



DRAFT MINUTES
HOUSING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 16, 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 6:01 p.m. on Thursday, January 16, 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, Commissioner Hansen, Vice Chair Hilton, Chair Soloff

Absent: Commissioner Buchanan

Also Present: Housing Manager Barbara Collins, Housing Program Manager Jim Kemper, and Senior Administrative Analyst Nigel Wallace

2. PUBLIC INPUT

- Denise Barton spoke regarding her experience living in affordable housing.

3. APPROVAL OF MINUTES

Approval of minutes for the December 19, 2019 Housing Commission meeting.

Motion by Vice Chair Hilton, seconded by Commissioner Flora, to approve the December 19, 2019 Housing Commission meeting minutes with the following edit:

- Item 4B to be reworded to: The attachment/handouts, which included three political science professors' papers and a letter from a former Santa Monica resident, argued that market-rate housing/upzoning in R1/residential zones expands housing opportunities for low-income and minority communities. Commissioner discussion ensued.

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

NOES: NONE

ABSTAIN: Commissioner Hansen

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 Senior Administrative Analyst Nigel Wallace.

Questions ensued regarding following up with people who registered but didn't apply; outreach progress including presentations to neighborhood groups; demographic questions; pitching the L.A. Times to publish stories about the program; following up with waitlisted applicants; and the size of the eligible population.

B. CODE FOR AMERICA FELLOWSHIP RECAP, FINDINGS, AND RECOMMENDATIONS

Presentation by Code for America Fellow(s) on the research and findings of the six-month fellowship focused on improving the Section 8 Housing Choice Voucher application process.

Presentation by Code for America fellows Marie-Aimée Brajeux and Maile Malin.

Questions and discussion ensued regarding placement of the web-based eligibility checker; the Housing Division website; making the eligibility checker available for other cities; rent-burden research; racial inequities; helping voucher holders find apartments; landlord incentives; challenges in improving the Section 8 application; and future improvements to the affordable housing waitlist process.

5. ACTION ITEMS

A. DRAFT ANNUAL HOUSING PROGRAMS REPORT

Presentation of additional information for the 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.

Member of the public Jesus Hernandez from Community Corporation of Santa Monica spoke regarding increasing revenues for the production of affordable housing.

Housing Program Manager Jim Kemper presented updates to the annual housing programs report.

Questions and discussion ensued regarding limits imposed by Article 34 on building affordable housing, Proposition I, the report data and format for future years, whether to use allocated funds for small families and individuals or large families, and the composition of affordable housing rental stock by bedroom size.

Motion by Chair Soloff, seconded by Commissioner Flora, to recommend to Council that they direct that the \$9 million in Housing Trust Funds allocated for small families be moved to the large family category.

This motion was tabled for a later meeting.

B. WORK PLAN

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

Discussion ensued regarding subcommittees. Commissioner Hansen was added to the subcommittee on 'facilitating the production of affordable housing through market-rate housing development'.

6. HOUSING MANAGER'S REPORT

Housing Manager Barbara Collins reported on the following:

- The Housing Division made a \$15 million loan for the acquisition of a property at 2033-2101 Virginia Avenue, which will preserve the apartments as long-term affordable housing and protect the tenants from displacement.
- The Affirmatively Furthering Fair Housing (AFFH) Plan is now available to the public for comment.
- HUD announced the annual renewal of all the Housing Authority's Continuum of Care grants.
- There is now an interest list for affordable housing opportunities on the Housing Division's website.
- Former Housing Commissioner Joanne Leavitt passed away.

The Commission took a moment of silence to honor Joanne Leavitt's work on the Housing Commission as well as in the broader affordable housing community.

Questions ensued on the process for the AFFH Plan going to Council and the size of the units in the Virginia Avenue Park property.

7. CHAIR/COMMISSIONER'S REPORT

Commissioner Camner gave an announcement that the California Department of Housing and Community Development completed its review of the Regional Housing

Needs Assessment methodology for the southern California area and approved the methodology.

8. ADJOURNMENT OF THE HOUSING COMMISSION

On the order of the Chair, the Housing Commission meeting was adjourned at 9:53 p.m.

The next regular Housing Commission meeting date is scheduled on Thursday, February 20, 2020 at 6 p.m.

ATTEST:

Michael Soloff
Chair, Housing Commission

Melinda Espinoza
Housing Commission Secretary