



**CITY OF SANTA MONICA
HOUSING COMMISSION MINUTES
December 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 4:39 p.m. on Thursday, December 20, 2018, at the Ken Edwards Center, 1527 4th Street.

A. ROLL CALL

- **Present:** Chair Soloff
Vice Chair Hilton
Commissioner Keintz
Commissioner Bloch
- **Absent:** Commissioner Katz
Commissioner Buchanan
Commissioner Gerwitz
- **Staff Present:** Director of Housing & Economic Development Andy Agle
Housing Program Manager Jim Kemper
Senior Development Analyst Lisa Varon
Commission Secretary Melinda Espinoza

5. ACTION ITEMS

- A. CREATION OF AD HOC COMMITTEE** – Presentation by City consultant (David Canavan of Canavan Associates), discussion, and possible action regarding the creation of an ad hoc committee to provide input to develop an outcomes measurement system for community-based social services in Santa Monica.

No action was taken.

4. DISCUSSION ITEMS

A. POTENTIAL AMENDMENT OF SMMC SECTION 9.64.030 –

Discussion of policy question and initial options set forth under Item 13 of the Staff Report for Item 10A of the December 5, 2018 Planning Commission meeting regarding a possible expansion of the exemption from AHPP requirements beyond the current exemption for “a multi-family rental housing project that will be developed by a nonprofit housing provider receiving financial assistance through one of the City’s housing trust fund programs.”

Presentation by Tara Barauskas of Community Corporation of Santa Monica.

Public Input:

- **Steven Weinraub** – Asked clarifying questions related to the information discussed.
- **Catherine Eldridge** – Spoke regarding the definition of affordable housing in the Housing Element and area median incomes.
- **Anastasia Foster** – Spoke regarding cost to developers of meeting square footage requirements and rent differentials to cover the additional square footage.

2. PUBLIC INPUT

- **Denise Barton** – Spoke regarding her experiences with the City Attorney’s Office, the City’s ADA coordinator, and the Housing Authority.

3. APPROVAL OF MINUTES

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

Motion by Chair Soloff, seconded by Commissioner Keintz, to approve the November 15, 2018 minutes.

The motion was approved by the following vote:

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

NOES: NONE

ABSTAIN: NONE

ABSENT: Commissioner Katz, Commissioner Buchanan,
Commissioner Bloch

5. ACTION ITEMS

B. PRESERVING OUR DIVERSITY (POD) PROGRAM EXPANSION

– Presentation, discussion, and possible action regarding the expansion of the current POD program from a pilot to a large-scale, long-term program, with associated policy and administrative approaches.

Presentation by Housing Senior Development Analyst Lisa Varon.

Public Input:

- **Anastasia Foster** – Spoke regarding cross-referencing data from Rent Control and Meals on Wheels to market the opportunity regarding an expanded POD program. Also spoke regarding staffing needs to administer the program.
- **Cris McLeod** – Spoke in support of year one of the POD expansion being a second pilot program.

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

Public Input:

- **Michael Millman** – Distributed a handout recommending specific priorities for the Housing Commission for 2019.

No action was taken.

6. HOUSING MANAGER'S REPORT – Andy Agle and Jim Kemper reported on behalf of Barbara Collins on the following:

- City Council directed staff to prepare an interim ordinance related to pausing the 5% extremely low-income option under the Affordable Housing Production Program (AHPP) for housing developments. Also, Council wants the Planning Commission to consider the item before it returns to Council.
- The 2019 Housing Commission meeting dates are live on the website, and Commissioners should view them to make sure there are no scheduling conflicts.

7. CHAIR/COMMISSIONER'S REPORT

- Vice Chair Hilton reported on the following: 1) The developer EAH said at their community meeting that they will investigate paratransit loading options for their proposed 10th St. senior development; 2) At its meeting Dec. 10, the Landmarks Commission unanimously voted to support the 11th St. Bungalow Historic District proposal that the Housing Commission endorsed.

8. ADJOURNMENT OF THE HOUSING COMMISSION

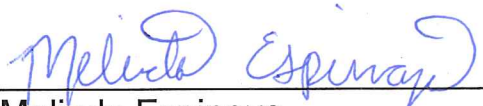
On order of the Chair, the Housing Commission meeting was adjourned at 8:53 p.m.

The next scheduled Housing Commission meeting date is a regular meeting on Thursday, January 17, 2019.

ATTEST:



Michael Soloff
Chair, Housing Commission



Melinda Espinoza
Housing Commission Secretary