



City of Davis
Social Services Commission Minutes
REMOTE MEETING
Monday, July 20, 2020, 7:00 P.M.

Council Liaison: Brett Lee, Regular;
Staff: Kelly Stachowicz, Assistant City Manager

7:00 pm

1. Call to Order

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

Others Present: Kelly Stachowicz, Brett Lee

2. Approval of Agenda

Kalman moved with a second by Vaitla to approve agenda. Motion passed by the following vote:

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

NOES: None

3. Brief Announcements from Staff, Commissioners, and Liaisons

Gloria is now mayor and Lucas is vice mayor.

4. Public Comment

- *Ximena Diez-Jackson – Use HTF, CARES Act or other funds for rents, particularly Spanish-speaking immigration families.*
- *Juliette Beck – need immediate emergency assistance for immigrant families now.*
- *Dillan Horton – watching as a PAC member.*
- *Jordan Varney – provide assistance to low income immigrant families.*
- *Ante Ursic – City should use CARES Act money for rental assistance for needy families.*

5. Consent Items

A. Approval of Minutes—June 15, 2020

Judy Ennis - spell last name correctly.

Vaitla moved, with a second by Perez to approve minutes, with the comment above. Motion passed by the following vote:

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

NOES: None

Commissioners asked several questions about rental assistance and resources. Councilmember Lee suggested the Commission agendaize an item on rental resources.

6. Regular Items

A. Olive Drive Mixed Use Project – Affordable Housing (1031, 1037, 1041, and 1047 Olive Drive)

Stachowicz give overview of project, a mixed use infill project on Olive Drive that combines several parcels into one.

Jim Stevens, applicant representative, provided details on the project – 47 one bedroom market project, affordable by design. No public subsidy. Only four parking spots for residential units. Good location. Intent to provide workforce housing, especially for those downtown. Consistent with goals (general Plan, Downtown plan, etc.). Will provide ride and car share on site. Reed Youmans and John Youmans also at meeting as owners. Commissioners asked questions about parking, assumed rental rates, ADA compliance for retail space, current demand for this type of product, and whether a household making minimum wage could afford to live in a unit.

Applicants responded that rental rate was projected to be approximately \$1400 and market rent was \$1520 to \$1800. Applicants believe there is demand for product.

Public Comment:

- *Ante Ursic: Targets higher earning workforce and the workforce notion weak.*
- *Connor Gorman: Shared concerns, including parking and desire for low or extremely low affordability.*

Commission Discussion:

Not a huge difference between affordable and market units, although the location allows more value in the rent because of proximity to downtown. Would like to have more affordability (extremely and very) even if fewer units.

Applicants said they would have to run the numbers. To pencil, have to bump up the rent of the market units and would price out of market.

Valencia moved, with second by Ioakimedes, to consider the 13 units, with 4 market, 7 low, 1 very low and 1 extremely low.

Wise offered a Friendly Amendment to provide some flexibility. Priority of commission is to extent possible provide one unit each of extremely and very low in the project. Withdrew Friendly Amendment.

Vaitla offered a Friendly Amendment to go forward with the project and recommend 1 each of extremely and very low units for the project. Not accepted.

Vaitla moved, with a second by Valencia, to recommend that the project move forward, and to require inclusion of 1 extremely low unit and 1 very low unit, with the goal of maximizing affordability. Motion passed by the following vote:

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

NOES: None

Valencia moved, with a second by Perez, that Valencia and Vaitla will attend the Planning Commission on August 26. Motion passed with the following vote:

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

NOES: None

B. Discussion of Next Steps Related to the City Council's June 16 Motion on Funding Community Health and Safety Improvements

Stachowicz provided an overview of the Council's motion.

Vaitla reported that he is working with a group of graduate students on the effort: Morgan Poindexter, Caitlyn French, Julea Shaw, Rowan Boswell, Aarthi Sekar. Vaitla asked Poindexter to give presentation on police calls data. Higher percentage of arrests for Blacks and Hispanics.

Public Comment:

- Juliette Beck: Appreciated presentation. No available overnight shelter in Davis right now, so consider emergency fund for hotels.*
- Cesca Wright: Share presentation?*
- Connor Gorman: Likes presentation. Policing can be harmful.*
- Judith MacBrine: Consider a subcommittee to work with PAC and HRC. Consider needs of mental health.*
- Robin R: evidenced based information is important. Substance abuse citations really telling.*
- Anuj Vaidya: Share the presentation. Hold educational sessions.*

Commission discussed having a subcommittee on this topic. Vaitla would like to see SSC to make recommendations around mental health.

Vaitla moved, with a second by Valencia, to create a public safety subcommittee of Vaitla, Wise, Perez. Motion passed with the following vote:

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

NOES: None

Brett Lee: Presentation was excellent. Nice if Council has a specific proposal and great if subcommittees could come up with a couple of specific recommendations that Council could try. Doesn't intend to wait until next year's budget cycle. Would like to see additional slides that say we collaborated with XYZ and we recommend trying ABC and cost is likely to be \$\$\$.

Commission discussed whether they wanted to provide a recommendation to the City Council. Ennis wanted to know what other like cities have related to police budget (what's typical and what are others looking at). Lee noted that team presented different recommendations but no idea which one is best. Maybe subcommittee could look into the specific programs and try to figure out which is the best one for Davis.

C. Subcommittee Updates

1) Data Resources and Needs (*Perez, Snipes*)

Nothing to report.

2) Awareness and Outreach (*Ioakimedes, Ennis*)

Nothing to report

3) Housing Trust Fund (*Valencia, Kalman*)

Valencia: prioritize Housing Trust Fund dollars to ensure that there is a continuum of affordable housing. Snipes said it is difficult to navigate system for programs. Vaitla would like to see emergency assistance for families in need. Could we finalize the document to send to Council? Add Vaitla to Subcommittee.

4) Research Grants (*Ioakimedes, Vaitla, Wise*)

Nothing to report

Public Comment (Subcommittees) –

- Connor Gorman: Can City negotiate lower rate for apartments?*
- Juliette Beck: role of city in negotiating in public interest. Recurring weak link in solutions. Alvarez said City has no funds available to put homeless individual in a hotel room.*

7. Commission and Staff Communications

A. Development Project Update

Held to future meeting.

B. Social Services Commission Long Range Calendar

Commission would like to agendaize conversation on emergency rental, Housing Trust Fund, Election of Chair and Vice Chair

8. Adjourn

Valencia moved, with a second by Snipes to adjourn. The motion passed unanimously and the meeting adjourned at 10:18 pm.