



City of Davis
Social Services Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Monday, May 20, 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

1. Call to Order

Members Present: Claire Goldstene, Chair; Donald Kalman; Ann Privateer; Kurt Snipes; Tracy Tomasky; Georgina Valencia, Vice Chair; and R. Matthew Wise

Member(s) Absent: Susan Perez, Alternate

Also Present: Ginger Hashimoto, Management Analyst, City Manager's Office, City of Davis; Brett Lee, Mayor and Council Liaison, City of Davis; and Kelly Stachowicz, Assistant City Manager, City of Davis

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

2. Approval of Agenda

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

The motion passed by the following 7-0-0 vote:

AYES: Goldstene, Kalman, Privateer, Snipes, Tomasky, Valencia, and Wise

NOES: None

ABSTAIN: None

3. Brief Announcements from Staff, Commissioners, and Liaisons

Hashimoto apologized for not completing draft minutes from the April meeting. She promised to return to the Commission's June meeting with draft minutes for April and May.

Mayor Lee advertised a homeless awareness event/benefit concert hosted by the UC Davis student group, HOPE. Lee lamented that the event conflicted with Davis Opportunity Village's Homeless Solutions Summit. Hashimoto agreed to share information about the HOPE event with the Commission, since most were not aware of the event until Mayor Lee's announcement.

Valencia shared that she attended Davis Opportunity Village's pre-summit event last Wednesday and the conversation was robust.

Tomasky shared that the Davis Phoenix Coalition hosted a successful fifth annual Davis Pride. In particular, she applauded the good community resources available during the event including booths on mental health and suicide prevention.

4. Public Comment

None

5. Consent Items

A. Approval of 2019 Work Plan

Valencia acknowledged that the Housing Trust Fund is an item on the work plan, but wanted to underscore her desire to have the Commission start thinking about how Housing Trust Fund dollars are managed and appropriated and how to formulate a plan for use. Valencia asked Mayor Lee if he had any thoughts on the idea.

Mayor Lee described an idea that he is interested in having the Commission examine related to affordable ownership housing. He explained that the City's current affordable ownership program imposes appreciation caps on homes. He elaborated that at the time of resale, these appreciation caps constrain the owner from enjoying the benefits of appreciation, which is a key advantage to home ownership. He shared that one alternative is shared-ownership. Mayor Lee explained that, for example, in England, for affordable ownership units are sold at market rate, but the owner and the municipality share ownership to reduce the price the owner must pay. Thus, the model enables the owner to realize full appreciation of their percentage and enables the municipality to maintain affordability from owner to owner. Mayor Lee listed another recent example of how a homeowner installed solar panels, but the appreciation cap prevented the homeowner from realizing the appreciation of the capital investment. Thus, Mayor Lee expressed his desire for the Commission to look into how to incentivize capital improvements to affordable ownership units as well. Therefore, Mayor Lee expressed his desire for the Commission to become better informed about other affordable ownership programs and improve the City's program.

Goldstene pointed out that the Commission requested to add an item related to "exploring new initiatives for the Commission to focus on in 2020 with mental health being at the forefront," but the item is not reflected in the draft work plan. Goldstene asked Hashimoto to check in with Perez about the exact wording.

Snipes moved to approve the 2019 work plan with the addition of the mental health services item as approved by Perez, with a second by Wise.

The motion passed by the following 7-0-0 vote:

AYES: Goldstene, Kalman, Privateer, Snipes, Tomasky, Valencia, and Wise
NOES: None
ABSTAIN: None

6. Regular Items

A. Designation of Chair and Vice Chair

Staff Presentation:

Hashimoto explained that since the current Chair's term expires on June 30, 2019 and the Chair is not seeking re-appointment, the Commission has two options. The Commission can either:

- 1. Designate a new chair at this meeting; or*
- 2. Wait until the new members are seated*

Public Comment:

None

Commission Questions/Discussion:

Snipes stated his preference to wait until the new members are seated. He explained that as a new Commissioner, he would appreciate additional time to learn more about the Commission.

Goldstene asked staff to clarify that if the Commission waited to designate a new chair, but there was an interim period between the term end date of outgoing members and the term start date of incoming members, that the current Vice Chair would serve as Chair during the interim period. Staff replied yes and confirmed that the Commission would not need to make a motion. The Commission agreed to have Valencia, the Commission's current Vice Chair, serve as Chair should there be an interim period.

B. Homeless Service Priorities and Upcoming Funding Opportunities

Presentation:

Hashimoto explained that prior to Davis Opportunity Village's summit, staff wanted the Commission to have a group discussion on homeless services with the hope of identifying some priorities that members attending the Summit could share on the Commission's behalf. Hashimoto reiterated that the action also aligns with the Commission's work plan item of developing an inventory of upcoming statewide homeless service funding opportunities and brainstorm project ideas.

Hashimoto then shared some background information about homelessness in Davis:

- Preliminary 2019 point-in-time count*

- *190 persons experience homelessness on any given night in Davis*
 - *114 unsheltered*
 - *76 sheltered*
- *2019 housing inventory count*
 - *Permanent supportive housing*
 - *Cesar Chavez = 42 beds*
 - *Getting to Zero = 15 beds*
 - *Pacifico = 5 beds*
 - *Creekside (2020) = approximately 26 beds*
 - *Transitional housing*
 - *Owendale = 19 beds*
 - *1111 H Street = 10 beds*
 - *Emergency shelter*
 - *Interfaith Rotating Winter Shelter = 25 to 40 seasonal beds*
 - *Empower Yolo = 35 beds (victims of domestic violence only)*
 - *Hotel Vouchers = varies based on need*
 - *New Pathways = 4 beds*
 - *1111 H Street = 2 beds*
- *Plethora of service-based projects*

Hashimoto then summarized several upcoming homeless services funding opportunities, where the Commission could assist the City in developing a project idea.

- ***Homeless Emergency Aid Program Round Two**—A block grant intended to assist local jurisdictions in addressing homelessness, the Homeless Emergency Aid Program (HEAP) allocates \$500 million in one-time flexible funding to cities, counties, and Continuums of Care (CoCs). In September 2018, the State began releasing funds as part of an initial round. Given the City’s size, Davis did not receive a direct allocation, but had to compete for funds via a local competition administered by the Yolo County CoC.*

In Round 1, the Yolo County CoC received \$1.34 million, of which, Davis received \$129,000 to continue operation of its Pathways to Employment Program. For funds not applied for in Round 1, the State will redistribute the remaining funds and open a second round. Staff anticipates Round 2 to open within the next few months. Eligible activities are diverse, but the CoC will likely prioritize projects based on its recently updated Yolo County Plan to Address Homelessness (Attachment 3).

- **Permanent Local Housing Allocation Program**—Part of a 15 bill-housing package passed in 2017, Senate Bill 2 established the Permanent Local Housing Allocation (PLHA) Program. Meant to provide local jurisdictions with a permanent funding source for affordable housing, PLHA enacted a \$75 charge on most real estate transactions. Beginning in calendar year 2019, PLHA began allocating 70 percent of the revenue generated to local governments for eligible housing related projects.

In early May 2019, the State released draft program guidelines. According to the guidelines, funding homeless services projects constitutes an eligible activity. At present, the State is proposing to disburse funds according to the same methodology used to determine the City's federal fiscal year 2017 Community Development Block Grant (CDBG) entitlement allocation. This means the City could receive an annual non-competitive allocation of approximately \$570,931.

- **No Place Like Home Round Two**—Established in 2016, the No Place Like Home (NPLH) program dedicated up to \$2 billion in state bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing or at risk of experiencing homelessness. The bond funds are repaid by funding from the Mental Health Services Act.

Since NPLH requires a 20-year commitment to provide residents with supportive services, only Counties are eligible to apply. In Round One, the Yolo County Health and Human Services Agency partnered with both the City of Woodland as well as the City of West Sacramento to submit applications. The City of Davis opted not to apply; however, the State expects to release a Notice of Funding Availability for Round Two in September 2019, with an application deadline in November 2019. Approximately \$400 million will be available in the form of loans.

- **Other State Funding Pledged in the Governor's Revised 2019-20 Budget**—In addition to the state funding opportunities listed above, Governor Newsom's revised 2019-20 budget includes \$1 billion in additional funding to address homelessness. Of the \$1 billion pledged, \$650 million is set aside for cities and counties to build or expand supportive housing, emergency shelters, and navigation centers. Given Davis' size, it is likely that the City will need to compete for funds via a local competition administered by the Yolo County CoC.

Public Comment:

None

Commission Questions/Discussions:

The Commissions discussion included the following ideas:

- *Convene meetings where all entities can talk and find ways to collaborate/work together*
- *Explore ways for how homelessness can marry into the Housing Element and General Plan update*
- *Support the concept of a respite center*
- *Examine purchasing pre-built and/or easy to assemble accessory dwelling units*
- *Explore reducing permitting fees for modular units/accessory dwelling units or other mechanisms that can make them more economically viable*
- *Establish an inventory of vacant/unused land and buildings*
- *Develop an educational campaign around affordable housing*
- *Reduce the number of steps it takes to get a person into housing*
- *Identify funding for mental health*
- *Find ways to partner with schools to reach homeless children*

7. Commission and Staff Communications

A. Development Project Update.

Stachowicz summarized the City Council's recent direction on the Pacifico affordable housing development, which consisted of the following:

1. *Authorized staff to work with existing management to install additional safety features at Pacifico*
2. *Directed staff to prepare and release a Request for Proposals (RFP) for rehabilitation and management of the entire site. The RFP will not pre-identify target populations, but will express history of site and challenges*
3. *Formed a Council Subcommittee, consisting of Councilmember Frerichs and Mayor Pro Tem Partida to assist with this effort*

B. Social Services Commission Long Range Calendar

Hashimoto previewed the tentative items for June's meeting, which included a follow up on the Commission Subcommittee's affordable ownership work and a follow up on the affordable rental ordinance amendments.

8. Adjourn

Goldstene adjourned the meeting at 9:01 p.m.