



DRAFT MINUTES
HOUSING COMMISSION
SPECIAL MEETING
THURSDAY, OCTOBER 3, 2019
SANTA MONICA MAIN LIBRARY
4:30 P.M.

1. CALL TO ORDER

A special meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:32 p.m. on Thursday, October 3, 2019, at the Santa Monica Main Library Multipurpose Room, 601 Santa Monica Blvd.

A. Roll Call

The following persons were recorded in attendance by the Recording Secretary:

Present: Commissioner Bloch (arrived 4:40 p.m.; left 7:05 p.m.), Commissioner Buchanan (arrived 4:45 p.m.), Commissioner Katz, Commissioner Camner, Commissioner Flora, Vice Chair Hilton, and Chair Soloff

Absent: NONE

Also present: Housing Manager Barbara Collins, Housing Program Manager Jim Kemper, Commission Secretary Melinda Espinoza, and Senior Administrative Analyst Nigel Wallace

3. ACTION ITEMS

A. AFFORDABLE HOUSING OPPORTUNITIES FOR PICO NEIGHBORHOOD RESIDENTS

Discussion and possible action regarding prioritizing Pico residents for the City's affordable housing, and outreach and support with the application process for the neighborhood.

Member of the public Maria Loya spoke as a representative of the Pico Neighborhood Association regarding displacement and gentrification in the Pico neighborhood.

Discussion ensued on topics including, but not limited to: ways other cities are trying to mitigate displacement, the rate of displacement in the Pico neighborhood, credit requirements for inclusionary housing, and the cost of acquiring rent-controlled apartments.

No action was taken.

B. PRESERVING OUR DIVERSITY (POD) UPDATED GUIDELINES

Discussion and possible action regarding updates made to the “Proposed POD Policies and Procedures Manual” for the Preserving Our Diversity (POD) Pilot 2 program.

Staff member Nigel Wallace presented. Discussion ensued on topics including, but not limited to: the application and selection process, household makeup, guidelines clarifications, outreach plan, and federal policy issues.

Motion by Chair Soloff, seconded by Commissioner Flora, to support the proposed changes to the POD Policies and Procedures Manual with the one clarification/recommendation that unless there is already in place a solution to the CalFresh problem, that staff treat that [CalFresh] as income that we know is not going to be there and therefore is not counted in calculating the POD eligibility and subsidy. The motion was approved by the following vote:

AYES:	Chair Soloff, Vice Chair Hilton, Commissioner Buchanan, Commissioner Katz, Commissioner Camner, Commissioner Flora
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	Commissioner Bloch

2. APPROVAL OF MINUTES

- A.** Approval of minutes for the July 18, 2019 Housing Commission meeting.

Motion by Chair Soloff, seconded by Commissioner Katz, to approve the July 18, 2019 minutes. The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Buchanan, Commissioner Katz
NOES: NONE
ABSTAIN: Commissioner Camner
ABSENT: Commissioner Bloch, Commissioner Flora

- B.** Approval of minutes for the August 15, 2019 Housing Commission meeting was tabled until the next meeting.

3. ACTION ITEMS

C. WORK PLAN

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

Member of the public Denise Barton commented on various housing issues.

Commissioner Buchanan requested that the Pico neighborhood gentrification subcommittee meet. Chair Soloff outlined the following agenda items for the regular October Housing Commission meeting: Pico gentrification, POD policy issues, and Community Corporation of Santa Monica presentation. There was a brief discussion of how Commissioner communications work.

4. HOUSING MANAGER'S REPORT

Housing Manager Barbara Collins reported on the following:

- Planning staff's report to Council regarding housing stock and housing types.

- Council's action regarding payment for permanent relocation and updates to the Affordable Housing Production Program (AHPP) guidelines regarding displacement due to owner-occupancy.
- Ordinance that went to Council around home sharing.
- Article in Santa Monica Lookout regarding "McMansions" and a proposal to stop them.
- Commission might want to consider a retreat to determine priorities for the next year.

5. CHAIR/COMMISSIONER'S REPORT

- Commissioner Katz reported her resignation from the Commission.
- Commissioner Flora expressed sadness at Commissioner Katz's resignation.
- Vice Chair Hilton described the "Celebrating Success Breakfast," which is sponsored annually by a consortium of Westside homeless/social services agencies. This year's event will be held Oct. 30. He encouraged the Commissioners to attend and said the Housing Commission should sponsor a table.
- Chair Soloff expressed sadness at Commissioner Katz's resignation and thanked her for her service.

6. ADJOURNMENT OF THE HOUSING COMMISSION

On the order of the Chair, the Housing Commission special meeting was adjourned at 8:31 p.m.

The next regular Housing Commission meeting date is scheduled on Thursday, October 17, 2019 at 4:30 p.m.

ATTEST:

 Michael Soloff
 Chair, Housing Commission

 Melinda Espinoza
 Housing Commission Secretary