



CITY OF SANTA MONICA HOUSING COMMISSION MINUTES November 17, 2016



1. **CALL TO ORDER & ROLL CALL:** A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:36 p.m. on Thursday, November 17, 2016, in the Multipurpose Room of the Santa Monica Main Library, 601 Santa Monica Boulevard.

- **Roll Call**

- **Present:** Chair Soloff, Vice-Chair Hilton, Commissioner Buchanan (arrived at 4:41pm), Commissioner Katz, Commissioner Keintz
- **Absent:** Commissioner Leavitt, Commissioner Bloch
- **Staff Present:** Housing Manager Barbara Collins, Housing Program Manager Jim Kemper, Housing Commission Secretary Seiky Gil

2. **PUBLIC INPUT**

- A. Patricia Hoffman – Spoke regarding the passing of the GS and GSH ballot measures.
- B. Zina Josephs – Spoke regarding a handout entitled “[Risk Factors for Violence in Serious Mental Illness](#)” regarding the 26th Street affordable housing properties for persons living with mental illness.
- C. Laura Botfeld – Spoke of her concerns for safety regarding the 26th Street affordable housing properties for persons living with mental illness.
- D. David Botfeld – Spoke of his concerns for safety regarding the 26th Street affordable housing properties for persons living with mental illness.
- E. Steven Weinraub – Spoke of [the process of notice and outreach to neighbors and community](#) regarding the 26th Street affordable housing properties for persons living with mental illness.
- F. Alex Novakovich – Spoke regarding her concerns for safety and process of notice to neighbors and community in regard to the 26th Street affordable housing properties for persons living with mental illness.
- G. Denise Barton – Spoke regarding difficulties with her current living situation.
- H. Andria McFerson – Submitted [written comment](#).

3. APPROVAL OF MINUTES – Approval of minutes for the October 20, 2016 Housing Commission meeting.

Motion by Commissioner Katz, seconded by Commissioner Keintz, to approve October 20, 2016 minutes.

The motion was approved by the following vote:

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

NOES: NONE

ABSTAIN: NONE

ABSENT: Commissioner Leavitt, Commissioner Bloch

There was no input from members of the public.

(At this point in the meeting, Chair Soloff announced the intent to move Action Item 5A ahead of the Discussion Items, if there were no objections. No objections were stated.)

4. DISCUSSION ITEMS

A. HOUSING TRUST FUNDS PRIORITIES – Discussion regarding possible approaches to priority-setting for the use of affordable housing trust funds. [\[REPORT FROM 10/20/2016 MEETING\]](#) [\[HANDOUT PROVIDED AT 4/21/2016 MEETING\]](#)

Two members of the public spoke regarding this item:

- Tara Barauskas – Spoke regarding development opportunities.
- Wes Wellman – Spoke regarding financial statistics of City-funded affordable housing rehabilitation, and outreach to developers.

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

5. ACTION ITEMS

A. HOUSING AUTHORITY DRAFT ADMINISTRATIVE PLAN – Presentation of proposed discretionary revisions to the FY 2016-2017 Santa Monica Housing Authority Administrative Plan and possible action to support the proposed revision. [\[PROPOSED DISCRETIONARY REVISIONS\]](#)

Presentation by Housing Manager Barbara Collins.

Two members of the public spoke regarding this item:

- Tara Barauskas – Spoke regarding the public comments submitted by Community Corporation of Santa Monica.
- Denise McGranahan – Spoke regarding public comments submitted by Legal Aid Foundation of Los Angeles.

Motion by Chair Soloff, seconded by Commissioner Katz, to amend the staff proposal regarding the proposed waiver request to HUD, to first request that Santa Monica be allowed the flexibility to determine the appropriate rent limit for deed-restricted affordable housing in cases where the deed-restricted rent limit is less than the exception payment standard; however, also include in the waiver request that if HUD will not allow such local flexibility, then the waiver request is that Santa Monica be allowed to establish the payment standard for deed-restricted housing as the lesser of the exception payment standard or the deed-restricted rent limit.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice-Chair Hilton, Commissioner Katz,
Commissioner Keintz

NOES: Commissioner Buchanan

ABSTAIN: NONE

ABSENT: Commissioner Leavitt, Commissioner Bloch

Motion by Chair Soloff, seconded by Commissioner Keintz, to support the proposed changes by staff to the Administrative Plan, including the amended waiver request just mentioned, and clarifying that the wait list will continue to honor the priority system and selection preferences.

The motion was approved by the following vote:

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

NOES: NONE

ABSTAIN: NONE

ABSENT: Commissioner Leavitt, Commissioner Bloch

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

Commissioner Katz left the meeting at 8:11pm.

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

- In regards to the HOUSE Program, two owners have signed up to provide housing for Section 8 tenants.
- Nine applicants have been issued vouchers through the Project-Based Voucher program.
- The Preserving Our Diversity pilot rental voucher program will be considered at the November 22nd City Council meeting.
- The presentation of proposed revisions to the Administrative Plan will be considered at the December 6th City Council Meeting.
- City Council on December 6th 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 FY15-16 Prop R and I reports will be submitted to City Council as an Information Item.

7. CHAIR/COMMISSIONERS REPORT

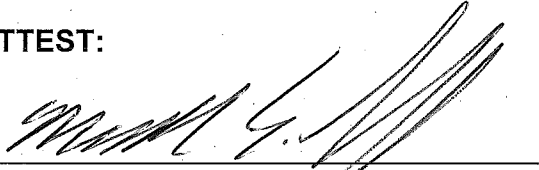
- Rene Buchanan – Commissioner Buchanan requested to agendize an item on Commission meeting time efficiency.

8. ADJOURNMENT OF THE HOUSING COMMISSION

On order of the Chair, the Housing Commission meeting was adjourned at 8:44p.m.

The next scheduled Housing Commission meeting date is a regular meeting on Thursday, December 15, 2016.

ATTEST:



Michael Soloff
Chair, Housing Commission



Seiky Gil
Housing Commission Secretary