



# CITY OF SANTA MONICA HOUSING COMMISSION MINUTES February 18, 2016



- 1. CALL TO ORDER & ROLL CALL:** A regular meeting of the Santa Monica Housing Commission was called to order by Chair Hilton at 4:30 p.m. on Thursday, February 18, 2016, in the Community Meeting Room of the Santa Monica Main Library, 601 Santa Monica Boulevard.

**Roll Call: Present:** Chair Hilton, Vice-Chair Leavitt (arrived at 4:43 p.m.), Commissioner Keintz, Commissioner Bloch (arrived at 4:40 p.m.), Commissioner Katz, Commissioner Soloff

**Absent:** Commissioner Buchanan

**Also Present:** Housing Manager Barbara Collins, Housing Administrator James Kemper, Housing Commission Secretary Seiky Gil

- 2. PUBLIC INPUT**

**A. Kevin Key** – Spoke regarding difficulties obtaining affordable housing.

- 3. APPROVAL OF MINUTES** – Approval of minutes of December 17, 2015, January 21, 2016, and February 11, 2016.

Motion by Commissioner Soloff, seconded by Commissioner Keintz, to approve December 17, 2015 minutes with the inclusion of the statement “and to adopt the section as so amended” to the last motion on page 4 and first motion on page 5.

The motion was approved by the following vote:

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

Motion by Commissioner Soloff, seconded by Commissioner Keintz, to approve January 21, 2016 minutes with recommended edits of including titles to presenters.

The motion was approved by the following vote:

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

Motion by Commissioner Soloff, seconded by Commissioner Katz, to approve February 11, 2016 minutes with a recommendation to include the sentence “Chair Hilton and Commissioner Soloff each presented a draft letter for discussion and consideration” to item 3A.

The motion was approved by the following vote:

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

#### 4. DISCUSSION ITEMS

**A. HOUSING AUTHORITY DRAFT ADMINISTRATIVE PLAN** – Presentation of proposed discretionary revisions to the Draft FY2016-2017 Santa Monica Housing Authority Administrative Plan. [[LIST OF PROPOSED DISCRETIONARY REVISIONS](#)] [[DRAFT ADMINISTRATIVE PLAN](#)]

Housing Manager Barbara Collins presented an overview of the proposed discretionary revisions that have changed since the previous presentation on January 21, 2016.

**B. INCLUSIONARY HOUSING COMPLIANCE MONITORING UPDATE** – Presentation describing the compliance monitoring process for inclusionary affordable housing and the current outcome of monitoring efforts. [[STAFF REPORT](#)] [[CAO MEMO](#)]

Housing Administrator James Kemper presented an overview of the compliance monitoring process for inclusionary affording housing, as well as the outcomes for the past two years.

Member of the public Catherine Eldridge spoke regarding , per suggestion, for provision of information to City under oath.

Chair Hilton mentioned and distributed newspaper articles from 2010 regarding compliance violations at two properties.

**5. ACTION ITEMS**

**A. PROPOSED PROPERTY OWNER INCENTIVE PROGRAM** – Discussion and recommendations regarding a proposed pilot program, HOUSE (Housing Opportunities Utilizing Subsidy Enhancements), to incentivize property owner participation in Housing Authority voucher programs [[PROPOSED PROGRAM GUIDELINES](#)]

Housing Manager Barbara Collins presented an update on the proposed HOUSE program.

Two members of the public spoke regarding this item:

- Elaine Golden-Gealer spoke regarding design of the program
- Wes Wellman spoke regarding not including owners in the design of the program.

Motion by Vice-Chair Leavitt, seconded by Commissioner Bloch, to accept the report and approve sending it to City Council, with the stipulation that the proposed program include metrics of success and that staff provide quarterly reports to the Commission on the program's implementation.

The motion was approved by the following vote:

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

**B. AFFORDABLE HOUSING STRATEGIES – NEXT STEPS:** Discussion and possible action on education and outreach strategies the Commission should undertake following the Commission's December 2015 report to City Council regarding affordable housing strategies.

No action was taken on this item.

**6. HOUSING MANAGER'S REPORT** – Ms. Collins reported that the Downtown Community Plan has been released, and that staff is finalizing a possible retreat for Commissioners to discuss goals for 2016. She also informed Commissioners that the Santa Monica Housing Authority is in the mid-year budget exception process and is moving forward with requesting funds to be allocated in the budget to look at the issue of rent-burdened residents in rent-controlled housing. Ms. Collins concluded by informing that the SMHA has yet to hear from the federal

Department of Housing and Urban Development (HUD) about the request for an increase exception payment standard.

7. **CHAIR/COMMISSIONERS REPORT** – Chair Hilton discussed a February 4, 2016 op-ed article from the Los Angeles Times titled “Cheaper Housing by the Beach?” regarding affordable housing developments. He also mentioned that the Commission letter to HUD in support of the exception payment standard has been signed and will be mailed soon. Chair Hilton also discussed a February 18, 2016 article from the LA Times titled “Ballot Proposal Would Require L.A. Developers to Provide Affordable Housing”.

8. **ADJOURNMENT OF THE HOUSING COMMISSION**

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

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

**ATTEST:**

  
Richard Hilton  
Chair, Housing Commission

  
Seiky Gil  
Housing Commission Secretary