



DRAFT MINUTES
HOUSING COMMISSION
SPECIAL MEETING
THURSDAY, FEBRUARY 20, 2020
KEN EDWARDS CENTER
6 P.M.

1. CALL TO ORDER: A special meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 6:01 p.m. on Thursday, February 20, 2020, 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, Commissioner Camner, Commissioner Flora, Commissioner Hansen, Vice Chair Hilton, Chair Soloff

Absent: None

Also Present: Housing Manager Barbara Collins, Housing Specialist Eduardo Lizarraga

2. APPROVAL OF MINUTES

Approval of minutes for the January 16, 2020, Housing Commission meeting.

Motion by Chair Soloff, seconded by Commissioner Camner, to approve the January 16, 2020, Housing Commission meeting minutes. The motion was approved by the following voice vote:

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

NOES: NONE

ABSTAIN: Commissioner Buchanan

ABSENT: NONE

3. DISCUSSION ITEMS

A. DRAFT 2020-25 CONSOLIDATED PLAN STATUS AND PROCESS

Presentation regarding the current status of the Draft 2020-25 Consolidated Plan, including: purpose and use of federal CDBG/HOME funds, development to date of the Draft 2020-25 Consolidated Plan, initial needs assessment/market analysis findings, and preliminary community engagement results.

Presentation by Jennifer Alpha from TDA Consulting and Human Services Administrator Marc Amaral.

Questions and discussion ensued regarding community input on the Draft 2020-25 Consolidated Plan, CDBG and HOME restrictions on funding uses, the need for rental assistance, and implementation of HOME tenant-based rental assistance.

B. ANALYSIS OF RENT-BURDENED HOUSEHOLDS IN AFFORDABLE HOUSING

Presentation of data regarding the extent of rent-burden (paying more than 30% of household income for rent) in City's affordable housing stock, involving inclusionary housing and City-funded housing.

Presentation by Assistant Administrative Analyst Ramandeep Kaur.

Questions and discussion ensued regarding rent burden extent, statistical validity of rent burden, household size as a rent burden factor, options to assist rent-burdened households, informing tenants about future rent increases, and structural reasons for rent burden in the City's affordable housing stock.

C. PRESERVING OUR DIVERSITY (POD) UPDATE

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

Presentation by Housing Specialist Eduardo Lizarraga.

Member of the public Wes Wellman spoke regarding how program participant income sources are evaluated.

Questions and discussion ensued regarding registration rates, number of applications returned, Asian and Pacific Islander outreach, and options for households with extreme rent burdens.

4. ACTION ITEMS

A. DRAFT ANNUAL HOUSING PROGRAMS REPORT

Discussion and possible action regarding the annual report, which is an annual update on the Housing Trust Fund Plan, multifamily housing production (Proposition R), and City-funding commitments for affordable housing (Proposition I).

Discussion ensued regarding updates to the report, such as information about developments that are approved but not yet built and projected future-year

funding. Questions ensued about inclusionary housing monitoring and compliance.

B. DRAFT ASSESSMENT OF FAIR HOUSING PLAN

Discussion regarding the draft Assessment of Fair Housing plan that is in the public comment period and possible recommendation to Council.

Vice-Chair Hilton presented his proposed edits to the draft Assessment of Fair Housing plan.

Member of the public Wes Wellman spoke regarding rental property owner input on the draft Assessment and fair housing education for rental property owners.

Discussion ensued regarding the Commission's objective for this agenda item, parking requirements, community opposition to proposed developments, and zoning policies.

Motion by Commissioner Hansen, seconded by Commissioner Camner, to change the community opposition issue to a high priority issue, to acknowledge that it has been an issue in Santa Monica, and to quantify what the impact has been both for affordable and market rate units.

This motion was tabled for a later meeting.

Motion by Chair Soloff, seconded by Commissioner Buchanan, to table the rest of the agenda for tonight and adjourn the meeting.

The motion was not voted on.

C. EXCLUSIONARY ZONING AND LAND USE POLICY

Discussion regarding the history of exclusionary zoning in Santa Monica and impacts on potential zoning changes and housing policy, and possible action regarding a recommendation to Council.

This agenda item was tabled for a later meeting.

D. WORK PLAN

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

This item was tabled for a later meeting.

5. HOUSING MANAGER’S REPORT

Housing Manager Barbara Collins reported on the following:

- Caritas, the owner of Mountain View Mobile Home Park, has begun marketing newly available units for purchase at the Park.

6. CHAIR/COMMISSIONER’S REPORT

Information on housing issues, recent or future City Council actions, other City Commissions, and issues affecting housing in the City of Santa Monica.

This item was tabled for a later meeting.

7. ADJOURNMENT OF THE HOUSING COMMISSION

On the order of the Chair, the Housing Commission meeting was adjourned at 9:55 p.m.

The next special Housing Commission meeting is scheduled for Thursday, March 5, 2020 at 6 p.m.

ATTEST:

Michael Soloff
Chair, Housing Commission

Eduardo Lizarraga
Acting Housing Commission Secretary