



CITY OF SANTA MONICA HOUSING COMMISSION MINUTES May 3, 2018



1. **CALL TO ORDER & ROLL CALL:** A special meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:36 p.m. on Thursday, May 3, 2018, at the Santa Monica Main Library Multipurpose Room, 601 Santa Monica Blvd.

A. Roll Call

- **Present:** Chair Soloff
Vice Chair Hilton
Commissioner Bloch
Commissioner Keintz
Commissioner Katz
- **Absent:** Commissioner Buchanan
- **Recused:** Commissioner Leavitt
- **Staff Present:** Andy Agle, Director of Housing & Economic Development
Jim Kemper, Housing Program Manager
Melinda Espinoza, Commission Secretary

2. ACTION ITEMS

- A. **PROPOSED HOUSING TRUST FUND PLAN** – Discussion and possible action regarding the draft Housing Trust Fund Plan, which proposes various strategies for increasing the supply of affordable housing using housing trust funds.

[\[PROPOSED HTF PLAN\]](#) [\[RESPONSES TO CHAIR SOLOFF'S QUESTIONS\]](#)
[\[RESPONSES TO VICE CHAIR HILTON'S QUESTIONS\]](#) [\[PUBLIC COMMENT RECEIVED\]](#) [\[COMMENT FROM CITY COMMISSIONS\]](#)

Public Input:

- Tara Barauskas – Spoke regarding Community Corporation's opposition to the suggestion made at the April 19, 2018 Housing Commission meeting to use \$6 million of Housing Trust Funds (HTFs) for the Preserving Our Diversity (POD) program.

- Denise Barton – Spoke regarding the Housing Manager and Housing Authority.
- Cris McLeod – Chair of Pico Neighborhood Association, spoke regarding the Same Neighbors, Better Neighborhoods program and his support of using HTFs to support the POD program.

Motion by Chair Soloff, seconded by Commissioner Bloch, to recommend that the Housing Trust Fund Plan for this Housing Element cycle include the following elements (and that Commissioners will refine this language and add additional guidance at the next Housing Commission meeting):

- 1) Subject to there being some particularly advantageous opportunity in a particular year, that the plan should be to spend between \$15 and \$18 million per year on the Plan, thereby leaving resources for other opportunities going forward.
- 2) That it would be a goal of this Plan to ramp up the POD program into the range of no more than \$2 million per year. That would only occur after a firm plan for doing that is proposed by staff, vetted by the Housing Commission, and brought to Council.
- 3) That a goal to complete during this Housing Element and assuming within this Housing Element as it makes sense to do so, is to try to create permanent housing for those folks that are deemed to be among the homeless population that the City should house within the City of Santa Monica. Notionally, that probably means the people who are on the homelessness registry, whether that be with permanent housing or permanent supportive housing, depending on what those individuals need. That would be a major priority for the additional funding.
- 4) That then the remainder of the Housing Trust Fund monies from that annual expenditure would go to other forms of creating new affordable housing units; that the Housing Commission roughly supports the concept of equally supporting senior housing, disabled supportive housing, small family and large family housing; however that needs to be adjusted to take into account the fact that the money being spent on POD would be for low-income seniors already and residents and that the money going for supportive housing would already probably include people in the mentally or physically challenged community and may include other things and depending on what exactly the makeup is of that population there should be an adjustment for that; and that because both of those are effectively serving residents, that there should also be an adjustment in our priority system for the remaining forms of affordable housing that we're creating and/or inclusionary housing, to balance and incentivize

those other groups, including the population of people who work in Santa Monica, who are also part of our priority population. Commissioners will work for the next meeting on a more specific recommendation in that regard.

- 5) That we continue to support our recommendation and the direction from Council and the plans of staff that evaluating and revamping the AHPP program in the rest of Santa Monica, outside the downtown, is a priority and that must include both a feasibility study and then considering how, based on this plan for spending our affordable housing funds, what we're expecting to get from the AHPP program in the downtown, and then what we'll be able to get from the rest of the City will allow us to achieve our overall mix of affordable housing types as set forth in the Housing Element or otherwise.

The motion was approved by the following vote:

AYES: Chair Soloff, Commissioner Katz, Commissioner Bloch, Commissioner Keintz

NOES: Vice Chair Hilton

ABSTAIN: Commissioner Leavitt

ABSENT: Commissioner Buchanan

Vice Chair Hilton's NO vote is as follows: POD is an ongoing budget. \$2 million a year in the first year and in successive years is excessive and poses challenges to the Housing Trust Fund's financial health and the Trust Fund's contribution to production.

Chair Soloff explained his YES vote is subject to the caveat that he supports a greater allocation to the POD program because the choice is simply whether we're spending it on keeping severely rent burdened seniors in their home with dignity or we're not to get some additional units, and his view is that the public policy choice favors existing residents and so he would go for a larger amount.

Commissioner Keintz explained her YES vote is with the understanding that unused money each year would go back into the Housing Production fund.

Chair Soloff said that he meant for that to be part of the original motion, and he asked the four Commissioners who voted in favor of the motion if they agreed that they wanted to amend the motion to include what Commissioner Keintz said. They indicated their agreement by nodding their heads and/or raising their hands. Chair Soloff stated, "The four yes votes agree that that is in fact part of the motion."

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

No action was taken on this item.

3. ADJOURNMENT OF THE HOUSING COMMISSION

On order of the Chair, the Housing Commission meeting was adjourned at 8:30 p.m.

The next scheduled Housing Commission meeting date is a regular meeting on Thursday, May 17, 2018.

ATTEST:



Michael Soloff
Chair, Housing Commission



Melinda Espinoza
Housing Commission Secretary