



**CITY OF SANTA MONICA
HOUSING COMMISSION MINUTES
September 20, 2018**



1. **CALL TO ORDER & ROLL CALL:** A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:32 p.m. on Thursday, September 20, 2018, at the Ken Edwards Center, 1527 4th Street.

A. OATH OF OFFICE FOR COMMISSIONER

APPOINTMENT/REAPPOINTMENT – Vice Chair Hilton administered the Oath for Public Office to reappointed Chair Soloff and newly appointed Commissioner Gerwitz.

B. ROLL CALL

- **Present:** Chair Soloff (departed 6:08 p.m.)
Vice Chair Hilton
Commissioner Bloch
Commissioner Buchanan (arrived 4:36 p.m.)
Commissioner Katz (departed 6:08 p.m.)
Commissioner Keintz
Commissioner Gerwitz

- **Absent:** NONE

- **Staff Present:** Housing Manager Barbara Collins
Housing Program Manager Jim Kemper
Senior Development Analyst Natalie Verlinich
Commission Secretary Melinda Espinoza

2. PUBLIC INPUT

- **Denise Barton** – Spoke regarding her experience with the Housing Authority.
- **Anastasia Foster** – Spoke regarding the possible benefits of credit counseling and credit repair for low-income renters.
- **Steven Weinraub** – Spoke regarding a recent Housing Trust Fund loan commitment for affordable housing on 10th Street.

3. APPROVAL OF MINUTES

- A. Approval of minutes for August 15, 2018 Housing Commission meeting.

Motion by Chair Soloff, seconded by Commissioner Buchanan, to approve the August 15, 2018 minutes.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch,
Commissioner Buchanan

NOES: NONE

ABSTAIN: Commissioner Katz, Commissioner Keintz, Commissioner Gerwitz

ABSENT: NONE

4. DISCUSSION ITEMS

- A. **ASSESSMENT OF FAIR HOUSING PLAN** – Presentation and discussion regarding the development of the City’s Assessment of Fair Housing Plan with the City’s consultant, including input and discussion regarding the fair housing challenges and concerns within the City of Santa Monica.

Diane Glauber, from the Lawyers’ Committee for Civil Rights Under Law, presented information about the City’s current process for assessing fair housing.

- B. **RENTER PROTECTIONS SUBCOMMITTEE** – Discussion on tenant protections for affordable housing.

Vice Chair Hilton provided a brief summary of the subcommittee’s work.

5. ACTION ITEMS

A. HISTORIC DISTRICT – Discussion and presentation regarding possible new historic district.

Presentation by Diane Miller.

Public input:

- **Catherine Eldridge** – Voiced her support for the proposed 11th Street Bungalow Historic District.
- **Steven Weinraub** – Voiced his support for the proposed 11th Street Bungalow Historic District.
- **Anastasia Foster** – Spoke regarding existing rent control protections for some of the housing in the proposed historic district.

Motion by Commissioner Buchanan, seconded by Commissioner Katz, that the Housing Commission submit a letter of support to the City Council for the 11th Street Bungalow Historic District designation.

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: Commissioner Gerwitz

ABSENT: NONE

B. 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 – Housing Manager Barbara Collins reported on the following:

- The Housing Authority (SMHA) submitted renewal applications for Continuum of Care grant (program that provides housing for about 240 chronically homeless individuals); the renewal grants total \$3,265,574.
- SMHA submitted to HUD its annual performance reports with demographic data about housing program participants.
- SMHA submitted extensive financial info to HUD (FDS) – this is a twice-yearly requirement.
- SMHA applied for, and was awarded, 15 Veterans Affairs Supportive Housing (VASH) vouchers.

- SMHA received a score of 135 out of 145 on the SEMAP, an in-depth annual performance assessment for HUD that evaluates Housing Authorities on 14 performance indicators. The score means SMHA is a High Performer for the ninth year in a row.
- The Consolidated Annual Performance and Evaluation Report (CAPER) is available on the City's website and open for comment. The CAPER is required when cities receive federal HOME and CDBG funds.
- Going forward, the Housing Division is working on creating POD expansion guidelines, evaluating opportunities regarding City-owned land, and starting the City budget process, which is shifting to a performance management standard-based approach.
- The Housing Division is getting ready to issue an RFP for the Housing Trust Fund to announce to developers the types of projects and populations the Housing Division is looking for.
- The Housing Division is in the process of selecting compliance monitoring software for monitoring the Affordable Housing Production Program (AHPP) units and the production portfolio.
- The Housing Division is looking at expansion and/or revision of the AHPP that looks at beyond downtown in the way that rent amounts are structured.
- There's an event in November regarding the Pico (Neighborhood) Wellbeing Project involving housing and displacement.
- Next month (October) is Housing Month.
- The Housing Division will bring the Housing Authority Administrative Plan to the Commission as an FYI, but just with the mandatory changes for now. Staff will propose discretionary changes in the spring.

7. CHAIR/COMMISSIONER'S REPORT

- Commissioner Gerwitz reported that the Government Accountability Office (GAO) released its report on the cost of Low-Income Housing Tax Credit (LIHTC) housing.
- Commissioner Buchanan shared two articles with the Commission, one about the County Board of Supervisors approving a temporary rent freeze for the unincorporated parts of LA and one about a woman who was homeless and is now in housing.
- Vice Chair Hilton reported that Proposition 2, on the ballot in November, would amend the Mental Health Services Act and authorize the financing of permanent supportive housing for the homeless and mental health disabled.

8. ADJOURNMENT OF THE HOUSING COMMISSION

On order of the Vice Chair, the Housing Commission meeting was adjourned at 6:40 p.m.

The next scheduled Housing Commission meeting date is a regular meeting on Thursday, October 18, 2018.

ATTEST:



Michael Soloff
Chair, Housing Commission



Melinda Espinoza
Housing Commission Secretary