



**CITY OF SANTA MONICA
HOUSING COMMISSION MINUTES
February 21, 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, February 21, 2019, at the Ken Edwards Center, 1527 4th Street.

A. ROLL CALL

- **Present:** Chair Soloff
Vice Chair Hilton
Commissioner Bloch
Commissioner Buchanan
Commissioner Gerwitz (departed at 8:12 p.m.)
Commissioner Katz
Commissioner Keintz
- **Absent:** None
- **Staff Present:** Director of Housing & Economic Development, Andy Agle
Commission Secretary, Alison Hughes

2. PUBLIC INPUT

- **Jocelyn Cortese** – expressed support for The People Concern organization and the City's affordable housing program.
- **Daniel Castilleja** – Samoshel resident, expressed his appreciation for The People Concern. [[WRITTEN COMMENT](#)]
- **Denise Barton** – spoke regarding her experience with the Santa Monica Housing Authority.
- **Attara Enerva** – spoke regarding her experience as a case manager for The People Concern. [[WRITTEN COMMENT](#)]

- **Andrea Rackley** – Director of Development at The People Concern, talked about the benefits to Santa Monica residents provided by her organization.

3. APPROVAL OF MINUTES

Approval of minutes for the January 17, 2019 Housing Commission meeting.

Motion by Chair Soloff, seconded by Commissioner Bloch to approve the January 17, 2019 minutes with the following revisions by Vice Chair Hilton:

-POD Transportation Allowance, Vice Chair Hilton abstained; he said for some POD program participants, a monthly \$51.50 senior bus pass is insufficient to cover monthly transportation needs.

-Item 7, abridged Vice Chair Hilton's report.

The motion was approved by the following vote:

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

4. DISCUSSION ITEMS

None.

5. ACTION ITEMS

A. AFFORDABLE HOUSING ON CITY-OWNED PROPERTY

Presentation and discussion of potential for affordable housing development on City-owned properties, and possible action regarding a recommendation to City Council.

Staff presentation by Director of Housing & Economic Redevelopment, Andy Agle.

PUBLIC INPUT

- **Tara Barauskas** – expressed support for the use of city-owned land to provide affordable housing.
- **Catherine Eldridge** – spoke regarding her experience with Santa Monica's City Council.

Motion by Chair Soloff, seconded by Commissioner Bloch to recommend that City Council (1) adopt the proposal of staff to issue an RFP for affordable housing (as defined by Proposition R) at the 1318 Fourth Street site, (2) direct that the RFP (a) include that one goal is that there be a major commitment to providing permanent supportive housing, (b) include that a second goal is to obtain as much affordable housing as possible with as little additional contribution from the City, (c) include proper requirements for developer skill levels and track record and financial solvency, but not include any limit on whether the developer is non-profit or for-profit, and (d) include provisions to assure that both the land and the units themselves be permanently used for the affordable housing purposes, and (3) direct staff when evaluating the responses to the RFP and otherwise to look for opportunities to fulfill the goal in the approved Housing Trust Fund plan to get homeless Santa Monicans into permanent housing as quickly as possible.

[Note: The foregoing reflects the original (substitute) motion, and two separate additions made to that motion, at approximately 1:29+, 1:35+, and 1:40+ of the audio record of the meeting.]

The motion was approved by the following vote:

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

Motion by Chair Soloff seconded by Commissioner Gerwitz to recommend that City Council at this time make affordable housing a high priority for the site plan at 612 Colorado Avenue, and that considerations include both the possibility of dual use of the site with the Big Blue Bus as well as the

possibility of moving the Big Blue Bus to other City-owned land and this site being used exclusively for affordable housing with ground floor retail. It is further recommended by the Commission that consideration be given to the suggestion of staff that this may be an appropriate site for replacement of Samoshel.

[Note: This change reflects a point in the original motion, at approximately 1:43+ of the audio record of the meeting. The rest of the motion was at approximately 1:49+]

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch,
Commissioner Buchanan, Commissioner Gerwitz,
Commissioner Katz, Commissioner Keintz

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

B. POTENTIAL AMENDMENT OF SMMC SECTION 9.64.030

Discussion of proposed revision to the Affordable Housing Production Program (AHPP), Section 9.64.030, presented on page 14 of Exhibit A of the Staff Report for Item 9-A of the February 20, 2019 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.

PUBLIC INPUT

- **Tara Barauskas** – discussed the benefits of CCSM providing affordable housing options.
- **Catherine Eldridge** – stated the public is a necessary part of the City’s process.

Motion by Commissioner Bloch, seconded by Chair Soloff, to recommend that City Council not give final consideration of the proposed amendment to the AHPP ordinance until there has been a further economic study of this offsite option by HR&A, in conjunction with the study that is to be done on

the rest of the AHHP, and further consideration by the Housing Commission (and any other body that wishes to do so) in light of that information of how to structure such a change to assure that it improves compliance with Proposition R and otherwise serves the affordable housing goals of the City by providing developers with a sufficient incentive to deliver something that meets those goals.

[Note: The foregoing reflects the restated motion, at approximately 3:05+ of the audio record of the meeting.]

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

NOES: NONE

ABSTAIN: Commissioner Buchanan

ABSENT: NONE

Motion by Commissioner Gerwitz, seconded by Commissioner Keintz, to recommend that City Council adopt the proposed text amendment as an interim ordinance for a limited period of 60 or 90 days in order to permit the proposed CCSM project at 7th Street in the Downtown to move forward, while any more permanent ordinance awaits the process set forth in the prior resolution, so long as the developer first provides to City Council a pro forma of sources and uses comparing the onsite and offsite affordable housing options.

[Note: The foregoing reflects the original motion, as restated and amended, at approximately 3:08+, 3:28+, 3:34+ and 3:36+ of the audio record of the meeting.]

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch,
Commissioner Buchanan, Commissioner Gerwitz
Commissioner Katz, Commissioner Keintz

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

C. POTENTIAL AMENDMENT OF SMMC SECTION 9.64.050

Discussion of proposed revision to the Affordable Housing Production Program, Section 9.64.050, presented in the Staff Report for Item 10-A of the February 20, 2019 Planning Commission meeting, regarding the temporary removal of the option for a development to satisfy its AHPP obligation by providing five percent of the project's total units to households earning no more than 30% area median income, and possible recommendation to City Council.

Motion by Chair Soloff, seconded by Commissioner Katz to recommend that City Council (1) adopt an interim zoning ordinance temporarily suspending the extremely low income option in the Affordable Housing Production Program outside of the Downtown, (2) direct the expedited preparation of an economic feasibility study of the Affordable Housing Production Program outside of the Downtown, and (3) direct that the results of that study be brought before the Planning Commission and the Housing Commission for their deliberations and recommendations about permanent solutions.

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 Gerwitz

D. 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

Andy Agle reported on the following:

- Canavan Associates would like feedback from the Commissioners regarding community outreach ideas.
- HUD has a confirmed budget.

- On February 12, 2019, City Council approved a new contract for housing compliance monitoring software. This will replace the current, more manual system which limits staff ability to provide detailed reports to the Commission.

7. CHAIR/COMMISSIONER'S REPORT

Chair Soloff reported he has already responded to Canavan and indicated in his response that they need to talk to the recipients of the services.

8. ADJOURNMENT OF THE HOUSING COMMISSION

On the order of the Chair, the Housing Commission meeting was adjourned at 8:45 p.m.

The next regular Housing Commission meeting date is scheduled on Thursday, March 21, 2019 at 4:30 p.m.

ATTEST:



Michael Soloff
Chair, Housing Commission



Alison Hughes
Housing Commission Secretary