



City of Davis

**Social Services Commission Minutes**

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

**Monday, February 26, 2018**

**7:00 P.M.**

Commission Members: Claire Goldstene, Vice Chair; Donald Kalman; Ann Privateer; Tracy Tomasky, Chair; Bernita Toney; Georgina Valencia, Alternate; Kurt Wendlenner; R. Matthew Wise

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

*Members Present: Claire Goldstene, Donald Kalman, Ann Privateer, Tracy Tomasky, Bernita Toney, Georgina Valencia, Kurt Wendlenner, and R. Matthew Wise*

*Also Present: Ryan Collins, Homeless Outreach Services Coordinator; Robb Davis, Mayor; Ginger Hashimoto, Administrative Analyst; Joan Planell, Social Services Consultant; and Kelly Stachowicz, Assistant City Manager*

*Tomasky called the meeting to order at 7:01 p.m.*

**2. Approval of Agenda**

*Goldstene moved to approve the agenda.*

*The motion passed by the following vote:*

*AYES: Goldstene, Kalman, Privateer, Tomasky, Toney, Wendlenner, and Wise*

*NOES: None*

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

*Hashimoto reminded Commissioners that the deadline to submit CDBG/HOME questions to applicants is February 27, 2018 at noon.*

*Valencia thanked the Commissioners who attended the Cool Davis housing forum. Valencia recapped some of the topics discussed including the statistic that only 29% of people can afford to purchase a median priced home, which is down from 55% in 2012.*

**4. Public Comment**

*None.*

**5. Consent Calendar**

**A. Approval of Minutes – January 22, 2018**

Valencia and Wise requested the following two amendments to the minutes:

- Revise page 2 to specify the amendments requested

- Revise page 1 to correct the misspelling of Claire Goldstene’s first name

Wise moved to approve the amended minutes.

The motion passed by the following vote:

*AYES: Kalman, Privateer, Tomasky, Toney, Wendlenner, Wise*

*NOES: None*

*ABSTAIN: Goldstene*

## 6. Regular Items

### A. Homeless Services Performance Measures Update

*Joan Planell, the City’s Social Services Consultant and Ryan Collins, the City’s Homeless Outreach Services Coordinator, delivered a performance measure update on DavisPathways, a homeless services umbrella program consisting of the following four components:*

- ***New Pathways**—a four-bed, short-term supportive housing program, jointly funded by the City and the County*
- ***Pathways to Employment**—a job training program where participants receive \$12 per hour stipends to develop skills to help them secure permanent employment, funded by a Sutter Health grant*
- ***Getting to Zero Voucher and Case Management**—a rental assistance and support services program meant to help participants secure and retain permanent housing, funded by a Sutter Health grant*
- ***Homeless Outreach Services**—a city funded position, embedded within the Police Department, meant to facilitate linkages to services and provide system-level coordination with the region’s homeless continuum of care*

*Planell and Collins summarized that while the number of people served has been relatively low, the implementation of DavisPathways has resulted in seven individuals moving to permanent housing and seven individuals attaining jobs. Collins also reported serving 25 individuals through outreach and case management.*

*Planell and Collins shared three lessons learned include:*

- *To house individuals, we need to partner with property owners*
- *Case management is working*
- *Transitioning individuals to work can happen*

*Kalman asked how the City is collaborating with hospitals to avoid discharges into homelessness.*

*Collins responded that he is at times involved in the discharge planning process and he is working to foster a good rapport with hospital staff. He acknowledged, however, it is difficult as the community lacks a respite facility and therefore does not have a level of care in between hospitalization and emergency shelter.*

*Valencia commended Planell and Collins for their work. Valencia asked Collins how community members could make referrals.*

*Collins responded that most police officers have his business card, but residents may make referrals via an [online form](#) posted on the City's [homeless resources and information webpage](#). Collins further explained he is also revising a community resources information card, which the City will post online for residents to access as well.*

*To encourage property owner participation in the voucher program, Valencia suggested that staff explore how the City could offer permit or rehabilitation incentives. Toney further suggested that staff research whether the City could offer tax credits similar to the various state and federal programs.*

*Wendlenner expressed his appreciation for Collins' position. Wendlenner asked if there is a plan for the Police Department to make direct referrals to Paul's Place. Collins answered yes. He explained that Paul's Place will include four emergency shelter beds reserved for individuals referred by the Police Department.*

*Wendlenner followed up by clarifying how Collins selects or prioritizes whom he serves. Collins replied that most individuals were referrals who sought his assistance.*

*Wendlenner concluded by asking if there were any barriers to entry for the housing programs. Collins answered there are behavior-based rules that accumulate infraction points, which may lead to expulsion. Collins explained there is, however, an opportunity for individuals to earn their way back.*

*In terms of employment opportunities, Valencia suggested the City look into partnering with a temporary job service company called, Labor Ready. She also suggested construction jobs. Toney further suggested on campus food service jobs and Davis Waste Removal jobs.*

*Kalman asked if the large student housing projects would help or hurt the housing situation for people experiencing homelessness. Collins responded that adding any housing inventory would likely help. Collins elaborated; however, that multi-bedroom apartment units are not conducive to permanent supportive housing.*

*Tomasky commended the progress made thus far. Tomasky asked if Collins is well received by the Police Department and if officers are seeking him out. Collins replied yes the Department is being receptive and making referrals.*

## **B. Homebuyer Education**

*Hashimoto summarized her preliminary research for how the City could institute a homebuyer education program. Hashimoto then asked Valencia to explain the attachment she prepared.*

*Valencia described the impetus for this request stemmed from her experience serving as the broker for the Grande Village affordable housing lottery. She explained how the process was somewhat frustrating, particularly for the lottery applicants who met program guidelines, but were not necessarily prepared for homeownership. Valencia suggested a first step to improving the process could be for the City to develop content for its website.*

*Goldstene emphasized this is an important issue to address because we do not want developers to use the difficulty of the experience as an argument against building more affordable housing. Goldstene continued by asking staff if there are any affordable homeownership projects in the queue and what would the approval process be should the Commission recommend changes.*

*Stachowicz answered that Chiles Ranch is the next project to have buyers; however, not necessarily the next project if requirements would change since they already have their entitlements. Stachowicz elaborated that the City has an entire inventory of affordable units with price appreciation and income restrictions, so essentially the City is almost always engaged in affordable housing sales. In terms of Goldstene's second question, Stachowicz replied it depends on the budgetary impact as well as the kind of recommendation.*

*Kalman asked staff if the City has a sense of waitlist length. Stachowicz answered the City does not maintain a central waitlist, so the length varies depending on the project. Valencia commented it is common for cities to maintain a central database.*

*Valencia summarized the discussion and outlined future actions for staff:*

- **Step 1:** Draft website content meant to assist participants of the affordable home buying process and return to the Commission for feedback within the next few months
- **Step 2:** Explore establishing a city-managed database so the City can serve as the first point of contact for affordable housing lotteries/waitlists
- **Step 3:** Explore instituting regulations to require participants to complete a homebuyer education course prior to qualifying for lotteries/waitlists, which may require a change in the City's current ordinance

## **7. Commission and Staff Communications**

### **A. Planning Project Update**

*Stachowicz provided an update on several affordable housing proposals the Commission reviewed in the last six months. Stachowicz listed the various updates including:*

- *Council approved the interim amendment to the affordable housing ordinance with a sunset date of December 31, 2018*
- *Council approved Nishi to appear on the June ballot*
- *Council is set to vote on Lincoln40 in March, likely March 13*
- *Council is set to vote on Cannery Marketplace in March, likely March 20*
- *Council is tentatively set to vote on Plaza 2555 in April*
  - *Stachowicz reminded Commissioners that the affordable housing proposal was more conceptual because the developer is only requesting entitlement approval as opposed to design plan approval*
- *Council is tentatively set to vote on West Davis Active Adult in May*
  - *Stachowicz explained that since the project needs Measure R/J voter approval, Council must take action before June*
- *Council is tentatively set to vote on Paul's Place in May*

#### **Public Comment:**

*Eileen Samitz: Samitz expressed her concern about the plethora of megadorms. She explained the City is losing families and young professionals, primarily due to the negligence of the University. Samitz asserted the only way to keep student housing permanently affordable is to build the units on campus. Samitz urged the Commission to agendize the issue of megadorms.*

#### **Commission Discussion:**

*Goldstene asked if the City is examining the issue of beds versus units. Stachowicz acknowledged the issue is ongoing and it remains to be seen as to whether Council is comfortable counting affordability by the bed or the unit.*

*Wise confirmed with Stachowicz whether any of the affordable housing proposals would be coming back to the Commission for further review. Stachowicz answered West Davis Active Adult may return depending on the results of the June ballot. She also answered Plaza 2555 may return as well if the developer submits design plans, rather than just an entitlement request. Wise requested that Plaza 2555 return to the Commission if that is the case. Goldstene echoed Wise's desire for Plaza 2555 to return to the Commission with a more detailed proposal.*

*Kalman pointed out the Commission's charge is to advise the City Council on all matters related to social service issues, not some matters. He underscored*

his desire for a different process in the future, as it is difficult for the Commission to provide recommendations on amorphous proposals. Kalman further expressed his disappointment in the way the City is approving development projects with no strategic plan.

Goldstene summarized the discussion as a confluence of frustration with the statewide housing shortage and economic inequality. Goldstene also explained her frustration with not being able to identify definitive need as well as frustration with how planning projects are moving forward. Goldstene suggested a future agenda item as developing an affordable housing plan or a list of priorities.

Stachowicz responded that the City's General Plan has the housing element, which is supposed to serve as the City's housing strategic plan. She suggested that perhaps it would be useful for the Commission to familiarize themselves with that portion of the General Plan.

Toney asked if the City could impose some uniformity in how the Commission receives affordable housing proposals so the projects are not so vague.

Stachowicz explained that there is no law, rule, or requirement dictating what applications developers submit. Therefore, Stachowicz explained the City must process the applications they receive.

Tomasky expressed her feeling that the Commission's voice is not being heard. Tomasky outlined several examples within the past few months. Tomasky requested that staff explain whether the Planning Commission and City Council follow the Commission's recommendations and the reasons why or why not. Additionally, Tomasky suggested that Commissioners provide public comment at the Planning Commission and City Council meetings to ensure the Commission's voice is being heard.

Goldstene moved to send Valencia and one other representative to the Cannery Marketplace public hearing to share the Commission's view in regards to affordable housing, with a second by Privateer.

The motion passed by the following vote:

AYES: Goldstene, Kalman, Privateer, Tomasky, and Toney

NOES: Wise

ABSTAIN: Wendlenner

## **B. Social Services Commission Work Plan**

Kalman moved to ask Council to consider requisitioning an affordable housing strategic plan. He explained the plan would identify need and serve as a roadmap forward for future development.

*Stachowicz intervened explaining that much of this is supposed to be included in the housing element of the General Plan. She also assured the Commission that staff has heard the Commission's viewpoint and will relay the information to Council.*

*Kalman amended his original motion to pass a resolution to Council expressing the Commission's concern about the direction of recent affordable housing proposals and the Commission's desire to collect more data to help guide future decision making.*

*Goldstene amended Kalman's motion to express to Council the Commission's concern about the lack of an affordable housing plan to guide decision-making. She further elaborated that the Commission requests that an affordable housing plan become an integral part of the General Plan update.*

*Kalman seconded the motion.*

*The motion passed by the following vote:*

*AYES: Goldstene, Kalman, Privateer, Tomasky, and Toney*

*NOES: Wendlenner and Wise*

*ABSTAIN: None*

## **8. Adjourn**

*Tomasky adjourned the meeting at 9:53 p.m.*