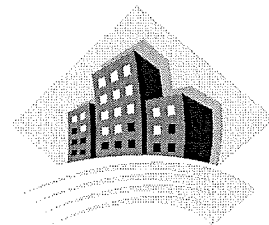




CITY OF SANTA MONICA HOUSING COMMISSION MINUTES June 21, 2018



1. **CALL TO ORDER & ROLL CALL:** A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:37 p.m. on Thursday, June 21, 2018, at the Ken Edwards Center, 1527 4th Street.

A. Roll Call

- **Present:** Chair Soloff (departed 8:00 p.m.)
Vice Chair Hilton
Commissioner Bloch (arrived 4:39 p.m.)
Commissioner Buchanan (arrived 4:38 p.m.)
Commissioner Katz
Commissioner Keintz
- **Absent:** Commissioner Leavitt
- **Staff Present:** Housing Manager Barbara Collins
Housing Program Manager Jim Kemper
Senior Development Analyst Lisa Varon
Commission Secretary Melinda Espinoza

2. PUBLIC INPUT

- **Denise Barton** – Spoke regarding her experience with the Housing Authority.

3. APPROVAL OF MINUTES

A. Approval of minutes for May 17, 2018 Housing Commission meeting.

Motion by Vice Chair Hilton, seconded by Chair Soloff, to approve the May 17, 2018 minutes with the following revisions by Vice Chair Hilton:

- Item 4A, public input by Cris McLeod: Remove first “in.”
- Item 7, Vice Chair Hilton’s report: Remove “to the Commission” and revise “budget” to “10% budget increase.”

The motion was approved by the following vote:

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

4. DISCUSSION ITEMS

- A. PRESERVING OUR DIVERSITY (POD) PROGRAM UPDATES** – Update regarding the status of the POD program pilot, including early successes and challenges.
- B. SUPPORTIVE HOUSING AND FORMERLY HOMELESS PERSONS** – Presentation and discussion regarding challenges with housing formerly homeless persons in housing environments which do not include onsite supportive services, including clarification from the Commission about prioritizing affordable housing for homeless persons.
- C. ALTERNATIVE MODELS OF HOUSING** – Preliminary information and discussion regarding cost-effective alternative models of multifamily housing construction.

Public Input:

- Steven Weinraub – Spoke regarding geodesic dome villages.

- D. ACCESSORY DWELLING UNITS (ADUs)** – Discussion regarding strategies for increasing affordable housing with ADUs.

5. ACTION ITEMS

- A. 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 Buchanan, to form an ADU subcommittee consisting of Chair Soloff and Commissioner Katz.

The motion was approved by the following vote:

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

Motion by Chair Soloff, seconded by Commissioner Katz, to form a subcommittee on new ways of delivering affordable housing in the City consisting of Chair Soloff, Commissioner Bloch, and Commissioner Buchanan.

The motion was approved by the following vote:

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

Vice Chair Hilton suggested for future meetings three program reviews: 1) AHPP rent amounts, which currently are 17% and 22% of household income; 2) Requiring a familial relationship for affordable housing occupancy; and 3) Clarification of interior square footage size/minimums for the Downtown Community Plan.

6. HOUSING MANAGER'S REPORT

Barbara Collins reported on the following:

- Council will consider the proposed Housing Trust Fund Plan on July 24, 2018.
- Council will consider appointments for vacant Commission positions on June 26, 2018.
- For the next annual Administrative Plan, the Housing Authority is considering how to prioritize a work incentive in anticipation of a new proposal by the Trump administration to implement a work requirement for voucher participants.
- The Housing Authority expressed interest to HUD to receive a small amount of VASH vouchers for homeless veterans.
- The Housing Authority expressed interest to HUD to receive a small amount of Family Unification Program vouchers.
- The Housing Authority has issued all of its available vouchers for the Continuum of Care program, which serves chronically homeless persons living with disabilities, and is considering the opportunity to apply for additional Continuum of Care vouchers in the next round.
- Housing Division staff are stretched thin and will need to balance existing workload and workplans with any Housing Commission requests for research, analysis, and reports on affordable housing issues.

7. CHAIR/COMMISSIONER'S REPORT

- Vice Chair Hilton provided an update on two current mixed-use housing projects, which will include 16 affordable units, in the Oceanfront District.

8. ADJOURNMENT OF THE HOUSING COMMISSION

On order of the Vice Chair, the Housing Commission meeting was adjourned at 8:11 p.m.

The next scheduled Housing Commission meeting date is a regular meeting on Thursday, July 19, 2018.

ATTEST:



Michael Soloff
Chair, Housing Commission



Melinda Espinoza
Housing Commission Secretary