



AGENDA

SPECIAL MEETING OF THE HOUSING COMMISSION SANTA MONICA, CALIFORNIA



**Santa Monica Public Library
Main Community Meeting Room, 2nd Flr
601 Santa Monica Blvd.
Santa Monica, CA 90401**

**Tuesday, November 20, 2012
4:30 P.M.**

Notice is hereby given that a special meeting of the Housing Commission will be held at the date, time and location listed above for the purpose of conducting the following business:

The Housing Commission of the City of Santa Monica, in accordance with City Council, does resolve as follows:

In order to safeguard participatory democracy in Santa Monica, all persons attending public meetings in Santa Monica should strive to:

1. Treat everyone courteously;
 2. Listen to others respectfully;
 3. Exercise self-control;
 4. Give open-minded consideration to all viewpoints;
 5. Focus on the issues and avoid personalizing debate;
 6. Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.
- [\[RESOLUTION\]](#)

1. CALL TO ORDER & ROLL CALL

2. PUBLIC INPUT

(Public comment during this special meeting is permitted only on items *on* the agenda)

3. APPROVAL OF MINUTES for the October 18, 2012 regular Housing Commission meeting. [\[DRAFT MINUTES\]](#)

4. DISCUSSION ITEMS

A. STUDY SESSION II OVERVIEW AND OUTLINE – Review outline of affordable housing production issues for a pending City Council study session on housing policy scheduled for December 11, 2012. [\[STAFF REPORT\]](#)

5. ACTION ITEMS

A. DRAFT NEXUS ANALYSIS REVIEW – Review the draft nexus analysis and recommend to City Council one of the fee options presented by the analysis.



The meeting place is wheelchair-accessible. If you require any special disability related accommodations (i.e. sign language interpreting, access to an amplified sound system, etc.), please contact the Housing Division at (310) 458-8702 or TTY (310) 458-8696 at least three days prior to the scheduled meeting. This agenda is available in alternate format upon request by calling the Housing Division office. The Main Library is served by the Santa Monica Big Blue Bus lines 7 & 10. Underground parking is available. Limited validations available at the Commission Meeting. Call Big Blue Bus at (310) 451-5444 for additional transportation information.

6. HOUSING MANAGER'S REPORT

- A. INCOME AND RENT CHARTS** – Comparison and explanation of federal, state and local approach to establishing income and rent limits for affordable housing.
- B. CONTINUUM OF CARE/LAHSA UPDATE** – Update regarding LAHSA's quality review process and SMHA's appeal of interpretation of HEARTH Act.
- C. LINKS REQUESTED BY COMMISSIONERS** – Links to [2012 Rent Control Board Report](#) and [RHNA Numbers for upcoming Housing Element](#).

7. CHAIR/COMMISSIONERS REPORT

Information on housing issues, recent or future City Council actions, other City Commissions, and issues affecting housing in the City of Santa Monica.

8. ADJOURNMENT OF THE HOUSING COMMISSION

No other business will be conducted at the Meeting.

X _____

Approved by Chair/Co-Chair



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