



City of Davis
Social Services Commission Minutes
Monday, March 28, 2022, 7:00 P.M.

1. Call to Order

Chair Ennis called the meeting to order at 7:03pm

Commission Members Present: *Judith Ennis, Chair; Rachael Fulp-Cooke, Vice Chair; Julia Mouat; Jenna Shaw-Battista; Bapu Vaitla; Judy Wong-Chen (Alternate); Susan Perez (Arrived: 7:30pm)*

Commissioner Absent: Alana O'Brien

Also Present: Dagoberto Fierros, Management Analyst; Kelly Stachowicz, Assistant City Manager

2. Approval of Agenda

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

AYES: Ennis; Fulp-Cooke; Mouat; Perez; Shaw-Battista; Vaitla; Wong-Chen

NOES: None

ABSENT: O'Brien

3. Brief Announcements from Staff, Commissioners, and Liaisons

Stachowicz shared information about Council's allocations of American Rescue Plan Act funds for social services. Stachowicz also explained the Pacifico item has been moved off the April 5 Council agenda and will be agendized after the County Board of Supervisors meets on the item. The Commission asked to be kept informed of the schedule.

Vaitla asked if ARPA funds can be used for the Housing Trust Fund. Stachowicz stated that ARPA funds can only be allocated to active programs or projects.

Ennis and Fulp-Cooke asked that staff keep the commission informed about activity related to Pacifico.

4. Public Comment

Alan Hirsch – Spoke about trees and social equity – richer areas have trees but denser apartments, with lower income residents, don't have as many trees. Noted Olive Drive project illegally cut down trees. Asked for support for mitigation.

Ruth Coleman – Expressed support for down payment assistance program to be funding by the housing trust fund, and determine funding sources for the trust fund.

5. Consent Items

A. Approval of Minutes – February 28, 2022

Ennis moved, with second by Fulp-Cooke, to approve the consent calendar.

AYES: Ennis; Fulp-Cooke; Mouat; Perez; Shaw-Battista; Vaitla; Wong-Chen

NOES: None

ABSENT: O'Brien

6. Regular Items

A. Public Hearing: 2022-23 CDBG/HOME Funding Recommendations

Stachowicz shared a presentation about the numerous CDBG/HOME received this year. Stachowicz stated that the amount funds requested is under the amount of funds available. The City is expected to receive \$775,000 in CDBG funding and \$375,000 in HOME funding.

Vaitla asked if the additional funding can be used for the Housing Trust Fund. Stachowicz stated that the funding must be allocated to a program or project that is more specific than the fund. The funds can be used on a program or project that would otherwise be funded by the Housing Trust Fund but the funding cannot be directly deposited into the Housing Trust Fund.

Ennis asked if the funding can be used for the daytime respite center. Stachowicz stated that the funding can be used for the center but discussion would need to take place with CommuniCare who manages the program at the center.

Wong-Chen asked if funding would need to be reallocated elsewhere if a project doesn't use the funds. Stachowicz stated the funding would need to be reallocated to another project due to the expenditure deadline.

Public Comment: None.

Commission Discussion:

Fulp-Cooked asked if staff knows the cost to beautify the front of the Respite Center. Stachowicz stated that a cost is currently not known.

Shaw-Battista expressed opposition of a recommendation to beautify the respite center with the funds. The commission recently voted to recommend to City Council to increase the budget to increase staffing at the Respite Center.

Mouat asked for clarification on the way excess money was split the previous year. Stachowicz explained.

Vaitla did not support the idea of splitting the remaining funds evenly throughout the applicants.

Fulp-Cooke preferred a motion that is concrete and would support the idea of working with staff to finalize the remaining funding allocations.

Stachowicz suggested that the commission could create a subcommittee to work with staff to determine a use for the additional funding.

MOTION: Vaitla moved that the additional funding be allocated to support critical needs of extremely low income households. Fulp-Cooke seconded.

AYES: Ennis; Fulp-Cooke; Mouat; Perez; Shaw-Battista; Vaitla, Wong-Chen

NOES: None

ABSENT: O'Brien

Ennis moved to support staff's recommendation to accept the staff recommendation to fund the received applications. Vaitla seconded.

AYES: Ennis; Fulp-Cooke; Mouat; Perez; Shaw-Battista; Vaitla, Wong-Chen

NOES: None

ABSENT: O'Brien

Ennis moved to support staff recommendation of authorizing the City's use of CDBG funds for administration purposes. Shaw-Battista seconded.

AYES: Ennis; Fulp-Cooke; Mouat; Perez; Shaw-Battista; Vaitla, Wong-Chen

NOES: None

ABSENT: O'Brien

B. Down Payment Assistance Program Presentation

Georgina Valencia shared a presentation about a down payment assistance program. Valencia proposed that the City should adopt the HUD definition of first time homebuyer and use it for a down payment assistance program. She noted several barriers to purchasing a house in Davis, including a lack of supply, a low number of deed restricted properties, and a high cost of property, among others.

Valencia made the following recommendations:

- 1. Establish a down payment assistance program for first time homebuyers.*
- 2. Establish an account within the City of Davis' Housing Trust Fund that can accept funding that would include various funding sources such as donations to fund the program.*

Public comment:

No public comment but Fierros noted that the commission received multiple written comments in support of a down payment assistance program.

Commission Discussion:

Fulp-Cooke asked how other cities fund these types of programs. Georgina Valencia stated that all jurisdictions vary in the way they fund down payment assistance programs but the City could consider a fee, tax, or Senate Bill 2 funds to support the program. Private contributions are also an option.

Stachowicz stated that the City currently has an account through the Parks and Community Services department where donations can be made for various services including affordable housing. Stachowicz stated that an additional account can be created specifically for a down payment assistance program.

Vaitla asked Valencia how many homes the program plans to serve. Georgina Valencia stated that the number of homes that are planned to be served will vary. \$15,000 is needed to open an account that is managed by Yolo Community Foundation and a continued stream of funding would be needed to keep the account active.

Shelley Duckart stated described the importance of a down payment assistance program for first time homebuyers in the current housing market.

Ennis moved to approve the recommendation to create a down payment assistance program that is funded through the Housing Trust Fund and the city establish a funding account that creates a mechanism where the funding can be accepted. Vaitla seconded.

*AYES: Ennis; Fulp-Cooke; Mouat; Perez; Shaw-Battista; Vaitla, Wong-Chen
NOES: None
ABSENT: O'Brien*

7. Subcommittee Updates

- A.** Community Outreach Efforts – No update.
- B.** Environmental Scan – No update.
- C.** University Student Advocacy Groups Outreach – No update.

No public comment

9:00pm Fulp-Cooke moved to extend the meeting until the end of the agenda. Ennis seconded.

8. Commission and Staff Communications

A. Development Projects and Affordable Housing Properties Update

Stachowicz shared there continue to be multiple refinances and one for sale property. There are no development project updates.

B. Social Services Commission Long Range Calendar

- *DJUSD will present next meeting.*
- *Remove inclusionary housing item.*
- *Outreach Subcommittee group will meet soon and target groups in environmental scan.*

9. Adjourn

Ennis moved, with a second by Perez, to adjourn. Meeting adjourned at 9:06pm with the following vote:

AYES: Ennis; Fulp-Cooke; Mouat; Perez; Shaw-Battista; Vaitla; Wong-Chen

NOES: None

ABSENT: O'Brien