



CITY OF SANTA MONICA HOUSING COMMISSION MINUTES July 21, 2016



1. **CALL TO ORDER & ROLL CALL:** A regular meeting of the Santa Monica Housing Commission was called to order by Chair Hilton at 4:34 p.m. on Thursday, July 21, 2016, in the Multipurpose Room of the Santa Monica Main Library, 601 Santa Monica Boulevard.

A. Roll Call

- **Present:** Chair Hilton, Commissioner Buchanan, Commissioner Bloch (arrived at 4:44 p.m.), Commissioner Soloff, Commissioner Katz, Commissioner Keintz (arrived at 4:37 p.m.)
- **Absent:** Vice-Chair Leavitt
- **Also Present:** Housing Manager Barbara Collins, Housing Administrator James Kemper, Sr. Development Analyst Ava Lee, Sr. Development Analyst Lisa Varon, Housing Commission Secretary Seiky Gil

- ## B. ELECTION OF OFFICERS
- Election of the office of Chairperson and Vice-Chairperson for the term ending July 1, 2017. [[RULES & PROCEDURES](#)]

On order of the Chair, this item was delayed to later in the meeting until more commissioners arrived to take part in the election.

2. PUBLIC INPUT

- **Denise Barton** – Spoke regarding mold in her apartment and difficulties finding a new affordable apartment.

3. **APPROVAL OF MINUTES** – Approval of minutes for the June 16, 2016 Housing Commission meeting.

Motion by Commissioner Katz, seconded by Commissioner Buchanan, to approve June 16, 2016 minutes with the corrections to the spelling of Richard Dellamora's name in Item 5A and typos on Items 3 and 4A.

The motion was approved by the following vote:

AYES: Chair Hilton, Commissioner Buchanan, Commissioner Soloff
Commissioner Katz, Commissioner Keintz

NOES: None
ABSTAIN: None
ABSENT: Vice-Chair Leavitt, Commissioner Bloch

4. DISCUSSION ITEMS

A. HOMELESSNESS OVERVIEW - Presentation by Human Services Division regarding 2016 homeless count, homeless services, and coordinated regional approach to address homelessness. [[HANDOUT](#)]

Presentation by Brian Hardgrave, Administrative Analyst – Homeless Services.

One member of public, Kimberly Chatman, spoke regarding homelessness in general terms.

On order of the Chair, the information was received and filed.

B. Draft RFP for Mountain View Mobile Home Park – Review and provide input to the draft Request for Proposals regarding the future disposition of Mountain View Mobile Home Park. [[STAFF REPORT](#)]

Presentation by Ava Lee, Senior Development Analyst.

Two members of the public spoke regarding this item:

- Chris McLeod – Spoke regarding edits that should be made to the draft RFP.
- Catherine Eldridge – Spoke regarding possible state law applicability after ownership transfer to non-City entity.

On order of the Chair, the information was received and filed.

ITEM 1-B. ELECTION OF OFFICERS

Motion by Commissioner Bloch, seconded by Commissioner Keintz, to elect Commissioner Soloff for the office of Chairperson for the term ending July 1, 2017.

The motion was approved by the following vote:

AYES: Commissioner Keintz, Commissioner Katz, Commissioner Bloch, Commissioner Soloff
NOES: None
ABSTAIN: Commissioner Hilton, Commissioner Buchanan
ABSENT: Commissioner Leavitt

Motion by Commissioner Soloff, seconded by Commissioner Keintz, to elect Commissioner Hilton for the office of Vice-Chairperson for the term ending July 1, 2017.

The motion was approved by the following vote:

AYES: Commissioner Hilton, Commissioner Keintz, Commissioner Katz, Commissioner Bloch, Commissioner Soloff
NOES: None
ABSTAIN: Commissioner Buchanan
ABSENT: Commissioner Leavitt

There was no public comment on this item.

5. ACTION ITEMS

- A. TORCA Loan Amendment** – Discussion and recommended action regarding a proposal to allow TORCA loan borrowers an option to extend their loan due dates until sale or transfer of their condominiums. [[STAFF REPORT](#)]

Motion by Commissioner Keintz, seconded by Commissioner Bloch, that the Commission support housing staff on option 1 to extend outstanding loans to due-on-sale or transfer with the same share-appreciation proportions as the original loans in keeping with the spirit of the original intention of the TORCA loan program.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice-Chair Hilton, Commissioner Buchanan, Commissioner Keintz, Commissioner Katz, Commissioner Bloch
NOES: None
ABSTAIN: None
ABSENT: Commissioner Leavitt

There was no public comment on this item.

6. HOUSING MANAGER'S REPORT – Ms. Collins reported the following:

- Twelve households have leased up under the new 2016 Exception Payment Standard.
- The Housing Authority has received more than 700 responses to a survey inquiring about rent-burdened households living in rent-controlled apartments, and will report findings at next month's Housing Commission meeting.

- The Housing Authority is finalizing contracts with new participating owners under the new pilot HOUSE Program.
- The Housing Authority has made pre-applications available for the Site Specific Section 8 Voucher Program to tenants that may qualify for rental assistance. There are 50 total vouchers available for this Program.
- The Housing Authority later this year will present to City Council proposed revisions to the Administrative Plan, including portability requirements and waitlist policies.

7. CHAIR/COMMISSIONERS REPORT

- **Commissioner Bloch** – Commissioner Bloch reported that he attended the Friends of Sunset Park July board meeting and spoke regarding the Commission’s 2016 accomplishments.
- **Vice-Chair Hilton** – Vice-Chair Hilton discussed a June 30, 2016 article in the NAHRO Monitor titled, “[Landlord Accountability Act Introduced in House](#)”, the passing of affordable housing developer Jona Goldrich, and reported that appointments and re-appointments of Commissions and Boards is scheduled for the August 9th City Council meeting, in which Commissioner Bloch is up for re-appointment.

8. ADJOURNMENT OF THE HOUSING COMMISSION

On order of the Chair, the Housing Commission meeting was adjourned at 7:54 p.m.

The next scheduled Housing Commission meeting date is a regular meeting on Thursday, August 18, 2016.

ATTEST:



Michael Soloff
Chair, Housing Commission



Seiky Gil
Housing Commission Secretary