



DRAFT MINUTES
HOUSING COMMISSION
SPECIAL MEETING
THURSDAY, MARCH 5, 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 6:04 p.m. on Thursday, March 5, 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 (arrived at 6:21 p.m.), Commissioner Camner, Commissioner Flora (arrived at 6:09 p.m.), Commissioner Hansen, Vice Chair Hilton, Chair Soloff

Absent: None

Also Present: Housing Manager Barbara Collins and Housing Programs Manager Jim Kemper

2. APPROVAL OF MINUTES

Approval of minutes for the February 20, 2020 Housing Commission special meeting was table until the next meeting.

3. ACTION ITEMS

B. DRAFT ASSESSMENT OF FAIR HOUSING PLAN

Lead presenter: Vice Chair Hilton

Commissioners will present and discuss input to the draft Assessment of Fair Housing plan, which is open for public comment through March 6, 2020, and may decide to provide public input as the Housing Commission, which would be included in the public input section of the draft plan that staff will present to Council for consideration on April 28, 2020.

Member of the public Dominic Gomez spoke on behalf of himself, Wes Wellman, and Bob Gomez regarding vacancy control/decontrol, the Assessment of Fair Housing (AFFH) plan, and the duration of Section 8 voucher holders' tenancies.

Each Commissioner was asked to detail their proposed edits to the draft AFFH plan. Discussion ensued regarding the priority level attributed to community opposition in the plan and the goals of the plan.

Motion by Commissioner Hansen, seconded by Commissioner Buchanan, to amend the language in the plan to say, “community opposition has at times been an issue to affordable housing production in Santa Monica.” The motion was approved by the following vote:

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

Motion by Commissioner Hansen, seconded by Commissioner Buchanan, to change the prioritization in the plan of community opposition from low to medium. The motion failed by the following vote:

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

Motion by Commissioner Hansen, seconded by Commissioner Camner, to, on page seven, “Proposed Goals and Actions,” goal one, strategy three, change the word “reduce” to “eliminate” parking requirements for supportive housing developments.

Commissioner Camner proposed a friendly amendment that it be changed from “supportive” housing developments to “affordable and supportive housing developments.”

Discussion ensued regarding the enormity of the cost to build the amount of affordable housing needed in Santa Monica, the impact of eliminating the parking requirement on cost efficiency of affordable housing, and the flexibility of the current wording.

The motion failed by the following vote:

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

Chair Soloff said he voted no because “reduce” doesn’t preclude going to zero, and he doesn’t want to make a change like this without making the numerical case to the public about why this will make a difference. If it can be shown that it’s more cost-effective, he thinks there will be public support for it, but he doesn’t think tackling these issues in this way is the way to do it.

Motion by Commissioner Flora, seconded by Commissioner Buchanan, that the Commission applaud the four stated goals in the AFFH plan and let the draftees and Council know that the Commission supports them, including: 1) increase the supply of affordable housing; 2) preserve the existing stock of affordable rental housing and rent stabilized housing; 3) prevent displacement of low-and moderate-income residents; 4) increase community integration for persons with disabilities. The motion was approved by the following vote:

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

The strategies in the plan were read out loud; discussion ensued regarding the implementation of the strategies in the plan, the purpose and scope of the document, writing a letter to federal and state officials that to truly address the housing crisis more resources need to be committed, and the plan’s treatment of the history of segregation in Santa Monica.

Motion by Commissioner Camner, seconded by Commissioner Flora, to incorporate as part of the AFFH plan a recommendation for an investigation into the history of racism and segregation in existing exclusionary zoning and how it impacts Santa Monica’s AFFH obligation.

The motion failed by the following vote:

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

Commissioner Buchanan said her no is not because she thinks it's not important; she just doesn't think it belongs in this report. She says it's something that should be looked at separately because it's quite large and you have to tread lightly when you're talking about something like this with people to get them to initially listen to you.

Chair Soloff said his no vote is because he agrees there's no question there's a history here and in the rest of California and the nation but he thinks it should be looked at by the Housing Commission before they decide whether it's something that needs to go further to Council.

Chair Soloff retracted a comment he made at the last meeting because he misunderstood the intent of one of the strategies.

Vice Chair Hilton provided six edits to the AFFH plan in written format. Discussion ensued regarding funding for the suggested inclusions, the plan's reference to the perpetuation of segregation, and whether the Vice Chair's proposed edits should be submitted individually or voted on as a Commission. It was determined that the Vice Chair had submitted the edits as an individual and any other Commissioners who wanted to submit comments beyond these motions could do the same.

C. EXCLUSIONARY ZONING AND LAND USE POLICY

Lead presenter: Commissioner Camner

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

This item was rolled into the discussion for Item 3B.

A. DRAFT ANNUAL HOUSING PROGRAMS REPORT

Lead presenter: Staff

Review and discuss updated draft Summary Report of Multifamily Housing Production and Housing Trust Fund Financing, 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), and possibly recommend to Council to approve the report, which staff will present to Council for consideration on April 14, 2020.

Housing Programs Manager Jim Kemper gave an update that the four changes recommended at the last meeting had been made to the report.

Motion by Commissioner Flora, seconded by Chair Soloff, to formally approve the report and encourage its delivery to Council on April 14. The motion was approved by the following vote:

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

Member of the public Cris McLeod spoke regarding the Mountain View Mobile Home Park listing on the details chart for this report. Discussion ensued regarding how the report arrived at the number of spaces for Mountain View. Staff will add a footnote to the Mountain View figure on the report to give additional information.

D. AGENDA SETTING AND FORMAT

Lead presenter: Chair Soloff

Discussion of improvements to the Housing Commission meeting agenda format and agenda-setting process and possible action updating the Bylaws.

The Chair asked staff to compile a list of the things that the Housing Commission must do each year, and discussion ensued regarding meeting efficiency, having a timed agenda, and agenda language constraints.

E. WORK PLAN

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

Commissioners discussed possible work plan items including: a presentation and discussion on the Housing Element, revisiting the Bylaws of the Housing Commission, conflicts of interest, subcommittee work, monthly POD updates, waitlists, and a presentation on two pending developments in the downtown.

4. HOUSING MANAGER’S REPORT

Housing Manager Barbara Collins reported on the following:

- All affordable housing waitlists will open April 1, including Section 8 and what was formerly known as the AHPP waitlist, and they will remain open indefinitely. New software will be used to make it easier for owners and tenants to fill affordable apartments.
- The waitlists will prioritize rent-burdened households in rent-controlled apartments and people who work in Santa Monica. Outreach efforts will target people who weren’t eligible for POD and employers.
- The Housing Authority is creating a resident advisory board of seven participants in the program to give input on the Five-Year Plan and Annual Plan.

5. 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.

- Commissioner Buchanan reported that she does not know if she will be at the April meeting because she’s attending the Housing California Conference in San Diego, and she’d like to present about it to the other Commissioners at a future meeting.
- Commissioner Camner reported that the Southern California Association of Governments approved the RHNA methodology.

6. ADJOURNMENT OF THE HOUSING COMMISSION

On the order of the Chair, the Housing Commission meeting was adjourned at 9:45 p.m.

The next Housing Commission meeting is scheduled for Thursday, April 16, 2020 at 6 p.m.

ATTEST:

Michael Soloff
Chair, Housing Commission

Melinda Espinoza
Housing Commission Secretary