



AGENDA

REGULAR MEETING OF THE
HOUSING COMMISSION
SANTA MONICA, CALIFORNIA



Ken Edwards Center
1527 4th Street
Santa Monica, CA 90401

Thursday, May 16, 2019
4:30 PM

Notice is hereby given that a regular meeting of the Housing Commission will be held at 4:30pm on Thursday, May 16, 2019, 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

Roll Call.

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.)

3. APPROVAL OF MINUTES

April 18, 2019 Housing Commission meeting. [[DRAFT MINUTES](#)]



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.

4. DISCUSSION ITEMS

None

5. ACTION ITEMS

A. GENTRIFICATION OF THE PICO NEIGHBORHOOD

Discussion of gentrification pressures in the Pico Neighborhood and possible City policies to mitigate that pressure, and possible action regarding recommendations to City Council.

B. POTENTIAL ADDITIONAL STUDIES OF HOUSING PRODUCTION

Discussion of potential additional studies of housing production using SB2 grant funds, and possible action regarding recommendations to City Council.

C. 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.

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.



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.



DRAFT MINUTES
CITY OF SANTA MONICA
HOUSING COMMISSION MINUTES
April 18, 2019



1. CALL TO ORDER & ROLL CALL

A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:34 p.m. on Thursday, April 18, 2019, at the Ken Edwards Center, 1527 4th Street.

A. ROLL CALL

- **Present:** Chair Soloff
Vice Chair Hilton
Commissioner Bloch
Commissioner Katz
Commissioner Keintz
- **Absent:** Commissioner Buchanan
Commissioner Gerwitz
- **Staff Present:** Housing Program Manager, Jim Kemper
Commission Secretary, Alison Hughes
Administrative Analyst, Jonathan Carr
Deputy City Attorney, Gary Rhoades
Chief Performance Officer, Tim Dodd

2. PUBLIC INPUT

- David Morris
 - Steven Weinraub
- [\[WRITTEN PUBLIC COMMENTS\]](#)

3. APPROVAL OF MINUTES

Approval of minutes for the March 21, 2019 Housing Commission meeting.

Motion by Chair Soloff, seconded by Vice Chair Hilton to approve the March 21, 2019 minutes.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch,
Commissioner Katz
NOES: NONE
ABSTAIN: Commissioner Keintz (not present at 3/21 meeting)
ABSENT: Commissioner Buchanan, Commissioner Gerwitz

4. DISCUSSION ITEMS

Discussion Items B was heard before Item A due to technical issues.

A. FRAMEWORK PRIORITIES

Staff presentation by Chief Performance Officer, Tim Dodd, regarding Framework Priorities established by City Council. [\[STAFF PRESENTATION\]](#) [\[DRAFT FRAMEWORK\]](#)

B. FAIR HOUSING UPDATE

Staff presentation by Deputy City Attorney, Mr. Gary Rhoades, regarding fair housing complaints including number, type, and outcomes. [\[STAFF HANDOUT\]](#) [\[FAIR HOUSING POSTER\]](#)

Public Input on Item 4B:

- David Morris
- Linda Myers
- Eric Phillips
- Wes Wellman

C. DRAFT PROPOSITION R & PROPOSITION I REPORT

Staff presentation by Administrative Analyst, Jonathan Carr, regarding the draft annual reports for multifamily housing production (Proposition R) and City financing of affordable housing developments (Proposition I). [\[DRAFT REPORT\]](#) [\[STAFF HANDOUT\]](#)

Public Input on Item 4C:

- Catherine Eldridge
- Steven Weinraub

5. ACTION ITEMS

A. REVIEW OF CITY COUNCIL ACTION

Discussion of action taken by City Council at its March 26 and April 9, 2019 meetings regarding prior Housing Commission recommendations about (1) temporarily suspending the extremely low income option in the AHPP outside of the Downtown Community Plan, (2) amending the AHPP to except non-profit developer projects funded by for-profit developers, (3) directing issuance of an RFP for affordable housing at the City-owned 1318 Fourth Street site, and (4) directing consideration of affordable housing in the planning for the City-owned 612 Colorado Avenue site, and possible action regarding further recommendations to City Council regarding these issues. [[BACKGROUND INFORMATION](#)] Presentation by Chair Soloff. [[CHAIR HANDOUT](#)]

Motion by Chair Soloff, seconded by Commissioner Katz, to recommend to City Council that it direct that the HR&A study that City Council has already told Staff to commission for purposes of evaluating the Affordable Housing Production Program (“AHPP”) outside of the Downtown should include among its scenarios the scenario where the for-profit developer partners with a nonprofit developer to build an offsite tax credit affordable housing development project in order to meet the AHPP.

The motion was approved by the following vote:

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

B. WORK PLAN

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

Public Input on Item 5B:

- Catherine Eldridge

6. HOUSING MANAGER’S REPORT

Housing Program Manager, Jim Kemper, reported:

- For the April 30th special City Council meeting, the City Manager’s Office staff will present a preview of the upcoming proposed budget for FY2019-2021. During May and June, there will be budget study sessions with Council, and then final consideration and adoption of the budget will occur in June.

7. CHAIR/COMMISSIONER’S REPORT

Vice Chair Hilton, in commemoration of National Fair Housing Month, provided a 2-page color handout he wrote in 2010 on Fair Housing/PWDs and reasonable modifications/accommodations. April of this year is the 51st anniversary of the federal Fair Housing Act.

[\[VICE CHAIR HANDOUT\]](#)

8. ADJOURNMENT OF THE HOUSING COMMISSION

On the order of the Chair, the Housing Commission meeting was adjourned at 8:02 p.m.

The next regular Housing Commission meeting date is scheduled on Thursday, May 16, 2019 at 4:30 p.m.

ATTEST:

Michael Soloff
Chair, Housing Commission

Alison Hughes
Housing Commission Secretary