



**CITY OF SANTA MONICA
HOUSING COMMISSION MINUTES
May 16, 2019**



1. CALL TO ORDER & ROLL CALL

A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:37 p.m. on Thursday, May 16, 2019, at the Ken Edwards Center, 1527 4th Street.

A. ROLL CALL

- **Present:** Chair Soloff
Vice Chair Hilton
Commissioner Bloch
Commissioner Buchanan

- **Absent:** Commissioner Gerwitz
Commissioner Katz
Commissioner Keintz

- **Staff Present:** Housing Program Manager, Jim Kemper
Commission Secretary, Alison Hughes
Director of Housing and Economic
Development, Andy Agle
Associate Planner, Amy Miller

2. PUBLIC INPUT

- Olga Zurawska
[\[WRITTEN PUBLIC COMMENT\]](#)
- Denise Barton
- Ken Ward

3. APPROVAL OF MINUTES

Approval of minutes for the April 18, 2019 Housing Commission meeting.
[\[DRAFT MINUTES\]](#) {tabled until next meeting}

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.

Representatives from the Pico Neighborhood:

- Maria Loya
- Irma Carranza
- Angel Villasenor
- Ellis Raskin
- Cris McLeod
- Catherine Eldridge

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.

Associate Planner Amy Miller of the Planning & Community Development Department spoke regarding the SB2 grant requirements.

Motion by Chair Soloff, seconded by Commissioner Bloch, to recommend that City Council instruct Planning staff that it only submit an SB2 grant request if the items to be studied, if implemented, will assure that the City will be in compliance with Proposition R requirements, and otherwise further the City's affordable housing goals.

The motion was approved by the following vote:

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

NOES: NONE

ABSTAIN: NONE

ABSENT: Commissioner Gerwitz, Commissioner Katz,
Commissioner Keintz

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

Housing Program Manager, Jim Kemper, reported on the following:

- The City Manager's Office will release the 2019-21 Proposed Biennial Budget next week and staff want to highlight a few of the recommendations of interest to the Housing Commission:
 - \$245,000 of the unused funds from the pilot HOUSE program would be repurposed to a new pilot program to assist low-income affordable housing applicants with overcoming barriers to tenant selection due to credit history issues.
 - \$2 million for expanding the Preserving Our Diversity (POD) Pilot 2 program, which could potentially increase the number of households served to approximately 200-400 rent-burdened senior households. The proposed program administrative guidelines will be presented at the July 9 City Council meeting.
 - The proposed staff positions (one full-time and one part-time) for the POD Pilot 2 program expansion will be charged to the Housing Trust Fund, not the General Fund as previously recommended by the Housing Commission.
- The owner of two senior-living facility projects – Westminster Towers and Santa Monica Christian Towers – applied for and received an allocation of housing vouchers from the Federal Government. Santa Monica Housing Authority has agreed to administer the vouchers, which will allow the owner to obtain financing to rehabilitate the property.

7. CHAIR/COMMISSIONER'S REPORT

None.

8. ADJOURNMENT OF THE HOUSING COMMISSION

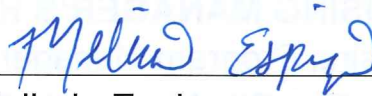
On the order of the Chair, the Housing Commission meeting was adjourned at 9:02 p.m.

The next regular Housing Commission meeting date is scheduled on Thursday, June 20, 2019 at 4:30 p.m.

ATTEST:



Michael Soloff
Chair, Housing Commission



Melinda Espinoza
Housing Commission Secretary