



City of Davis

Social Services Commission Minutes

Community Chambers, 23 Russell Boulevard, Davis, CA 95616

Monday, June 18, 2018

7:00 P.M.

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

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

Also Present: Lisa A. Baker, Yolo County Housing Chief Executive Officer; Robb Davis, Mayor; Ginger Hashimoto, Administrative Analyst; 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 with a second by Toney.

The motion passed by the following vote:

AYES: Goldstene, Privateer, Tomasky, Toney, Valencia, and Wise

NOES: None

ABSTAIN: None

3. Brief Announcements from Staff, Commissioners, and Liaisons (5 minutes)

In advance of his transition out of office and out of his role as Council liaison, Davis expressed appreciation for the Commission's hard work and praised the Commission's willingness to delve into difficult issues.

Commission members extended similar sentiments and thanked the Mayor for his dedication and willingness to serve as a social services champion.

Stachowicz noted the final meeting of the current Council occurs on June 19 and the ceremonial transition/swearing-in will occur on July 9. Stachowicz added on July 10, the City Council will vote to approve new liaison appointments.

4. Public Comment (5 minutes)

At this time any member of the public may address the commission on matters which are not listed on this agenda, or are listed on the consent calendar. Comments are usually limited to no more than 3 minutes per speaker. Speakers will be asked to state their name for the record.

Mary Jo Bryan: Bryan introduced herself as a Rancho Yolo resident. She explained that during her campaign for City Council she learned the biggest challenge facing the community is housing. Now that the election is over, she vowed her dedication to solving the housing crisis.

5. Consent Calendar (5 minutes)

All matters listed under the Consent Calendar are considered routine and non-controversial, require no discussion, as items are expected to have unanimous support, and may be enacted by one motion.

A. Approval of Minutes – May 21, 2018

Goldstene questioned whether the Davis Live Dream recommendation of “use units, not beds to calculate affordability” accurately reflected the Commission’s motion. Hashimoto agreed to seek clarification by listening to the meeting’s recording. Hashimoto verified the motion stated was to “use units, not beds to calculate affordability in order to increase the affordability percentage from 12% to 15%,” but Hashimoto confirmed the sentiment of the earlier conversation was just to increase affordability to 15%. Hashimoto updated the minutes by deleting the recommendation of using units, not beds.

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

ABSTAIN: None

6. Regular Items

A. Public Hearing: Updated 2018-19 CDBG and HOME Funding Recommendations and Proposed 2018-19 Annual Action Plan

Staff Presentation:

Stachowicz explained the item from March is returning because the City has since received its final 2018-19 allocation from HUD, which for CDBG increased from \$570,931 to \$672,343 and for HOME increased from \$268,303 to \$438,492. Given the increase, Stachowicz explained staff is seeking Commission review of the updated funding recommendation. She elaborated staff is proposing to redistribute the increase using the same methodology of an

equal split among the remaining public services organizations because one agency, Yolo Family Services, closed its doors.

Baker added staff is also seeking Commission feedback on the proposed 2018-19 Annual Action Plan, which is a required report detailing how the 2018-19 allocation will assist the City in achieving the goals of its five-year Consolidated Plan.

Public Comment:

None

Commission Discussion:

Valencia asked staff to provide more information about the potential uses for the City's HOME funds.

Baker summarized the various options and the various accompanying constraints. Baker noted that the City is exploring ways to use the allocation for housing development; however, the City cannot commit the funds until the developer obtains all other possible funding, thereby proving a funding gap. Baker further elaborated that the City is currently in a safe spot because the federal government waived the deadline to expend funds for this year's allocation.

Goldstene clarified whether staff will return to the Commission when the City identifies a plan for using the HOME funds. Baker responded yes.

Goldstene also asked staff to explain the change in funding from Sojourner Truth Gardens to Rosa Parks. Baker answered the owner asked the City if they could reallocate the funds to Rosa Parks because the Sojourner rehabilitation was time critical, whereas the Rosa Parks rehabilitation was not.

Goldstene motioned to approve the updated 2018-19 CDBG funding recommendations as presented with a second by Privateer.

The motion passed by the following vote:

AYES: Goldstene, Privateer, Tomasky, Toney, Valencia, and Wise

NOES: None

ABSTAIN: None

Valencia motioned to approve the proposed 2018-19 Annual Action Plan as presented with a second by Wise.

The motion passed by the following vote:

AYES: Goldstene, Privateer, Tomasky, Toney, Valencia, and Wise

NOES: None

ABSTAIN: None

B. Affordable Housing Homebuyer Education

Hashimoto explained this item is a follow up to the Commission's February 2018 discussion on affordable housing homebuyer education. She explained the Commission suggested a phased approach consisting of the following three steps:

- *Step 1: Draft website content meant to assist prospective affordable ownership buyers 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*

Meant to accomplish step one, Hashimoto asked the Commission for feedback on the draft website content presented.

The Commission provided the following recommendations:

- *Simplify the wording/language*
- *Clarify program qualifications versus financial qualifications with an emphasis on financial capacity*
- *Create separate PDFs so the content is more easily digestible*
- *Consider reordering the steps so that financial capacity comes earlier*
- *Provide links to financial/homebuyer self-assessment tools*

7. Commission and Staff Communications

A. Planning Project Update.

Hashimoto shared two updates. She explained on June 12, the City Council approved the West Davis Active Adult Community project, which means the project will appear as a measure on the November 2018 ballot. Hashimoto reminded Commissioners that the developer agreed to implement a sliding scale for renters to access homeowner association amenities. Hashimoto also informed the Commission that staff decided to delay seeking approval on the proposed mobile home relocation impact ordinance to allow more time for research and stakeholder engagement.

B. Social Services Commission Work Plan.

Hashimoto and Valencia debriefed the Commission on the Planning Commission's discussion of the 2017 residential housing development report and housing element progress report. Hashimoto explained staff decided to

plan a specialized training on the residential housing development process for some time in the fall.

Commissioners agreed to cancel July's meeting.

Members requested adding the following to the Commission's work plan:

- *A discussion on how the beds versus units issue is affecting application of the City's affordable housing requirements.*
- *A discussion on whether the City should change its affordable housing requirements to limit affordable ownership opportunities to first-time homebuyers*

8. Adjourn

Tomasky adjourned the meeting at 8:15 p.m.