



**HOUSING COMMISSION  
REGULAR MEETING  
THURSDAY, OCTOBER 17, 2019  
KEN EDWARDS CENTER  
4:30 P.M.**

- 1. CALL TO ORDER:** A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:30 p.m. on Thursday, October 17, 2019, at the Ken Edwards Center, 1527 4th Street.

**A. ROLL CALL**

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

**Present:** Commissioner Bloch, Commissioner Buchanan (arrived 4:37 p.m.), Commissioner Camner, Commissioner Flora, Vice Chair Hilton, Chair Soloff

**Absent:** NONE

**Also Present:** Housing Program Manager Jim Kemper, Senior Administrative Analyst Nigel Wallace, Housing Specialist Eduardo Lizarraga, and Commission Secretary Melinda Espinoza

**2. PUBLIC INPUT**

- None

**3. APPROVAL OF MINUTES**

Approval of minutes for the August 15, 2019 Housing Commission meeting was tabled until later in the meeting.

Motion by Chair Soloff, seconded by Commissioner Camner, to approve the October 3, 2019 special Housing Commission meeting minutes with the change of the word "inclusionary" on the second page to "affordable". The motion was approved by the following vote:

**AYES:** Commissioner Bloch, Commissioner Camner, Commissioner Flora, Vice Chair Hilton, Chair Soloff

**NOES:** NONE

**ABSTAIN:** NONE

**ABSENT:** Commissioner Buchanan

**4. DISCUSSION ITEMS**

**A. PRESERVING OUR DIVERSITY (POD) MARKETING PLAN**

Staff presentation by Nigel Wallace and Eduardo Lizarraga of the marketing plan for the Preserving Our Diversity Pilot 2 program.

Staff answered questions and asked for Commissioner input regarding the marketing channels to be used and the timeline for marketing.

**3. APPROVAL OF MINUTES**

Motion by Chair Soloff, seconded by Commissioner Buchanan, to approve the August 15, 2019 meeting minutes. The motion was approved by the following vote:

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

**5. ACTION ITEMS**

**A. POTENTIAL CHANGES TO EXISTING TRANSPORTATION DEMAND MANAGEMENT REQUIREMENTS AND DENSITY LIMITS FOR AFFORDABLE HOUSING DEVELOPMENTS**

Discussion regarding proposals by Community Corporation of Santa Monica to change existing transportation demand management requirements and density limits for affordable housing projects, and possible action regarding recommendations to the City Council.

Presentation by Tara Barauskas of Community Corporation of Santa Monica. City of Santa Monica Transportation Demand Planning Manager Colleen Stoll was present to answer questions.

Discussion ensued regarding whether there should be an exemption for one hundred percent affordable housing from the requirement that new developments provide a monthly transit allowance for all households, and if so, whether the Commission should recommend that the City provide the allowance instead.

Motion by Chair Soloff, seconded by Commissioner Bloch, that the Housing Commission recommend to City Council that they remove this transit pass obligation from nonprofit affordable housing providers and that what the City Council does instead, with regard to transit passes, is left to Council's discretion.

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

**Public Input:**

- Catherine Eldridge spoke regarding costs to taxpayers.

Vice Chair Hilton voted “no” because he said exempting from the development Ordinance one hundred percent affordable housing without referring to an alternative subsidy source harms those projects’ extremely and very low-income residents, who based on income have the greatest financial need for the benefit.

Discussion also ensued regarding removing barriers to meeting the future Regional Housing Need Allocation requirements for affordable housing units to be built in Santa Monica. Topics included raising the cap on the number of units that trigger the review process, adding an additional floor to affordable housing projects to increase density and reduce costs, and maintaining community support for affordable housing.

**B. PRESERVING OUR DIVERSITY (POD) PROGRAM**

Discussion of possible changes to the Preserving Our Diversity Pilot 2 program, including the definition of roommates, the subsidy limit for participant households consisting of more than two persons, interim reexaminations, annual increases, and rules applicable to participants in the POD 1 pilot program, and possible action regarding recommendations to the City Council.

Discussion ensued regarding whether the definition of roommates should include family members who certify that they’re only contributing rent and no other support, and whether the guidelines from the second POD pilot should apply to the participants in the first pilot.

Motion by Chair Soloff, seconded by Commissioner Bloch, that the same recommendation made by the Housing Commission for POD 2 Pilot participants – that in the absence of a solution to the fact that they’re losing CalFresh because they get the POD subsidy, that their subsidy be calculated taking CalFresh income out – be extended to participants in the POD 1 Pilot.

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

**C. 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.

Discussion ensued regarding displacement and gentrification in the Pico neighborhood, and the subcommittee's work on this issue.

Public input:

- Cris McLeod spoke regarding a letter from the Pico Neighborhood Association.
- K.D. Gulko spoke regarding affordable housing needs.
- Catherine Eldridge spoke regarding the Pico neighborhood.

**D. TIME OF DAY OF HOUSING COMMISSION REGULAR MEETINGS**

Discussion of whether to change the current 4:30 p.m. start time for Housing Commission meetings, and possible action to amend Commission bylaws.

Discussion ensued regarding whether the 4:30 Housing Commission meeting time disincentives meeting attendance and commissioner applications from people working inflexible 9 a.m. to 5 p.m. jobs.

Motion by Chair Soloff, seconded by Commissioner Bloch, to amend the bylaws to start regular Housing Commission meetings at 6 p.m.

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

**E. WORK PLAN**

Discussion ensued regarding having a RHNA representative at the next meeting to present on the housing issues that went in front of the Planning Commission.

**6. HOUSING MANAGER'S REPORT**

Housing Program Manager, Jim Kemper, reported:

- The City Council meeting on Nov. 12 will consider acceptance of the Senate Bill 2 grant awarded to the City regarding streamlining housing production.
- The City Council meeting on December 17 will consider important housing production policy issues.

**7. CHAIR/COMMISSIONER'S REPORT**

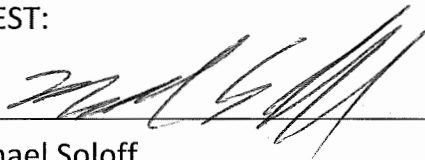
- Vice Chair Hilton distributed a September 19 Social Services Commission letter about the Providence Saint John's Health Center expansion and the Commission's recommendation that the hospital consider funding the Preserving Our Diversity program. He said the use of our Waiting List/"Local Preference" will benefit the local hospital and their workforce.

**8. ADJOURNMENT OF THE HOUSING COMMISSION**

On the order of the Chair, the Housing Commission meeting was adjourned at 8:16 p.m.

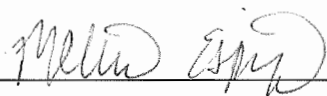
The next regular Housing Commission meeting date is scheduled on Thursday, November 21, 2019 at 6 p.m.

ATTEST:



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Michael Soloff  
Chair, Housing Commission



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Melinda Espinoza  
Housing Commission Secretary