



DRAFT MINUTES
HOUSING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 19, 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 6:03 p.m. on Thursday, December 19, 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 Camner, Commissioner Flora, Vice Chair Hilton, Chair Soloff

Absent: Commissioner Buchanan

Also Present: Housing Manager Barbara Collins, Housing Program Manager Jim Kemper, and Acting Commission Secretary Brandi Lockhart

2. PUBLIC INPUT

- Olga Zurawska spoke regarding the Administrative Plan and a resident advisory board.

3. APPROVAL OF MINUTES

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

Motion by Chair Soloff, seconded by Commissioner Flora, to approve the October 17, 2019 Housing Commission meeting minutes with the following edits:

- change the time for the following meeting to 6 p.m.
- clarify the wording on the motion under item 5A with the following:
 - insert the words “transit pass” between “this” and “obligation”

- change the wording “they do” to “the City Council does”
- change “their” to “Council’s”
- To Vice Chair Hilton’s no vote explanation under item 5A, add “without referring to an alternative subsidy source”
- clarify the wording on the motion under item 5B with the following:
 - insert “POD” between “the” and “subsidy”
 - strike “re” before “calculated”
 - strike “that” and insert “CalFresh income”

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

NOES: NONE

ABSTAIN: NONE

ABSENT: Commissioner Buchanan

Approval of minutes for the November 21, 2019 Housing Commission meeting.

Motion by Chair Soloff, seconded by Vice Chair Hilton, to approve the November 21, 2019 Housing Commission meeting minutes.

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

NOES: NONE

ABSTAIN: Commissioner Bloch

ABSENT: Commissioner Buchanan

4. DISCUSSION ITEMS

A. PRESERVING OUR DIVERSITY (POD) UPDATE

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

Presentation by Housing Program Manager Jim Kemper.

Questions ensued regarding marketing efforts for the POD program.

B. MARKET RATE HOUSING AND DISPLACEMENT

Discussion regarding the Urban Affairs Review report on the relationship between market-rate housing and displacement.

Presentation by Commissioner Camner.

Questions and discussion ensued regarding impact of building market-rate housing on displacement, upzoning, exclusionary zoning, funding for building affordable housing, rental prices, and Regional Housing Needs Allocation targets.

5. ACTION ITEMS

A. DRAFT ANNUAL HOUSING PROGRAMS REPORT

Presentation of an annual report including status updates on the Housing Trust Fund Plan, multifamily housing production (Proposition R), and City-funding commitments for affordable housing (Proposition I), and possible discussion, feedback, and action.

Presentation by Housing Program Manager Jim Kemper.

Member of the public Harvey Eder spoke regarding income targeting, rent-to-own, and solar power systems.

Questions and discussion ensued regarding affordable ownership, redevelopment, Housing Trust Funds, development agreements and the Affordable Housing Production Program, Propositions I and R, affordable housing targets, 30% affordable housing minimum, housing policy, limits of affordable housing financing, land value transfer taxes, developer requirements, low-income workers, current housing projects, and requested revisions/additions to the report.

B. WORK PLAN

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

Chair Soloff read the response from the City Attorney's office regarding a resident advisory board and suggested waiting to take any action until after the City Attorney's office comes back with more information; discussion ensued regarding further exploration into low-income homeownership, the relationship between market-rate housing and displacement, creative ways

to maximize the ability to find win-wins for developers to provide affordable housing input (land value transfer tax, facilitating developer partnerships with nonprofits), and alternative funding. Discussion also ensued regarding the Pico neighborhood subcommittee.

Motion by Chair Soloff, seconded by Commissioner Camner, that the Housing Commission create two new subcommittees: one subcommittee to work on ideas for new revenue sources for the Housing Trust Fund, and appointed Commissioners Camner and Flora and Chair Soloff; and a second subcommittee to work ideas to facilitate the production of affordable housing through our market-rate housing development, and appointed Commissioner Camner and Chair Soloff.

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

Member of the public Catherine Eldridge spoke regarding an affordable housing project and the Brown Act.

6. HOUSING MANAGER'S REPORT

Housing Manager Barbara Collins reported on the following:

- UCLA is working on updating the Elder Index basic needs budget. Staff will analyze the changes and inform the Commission. UCLA may be able to obtain funding to conduct research on the Preserving Our Diversity (POD) program outcomes.
- Code for America fellows will present their findings at the next Housing Commission meeting.
- The City Attorney reported at a Council meeting that a settlement with Airbnb will assess a \$2 fee per each Airbnb transaction in Santa Monica and specific uses of the new revenue have not been determined.
- The Housing Division's management fellow is working on gathering rent-burdened data to present to the Commission.
- HUD awarded 20 rental housing vouchers to the Housing Authority which are targeted to veterans.

7. CHAIR/COMMISSIONER’S REPORT

Vice Chair Hilton, regarding #4-B, “Market Rate Housing and Displacement,” complimented the discussion but said he was concerned about agendizing content with a specific “political” perspective; he said it appears to contradict a Feb. 14, 2019 Brown Act memo, and the Commission in the future could discuss policy/consistency in agendizing such items.

8. ADJOURNMENT OF THE HOUSING COMMISSION

On the order of the Chair, the Housing Commission meeting was adjourned at 9:40 p.m.

The next regular Housing Commission meeting date is scheduled on Thursday, January 16, 2020 at 6 p.m.

ATTEST:

Michael Soloff
Chair, Housing Commission

Brandi Lockhart
Acting Housing Commission Secretary