



**City of Davis
Social Services Commission Minutes
Monday, December 21, 2020**

Members Present: Judith Ennis, Vice Chair; Rachael Fulp-Cooke (Alternate); Donald Kalman; Susan Perez, Bapu Vaitla, Chair; Georgina Valencia; Matthew Wise;

Members Absent: Kurt Snipes

Staff Present: Dagoberto Fierros, Kelly Stachowicz

1. Call to Order

Commissioner Vaitla called the meeting to order at 7:05pm.

2. Approval of Agenda

Kalman moved, with a second by Ennis to approve the agenda. The motion passed by the following vote:

AYES: Ennis, Fulp-Cooke, Kalman, Perez, Vaitla, Valencia, Wise

NOES:

ABSENT: Snipes

3. Brief Announcements from Staff, Commissioners, and Liaisons (5 minutes)

Commissioner Fulp-Cooke introduced herself, and the rest of the commissioners introduced themselves to her.

Stachowicz: Council Liaison will be named January 5. CDBG/HOME Requests for Proposals are out to the public.

Matthew Wise: Bet Haverim hosting a presentation at 2pm Tuesday on zoom about mental health and the courts. All are invited.

4. Public Comment

No public comment

5. Consent Items

A. Approval of Minutes – November 16, 2020

Vaitla moved, with a second by Perez, to approve the consent calendar. The motion passed as follows:

AYES: Ennis, Fulp-Cooke, Kalman, Perez, Vaitla, Valencia, Wise

NOES:

ABSENT: Snipes

6. Regular Items

A. Presentation: Affordable Housing Ownership Study

Mikaela Fenton, Community Development Student at UC Davis, presented her project looking at affordable ownership housing, serving the population between 80% - 120% median income. Looked at four models:

- *Aggie Village (land trust)*
- *Dos Pinos (limited equity housing cooperative)*
- *Southfield Park (limited appreciation model)*
- *City ownership program (limited appreciation model)*

She concluded that models like land leases or limited equity housing cooperatives are the most affordable products

Public Comment:

Connor Gorman: Suggested that the Housing Element Committee watch presentation.

Commission Discussion:

Commissioners asked about assumptions that went into the study, such as down payment amounts. Traditional down payment amounts may be unrealistic (too high) for moderate income households.

Discussion ensued about limited equity cooperatives, particularly the ability for a household to save and earn equity. Commission discussed why there are not more limited equity cooperatives.

B. Update: Housing Element Committee

Commissioner Valencia provided an update on the second meeting of the Committee. Comments on the topics that the Committee is covering included the following:

- *Definitions and examples of workforce housing. Better understanding the workforce profile would be helpful, as would having a more centralized list of available units.*
- *Accessory Dwelling Units (ADUs). They often rent for market price, not for an "affordable" price. The group talked about incentivizing ADUs.*
- *Improving the affordable process. Streamlining the development process for affordable units important.*
- *Inclusionary Housing Ordinance. The Ordinance needs to be invigorated/updated (it has been interim for too long).*
- *For-sale housing application process. The process should be more equitable.*
- *Housing Element Document. It should be easily understood by the broad community.*
- *Sites should be viable.*
- *Fees. Looking at development impact fees and how that affects housing*
- *Draft Housing Trust Fund Document. Shared the Housing Trust Fund draft document with the Housing Element Committee. The Committee was unanimous in their support of the draft report.*

Public Comment:

No public comment.

Commission Discussion:

Individual commissioners had comments. Commissioner Kalman asked for more details about the inclusionary ordinance. Valencia said group was concerned that it has been in limbo for some time and City needs to finalize affordable housing policy. Kalman believes that inclusionary policy is too loose. Vaitla would like to see a stronger ordinance.

C. Update: Housing Trust Fund Allocations

Vaitla asked for the commission to review the recommendations that the subcommittee put together in the draft Housing Trust Fund Allocation document and determine whether the commission would recommend any changes. Stachowicz summarized some of the key points of the document.

Vaitla asked the groups whether they thought the process and the priorities outlined in the draft document were appropriate.

The Commission asked staff to prepare a revenue chart and to designate priorities to assist with long term planning.

Valencia explained that the subcommittee thought some funding should go to each of the categories, even though the needs are greater now than the Fund can support. She also explained that the transfer tax is not meant to be a “real estate transfer tax.” The subcommittee’s goal in creating the draft document was to try to suggest ways to build the housing trust fund.

Vaitla suggested that the subcommittee should come together to discuss questions prior to the Council meeting.

Public Comment:

No public comment

7. Additional Subcommittee Updates

A. Affordable Housing Subcommittee (Vaitla, Valencia, Kalman)
No report. See Housing Element Committee report out.

B. Evidence/Research/Grants (Vaitla, Wise, Perez) –
Wise shared about connection with USC Price School graduate projects. Talked about partnering for issues of interest to commission – affordable housing and homelessness, public safety, etc.

C. Awareness and Outreach (Ennis, Snipes)
Ennis: have started outreach with Bill Pride and meeting with Sarah Danley soon.

D. Joint Subcommittee on Public Health and Safety (*Perez, Vaitla, Wise*)
Subcommittee prepared report and shared with Council. Council heard public comment on December 1 and discussed on December 15. Stachowicz gave overview of Council discussion, which focused on mental health and homelessness. Council is also conscious of budget constraints. They do not plan to disband the Police Department.

Public Comment:

Connor Gorman, would like the joint subcommittee to continue to meet, supports Recommendation #9, and was disappointed that Council didn't give concrete direction.

8. Commission and Staff Communications

A. Development Projects Update

No update.

• **Social Services Commission Long Range Calendar**

Stachowicz mentioned the idea of a year of mental wellness. Vaitla asked Outreach committee of Ennis and Snipes to work with Snipes on the topic.

- *Commissioners would like to see CalWorks presentation in February (or as soon as possible).*
- *Discussion about how to approach volunteer recognition in February*
- *Will meet on the 4th Mondays in January and February*

9. Adjourn

Wise moved, Perez seconded to adjourn. Motion passed unanimously. Meeting adjourned at 8:50pm.
