



**Social Services Commission Minutes
Monday, October 18, 2021, 7:00 P.M.**

1. Call to Order

Vice Chair Ennis called the meeting to order at 7:02pm

2. Commissioners Present: *Ennis; Fulp-Cooke; Mouat; O'Brien; Perez; Shaw-Battista; Wong-Chen*

Also Present: Dagoberto Fierros, Kelly Stachowicz, Ike Njoku, Will Arnold

Absent: Bapu Vaitla (*arrived at 7:20pm*)

3. Approval of Agenda

Ennis moved, with a second by Fulp-Cooke, to approve the agenda. Motion passed by the following vote:

Motion passed by the following vote:

AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cooke, Perez, Wong-Chen

NOES: None

ABSTAIN: None

ABSENT: Vaitla

4. Brief Announcements from Staff, Commissioners, and Liaisons

A. Pacifico follow up information, (non-discussion)

Fulp-Cooke and Vaitla met with two residents of Evergreen Terrace and would like to update commissioners. The follow up was moved to the November meeting.

Stachowicz explained Council report for the consideration of a new department of social services and housing.

5. Public Comment

- *Tracy Dewit – Shared message regarding the September meeting minutes being incomplete and requested revisions. Dewit would like for the commission to take into consideration the existing tenants and surrounding neighbors and ultimately withdraw support for the CalWorks proposal until all facts and issues have been discussed.*
- *Matthew Lange – Expressed gratitude for having the ability to do a walk around at Pacifico and have a discussion about issues surrounding the site.*

- *Jaclyn Leyva Conklin – Expressed opposition to the CalWorks proposal due to the current use of Pacifico. Conklin requested the commission withdraw support of the proposal until more information is available. Conklin also requested commissioners to visit the Pacifico site.*

6. Consent Items

A. Approval of Minutes – September 20, 2021

Stachowicz stated that the minutes are to reflect a summary of what was discussion at the meeting.

Fierros stated that the city does not verbatim transcribe its meetings but the option to do so is at the sole expense of the individual making the request.

Vaitla arrived 7:20pm.

Public Comment:

Jaclyn Leyva Conklin – stated that numerous comments in the minutes were either incomplete or inaccurate. Conklin’s also stated that her comments were not well captured.

Tracy Dewit – stated that “expressed concerns” in the September minutes does not highlight the level of concerns she has. Dewit stated that omissions in the minutes in regards to lack of communication to the neighbors is a grave error. Dewit also stated that Oakshade West Neighborhood Association was not listed as a point of contact for the Pacifico neighborhood but should be. Dewit would like to add to the minutes that staff did not provide all the relevant information.

Ennis moved, with a second by Fulp-Cooke, to table minutes until next meeting. Motion passed by the following vote:

AYES: O’Brien, Mouat, Shaw Battista, Ennis, Fulp-Cooke

NOES: None

ABSTAIN: Vaitla, Perez

7. Regular Items

A. 715 East Subdivision Project at 715 Pole Line Road – Affordable Housing Plan Review

Ike Njoku provided overview of the proposed project at 715 Pole Line Road. The proposal is to subdivide into 30 single family homes. The affordable housing proposal is to include three affordable units on site. This is for 120% of area median income levels or below.

Don Fouts, project applicant, stated that the proposed project’s affordable housing follows the ordinance.

No public comment

Commissioner Comments:

- *Fulp-Cooke requested clarification the income-level requirements.*
- *Perez expressed support for the proposed development.*
- *Vaitla does not want to use a vacant lot for single family homes. Vaitla would like to see high-density uses with a mix of all affordable levels due to lack of vacant lots that are available.*
- *O'Brien – expressed support for that the project meets the 10% requirement but would like more proposals to include levels lower than the median income.*
- *Fulp-Cooke – would like to see more high-density housing and that 10% is the minimum affordability requirement*

Njoku explained that the Commission provides advisory input to the Council. Staff's recommendation is consistent with the code requirements.

Perez stated that as a first time homebuyer, her family benefited from no HOA fees or Mello-Roos fees at a previous development that was constructed by the current project applicant.

Ennis stated that she understands the many issues in trying to provide and eventually find the availability of housing for a variety of income levels.

Vaitla moved with a recommendation that proposal go forward with the following changes:

- *One unit be designated for extremely low income ownership and*
- *One unit be designated for very low income ownership and*
- *One unit be designated at any of the other affordable levels while staying in compliance with 10% affordability requirement of the project. Ennis seconded the motion.*

Motion passed by the following vote:

AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cook, Perez, Vaitla

NOES: None

ABSTAIN: None

B. Affordable Housing Ordinance – Extension of Alternate Rental Housing Requirements and Preliminary Scope of Work for an Update of Affordable Rental Housing Requirements

Stachowicz provided a brief summary on the history of the Affordable Housing Ordinance and the extension of the alternate requirements.

Public Comment:

Tracy Dewit – thanked the commission for their work and described the 715 East Subdivision project as genuine. Dewit mentioned that numerous projects are applying pressure to the general area.

Greg Rowe – stated that he would propose adding language that includes land dedication that is reserved to meet the affordability requirement.

Helen Roland – stated that if the City is going to hire a consultant that there should be more community input as to what the consultant is being asked to do.

Luis Leyva Conklin – suggested that the commission should have access to review a density map of the city that shows the existing areas of lower income housing throughout the city in order to better assess what the lower income needs are in different areas of the City.

Commissioner Comments:

Perez stated the consultants recommendations would benefit from community input.

Ennis stated that quality community engagement and data collection is typically expensive but would like to seek funding such as American Rescue Plan Act funding to match the funds that are already allocated to the mission of the proposal.

Ennis and Shaw-Battista suggested that the consultant be more prescriptive on the engagement piece. Perez warned about the challenges of being overly prescriptive.

Vaitla expressed concerns over the fourth sunset date extension. Vaitla also stated that he was not comfortable with Section 2b(10)2 (page 35) that the City Council has the ability to request alternative affordable requirements or provide for other transitional housing or supportive services. Vaitla stated the importance of having actual affordable units built.

Vaitla moved to recommend the extension of the sunset date of the alternate requirements while changing the language to indicate a strong preference for construction of units that corresponds with the 15% requirement as opposed to all other manners of meeting the affordable housing requirements. Fulp-Cooke seconded the motion.

Motion passed by the following vote:

AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cook, Perez, Vaitla

NOES: None

ABSTAIN: None

Ennis moved to include an explicit component dedicated to stakeholder engagement and the collection of qualitative data that prioritizes the population most served by affordable housing. Perez seconded the motion.

Motion passed by the following vote:

AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cook, Perez, Vaitla

NOES: None

ABSTAIN: None

Vaitla made a motion that with the draft scope of work to the extent that the Plescia report is used as background, it is used with an eye toward critical analysis and review model community's affordable housing ordinances and impacts on construction of affordable units. Ennis seconded the motion.

Motion passed by the following vote:

AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cook, Perez, Vaitla

NOES: None

ABSTAIN: None

C. 2021 Commission Work Plan Feedback

Public Comment: None

Commissioner Comments:

Vaitla stated that the commission should create a template or model for soliciting community input.

Perez, Ennis, and Vaitla expressed support for partaking in more site visits with commissioners.

Shaw Battista stated that there are published best practices for community outreach and qualitative research.

Fulp-Cooke moved to finish agenda. O'Brien seconded the motion.

Motion passed by the following vote:

AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cook, Perez, Vaitla

NOES: None

ABSTAIN: None

D. Election of Chair and Vice Chair

Fulp-Cooke moved to nominate Ennis as Chair and Fulp-Cooke as Vice Chair. Perez seconded.

Motion passed by the following vote:

AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cook, Perez, Vaitla

NOES: None

ABSTAIN: None

7. Subcommittee Updates

- A. American Rescue Plan Act – *Ennis provided overview of October 13 community meeting. Noted that First Five and Pacifico should both be eligible uses of the funds.*
- B. Davis Innovation and Sustainability Campus 2022 – *Vaitla would like to see a mixed income community as part of the development. Perez and O'Brien joined the subcommittee.*
- C. Environmental Scan
Fulp-Cooke has draft survey ready to go and will possibly report back next month.
- D. University Student Advocacy Groups Outreach – *O'Brien said subcommittee is working on powerpoint and will be reaching out to students groups. Would like to create a listserve without violating Brown Act.*

Fulp-Cooke moved to create a Pacifico subcommittee that will elicit community feedback of stakeholders around Pacifico that will work collectively with the council subcommittee to inform their decision-making. Shaw-Battista seconded.

*Motion passed by the following vote:
AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cook, Perez, Vaitla
NOES: None
ABSTAIN: None*

Fulp-Cooke, Vaitla, and Perez will be the subcommittee

Vaitla moved to designate Ennis to speak on behalf of the Commission to express support for the creation of the Social Services and Housing department. Perez second.

*Motion passed by the following vote:
AYES: O'Brien, Mouat, Shaw Battista, Ennis, Fulp-Cook, Perez, Vaitla
NOES: None
ABSTAIN: None*

Public Comment: None.

8. Commission and Staff Communications

A. Development Projects and Affordable Housing Properties Update

Stachowicz mentioned that the affordable housing portion of the Sterling project is nearing completion. The affordable housing portion of the project is named Adelante.

Vaitla would like Stachowicz to provide answers to the questions that were posed by Georgina Valencia regarding Davis Live and Lincoln40.

B. Social Services Commission Long Range Calendar

Fierros shared the items listed on the long range.

Vaitla wants to have an agenda item to figure out how to increase attendance at commission meetings.

O'Brien would like to discuss student eligibility for affordable housing projects.

Perez would like to see positive reports to highlight things that are going well in the community in regards to social services.

8. Adjourn

Commissioners thanked Vaitla for being the chair for the past year. Vaitla moved, with a second by Perez, to adjourn the meeting. Motion passed unanimously and the meeting adjourned at 9:40pm.