



**City of Davis
Social Services Commission Agenda
Monday, May 17, 2021, 7:00 P.M.**

*Members Present: Judith Ennis (Vice Chair); Rachael Fulp-Cooke; Bapu Vaitla (Chair);
Georgina Valencia; Matthew Wise*

Members Absent: Donald Kalman, Susan Perez

Staff Present: Kelly Stachowicz, Sherri Metzger

Council Liaison Present: Will Arnold (dep. 8:15)

1. Call to Order

Chair Vaitla called to order at 7:00 pm.

2. Approval of Agenda

Valencia moved, with a second by Ennis, approval of the agenda. Motion passed by the following vote:

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

NOES: None

ABSENT: Kalman, Perez

3. Brief Announcements from Staff, Commissioners, and Liaisons

Stachowicz: announced Subcommittee memo from City Attorney, Karen Larsen presentation, and introduction of the two-year citywide budget

4. Public Comment

No public comment

5. Consent Items

A. Approval of Minutes – April 19, 2021

Valencia moved, with Fulp-Cooke seconding, approval of the minutes. Motion passed by the following vote:

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

NOES: None

ABSENT: Kalman, Perez

6. Regular Items

A. Draft Housing Element Discussion –

Stachowicz explained basics of Housing Element process. Element provides 8 year plan for housing related issues. Council will have workshop on June 15 on the draft

Housing Element. Tonight's meeting is an opportunity for the commission to weigh in and provide comment.

Metzger further explained that (CA) Housing and Community Development (HCD), the State agency responsible for approving the Housing Element, is also reviewing the draft document to determine whether the draft Element meets legal requirements. The Element does require approval by the State. Will have to go to Planning Commission and City Council for approval but then HCD has to certify before City qualifies for funding from the State. Housing Element is a policy document – it's not a zoning document. It says what we are plan to look at and identifies the State's allocation of housing sites.

Commissioner Valencia – Housing Element Committee has last meeting on Thursday so if provide feedback now. Planning Commission meets May 26 and Council meets June 15 for a public hearing/workshop, with Council meeting for approval on August 31. Valencia believes most important thing is that there is (affordable) housing in every development. Thinks this should be included in the Housing Element.

Commissioner Valencia noted that Commission voted on Housing Trust Fund document, but City has not created priorities for this fund. There are no programs to sustain the programs that the community has started. Cited Project RoomKey, down payment assistance for local workforce. This has not been presented to the City Council. Document has been presented to the Housing Element Committee. Committee voted that this document be included in the Housing Element.

Commissioner Valencia noted there was an addendum that came late to the Housing Element, but it was missing certain parcels.

Valencia moved, with a second by Ennis, to have Housing Trust Fund draft become an appendix to the Housing Element. Metzger explained there is a program in the Housing Element to say City will study this. Didn't feel we needed to include the details in the actual Housing Element. Commission discussed importance of including some details in the actual Housing Element about the Housing Trust Fund. Motion passed by the following vote:

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

NOES: None

ABSENT: Kalman, Perez

Commissioner Valencia: would recommend there be a more specific definition of what a first time homebuyer is for inclusionary affordable housing. Believes definition should be in line with HUD's definition.

Chair Vaitla: Is there a way to distinguish between student and non-student housing needs? How do we determine whether a student is low-income?

Metzger: State doesn't differentiate between students and non-students. Stachowicz explained the options for students and how some programs determine whether a

student is actually a low income individual. Vaitla is interested in data about students and their low income status.

Chair Vaitla noted the following:

- *Page 49 included graph of household income. Showed decline in income. Commission should confront what this means for community.*
- *Table 30 (inventory) – could we include by income level?*
- *Page 159 question about ADU rent assumptions – is there Davis-specific ADU rent data. If ADUs are going to be a part of our affordable system, then need data on rents.*
- *Page 160 concerning that there is a shortfall of 323 low income units – shows that we need to look at policy.*
- *Page 197 and 201-202 – we note that one of the things we have done is to lower requirement for inclusionary units and believes this is a problem. Acknowledges there is tension between market units and low income units. City should prioritize affordable units. Believes we should try for stronger, not weaker inclusionary housing policy.*
- *Item 2.2.1 – affordable housing ordinance process would recommend that Social Services Commission participate in some manner in any update*
- *In lieu fees should be raised. They are \$75,000, but actual amount to build a unit is much higher.*

Vaitla moved on page 212 Goals 2 and 3 should be 1 and 2. Metzger explained they are not ranked, Motion withdrawn.

Vaitla moved, seconded by Ennis, to have commission weigh in on 2.1, with a strong request to be involved in 2.1.1. Motion passed by the following vote:

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

NOES: None

ABSENT: Kalman, Perez

Ennis: what happened at Suntree Apartments. What is process between conversion and new construction. Stachowicz explained that Suntree's tax credits ended and owners did not want to sell or resyndicate the tax credits.

Ennis: what happens when landlords want to sell unit/property? Valencia responded that we need to beef up the Housing Trust Fund. Are there incentives for landlords to keep a property affordable?

Valencia: should do a survey of Accessory Dwelling Unit (ADU) owners to determine affordability. ADUs are an important tool to reach (Regional Housing Needs Allocation (RHNA) numbers.

Valencia moved, with a second by Vaitla, to complete a survey of the ADU rents as soon as possible to better understand rents charged for ADUs. Metzger said we

probably don't have time to complete a survey prior to adoption. Ennis and Wise asked about adding to 1.1.4.

Motion passed by the following vote:

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

NOES: None

ABSENT: Kalman, Perez

Valencia moved, with a second by Vaitla, to incentivize landlords building ADUs by deferring permit fees if property rented to income-qualified individuals/households. Include this in the housing element. Metzger noted that this is something we would need look into to determine whether it would be worthwhile.

Motion passed by the following vote:

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

NOES: None

ABSENT: Kalman, Perez

Vaitla concerned about phrasing that says "government constraints that might hinder affordability" aren't necessarily what hinders affordability. Wise: what jurisdictions are holding the line and doing better? Vaitla: literature shows that question has not been decided. Plescia report not a sound basis for policy. Inclusionary housing policy has resulted in lower numbers of units built.

Valencia: put something about UC Davis providing student housing in the Housing Element. Require freshman and sophomore students to live on campus. Wise 1.4.1 (page 217) acknowledges this, at least in concept.

Valencia moved to consider adoption of these concepts for inclusion in the Housing Element (encourage UCD to develop on campus housing for faculty and staff, required freshman and sophomore students to live on campus). Motion withdrawn.

Vaitla moved, with a second by Fulp-Cooke, to encourage City to include in the Housing Element a program to look at best practices of other college towns. Motion passed by the following vote:

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

NOES: None

ABSENT: Kalman, Perez

B. Municipal Reparations Discussion –

Vaitla explained how past housing discrimination/restrictions harmed people of color and has resulted in today's inequities. Reparation process includes acknowledgement, restitution, and closure. Supreme Court outlawed this type of discrimination but private covenants continued to exist. Davis is disproportionately white. Discriminatory intent v impacts (consider affordable housing ordinance). Provided examples, such as reparations for Japanese internment, or Asheville, NC reparations in 2020 to increase investment in Black neighborhoods to make up for

non-compensated urban renewal or Evanston, IL which created a fund to provide down payment/mortgage assistance/home repairs to Black residents (taking revenue from cannabis taxes).

Risks at the City level include:

- *Piecemeal programs may distract from comprehensive federal program.*
- *Many victimized families no longer live in Davis*
- *Any resolution should be clear*
- *Need to make sure you have funding if you announce a program*
- *Focus on housing may be too narrow.*

Need to acknowledge that Davis built on history of discrimination and white privilege. Need to normalize the conversation around public sector reparations. Suggest things like a Reparations Task Force, remunerate specific individuals, investments to improve homeownership, small business support program, reparations partnership.

Success factors: Davis population representative of region, no racial wealth gap

Fulp-Cooke – many factors that go into why Davis is less diverse. Concerned about Davis' limited appetite for something like this. Might be more than Davis can handle.

Valencia – topic so big but needs to be part of the dialogue. Perhaps community just needs to have the dialogue. Fewer home owners than landlords/renters in Davis.

Vaitla – would like to have a community conversation on reparations. Ideas about next steps. Consideration of a speaker on the topic.

No public comment.

Wise moved, with a second by Vaitla, to extend the meeting to complete the agenda.

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

NOES: None

ABSENT: Kalman, Perez

Commission recessed: 9:32pm. Commission returned from recess at 9:35pm.

C. Subcommittee Structure –

Stachowicz provided background on attorney memo and Brown Act as relates to subcommittees.

Wise – maybe name subcommittees more specifically.

Vaitla – with four new commissioners, evaluate whether there are short term goals.

No public comment.

7. Additional Subcommittee Updates - No updates

A. Affordable Housing (Vaitla, Valencia, Kalman)

- B. Awareness and Outreach (*Ennis, Fulp-Cooke*)
- C. Evidence/Research/Grants (*Vaitla, Wise, Perez*)
- D. Joint Subcommittee on Public Health and Safety (*Perez, Vaitla, Wise*)

8. Commission and Staff Communications

- A. Development Projects and Affordable Housing Properties Update**
Stachowicz provided a brief overview of affordable housing activity.

9. Adjourn

Valencia moved, with a second by Wise to adjourn. Motion passed by the following vote:

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

NOES: None

ABSENT: Kalman, Perez

The meeting adjourned at 9:55pm.
