



# CITY OF SANTA MONICA HOUSING COMMISSION MINUTES October 20, 2016



1. **CALL TO ORDER & ROLL CALL:** A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:34 p.m. on Thursday, October 20, 2016, in the Multipurpose Room of the Santa Monica Main Library, 601 Santa Monica Boulevard.

- **Roll Call**

- **Present:** Chair Soloff, Vice-Chair Hilton, Commissioner Leavitt, Commissioner Buchanan, Commissioner Bloch, Commissioner Katz, Commissioner Keintz
- **Absent:** None
- **Staff Present:** Housing Manager Barbara Collins, Housing Program Manager Jim Kemper, Housing Commission Secretary Seiky Gil

2. **PUBLIC INPUT**

- Tara Barauskas – Introduced herself as the new Executive Director of Community Corporation of Santa Monica.
- Michael Millman – Spoke regarding landlord representation on the Commission.
- Denise Barton – Spoke regarding difficulties with her current living situation.

3. **APPROVAL OF MINUTES** – Approval of minutes for the September 15, 2016 Housing Commission meeting.

Motion by Commissioner Leavitt, seconded by Commissioner Buchanan, to approve September 15, 2016 minutes with Vice-Chair Hilton’s suggestions.

The motion was approved by the following vote:

**AYES:** Chair Soloff, Vice-Chair Hilton, Commissioner Leavitt, Commissioner Buchanan

**NOES:** NONE

**ABSTAIN:** Commissioner Bloch, Commissioner Katz, Commissioner Keintz

**ABSENT:** NONE

There was no input from members of the public.

#### 4. DISCUSSION ITEMS

**A. STEP UP ON 26<sup>TH</sup> STREET** – Presentation regarding the affordable housing located at 2621, 2622, and 2627 26<sup>th</sup> Street, pending rehabilitation of the properties, and target population.

Presentation by Barbara Collins, Jim Kemper, and Todd Lipka, Step Up President & Chief Executive Officer.

Four members of the public spoke regarding this item:

- Steve Weinraub – Spoke regarding the affordable housing loan budget, fair housing, and cost-effectiveness.
- Peter Donald – (Board member from Friends of Sunset Park) asked questions regarding the 26<sup>th</sup> Street rehabilitation.
- Teresa Sullivan – Spoke regarding her concerns for safety in regard to the 26<sup>th</sup> Street rehabilitation.
- Zina Josephs – Spoke regarding her concerns and asked questions about the process of the 26<sup>th</sup> Street rehabilitation.

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

**B. HOUSING TRUST FUND PRIORITIES** – Discussion regarding possible approaches to priority-setting for the use of affordable housing trust funds. [\[REPORT\]](#)

Presentation by Barbara Collins, Housing Manager.

5 members of the public spoke regarding this item:

- Tara Barauskas – Spoke regarding this item in general terms.
- Steven Weinraub – Spoke regarding the “over the counter” loan application process, annual quotas, and that the HTF Guidelines should be considered before going forward on developments.
- Ann Thanawalla – Spoke regarding difficulties obtaining affordable housing for community members.
- Peter Donald – Asked questions regarding the Housing Trust Fund Guidelines.
- Denise Barton – Spoke regarding Housing Trust Funds in general terms.

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

## 5. ACTION ITEMS

### A. PROPOSED LOCAL RENTAL SUBSIDY PILOT PROGRAM: PRESERVING OUR DIVERSITY (POD) – Presentation of second draft Guidelines for the proposed POD pilot program and possible action regarding recommendation to City Council. [\[REPORT\]](#)

Four members of the public spoke regarding this item:

- Shawn Landres – Spoke regarding how residents can benefit from the pilot program.
- Judith Brown – Spoke regarding her support for the pilot program.
- Wes Wellman – Spoke regarding the number of tenants losing homes due to affordability issues.
- Michael Millman – Spoke regarding property owner incentives.

Motion by Commissioner Buchanan, seconded by Vice-Chair Hilton, to approve the staff report recommendation regarding Option 2, and adding revised language recommended by Vice-Chair Hilton to the proposed POD Guidelines in Section IV. A., *Gross Household Income Determination and Verification*, regarding required income eligibility documentation.

The motion was approved by the following vote:

AYES: Vice-Chair Hilton, Commissioner Leavitt, Commissioner Buchanan, Commissioner Bloch, Commissioner Keintz

NOES: Chair Soloff, Commissioner Katz

ABSTAIN: NONE

ABSENT: NONE

### B. COMMISSION WORK PLAN – Discussion of annual work plan and potential priorities, and possible action setting long-range agenda and work plan.

Motion by Chair Soloff, seconded by Commissioner Leavitt, that the Housing Commission appoint a subcommittee consisting of Chair Soloff and Commissioners Bloch and Keintz to prepare for the next meeting a plan for the Commission to talk through the Housing Trust Funds Guidelines and to propose a plan to move in an expeditious time frame to make a proposal.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice-Chair Hilton, Commissioner Leavitt, Commissioner Buchanan, Commissioner Katz, Commissioner Bloch, Commissioner Keintz

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

One member of the public spoke regarding this item:

- Michael Millman – Spoke regarding ways of spending funds on affordable housing.

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

- City Council on December 6<sup>th</sup> will consider a contract extension with Real Estate Consulting & Services, Inc. (RECS), who provides property management services to Mountain View Mobilehome Park, while the Request for Proposal and property transfer process continues.
- The presentation of proposed revisions to the Administrative Plan to City Council has been pushed back and will now be on December 6, 2016.
- The HOUSE program has allocated two tenants in total since its initiation.

**7. CHAIR/COMMISSIONERS REPORT**


- Joanne Leavitt – Commissioner Leavitt informed the Commission that she will not be attending the meeting on December 15, 2016.

**8. ADJOURNMENT OF THE HOUSING COMMISSION**

On order of the Chair, the Housing Commission meeting was adjourned at 8:49p.m.

**The next scheduled Housing Commission meeting date is a regular meeting on Thursday, November 17, 2016.**

ATTEST:

  
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Michael Soloff  
Chair, Housing Commission

  
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Seiky Gil  
Housing Commission Secretary