



MINUTES OF THE CITY OF SANTA MONICA HOUSING COMMISSION SPECIAL MEETING



November 20, 2012

Santa Monica Public Library
601 Santa Monica Blvd.
2nd Floor Community Room
Santa Monica, CA 90401

Tuesday November 20, 2012
4:30pm

1. **CALL TO ORDER:** Meeting was called to order by Chair Gerwitz at 4:37 p.m.
2. **ROLL CALL:**

Commissioners Present: Chair Gerwitz, Vice-Chair Bird, Commissioner Bloch, Commissioner Buchanan, Commissioner Hilton, Commissioner Leavitt, and Commissioner Mueller

Commissioners Absent: None

Also Present:

Barbara Collins, Housing Manager
Jim Kemper, Housing Administrator

3. **APPROVAL OF MINUTES**

Motion by Commissioner Leavitt, seconded by Commissioner Buchanan, to approve the minutes from the October 18, 2012 Housing Commission meeting. Motion passed unanimously by voice vote.

4. **DISCUSSION ITEMS**

A. Study Session II Overview and Outline – Ms. Collins presented the affordable housing highlights from the Study Session staff report that will be going to City Council on December 11, 2012 for discussion. Additionally, Mr. Kemper reviewed the various income and rent limit tables established by the Federal and State government, as well as Santa Monica's local version, with the intention of clarifying Area Median Income and rent calculations for Santa Monica.

5. **ACTION ITEMS**

A. Draft Nexus Analysis Review – Ms. Collins presented an overview of the Draft Nexus Analysis Report produced by Rosenow Spevacek Group, Inc., regarding an affordable housing fee associated with new commercial development. Staff sought input from the Housing Commission regarding the level of fees that the City Council should consider imposing on new commercial development. Vice-Chair Bird motioned to recommend a fee level of 18-20% of the legally permissible level based on a variety of commercial use categories (as presented in the report). The motion was seconded by Commissioner Leavitt.

AYES: Chair Gerwitz, Vice-Chair Bird, Commissioner Bloch, Commissioner Buchanan, Commissioner Hilton, Commissioner Leavitt and Commissioner Mueller.

NOES: None.

ABSENT: None.

The motion passed by unanimous voice vote.

6. HOUSING MANAGER REPORT

- A. **Income and Rent Charts** – Moved to Item 4-A for discussion.
- B. **Continuum of Care/LAHSAs Update** – Upon further review and appeal by PHAs across California, the Los Angeles Homeless and Shelter Association (LAHSA) revised their interpretation of the HEARTH Act and officially accepted the Santa Monica Housing Authority's application for grant funds for the project at 1616 Ocean Avenue.
- C. **Internet Links Requested by Commissioners** – Sent via email and printed out. No further discussion required.

7. CHAIR/COMMISSIONERS REPORT

- A. **Chair Gerwitz** – Commissioners decided to cancel the regular December meeting of the Housing Commission and will resume the regular schedule in January 2013.

8. ADJOURNMENT

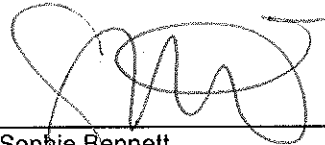
- A. The meeting was adjourned by Chair Gerwitz at 6:48p.m.

The next regularly scheduled Housing Commission meeting will be Thursday January 17, 2013.

ATTEST:



Richard Gerwitz
Chair, Housing Commission



Sophie Bennett
Housing Commission Secretary