

**City of Davis  
Social Services Commission Minutes**

**Monday, March 20, 2023**

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**1. Call to Order**

**Members Present:** *Rachael Fulp-Cooke, Chair; Julia Mouat, Vice Chair; Judith Ennis; Susan Perez; Judy Wong-Chen;*

**Members Absent:** *Jenna Shaw-Battista*

**Others Present:** *Social Services and Housing Director Dana Bailey, Assistant City Manager Kelly Stachowicz, Councilmember Josh Chapman*

**2. Approval of Agenda**

*Chen moved, with a second by Mouat, to approve the agenda. Motion passed with the following vote:*

*AYES: Fulp-Cooke, Mouat, Ennis, Perez, Wong-Chen*

*NOES:*

*ABSENT: Shaw-Battista*

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

*None*

**4. Public Comment**

*No public comments*

**5. Consent Items**

**A. Approval of Minutes – February 27, 2023**

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

*Motion passed with the following vote:*

*AYES: Fulp-Cooke, Mouat, Ennis, Perez, Wong-Chen*

*NOES:*

*ABSENT: Shaw-Battista*

**6. Regular Items**

**A. Public Hearing: 2023-24 CDBG/HOME Funding Recommendations**

*Stachowicz, Assistant City Manager, presented the FY 2023-24 CDBG/HOME funding process for Commission review.*

*CDBG: The anticipated budget for the upcoming cycle is \$780,000, 15% of which is allocated to Public Services and 20% of which supports administration. There were nine (9) applications for Public Services funds, two (2) of which were from organizations new to the process.*

*Commission recommendation: After review and discussion, Perez moved, with a second by Fulp-Cooke, to accept staff recommendations, with an instruction to return to the Commission if funding estimates change and require reallocating.*

*Motion passed with the following vote:*

*AYES: Fulp-Cooke, Mouat, Ennis, Perez, Wong-Chen*

*NOES:*

*ABSENT: Shaw-Battista*

*CDBG Facilities: The anticipated budget for the upcoming cycle is approximately \$507,000. One project supports the development of affordable housing and two (2) projects support ADA improvements of community facilities.*

*No public comments.*

*Commission recommendation: After review and discussion Perez moved, with a second by Ennis, to accept staff recommendations to support the ADA improvements of community facilities (parks and flatwork)..:*

*Motion passed with the following vote:*

*AYES: Fulp-Cooke, Mouat, Ennis, Perez, Wong-Chen*

*NOES:*

*ABSENT: Shaw-Battista*

*HOME Investment Partnership Program: The anticipated budget for the upcoming cycle is \$460,000. There were two (2) applicants, only one of which met eligibility requirements.*

*No public comment.*

*Commission recommendation: After review and discussion, Fulp-Cooke moved, with a second by Mouat, to accept staff recommendations to fund Mercy Housing and administration..*

*Motion passed with the following vote:*

*AYES: Fulp-Cooke, Mouat, Ennis, Perez, Wong-Chen*

*NOES:*

*ABSENT: Shaw-Battista*

**B. Public Hearing: HOME- ARP Funding Recommendations**

*Stachowicz, Assistant City Manager, presented the HOME – American Rescue Plan (ARP) allocation for Commission review. HUD has allocated approximately \$1.3M to the City of Davis to reduce homelessness and increase housing stability.*

*Staff recommendations are as follows:*

<b>Use of HOME-ARP Funding</b>			<b>Statutory Limit</b>
Supportive Services	\$ 320,000	-	

Acquisition and Development of Non-Congregate Shelters	\$ 250,000		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 577,821		
Non-Profit Operating	\$ 34,285	2.5 %	5%
Non-Profit Capacity Building	\$ 34,285	2.5 %	5%
Administration and Planning	\$ 155,000	11 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 1,371,391</b>		

*Public Comments:*

*M Kirsch – Davis Opportunity Village (DOVe)*

*B Clutter – Interfaith Housing Justice Committee*

*Commission recommendation: After review and discussion, Ennis moved, with a second by Perez, a motion to accept staff recommendations with instruction to include for future discussion Tenant Based Rental Assistance options, was proposed.*

*Motion passed with the following vote:*

*AYES: Fulp-Cooke, Mouat, Ennis, Perez, Wong-Chen*

*NOES:*

*ABSENT: Shaw-Battista*

**C: Inclusionary Zoning Ordinance Study Update:**

*Fulp-Cooke and Ennis reported out on the assignment from the Council to look at other community’s inclusionary zoning policies. Ennis reviewed research structure for comparable cities (San Luis Obispo, Berkeley, Santa Cruz, Woodland, Vacaville, West Sacramento, Sacramento). Reviewed variety of aspects but focused on the requirement standards.*

***Recommendation:*** *Overall, a 15% inclusionary requirement for sale and for rental developments would be in line with other ordinances reviewed, with variances based on project type and size and strong alternatives in place based on city discretion.*

***Recommendation:*** *Increase the in-lieu fee and initiate a nexus study to explore the potential of adding commercial linkage fees to support the Housing Trust Fund.*

***Other considerations:***

- ***Consider Shared Equity programs*** *for affordable housing which may be informative to improving the design of our affordable housing program.*
- ***Include senior housing in the ordinance,*** *which could be a future benefit to the senior community.*

*No public comment.*

*Commission recommendation: After review and discussion, Ennis moved, with a second by Perez, to accept subcommittee analysis and report approved. Commission elected to discuss options to submit findings to Council at April meeting.*

*Motion passed with the following vote:  
AYES: Fulp-Cooke, Mouat, Ennis, Perez, Wong-Chen  
NOES:  
ABSENT: Shaw-Battista*

**7. Subcommittee Updates**

- A.** 2024 Work Plan Update Subcommittee (*Fulp-Cooke, Mouat*)  
*Agreement to dissolve this subcommittee*
- B.** Community Outreach Efforts (*Ennis, Fulp-Cooke*)  
*Agreement to dissolve this subcommittee*
- B.** DJUSD Student Support Services Collaboration (*Perez, Shaw-Battista, Wong-Chen*)  
*Wong-Chen reported that subcommittee has list of stakeholders for a listening tour.*

**8. Commission and Staff Communications**

- A. Development Projects and Affordable Housing Properties Update**  
*Nothing to report.*
- B. Social Services and Housing Department Update**  
*Emergency Winter Shelter concludes March 31, 2023. Community debrief tentatively planned for April 27, 2023.*
- C. Social Services Commission Long Range Calendar**  
*Commission reviewed long range calendar and added items (Respite Center, STEAC in April; Downtown Streets Team and Aggie House in June)*

**9. Adjourn**

*Fulp-Cooke moved, with a second by Mouat to adjourn the meeting. Motion passed by consensus.*

*Commission adjourned at 8:35 pm.*