



City of Davis
Social Services Commission MINUTES
Monday, April 20, 2020

Commissioners Present: Anna Ioakimedes; Donald Kalman; Susan Perez (Partial); Kurt Snipes; Babu Vaitla, Vice Chair; Georgina Valencia, Chair; Matthew Wise; and Judith Ennis, Alternate

Council Liaison Present: Brett Lee

Others Present: Kelly Stachowicz, Lisa Baker, Sherri Metzker, Jessica Lynch

1. Call to Order

Chair Valencia called the meeting to order at 7:05pm.

2. Approval of Agenda

Wise moved, with a second by Snipes, to approve the agenda. Motion passed by the following vote:

AYES: Ennis, Ioakimedes, Kalman, Snipes, Vaitla, Valencia, Wise

NOES: None

ABSENT: Perez

3. Brief Announcements from Staff, Commissioners, and Liaisons

Stachowicz provided update on City's response to COVID emergency, with shelter in place orders continuing and only virtual meetings held. Also provided update on Daytime Respite Center for Unsheltered Individuals, which has continued to operate as an essential service in Davis. The Center continues to see an average of approximately 30 individuals daily. Commissioners had general questions about donations, visiting the Center, and attendance.

Mayor Lee thanked commissioners for attending the meeting under the circumstances. He noted that he looks forward to the City being able to do things in a more normal fashion in the future.

4. Public Comment

Caitriona Moloney: Had questions about Zoom meetings. Staff will have someone contact her offline.

5. Consent Items

A. Approval of Minutes—January 27, 2020

Wise: Correct Wood to Wise.

Snipes moved, with a second by Ennis, approval of the January minutes. Motion passed by the following vote:

AYES: Ennis, Ioakimedes, Kalman, Snipes, Vaitla, Valencia, Wise

NOES: None

ABSENT: Perez

6. Regular Items

A. CARES Act, CDBG and HOME Updates

Stachowicz provided general overview on the CARES Act, CDBG and HOME, and the changes that the Federal government is allowing to address needs related to COVID-19.

Lisa Baker explained that the federal government is providing some flexibility and other opportunities related to HUD grant funds. City would normally be approving recommendations and the 5-year plan at this time, however, public participation laws at the federal level don't allow for remote meetings. City needs to add a section to the citizen participation plan to allow for electronic meetings. The Federal government has have given flexibility to shorten public comment period. Passage of the CARES Act means City receiving additional funding and incorporate into Consolidated Plan and additional waivers to allow for communities to plan for COVID response for low income individuals. City has the opportunity to think about the best projects moving forward.

1. *Baker asked the commission about the potential to shorten the public comment period. The commission discussed the pros and cons, asking how to solicit input. The Commission was interested in getting funding out quickly, balanced by the need for public input.*

Vaitla moved, with a second by Ioakimedes, to have a five day public comment period, with preference for 5 business days. The motion passed by the following vote:

AYES: Ioakimedes, Kalman, Perez, Snipes, Vaitla, Valencia, Wise

NOES: None

2. *What are the options to use the funds?*

Commission discussed several ideas for use of the funds, many focused on the unhoused population and efforts post-Project RoomKey. Several comments were made about medical services for the homeless Other ideas included improvements at Pacifico, funding directed at individuals with job losses due to closures, homelessness prevention, business assistance, capital projects versus health or other direct services, and an interest in partnerships (to leverage dollars).

Baker explained that HUD hasn't waived the rules dealing with income requirements. Programs still have to do income qualifications. Expanded medical services at the Respite Center is an option. Funds have to be spent in Davis.

B. Affordable Housing Ordinance – Inclusionary Requirements for Rental Development Projects

Senior Planner Jessica Lynch provided overview about the proposed extension of the inclusionary rental requirements to November 30, 2021. This coincides with beginning of next Housing Element cycle. This would make it a comprehensive look at city's housing policy for three reasons:

1. *SB2 dollars will help pay for economic analysis, and there may be other funding to tap into as well.*
2. *Working on downtown plan. This will help inform inclusionary requirements.*

3. 2021-2029 Housing Element update will be completed by May 2021, unless pushed back by the State. Good opportunity to take comprehensive look at housing policy. Only recommending extension of sunset date. Will return to commission prior to November 2021 with revised ordinance.

The Commission asked several questions, including how the extension would affect projects currently in the pipeline, whether the commission would get to see statistics and data prior to next May's Housing Element deadline,

Mayor Lee noted that the State's requirement of an economic study if a local ordinance requires more than 15% inclusionary housing is because some communities used a higher number to prevent affordable units from being built.

Sherri Metzker noted that the State requires a Housing Element, and the State has given the City a large number of RHNA housing units, along with requirements about sites. This requirement and the Housing Element will inform the inclusionary ordinance.

Valencia had several suggestions for wording changes in the proposed ordinance, which the Commission discussed.

Perez moved, with a second by Valencia, to recommend removal of the recital: "WHEREAS, the economic analysis deemed the 35 percent affordability requirement infeasible under several defined scenarios" because this is not a neutral statement. Extend the ordinance otherwise. The motion failed by the following vote:

Ayes – Perez, Vaitla, Valencia,
Noes –Ioakimedes, Kalman, Snipes, Wise,

Wise moved, with a second by Kalman, to approve staff recommendation (extension of the Ordinance). The motion passed by the following vote:

Ayes – Ioakimedes, Kalman, Perez, Snipes, Wise, Vaitla, Valencia
Noes – None

C. J-PAL Housing Stability Evaluation Incubator

Stachowicz: After discussion with Joan Planell, the staff recommendation is not to pursue the grant opportunity because of size and staff bandwidth issues. Staff believes that JPAL looking for larger sample size.

Wise: Shared that it would be a challenge to come up with enough people over the course of time. Wanted to come up with effects of Navigators or trained volunteers on homeless population. Would need to be support from the County.

Ioakimedes: Still interested in trying to use coordinators to broaden the population and to use volunteer program. Advocates for applying.

Vaitla will join Wise and Ioakimedes to follow up on JPAL Subcommittee.

D. Subcommittee Updates –

- **Data Resources and Needs (Perez) –**
No report out. Snipes will join subcommittee.
- **Awareness and Outreach (Ioakimedes, Ennis)**
Came up with plan to reach out to organizations monthly. Will resume once COVID calms down.
- **Housing Trust Fund (Valencia, Kalman) –**
Chart from packet to give consideration to how to allocate funds to affordable housing needs. It's a start to how to think about SB 2 funds and other funds. Snipes asked that continuum, in addition to have homebuyer education, have something for homeless individuals looking for rental housing (a navigator to help with rental housing).

7. Commission and Staff Communications

A. Development Project Update

Stachowicz reported that Mutual at 5th received the remainder of its funding (a mix of bonds and tax credits) and is expected to start construction in the fall. Creekside is starting to accept tenants.

B. Social Services Commission Long Range Calendar

DJUSD has been invited to make a presentation on mental health service and issues. If commissioners have specific questions, please send topics to Stachowicz

Commission would like Joan Planell to give updates on social services activities at an upcoming commission meeting.

Commission also interested in inviting Yolo County to talk about mental health issues.

8. Adjourn

Snipes moved, with a second by Valencia, to adjourn meeting. The motion passed by the following vote:

Ayes – Ioakimedes, Kalman, Perez, Snipes, Wise, Vaitla, Valencia

Noes – None

The meeting adjourned at 9:30pm.