



**HOUSING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 21, 2019
KEN EDWARDS CENTER
6 P.M.**

- 1. CALL TO ORDER:** A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 6 p.m. on Thursday, November 21, 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 Buchanan (arrived 6:09 p.m.), Commissioner Camner, Commissioner Flora, Vice Chair Hilton, Chair Soloff

Absent: Commissioner Bloch

Also Present: Housing Manager Barbara Collins, Housing Program Manager Jim Kemper, Senior Administrative Analyst Nigel Wallace, Senior Administrative Analyst Anna Topolewski, and Acting Commission Secretary Brandi Lockhart

2. PUBLIC INPUT

- Olga Zurawska asked a question regarding a resident advisory board.
- David Morris spoke regarding housing vouchers.

3. APPROVAL OF MINUTES

Approval of minutes for the October 17, 2019 Housing Commission meeting was tabled until the December meeting.

5. ACTION ITEMS

A. HOUSING AUTHORITY ADMINISTRATIVE PLAN

Discussion and possible action providing input regarding proposed discretionary revisions to the Housing Authority's Administrative Plan.

Presentation by Senior Administrative Analyst Anna Topolewski.

Members of the public Olga Zurawska and David Morris spoke regarding the Administrative Plan.

Questions and discussion ensued regarding the Administrative Plan waitlist priorities, challenges for voucher holders finding an apartment in Santa Monica, a tenant advisory board, the grievance process, and the populations that different voucher programs serve and how they're funded.

Motion by Vice Chair Hilton, seconded by Chair Soloff, to recommend to Council that, regarding Live-in Aide eligibility/work hours, the proposed minimum 56 hours of work per week shall be reduced to the previous policy, which is a 40-hour weekly work requirement. The motion was approved by the following vote:

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

Motion by Commissioner Flora, seconded by Chair Soloff, to adopt staff recommendation to extend the search period from 60 days to 180 days to reflect current challenges in the housing market.

Chair Soloff proposed a friendly amendment that, since the Housing Commission can just make recommendations to Council, that they recommend to Council that they adopt the staff's recommendation.

The motion with the amendment was approved by the following vote:

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

Motion by Chair Soloff, seconded by Commissioner Flora, to recommend to Council that they replace the 25% trigger (for the owner-occupancy decontrol Tier 1 preference) with if the tenant gets a rent increase that puts them at 40% or more rent burden.

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

Motion by Chair Soloff, seconded by Commissioner Camner, to recommend to Council that the remaining changes in the draft Administrative Plan be accepted.

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

4. DISCUSSION ITEMS

B. PRESERVING OUR DIVERSITY (POD) UPDATE

Update on the POD cash-based assistance program marketing and outreach efforts and registration process.

Presentation by Senior Administrative Analyst Nigel Wallace.

Questions and discussion ensued regarding POD marketing on social media and other channels.

A. FAIR HOUSING PLAN

Presentation by City's consultant regarding an update on the status of the draft Assessment of Fair Housing Plan, including discussion of strategies to further fair housing, and feedback from the Commissioners and the public.

Presentation by Diane Glauber of the Lawyers' Committee for Civil Rights Under Law.

On order of the Chair, the Commission recessed and returned at 8:08 p.m.

Questions and discussion ensued regarding residency preferences, the calendar for public comment on the plan, and exclusionary housing.

Member of the public Denise Barton spoke regarding fair housing conditions.

C. HOUSING POLICY DISCUSSION

Discussion continuing from the November 20, 2019 joint special meeting with the Planning Commission on work efforts related to housing policy, including preliminary findings from initial feasibility testing of potential modifications to Affordable Housing Production Program requirements in areas outside of Downtown.

Discussion ensued regarding the history of affordable housing policy in Santa Monica, the speakers at the joint special meeting, and zoning.

5. ACTION ITEMS

B. WORK PLAN

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

No discussion of the work plan took place.

6. HOUSING MANAGER’S REPORT

Housing Manager Barbara Collins did not give a report.

7. CHAIR/COMMISSIONER’S REPORT

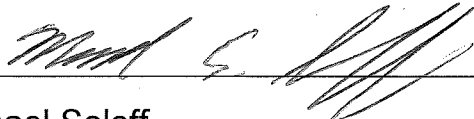
Vice Chair Hilton reported on the legacy and passing of Don Smith, who was Executive Director of the LA City Housing Authority for 30 years.

8. ADJOURNMENT OF THE HOUSING COMMISSION


On the order of the Chair, the Housing Commission meeting was adjourned at 9:07 p.m.

The next regular Housing Commission meeting date is scheduled on Thursday, December 19, 2020 at 6 p.m.

ATTEST:



Michael Soloff
Chair, Housing Commission



Melinda Espinoza
Housing Commission Secretary