July.*
- d. Upcoming Council Schedule – Council will be on summer recess from mid-July to the end of August. They are planning an affordable housing workshop in the early fall.*

Commissioner Announcements:

Privateer – Attended Graduate School of Management's Graduation, Keynote speaker Kat Taylor covered homelessness and poverty. Also, listened to a show on PBS radio about the increase in homelessness in San Francisco.

Tomasky – Sasha Bromsky provide the Keynote and Mindy Romero was on the panel at Senior Center for Community Conversation.

Romero – Term is ending and tonight is her last meeting. Appreciates commissioners. Commissioners shared their appreciation for Commissioner Romero.

4. Public Comment

No comment.

5. Consent Calendar

A. Approval of Minutes – May 22, 2017

Goldstene moved, with a second by Privateer, approval of the minutes. Motion passed by the following vote:

AYES - Goldstene, Kalman, Privateer, Tomasky, Valencia, Wise
NOES – None
ABSTAIN - Romero

6. Regular Items

A. Social Services Strategy (Joan Planell) –

Planell – Provided overview on efforts to-date related to the Social Services Strategy. Built on policy of Housing First, which means you have to put a roof over someone’s head first. Shared statistics prepared by the County, which show the poverty rate in Davis went from 15% to 29%. This is probably from students (versus family households). Planell handed out an updated list of poverty statistics for the county and the cities.

Robb Davis – more useful numbers would be the numbers of people in CalWorks, WIC, etc.

Commission concerned about the numbers, so Planell will look into.

Priorities included provision of stable housing and wrap around services and affordable housing.

Goals and Strategies:

- 1. Maximize results of Davis Pathways – improve outreach coordination (add coordinator for homeless outreach) and measure program performance.*

Commission asked questions about the proposed new position, what level it would be set at and why it would be located in the Police Department, whether it would be social service oriented or law enforcement oriented. Concern that position will experience burn out.

Planell explained New Pathways, Pathways to Employment (Sutter funds), Getting to Zero Vouchers (Sutter funds) to pay for interim housing vouchers. All together, these are called Davis Pathways. Goal is to get them up and running and measure the performance. How many people did programs service, how well did it work and how many people got jobs.

How do people receive vouchers? Yolo County Housing has vouchers, which are difficult to get. If City certifies that people are living in inhabitable situation, they go to top of list to receive a voucher. But voucher list is closed because feds have not provided additional money. The Sutter funds are providing money until feds provide more money or other funding sources are identified.

How do you determine “length of time in Davis”? (How do we determine if someone is a homeless person from Davis?). Planell explained VI-SPDAT (Vulnerability Index), which is used to determine order of placement.

Sutter grant making this possible, so what happens when Sutter grant runs out? How long will funding last?

New Pathways: No Sutter money, just City and County

Pathways to Employment: Sutter funded, 1 year, with option for two more years

Voucher Program: Likely three years for current funding

Three years ago, there wasn’t a homeless program in the county at all. Now there is funding and programs.

Commission expressed concern that the voucher list can be closed for a very long time.

2. *Expand capacity - – Build/develop additional housing and services and improve access*

Small group has been involved in visioning. Looking to build a multi-functional homeless center which would include services, 4 emergency beds, 10 transitional housing and 18 permanent supportive housing units (vertical micro-housing). Working with architect pro bono and looking for funding from Sutter and several other sources, including private sources to total several million dollars.

Have a location in mind and hope it will be acceptable in terms of community support. Robb Davis – May require some variances but should be a good project. Would be a significant number of additional beds.

Is there research to suggest that “if we build it, they will come”? How will Davis deal with this? Desire to use local dollars for local people.

Robb Davis – Frustrated with this question. These individuals are from Davis and many have been here a long time or have other ties to the community. Speaks of a misunderstanding of why people would locate in Davis and be housed here. Cities in our region don't oust homeless people out. Challenge is to get people to come in and receive services.

Planell - Need to bring more services on-site in Davis. Difficult for many people to get to Woodland to receive services. Need to be creative.

Yolo County received Prop 47 grant for \$2M per year for three years. To be eligible, you need to have been arrested. District Attorney's office ready to collaborate with City.

Public Comment:

Martha Teeter: Volunteers for Interfaith Rotating Winter Shelter and other activities for the homeless. Biggest need is for housing because it stabilizes people so they can focus on other things. May be possible to give priority to Davis (or Yolo) residents to provide housing. Pathways to Employment are in New Pathways program but hoping to expand. Working with Davis Downtown to help create jobs.

3. *Reduce panhandling – provide alternatives to panhandling*

Community gives money to panhandlers, which they have a right to do. Trying to find alternative to giving money to panhandlers, so looking into donation meters. Interested in trying it as a strategy in Davis. Davis Community Meals and Housing is taking the lead. Planell is working with a company that will donate 20 meters. Some will be sited downtown. All proceeds will be dedicated to Pathways to Employment program. No upfront cost to City.

Commission would be interested in articles or information about meters.

Planell: Next steps include circling back to individuals who have provided input, then will reach the City Council for approval.

Kalman: Activity 5 is critical (Davis-based services)

Commission did not have further comments about the strategy. Consensus that it would go forward to next steps.

- B. Affordable Housing Discussion** – *Commission will hold a mini-workshop on current questions, trends, legislation, and projects related to affordable housing. Staff will share information with the Commission on status of proposed projects, information from the most recent housing workshops (Council Feb 2016, Fall 2014) and other areas of interest for affordable housing in Davis.*

Stachowicz explained intent of having commission ask questions and raise issues/concerns on a variety of affordable housing questions in order to prepare for a more in-depth discussion at the July meeting. The City Council is planning on having an affordable housing workshop in the fall, and the Social Services Commission should be prepared to provide input and/or participate.

Robb Davis: The Commission should think about how affordable housing works in post-redevelopment world – where should we go from here? How think about specific projects. How think about students, since they are not part of federal housing most of the time? How should we be strategic?

Wise: Which type of group is City prioritizing?

Davis: How to create more housing for families (generally affordable)? How increase rental market for those who need it?

Romero –

- 1. Ask Rachel Iskow to participate in Council workshop. Has been tracking legislation and has expertise in affordable housing.*
- 2. Contact NOAH- Naturally Occurring Affordable Housing. Socially minded investors to invest in properties, so have lower priced market homes (Check Portland)*
- 3. Maintaining current affordable housing stock – what are these properties, what might time out (and no longer be affordable). How keep affordable housing stock*
- 4. Students – financial aid comes too late to assist students in advance with housing in Davis (because housing so scarce and because leases signed earlier)*

Valencia –

- 1. Differentiate between rental and ownership. Reexamine policies to ensure differences with each type are appropriate.*
- 2. Funding sources – linkage fees for affordable housing, in-lieu fees (are we charging the appropriate amount).*
- 3. Luxury tax charged to houses over a certain price, with revenues going into housing trust fund*
- 4. Look at ways to fund the things we're talking about*

5. *Believes there will be some development in the future. Need to plan now for that possibility. Current housing ordinance doesn't necessarily put us in the best position to have affordable housing. "Affordable" is a misnomer. Should use "Below Market" as a better descriptor. (Georgina has memo to share.)*

Kalman –

1. *Chiles Ranch developer couldn't qualify households to purchase*
2. *After Pacifico, what projects will need rehab in the future?*

Goldstene –

1. *Review buyer selection criteria. Qualification doesn't come until late in the process.*
2. *In-lieu fee. Most housing stock in the near future will be infill. In-lieu fee currently exempts the type of housing we are most likely to see.*
3. *Preference to disperse affordable housing throughout community rather than clustering it.*
4. *Until we have ways to raise more money, there's not more. Are we done with the Cannery? It keeps coming back. Large Council decision to fund a project essentially ties up housing money for several future years. Informs decisions down the road and should acknowledge that.*

Wise –

How does the City address mini-dorms?

Stachowicz explained renters' resources. City can also address illegal conversions. Legal conversions difficult to regulate too heavily. Staff will likely come back to Council to discuss this issue further.

Davis – push UC Davis to do more. Consider more student-oriented places like Sterling to accommodate the student market.

Privateer –

Is cooperative housing an option?

Combination of rental and owner in an area works well.

Subsidize down payment for ownership..

7. Adjourn

Valencia moved, with a second by Romero, to adjourn the meeting. Motion passed unanimously.

Meeting adjourned at 9:27pm
