



# AGENDA

REGULAR MEETING OF THE  
**HOUSING COMMISSION**  
SANTA MONICA, CALIFORNIA



**Ken Edwards Center**  
**1527 4<sup>th</sup> Street**  
**Santa Monica, CA 90401**

**Thursday, July 19, 2018**  
**4:30 PM**

*Notice is hereby given that a regular meeting of the Housing Commission will be held at 4:30pm on Thursday, July 19, 2018, at the Ken Edwards Center for the purpose of conducting the following business:*

*The Housing Commission of the City of Santa Monica, in accordance with City Council, does resolve as follows:*

**In order to safeguard participatory democracy in Santa Monica, all persons attending public meetings in Santa Monica should strive to:**

1. Treat everyone courteously;
2. Listen to others respectfully;
3. Exercise self-control;
4. Give open-minded consideration to all viewpoints;
5. Focus on the issues and avoid personalizing debate;
6. Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

[\[RESOLUTION\]](#)

## **1. CALL TO ORDER**

### **A. ROLL CALL**

**B. ELECTION OF OFFICERS** – Election of the office of Chairperson and Vice Chairperson for the term ending July 1, 2019. [\[RULES & PROCEDURES\]](#)

## **2. PUBLIC INPUT**

(Public comment is permitted only on items not on the agenda that are within the subject matter jurisdiction of the Housing Commission.)



The meeting place is wheelchair-accessible. If you require any special disability related accommodations (i.e. sign language interpreting, access to an amplified sound system, etc.), please contact the Housing Division at (310) 458-8702 or TTY (310) 458-8696 at least three days prior to the scheduled meeting. This agenda is available in alternate format upon request by calling the Housing Division office. Underground parking is available. Limited validations available at the Commission Meeting. Call Big Blue Bus at (310) 451-5444 for additional transportation information.

### **3. APPROVAL OF MINUTES**

A. June 21, 2018 Housing Commission meeting. [[DRAFT MINUTES](#)]

### **4. DISCUSSION ITEMS**

A. **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.

### **6. HOUSING MANAGER'S REPORT**

Update on any City Council agenda items and administrative issues related to affordable housing.

### **7. CHAIR/COMMISSIONER'S REPORT**

Information on housing issues, recent or future City Council actions, other City Commissions, and issues affecting housing in the City of Santa Monica.

### **8. ADJOURNMENT OF THE HOUSING COMMISSION**

No other business will be conducted at the Meeting.

Any documents produced by the City and distributed to a majority of the Housing Commission regarding any item on this agenda will be made available for viewing at the Santa Monica Housing Division office located at 1901 Main Street, Suite B, Santa Monica, California during normal business hours. Documents are also available at [www.smgov.net/housing](http://www.smgov.net/housing).

Please note that this agenda is subject to change up to 24 hours prior to the scheduled meeting. We encourage you to check the agenda 24 hours prior to the meeting.



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**DRAFT MINUTES**  
**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 4<sup>th</sup> 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

**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:**

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Michael Soloff  
Chair, Housing Commission

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Melinda Espinoza  
Housing Commission Secretary