



City of Davis
Social Services Commission Minutes
Monday, September 21, 2020

Members Present: Judith Ennis; Donald Kalman; Susan Perez; Kurt Snipes; Bapu Vaitla, Acting Chair; Georgina Valencia; Matthew Wise; Vacant (Alternate)

Members Absent: None.

Also Present: Brett Lee, Council Liaison; Kelly Stachowicz, Staff Liaison; Dagoberto Fierros, Staff Liaison

1. Call to Order

Valencia called the meeting to order at 7:01 pm.

2. Approval of Agenda

Vaitla move to approve agenda, with a second by Ennis. Motion passed by the following vote:

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

NOES: None

ABSENT: None

3. Brief Announcements from Staff, Commissioners, and Liaisons

Kelly Stachowicz introduced Dagoberto Fierros and gave a brief update on the CalHome Grant.

4. Public Comment

None

5. Consent Items

A. Approval of Minutes – June 15, 2020

B. Tenant Based Rental Assistance Program

C. Community Development Block Grant – CV Plan Amendment

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

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

NOES: None

ABSENT: None

6. Regular Items

A1. Plaza 2555 Application - Affordable Housing Proposal and

A2. Affordable Housing Ordinance Amendment

Sherri Metzker, Principal Planner and Corie Calfee on behalf of the project applicant gave a presentation of the proposed 200-unit apartment project. 5% of the rental units are reserved for very-low income renters. One acre will be dedicated to the construction of a Yolo Crisis Nursery facility.

Heather Sleuter and Joellen Welsch of Yolo Crisis Nursery presented the services the nursery will be providing.

Public Comment:

- *Heidy Kellison, Vice Chair of First 5 Yolo, expressed support for the proposed project.*
- *Jane Eadie, past president of Yolo Crisis Nursery, expressed support for the proposed project.*
- *Connor Gorman expressed support for the project but the ordinance should be more robust.*

Commission Discussion:

The Commission discussed the affordable housing proposal. While they were very appreciative of the unique opportunity to provide land for the Yolo Crisis Nursery, they did voice some concerns about amending the affordable housing ordinance to allow for this option. Commissioners expressed interest in wanting to create affordable units, particularly for very low and extremely low-income households and families.

Commissioner Wise moved to amend the language in the proposed Housing Ordinance Amendment to include text stating that the rental-housing requirements may be adjusted based on the significant benefits of the project to low-income households and that the Council may, at its discretion, approve alternative affordable housing requirements on the basis that the project provides other transitional or supportive housing or related services that help serve low income households. If it is determined by the City Attorney that the term supportive housing cannot be used in the language, the term supportive services will suffice. Commissioner Ennis seconded the motion.

Motion passed by the following vote:

AYES: Ennis, Perez, Snipes, Valencia, Wise

NOES: Vaitla

ABSTAIN: Kalman

ABSENT: None

Commissioner Wise moved to approve staff recommendations with the following modifications:

- *that an additional three units (thirty percent), which are not included in the Yolo Crisis Nursery part of the project, be two-bedroom instead of one bedroom at the same affordability rate suggested on the staff report,*
- *with the addition of on-site daycare restrictions to include families who receive subsidized help*

- *Deed restrictions that provide the City with a right of first refusal should the Yolo Crisis Nursery vacate the land dedication portion of the project. Commissioner Ennis seconded the motion.*

Motion passed by the following vote:

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

NOES: Vaitla

ABSTAIN: None

ABSENT: None

B. Housing Element Committee Nomination

Jessica Lynch, Senior Planner, presented the roles and commitments of members in the Housing Element Committee.

Commissioner Vaitla moved to nominate Commissioner Valencia to the committee. Commissioner Perez seconded the motion.

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

NOES: None

ABSENT: None

Commissioner Valencia moved to continue the meeting through the end of the agenda. Vaitla seconded the motion.

AYES: Ennis, Perez, Vaitla, Valencia, Wise

NOES: Kalman, Snipes

ABSENT: None

7. Subcommittee Updates

A. Data Resources and Needs (Perez, Snipes)

No updates to report. Commissioner Perez moved to dismantle

B. Awareness and Outreach (Ennis)

No updates to report.

C. Housing Trust Fund (Vaitla, Valencia, Kalman) –

Commissioner Vaitla suggested the update be moved to the October 19, 2020 meeting.

D. Evidence/Research/Grants (Vaitla, Wise)

Commissioner Vaitla provided a brief update.

E. Joint Subcommittee on Public Health and Safety (Perez, Vaitla, Wise)

Commissioner Perez suggested the update be moved to the October 19, 2020 meeting.

Commissioner Perez made the following motions:

- *Dismantle the Data Resources and Needs subcommittee*
- *Add Commissioner Snipes to the Awareness and Outreach subcommittee*
- *Add Commissioner Perez to the Evidence/Research/Grants subcommittee*

Commissioner Vaitla seconded the motion.

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

NOES: None

ABSENT: None

Public Comment: None

8. Commission and Staff Communications

A. Annual Election of Chair and Vice Chair

Commissioner Valencia moved to select Vaitla as Chair. Perez seconded the motion.

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

NOES: None

ABSENT: None

Commissioner Kalman moved to select Ennis as Vice Chair. Perez seconded the motion.

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

NOES: None

ABSENT: None

B. Process Discussion

A. Calling a special meeting

B. When projects come to the Social Services Commission

Staff and Commissioners discussed how to improve the process of calling a special meeting and improve the understanding of projects that come before the Commission.

C. Development Project Update

Kelly Stachowicz: Davis LIVE, Lincoln 40 and the Sterling Project are all in process.

D. Social Services Commission Long Range Calendar

Staff and Commissioner discussed updates to the long-range calendar.

***Public Comment:** Connor Gorman stated that Police Chief Pytel's communications to the public are biased.*

9. Adjourn

Commissioner Valencia moved, with a second by Vaitla, to adjourn the meeting. The motion passed unanimously and the meeting adjourned at 9:57 pm.