City of Davis
Social Services Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Monday, March 19, 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; and R. Matthew Wise
Council Liaison:	Robb Davis, Mayor; Lucas Frerichs, Alternate
Staff:	Kelly Stachowicz, Assistant City Manager, City Manager's Office Ginger Hashimoto, Administrative Analyst, City Manager's Office

---

1. **Call to Order & Roll Call**
   Members Present: Claire Goldstene, Ann Privateer, Tracy Tomasky, Bernita Toney, Georgina Valencia, and R. Matthew Wise

   Members Absent: Donald Kalman and Kurt Wendlenner

   Also Present: Lisa A. Baker, Yolo County Housing, Chief Executive Officer; Ginger Hashimoto, Administrative Analyst; and Kelly Stachowicz, Assistant City Manager

   Tomasky called the meeting to order at 7:00 p.m.

2. **Approval of Agenda**
   Valencia moved to approve the agenda with a second by Wise.

   The motion passed by the following vote:

   AYES: Goldstene, Privateer, Tomasky, Toney, Valencia, and Wise
   NOES: None

3. **Brief Announcements from Staff, Commissioners, and Liaisons**
   Hashimoto apologized for Mayor Davis' absence and explained he was at a conference.

   Wise lamented the passing away of Ali Youssefi, a Sacramento area developer and affordable housing advocate.

4. **Public Comment**
   None.

5. **Consent Calendar**

   A. Approval of Minutes – February 26, 2018

Wise moved to approve the minutes with a second by Valencia.

The motion passed by the following vote:

AYES: Goldstene, Privateer, Tomasky, Toney, Valencia, and Wise
NOES: None

6. Regular Items

A. Public Hearing: 2018-19 CDBG/HOME Commission Deliberations and Recommendations

Staff Report
Baker provided an overview of the CDBG/HOME grant process. Baker reminded the Commission that the City has yet to receive an allocation from the federal government. Thus, staff relied upon last year's allocation to formulate its recommendations. Baker underscored that should the allocation be different, staff will prorate the amount of each subrecipient using the same methodology.

Baker also noted that the City did not receive any HOME applications. As such, she explained Yolo County Housing will work with the City to develop an internal proposal for future Commission review.

Public Comment
Mary Philip: Philip asked the Commission to consider funding FARM Davis for the full amount requested. She explained that as a volunteer cook for Davis Community Meals and Housing, she would not be able to prepare meals without fresh produce from FARM Davis. Philip also highlighted how CDBG money helped the organization boost productivity by funding a farm manager position.

No Name Given: The gentleman echoed his support for FARM Davis. He shared the statistic that FARM Davis provided food to over 900 unduplicated individuals last year. He described how since hiring a farm manager, the organization's productivity increased two-fold, which equates to about 6,000 pounds of donated produce.

Robin Frank: Frank expressed her gratitude to staff for their recommendation to fund the Yolo County Children's Alliance. Frank explained the grant money would assist the Alliance in enrolling individuals and families in Medi-Cal and CalFresh.

Commission Discussion
Goldstene suggested the Commission divide the discussion into three parts: (1) public service; (2) public facility; and (3) HOME.

Public Service
The Commission expressed their support for staff's recommendation. The Commission acknowledged their unique position this year to not only fund every agency from last year who reapplied, but also slightly increase their allocation and fund a new agency. Despite their support, the Commission discussed the following concerns:

- ***Disparity of organization size and budget size****—should the Commission prioritize funding smaller organizations with smaller budgets in order to maximize impact?*
- ***Helping the greatest number of people****—should the Commission prioritize funding the organizations who serve the most individuals?*
- ***May need to better delineate priorities when updating the critical needs list and developing the request for proposal process***

Wise moved to approve staff's recommendation for public service allocations with a second by Goldstene.

The motion passed by the following vote:

AYES: Goldstene, Privateer, Tomasky, Toney, Valencia, and Wise
NOES: None

Public Facility
Stachowicz noted that the City did not receive any public facility grant applications from outside entities, rather both applications submitted were internal and both were related to making ADA improvements.

Goldstene asked staff for clarification on where the proposed ADA improvements will take place and the process used to determine priorities.

Stachowicz replied that the City identifies most of its ADA priorities through the capital improvement project planning process. She explained that since these processes happen to be running concurrently, the City has not yet identified the specific capital improvement projects the City is set to undertake in the coming fiscal year. Stachowicz added the City also utilizes the input from a group of stakeholders called ADA Community Advisors.

Goldstene requested that staff return to the Commission with an update on where the ADA improvements will take place once determined.

Valencia moved to approve staff's recommendation for public facility allocations with a second by Wise.

The motion passed by the following vote:

AYES: Goldstene, Privateer, Tomasky, Toney, Valencia, and Wise
NOES: None

HOME
Since the City did not receive any HOME applications from outside entities, the Commission suggested several ways the City could use both the HOME and Community Housing Development Organization set aside:

- *Down payment assistance*
- *Tenant based rental assistance*
- *Collaborating with a local builder to purchase some land and build affordable housing*
- *Collaborating with organizations who own undeveloped land and build affordable housing*
- *Pacifico*
- *Paul's Place*

Staff also shared the City is exploring whether to forego its entitlement status for HOME dollars and compete for state pool funding when necessary. This may mean the City could receive a larger allocation for specific projects. Doing so may also assist the City in meeting the 24-month spending requirement, which is difficult when the entitlement allocation is so small and there are very few projects queued up or applicants prepared to assume the responsibility of complying with such stringent requirements.

Toney moved to approve staff's recommendation to proceed with developing an internal HOME grant proposal with a second by Valencia.

The motion passed by the following vote:

AYES: Goldstene, Privateer, Tomasky, Toney, Valencia, and Wise
NOES: None

7. Commission and Staff Communications

A. Planning Project Update.
Hashimoto provided an update on several planning projects, including Lincoln40, which the City Council approved at their March 13 meeting. She explained the applicant agreed to amend the marketing window for the LincolnLift program from 30 to 60 days, but they did not abide by the Commission's other two recommendations to (1) make an upfront contribution to the Housing Trust Fund and (2) increase the number of affordable beds dedicated to the LincolnLift program.

Tomasky asked how Commissioners can verify the accuracy of facts and information regarding development projects under review. Stachowicz answered that the Commission can check whether the project has an Environmental Impact Report. The Commission is also welcome to ask staff to research and confirm what information they can. Stachowicz concluded, however, that people are free to express their opinions or concerns,, which does not necessarily need to be backed by data.

Tomasky suggested that staff examine whether a project lives up to what was promised and evaluate what impacts a project has on the community. Stachowicz assured her staff does complete this kind of analysis, but it is a multi-year process that is largely associated with the General Plan.

Tomasky asked when the consultant's report on the City's inclusionary housing update will be complete. Stachowicz answered she is unsure, but she will find out.

Privateer expressed her desire for more demographic data. Stachowicz suggested she review the 2017 State of the City report.

B. Social Services Commission Work Plan.
Staff added homebuyer education follow up to the "items to be scheduled" section.

8. Adjourn at 8:33
Tomasky adjourned the meeting at 8:33 p.m.