



**City of Davis  
Social Services Commission Minutes  
Monday, September 19, 2022, 7:00 P.M.**

**1. Call to Order**

*Chair Judy Ennis called the meeting to order at 7:04pm*

**Commission Members Present:** *Judith Ennis, Chair; Rachael Fulp-Cooke, Vice Chair; Julia Mouat; Alana O'Brien, Susan Perez; Jenna Shaw-Battista; Bapu Vaitla; Judy Wong-Chen (Alternate)*

**Commission Members Absent:** *None*

**Council Liaison Present:**

**Staff Present:** *Kelly Stachowicz, Assistant City Manager; Dana Bailey, Social Services and Housing Director; Sherri Metzker, Director of Community Development*

---

**2. Approval of Agenda**

*Fulp-Cooke moved, with a second by Battista, approval of the agenda. Motion passed by the following vote:*

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

*NOES:*

*ABSENT:*

**3. Brief Announcements from Staff, Commissioners, and Liaisons**

*Staff announced the interview process for the Social Services and Housing Department Management Analyst positions is underway.*

**4. Public Comment**

*C. Walsh: Requested the Commission follow-up with the Tree Commission on the appointment of a representative to the Urban Forestry Management Plan workgroup.*

**5. Consent Items**

**A. Approval of Minutes – August 15, 2022**

*Fulp-Cooke moved, with a second by Perez, approval of the consent calendar. Motion passed by the following vote:*

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

*NOES:*

*ABSENT:*

## 6. Regular Items

### **A. Housing and Urban Development (HUD) Consolidated Annual Performance Evaluation Report (CAPER) for Program Year 2020. The Commission received the annual draft CAPER prior for review and comment.**

*Staff provided an update on the 2020 CAPER which includes a review of the Community Development Block Grant (CDBG) and HOME Investment Partnership Program. The final CAPER will be presented for review and approval to City Council on September 20, 2022 before submission to HUD.*

*Commissioners asked the following questions:*

- Are there opportunities for Minority / Women Owned Businesses (MWOB) to develop public housing? (City owns some affordable housing but Yolo County Housing, which is the Housing Authority), is responsible for public housing.)*
- Were any new unmet critical needs identified through the five projects included in the CAPER? (No additional needs were identified and the current needs are still in effect.)*
- Could the goals identified in the CAPER be prioritized? (The SSC could set prioritized goals at their discretion.)*
- Are CAPER goals adjusted annually? (Goals are set every five (5) years and re-evaluated annually through the Annual Action Plan.)*

*Ennis requested staff invite public housing organizations come to a future meeting to provide updates and insights.*

*Public Comment: Carol Gavin requested the Commission be mindful of discriminatory practices in housing policy and be prepared to address it.*

*Vaitla moved, with a second by Ennis, Recommendation to City Council to approve and adopt the HUD CAPER for program year 2020. Motion passed by the following vote:*

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

*NOES:*

*ABSENT:*

### **B. Affordable Housing Rental Ordinance – Inclusionary Requirements for Rental Development Properties.**

*The current interim inclusionary housing ordinance expires November 30, 2022. Staff recommends extending the ordinance through June 30, 2023 to allow for public review and discussion to occur.*

*Sherri Metzker, Community Development Director for the City of Davis, provided a brief history of inclusionary housing in Davis before introducing consultants from Cascadia Partners.*

*Cascadia Partners provided a review of their analysis of in-lieu fees and policy parameters related to Inclusionary Housing Requirements for Rental Development Properties.*

*The Commission expressed disappointment the Cascadia PowerPoint presentation wasn't made available to them in advance and requested information be provided in advance.*

*Individual Commissioners provided feedback:*

*Vaitla requested more information about the data sources referenced in the presentation. Additional feedback was requested regarding the consequences of the City not meeting its Regional Housing Needs Allocation (RHNA) quota. Recommended the 30% cap on low-income units be revisited, along with a review of fee structures, caps on building heights and public housing options to expand development.*

*Shaw-Baptista asked if there were alternative housing development options (manufactured housing, etc.) available to the City.*

*Perez praised the report for including "out-of-the-box thinking" options given the impact of costs and constraints on private development.*

*Ennis asked for more detail related to the Economic Impact Analysis provided in the report. Suggested a deeper dive into the impact of wages.*

*Wong-Chen asked for additional information on the impact of larger scale developments vs. smaller infill projects and options to create mixed use spaces.*

*Fulp-Cooke asked if the consultants had reviewed developments in other cities with colleges or universities and could provide examples of the successes and/or challenges faced.*

*Public Comment: Commenters concurred with the SSC on absence of advance PowerPoint information and asked the consultants acknowledge the impact of parking on those with limited mobility. Question was posed regarding the ability of UC Davis to donate property to the City for potential development of affordable housing.*

*Vaitla moved, with a second by Ennis, Recommendation City Council approve the extension request and explore additional options to incentivize non-profit and public housing development. Motion passed by the following vote:  
AYES: Ennis, Fulp-Cooke, Mouat, Perez, Shaw-Battista, Vaitla, Wong Chen  
NOES:  
ABSENT: O'Brien*

Perez moved, with a second by Ennis, to extend the meeting by 30 minutes to 9:30pm.

*AYES: Ennis, Fulp-Cooke, Mouat, O'Brien, Perez, Vaitla  
NOES: Shaw-Battista  
ABSENT: O'Brien*

## **7. Subcommittee Updates**

- A.** Community Outreach Efforts (*Ennis, Fulp-Cooke, O'Brien*) – *No updates.*
- B.** DJUSD Student Support Services Collaboration (*Perez, Shaw-Battista, Wong-Chen*) – *No updates.*
- C.** University Student Advocacy Groups Outreach (*Mouat, O'Brien, Vaitla*) – *No updates. Recommendation to disband and review alternatives in October.*

*Public comment: Carol Gavin asked if UC Davis would donate land to build housing for students.*

*Shaw-Battista: Interested in an update of UC Davis student growth versus housing growth.*

## **8. Commission and Staff Communications**

### **A. Development Projects and Affordable Housing Properties Update**

*Stachowicz reported the following:*

- *Seven ownership units for sale; review of covenant restrictions underway.*
- *Refinances have slowed.*

### **B. Social Services Commission Long Range Calendar**

*Commissioners provided the following suggestions for future items:*

- *Invite representative from UC Davis to speak about housing for students and affordable housing options*
- *Community navigators for public safety conversation for mental health(Nov)*
- *Review of current subcommittees and determine if revisions necessary*
- *Report from liaison to Tree Commission for Urban Forestry Plan, Julie Mouat*

**9. Adjourn**

Ennis moved, with second by Vaitla, to adjourn. Motion passed by the following vote:

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

*NOES:*

*ABSENT: O'Brien*

---

*Meeting adjourned at 9:46pm.*