



**City of Davis**  
**Social Services Commission Minutes**  
**Community Chambers, 23 Russell Boulevard, Davis, CA 95616**  
**Monday, April 15, 2019 at 7:00 P.M.**

**Commission Members:** Claire Goldstene, Chair; Donald Kalman; Susan Perez, Alternate; Ann Privateer; Kurt Snipes; Tracy Tomasky; Georgina Valencia, Vice Chair; R. Matthew Wise

**Council Liaison:** Brett Lee, Regular; Dan Carson, Alternate

**Staff:** Ginger Hashimoto, Management Analyst, City Manager's Office

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**1. Call to Order**

*Members Present: Claire Goldstene, Chair; Donald Kalman; Susan Perez, Alternate; Kurt Snipes; Georgina Valencia, Vice Chair; and R. Matthew Wise*

*Members Absent: Tracy Tomasky and Ann Privateer*

*Also Present: Lisa A. Baker, Chief Executive Officer, Yolo County Housing; Ginger Hashimoto, Management Analyst, City Manager's Office, City of Davis; and Brett Lee, Mayor and Council Liaison, City of Davis*

*Goldstene called the meeting to order at 7:02 p.m.*

**2. Approval of Agenda**

*Wise moved to approve the agenda with a second by Kalman.*

*The motion passed by the following 6-0-0 vote:*

*AYES: Goldstene, Kalman, Perez, Snipes, Valencia, and Wise*

*NOES: None*

*ABSTAIN: None*

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

*Hashimoto announced the hiring of Barbara Archer as the City's Communications and Customer Service Manager.*

**4. Public Comment**

*None*

## **5. Consent Items**

### **A. Approval of Minutes—March 18, 2019**

*Kalman moved to approve the minutes with a second by Valencia.*

*The motion passed by the following 6-0-0 vote:*

*AYES: Goldstene, Kalman, Perez, Snipes, Valencia, and Wise*

*NOES: None*

*ABSTAIN: None*

## **6. Regular Items**

### **A. CDBG Allocation for the Rosa Parks Apartment Plumbing Retrofit Project**

#### ***Staff Presentation:***

*Baker explained that in April 2018, the City awarded the Community Housing Opportunities Corporation (CHOC) \$151,000 to help fund a plumbing retrofit project at the Rosa Parks Apartments. Baker elaborated that since receiving the award; however, CHOC discovered the needed repair work cost \$79,600 more than originally budgeted and subsequently requested additional CDBG funding from the City. Baker explained that while there is unallocated funding available, given the need elsewhere, staff is recommending a 60-40 cost share in which the City will allocate \$47,760 and CHOC will need to pay for the remaining \$31,840 from other funding sources.*

#### ***Public Comment:***

*None*

#### ***Commission Questions:***

*Valencia asked for clarification on why the applicant is proposing to replace the copper pipes with flex pipes. Baker answered that because accessing the copper pipes requires trenching in a slab it is more cost effective to replace the underground copper pipes with above ground flex pipes.*

*Valencia asked if the funding requires the applicant to utilize union labor. Baker responded no, but the funding does require the provision of prevailing wage, which likely equates to the cost of union labor.*

*Goldstene asked for additional information about the increase in line item costs. She expressed particular concern about the increases in the architect/engineer fees as well as the general contractor overhead and profit line items and whether the City is allocating the available funds in the most responsible way. Baker answered that the proposed budget represents a more professionalized and complete bid that is more reflective of the standards required for the funding.*

*Snipes asked what is included in the contingency line item. Baker replied that it is standard protocol to allocate a 10 to 20 percent set aside for unforeseen circumstances depending on the age of the building. Baker confirmed that if the applicant does not need to utilize the contingency then the applicant would need to return the money to the City.*

*Perez asked about the interior work line item eliminated. Baker confirmed the applicant forewent the interior changes in order to complete the plumbing retrofit project.*

***Commission Discussion:***

*Goldstene asked staff to confirm their confidence in the revised scope and budget. Baker confirmed that staff has worked extensively with the applicant to collect architect and engineer fee quotes. Baker acknowledged that although construction projects are unpredictable, the City would not necessarily be amenable to providing additional dollars.*

*Wise moved to approve staff's recommendation with a second by Perez.*

*The motion passed with a unanimous vote of 6-0-0:*

*AYES: Goldstene, Kalman, Perez, Snipes, Valencia, and Wise*

*NOES: None*

*ABSTAIN: None*

**B. Yolo County Housing Presentation**

***Presentation:***

*Baker provided a presentation on Yolo Housing's role as a public housing authority, 2018 major accomplishments, and current opportunities as well as constraints. Baker highlighted some pivotal points throughout history including the rise of public housing post World War II, the expansion to homeownership and other programs in the 1950s to the 1970s, and the elimination of the public housing construction program in the 1980s. She also outlined the code section in California law that outlines a public housing authority's primary responsibilities, which include:*

- Providing decent, safe and sanitary housing;*
- Leasing, owning, renting, and managing land, units, dwellings, structures, infrastructure and facilities;*
- Owning, holding, and improving real or personal property or interest therein;*
- Acquiring property through eminent domain;*
- Selling, leasing, exchanging, transferring, assigning, pledging or disposing of property;*

- *Receiving and administering federal contracts, accepting local and state funds and donations;*
- *Borrowing, bonding, lending, retaining and administering funds and loan portfolios;*
- *Investigating conditions, engaging in research and experimentation and sharing findings with appropriate public agencies.*

*Baker proceeded by summarizing Yolo Housing's funding sources. As a self-supporting entity, the sources fall into two categories:*

- 1. Federal, state, and local contracted services*
  - a. Vouchers—60%, but 54% of total Yolo Housing outlay is direct pass through to landlords*
  - b. Public housing operating and capital funds, state and local payments—18%*
- 2. Rent, donations, fees for services, vending income, interest*
  - a. Rent from tenants, vending—12%*
  - b. Donations, fees for services, grants management and interest—10%*

*Baker then summarized Yolo Housing's programs, which include:*

- *Housing voucher program*
  - *Total regular units = 1,584*
  - *Total project based voucher units = 138*
  - *Total veterans administration supportive housing voucher units = 25*
  - *Total mainstream and family unification program voucher = 48*
  - *Total family members = 3,057*
- *Public housing program*
  - *Total units = 431*
  - *Total family members = 1,184*
- *Tax credit partnerships*
  - *Total units = 284*
  - *Total family members = 554*
- *Permanent and seasonal farmworker housing*
  - *Total units = 239*
  - *Total family members = 817*
- *Other special purpose, elderly/disabled/transitional*
  - *Total units = 108*
  - *Total family members = 102*

*Baker highlighted that 811 Davis residents or 473 Davis families benefited from Yolo Housings' programs in 2018.*

*Baker listed the services that the City contracts with Yolo Housing to provide and the number of Davis residents served:*

- *Helps to operate the Affordable Housing Homeownership Program*
- *Monitors affordable projects as well as annual contracted entities*
- *Administers contracts, environmental reviews, reporting and processing payments*
- *Administers all aspects of the CDBG/HOME grants management*
- *Assists with new development and refinance, such as Owendale, Cannery, Rosa Parks, etc.*
- *Answers housing questions and responds to fair housing issues*

*Baker concluded by listing Yolo Housing's major accomplishments from 2018 to present:*

- *HUD National High Performer - Vouchers and Public Housing*
- *HAI Group - Risk Management Award*
- *HAI Group - Bennie Moses, Las Casitas, National Poster Award Winner (West Sac)*
- *City of Davis - Special Recognition Environmental Award*
- *Davis Sutter Pathways - 20 placed in housing (10 in 2/19)*
- *100% remain housed*
- *100% with case management have obtained health insurance*
  - *Sutter cost? \$6,209 in housing assistance; \$7,812 in move-in assistance*
  - *YCH cost? \$77,866 in housing assistance/subsidy to GTZ participants*
- *ADA site improvements at Davis Migrant completed 2018*
- *UCD Energy Cooling Study - Davis Solar - Installation complete 2018; study in progress*
- *ADA at Madison Migrant completed 2018*
- *Cottonwood Meadows staircase replacement Phase I completed 2018*

***Public Comment:***

*None*

***Commission Questions/Discussions:***

*The Commission asked several clarifying questions throughout the presentation.*

**C. 2019 Work Plan**

***Staff Presentation:***

*Hashimoto shared that she is seeking additional feedback on the Commission's draft 2019 work plan with the hope of finalizing the plan for the May meeting.*

**Public Comment:**

None

**Commission Questions/Discussion:**

The Commission requested that staff amend the affordable ownership status to clarify what parts staff is working on now versus waiting on until after the affordable rental ordinance update is complete.

Perez moved to encourage the Social Services Commission to systematically explore new initiatives for 2020 with mental health being at the forefront.

The motion passed by the following 6-0-0 vote:

AYES: Goldstene, Kalman, Perez, Snipes, Valencia, and Wise

NOES: None

ABSTAIN: None

## 7. Commission and Staff Communications

### A. Development Project Update.

Hashimoto shared two updates:

- On March 19, the City Council:
  - Introduced the affordable housing ordinance amendment to provide additional means to satisfy the city's alternative affordable rental housing requirements
  - Approved the affordable housing proposal, which is to pay 1.65% of its gross rental income with a minimum annual payment of \$100K to the City's Housing Trust Fund to start in the first calendar year after the project achieves 95% occupancy, but in no case later than three years after the first year of operation
- 1770 Research Park Drive is set to appear before the Planning Commission with their revised affordable housing plan on April 24.

### B. Social Services Commission Long Range Calendar

Hashimoto reviewed the planned long range calendar items planned for May.

## 8. Adjourn

Goldstene adjourned the meeting at 9:08 p.m.