

From: OZ <zurawska@yahoo.com>

Sent: Thursday, July 21, 2022 1:38:38 AM

To: SmHousing Mailbox <SmHousing.Mailbox@santamonica.gov>; David White <David.White@santamonica.gov>; Susan Cola <Susan.Cola@santamonica.gov>; Andy Agle <Andy.Agle@santamonica.gov>; James Kemper <James.Kemper@santamonica.gov>; Theresa Marasco <Theresa.Marasco@santamonica.gov>; Michelle Gray <Michelle.Gray@santamonica.gov>; Dominic Gomez <Dominic.Gomez@santamonica.gov>; Josh Hamilton <Josh.Hamilton@santamonica.gov>; Richard Hilton <Richard.Hilton@SMGOV.NET>

Subject: public input re 1e - what legal entity is SMHA?

EXTERNAL

I look forward to an explanation what legal entity SMHA is and what SMHA's legal relationship is with the City of Santa Monica, especially in the context of the two enclosed emails: one from John Buettner of HCD, and one from Andy Agle of the City of Santa Monica.

From: Buettner, John@HCD <john.buettner@hcd.ca.gov>

To: OZ <zurawska@yahoo.com>; Compliance Review@HCD <compliancereview@hcd.ca.gov>

Sent: Friday, October 22, 2021, 01:47:33 PM PDT

Subject: RE: Santa Monica Housing Element – Public Comment 10/12/21

(...)

Although housing authorities have a strong relationship with local, state, and federal governments, they are actually independent agencies. Chartered under state law, a housing authority is an autonomous, not-for-profit public corporation. This organizational structure allows housing authorities to work in conjunction with local governments and agencies to develop long-term housing strategies for communities. Though independently run, housing authorities are required to follow federal regulations. In addition, housing authorities receive a subsidy from the U.S. Department of Housing and Urban Development (HUD). In some States, housing authorities receive funds from state or operate separate housing programs not directly subsidized by a government agency.

(...)

John Buettner

Housing Policy Division

Phone: 916.841.4756 (cell)

From: Andy Agle <andy.agle@smgov.net>

To: oz <zurawska@yahoo.com>

Cc: Santa Monica City Manager's Office <manager.mailbox@SMGOV.NET>

Sent: Tuesday, April 13, 2021, 05:31:25 PM PDT

Subject: RE: HCV Homeownership Program

Dear Ms. Zurawska:

Because the Housing Authority is part of a larger division and department, it does not have a separate organizational chart. However, you can see all of the positions funded by the Housing Authority (HUD funding) in the City's current budget. Because of the way the Housing Authority is funded, its staff is listed in the budget document (page 76) as a separate fiscal division called "Housing Services."

Andy Agle (he/him)

Director of Community Services

Regards,

Olga Zurawska

From: OZ <zurawska@yahoo.com>

Sent: Thursday, July 21, 2022 12:51:09 AM

To: SmHousing Mailbox <SmHousing.Mailbox@santamonica.gov>; Theresa Marasco <Theresa.Marasco@santamonica.gov>; Michelle Gray <Michelle.Gray@santamonica.gov>; Dominic Gomez <Dominic.Gomez@santamonica.gov>; Josh Hamilton <Josh.Hamilton@santamonica.gov>; Richard Hilton <Richard.Hilton@SMGOV.NET>; David White <David.White@santamonica.gov>; Andy Agle <Andy.Agle@santamonica.gov>; James Kemper <James.Kemper@santamonica.gov>; Oles Gordeev <Oles.Gordeev@santamonica.gov>; Setareh Yavari <Setareh.Yavari@santamonica.gov>

Subject: Public input re 1e – SMHA has no real manager (Setareh Yavari)

EXTERNAL

Enclosed is Ms. Setareh Yavari's most recent job application on file with the City.

Please note the absence of **any** training or experience related to federal housing programs.

And yet we are expected to believe that Ms. Setareh Yavari is qualified to be the manager of SMHA?

My observation and interactions with Ms. Yavari over the past six years in her capacity as Human Services Manager left me convinced that Ms. Yavari is not performing adequately in that position.

As far as I know, for months now City auditors have been trying for months to figure out where the \$6M in homeless services funding went that Ms. Yavari dispensed on behalf of the City last year.

Over the past six years of my advocacy and requests for an audit of homeless services, Ms. Yavari has been the person who repeatedly refused to acknowledge or properly investigate the serious allegations of waste, fraud and mismanagement in the City funded homeless services program, including reports of systemic civil rights violations and avoidable client deaths.

I think the City should obtain and make publicly available the outcome of the investigation the LA County Sheriff Department conducted of the potential cover up by City staff of the PAL child molestation scandal, and I specifically would like to know what the investigation has uncovered about any potential involvement of Ms. Yavari in such a potential coverup.

Finally, Ms. Yavari is the person who wrote a false, politically motivated report that resulted in the defunding of the Pico Youth Center.

According to Transparent California, Ms. Yavari's total annual pay with benefits is **\$265,465.72...**

I object to Ms. Yavari's continuing employment with the City of Santa Monica, let alone to Ms. Yavari being represented as performing the duties of the SMHA manager – a position Ms. Yavari has **no qualifications** for.

The malaise that Ms. Yavari has allowed to fester within the Human Services Programs for years should not be allowed to spread to SMHA's affordable housing programs.

Who is buying that Ms. Yavari is remotely capable of managing SMHA? Ms. Yavari is the SMHA manager **on paper only**.

SMHA has the responsibility to hire a qualified and reputable professional to serve as its manager, one who will ensure affordable housing programs are administered effectively, efficiently, and in compliance with all applicable laws including HUD regulations – right now they are not.

Regards,

Olga Zurawska

120645-01 - Human Services Manager

Contact Information -- Person ID: [REDACTED]

Name: Setareh Yavari Address: [REDACTED]
Home Phone: [REDACTED] Alternate Phone: [REDACTED]
Email: [REDACTED]

Personal Information

Driver's License: Yes, California, [REDACTED], Class C
Can you, after employment, submit proof of your legal right to work in the United States? Yes
What is your highest level of education? Master's Degree

Preferences

Are you willing to relocate? [REDACTED]
Types of positions you will accept: [REDACTED]
Types of work you will accept: [REDACTED]
Types of shifts you will accept: [REDACTED]

Objective

Education

Graduate School University of Southern California www.usc.edu [REDACTED] Los Angeles, California
Did you graduate: Yes
Major/Minor: Social Welfare - Policy & Administration
Units Completed: 4 Semester
Degree Received: Master's

College/University California State University, Northridge [REDACTED] Northridge, California
Did you graduate: Yes
Major/Minor: Psychology
Units Completed: 8 Semester
Degree Received: Bachelor's

High School La Reina High School [REDACTED] Thousand Oaks, California
Did you graduate: Yes
Degree Received: High School Diploma

Work Experience

Acting Human Services Manager 5/2012 - Present
City of Santa Monica 1685 Main Street, Room 212
Hours worked per week: 40
of Employees Supervised: 7
Name of Supervisor: Karen Ginsberg - Director, Community & Cultural Services Department
May we contact this employer? Yes

Santa Monica, California 90401
(310) 458-8701 x. 5101

Duties

- Manage the operation of the City's Human Services Division including the development, implementation and oversight of:
 - ? The Human Services Grants Program in providing social services and direct services to the community;
 - ? The Human Services Division's operational budget;
 - ? RFP/CIP related materials resulting in funding recommendations, contract negotiations, and coordination and implementation of those projects;
 - ? Community needs assessment activities resulting in recommendation of new/revised policies, program/direct service design, implementation and contract administration. This includes working with department and inter-departmental groups to design innovative programs (e.g. Cradle to Career and Homeless Service Initiatives);
 - ? A range of federal, state and local legislations and funding sources impacting human services;
 - ? Contracts (program and fiscal) in accordance with local, state and federal laws and regulations;
- Supervise Division administrative and direct service staff, develop and implement staff development and training activities and personnel policies and procedures;
- Work with various City departments, Boards & Commissions, non-profit agencies, and special interest groups (e.g. SMMUSD, Santa Monica College, and Neighborhood Groups) in developing effective solutions and policies to addressing human service needs;
- Oversee the on-going planning and implementation of the City's Homeless Management Information System, the future Youth Management Information System and other reporting systems to ensure effective programming;
- Prepare and edit a variety of reports on behalf of the Human Services Division including staff reports and planning documents to City Council and various City and County Commissions. Make presentations to Council and Commissions as appropriate;
- Interface with the media, community groups, non-profit organizations, county and federal officials. Act as a resource to the public, various City departments, commissions and other organizations on human service related matters;
- Highly organized with strong analytic and problem solving skills; ability to forge strong relationships with other City departments and governmental agencies, community stakeholders and non-profit service providers in the delivery of social services

Human Services Administrator Hours worked per week: 40
 11/2009 - 5/2012 # of Employees Supervised: 5
 Name of Supervisor: Julie Rusk - Manager
 City of Santa Monica May we contact this employer? Yes
 1685 Main Street, Room 212
 Santa Monica, California 90401
 (310) 458-8701

Duties

- Oversee the administration of the City's Human Services Grants Program specific to homeless services including: development of RFP/CIP related materials, program development/design, direct service design and oversight, contract administration (program and fiscal) and policy analysis
- Hired and cultivated the Homeless Initiatives Unit. Under my leadership provided opportunities for professional and skill development in order to assist staff in fully integrating within the Division and Department

- Oversee the monitoring, evaluation and implementation of a range of federal, state and local legislations and funding sources impacting human services
- Provide oversight of contracts, both program and fiscal, in accordance with local, state and federal laws and regulations
- Develop and manage the operating budget for the Homeless Initiatives Unit and oversee over \$2M in funding to local non-profits
- Oversee the planning and organization of special programs, projects and City sponsored human service activities (e.g. Annual Homeless Count)
- Provide technical assistance to non-profit organizations on program development, policies and procedures, project budget, documentation and data collection, program outcomes, and other administrative and fiscal areas
- Work with various Human Services Division units, City departments, Commissions, non-profit agencies, and interest groups in developing effective solutions and policies to addressing human service needs
- Oversee the on-going planning and implementation of the City's Homeless Management Information System to ensure effective programming
- Prepare and edit a variety of reports on behalf of the Human Services Division including staff reports and planning documents to City Council and various City and County Commissions. Make presentations to Council and Commissions as appropriate
- Interface with the media, community groups, non-profit organizations, county and federal officials. Act as a resource to the public, City departments, commissions and other organizations on human service related matters
- Highly organized with strong analytic and problem solving skills; ability to forge strong relationships with other City departments and governmental agencies, community stakeholders and non-profit service providers in the delivery of social services

Reason for Leaving

Professional Development

Sr. Administrative Analyst - Homeless Services Hours worked per week: 40
 10/2003 - 10/2009 Name of Supervisor: Stacy Rowe - Human Services
 Administrator
 May we contact this employer? Yes

City of Santa Monica
<http://santa-monica.org>
 1685 Main Street
 Santa Monica, California 90401
 (310) 458-8701

Duties

- Assist in the administration of the City's Community Development Grants Program specific to homelessness, including the establishment of funding priorities and recommendations
- Monitor contract compliance for City-funded agencies and review and assess audited financial statements for City-funded agencies
- Plan, organize and direct special programs and projects in the areas of human services as related to homeless issues including funding applications to external funding agencies
- Provide technical assistance to non-profit organizations on program development, policies and procedures, project budget, documentation and data collection, program outcomes, and other administrative and fiscal areas
- Work with City divisions, non-profit service provider, other community organizations and members of the public to ensure the effective coordination of homeless services within the continuum of care
- Oversee the implementation of the City's homeless information management system
- Participate in the preparation of a variety of reports including staff reports
- Conduct administrative research, studies and surveys
- Prepare reports recommending appropriate courses of action for solutions to problems and/or

advocacy

- Act as a resource to the public, City departments, commissions and other organizations on homeless issues
- Provide staff support to City Commissions, including the Social Services Commission and the Commission on the Status of Women
- Program Manager for the City's Homeless Community Court Program including supervision of Administrative Analyst and Staff Assistant
- Program Manager for the City's Santa Monica Homeless Service Registry Program including supervision of the City's Clinical Consultant

Reason for Leaving

[REDACTED]

Administrative Analyst

4/2002 - 9/2003

City of Santa Monica
Santa Monica, California 90401
(310) 458-8701

Hours worked per week: 40

Name of Supervisor: Stacy Rowe - Human Services Administrator

May we contact this employer? Yes

Duties

- Researched administrative problems and conducted various studies and surveys
- Gathered data and worked closely with division staff in analyzing and interpreting data and formulating solutions
- Provided administrative support in the area of grants management and human services planning. Worked with division staff to coordinate grants management projects
- Acted as a resource to the public, other City departments, City Commissions and other organizations on various human service projects and issues
- Assisted, coordinated and implemented special projects related to Human Services Division programs and policies
- Provided administrative support to City Commissions including the Social Services Commission and the Commission on the Status of Women
- Prepared correspondence and written reports including staff reports to City Council

Social Work Intern

9/2001 - 3/2002

City of Santa Monica
Santa Monica, California

Hours worked per week: 20

Name of Supervisor: Julie Taren - Senior Administrative Analyst

May we contact this employer? Yes

Duties

- Performed preliminary program and fiscal reviews
- Acted as support staff to the city liaison for the Social Services Commission
- Coordinated the Social Welfare Intern Consortium
- Represented the City at various meetings

Relief Counselor/Social Work Intern

9/2000 - 7/2001

OPICA Adult Day Care
West Los Angeles, California

Hours worked per week: 35

Name of Supervisor: [REDACTED] - Clinical Director

May we contact this employer? Yes

Duties

- Developed and implemented marketing strategies for this non-profit agency
- Collaborated with community agencies to develop and implement plans to increase access for the developmentally disabled and to monitor outcomes
- Performed individual and group counseling
- Conducted intakes and assessments

Behavior Specialist

2/1999 - 8/1999

Hours worked per week: 40

Name of Supervisor: [REDACTED] - Program Director

May we contact this employer? Yes

Casa Pacifica (a non-profit agency)
Camarillo, California

Duties

- Worked with shelter supervisors to ensure shelter and residential housing functions
- Acted as back-up supervisor when needed
- Member of the crisis response team
- Participated in interdisciplinary team meetings including evaluation of individual treatment plans, program goals and objectives and organizational policy
- Provided consultation to parents of clients
- Maintained client documentation and prepared reports (including analysis of program evaluations, interenal and external)

Certificates and Licenses

Skills

Office Skills

Typing:

Data Entry:

Languages

[REDACTED]

Additional Information

References

Professional

[REDACTED]

Professional

[REDACTED]

Professional



Resume

Text Resume

Attachments

Agency-Wide Questions

1. Q: Have you previously worked as a permanent, probationary, or temporary employee of the City of Santa Monica?

A:

2. Q: If you are hired into the position for which you are applying, would you be in a supervisory or subordinate relationship to any relative, domestic partner or member of your family?

A:

3. Q: Do you have a relative, domestic partner or member of your family employed by the City of Santa Monica? If yes, please provide detailed information in the any "Yes" responses field , please indicate the employee's name and the department in which he/she works and whether or not the employment is full or part time.

A:

4. Q: Would you be willing to accept permanent, part-time work (20-30 hours/week with benefits)?

A:

5. Q: Would you be willing to accept "as-needed" temporary work, (no benefits)?

A:

6. Q: If you are under the age of 18, can you supply a work permit?

A:

7. Q: If applicable to this position, do you wish to claim Veteran's Preference Points? NOTE: You must submit a copy of your DD214 at the time of application

A:

8. Q: Please give details for any "Yes" responses to the questions above.

A:

9. Q: How did you learn of this position?

A: [REDACTED]

From: OZ <zurawska@yahoo.com>

Sent: Thursday, July 21, 2022 12:02 PM

To: SmHousing Mailbox <SmHousing.Mailbox@santamonica.gov>; Theresa Marasco <Theresa.Marasco@santamonica.gov>; Michelle Gray <Michelle.Gray@santamonica.gov>; Dominic Gomez <Dominic.Gomez@santamonica.gov>; Josh Hamilton <Josh.Hamilton@santamonica.gov>

Subject: public input items 1 c and 1d

EXTERNAL

I wish the new Housing Commission best of luck in the election of their leadership and their work for the upcoming year.

It has taken a lot of time and effort to reduce the influence of special interests on the Housing Commission.

A lot of drama unfolded in recent months during the transition period where power within the Commission was transferred from the entrenched establishment to regular citizens.

Please choose your leadership wisely so as not to take a step back.

As the last few months have shown, the position of Chair can make or break the commission – quite literally.

Due to what turned out a poor choice of Chair (Hilton) at the beginning of the year, the Commission's work not only became disrupted and slowed down, but the Commission almost got suspended for a few months, and was facing the prospect of being dissolved altogether. This was a lesson that a person with seniority on the Commission is not always a good choice for Chair, especially when they turn out to be a lackey for the entrenched establishment.

Please do NOT consider Mr. Hilton for either of the leadership positions. If Mr. Hilton is selected to either of them, I will have no choice but to advocate for the recall of Mr. Hilton from the Commission due to his health impairment. It is my understanding that several Councilmembers have entertained the idea of such a recall. For those new commissioners who would like to learn more about the reasons for my objections to the selection of Mr. Hilton for either of the leadership positions, I am enclosing parts of an opinion piece at the end of this email.*

Another commissioner that I do not believe should be considered for a leadership position is Mr. Hamilton. Mr. Hamilton has been attempting to move to the Planning Commission for a while now. He has also missed a couple of the Housing Commission meetings in the past six months, which I believe should trigger a letter from the Presiding Officer asking if Mr. Hamilton wishes to continue on the Commission. I don't see a leadership potential here.

It is equally important to acknowledge the dangers of selecting as Chair a commissioner who has only resided in Santa Monica for a few months, like Commissioner Gray. While Commissioner Gray has made great contributions to this Commission in the past few months, we live in a city where nothing is what it seems. It takes a while to understand the political nuances of Santa Monica and the interplay of the local political powers. The Commission Chair should be fluent in the politics of the City so as not to fall for the many traps that undoubtedly will be set for the Commission to fall into.

Please make wise decisions when selecting your new leadership.

Regards,

Olga Zurawska

* "The upcoming vote on the suspension of the Housing Commission meetings until July when new appointments have been made and a new Commission leadership is selected was immediately precipitated by a convenient, if ridiculous distraction-- former Housing Commission Chair Richard Hilton's abrupt resignation from his position, then denial that he resigned, then admission that he resigned, then full throated doubling down on his previous denial that he had resigned...and his crying "Injustice!" to well placed friends and acquaintances all over town. Former Chair Hilton resigned his position as Chair in a signed, handwritten fax sent to the City on March 16, 2022. The letter began:

"I'm resigning as Chair of the City of Santa Monica Housing Commission, please have the Vice Chair, Theresa Marasco, serve as the Presiding Officer for the meeting tomorrow, March 17, 2022."

Hilton's resignation was appropriately announced at the beginning of the Commission meeting the next day, he was thanked for his service as Chair, and it was announced that a selection of new Chair would be conducted at the next Commission meeting in

April. There was no objection or comment from Hilton himself, Staff Liaison Kemper, or any Commission member. However, Hilton changed his mind the next day and started claiming he had not resigned. During a 90-minute teleconference with City Manager David White and Councilmember Brock he confirmed his resignation. Then he changed his mind again....

Shortly after his selection as Chair, Hilton's behavior became problematic. Apart from several procedural errors, the issue of abusing his power came into light. According to Vice Chair Marasco, Hilton dominated the Work Plan Subcommittee, imposed his draft of the Work Plan on the Subcommittee, ignored Marasco's input altogether, and presented his own draft of the Work plan to the Commission as if it was the result of the collaborative work of the entire Subcommittee. Hilton's Work Plan entirely ignored issues that residents had brought before the Commission for years, and which Marasco advocated to be reflected in the Work Plan.

Additionally, Hilton unilaterally assigned all Work Plan tasks to the three Subcommittee members, disenfranchising the rest of the Commission for the remainder of the year. Then, according to Marasco, Hilton publicly misrepresented the number of meetings and hours the Subcommittee worked, and misrepresented multiple facts about the Subcommittee process to the entire Commission during the public meeting. It does not stop there. Hilton has made false, disparaging statements to community members about Marasco and a member of the public who called in to the March Commission meeting to comment on the misrepresentation of facts by then-Chair Hilton as apparent at the public meeting.

Throughout all these problems with Commissioner Hilton, including the ever-changing status of his resignation, City staff first ignored Marasco in her role as Vice Chair, then refused to offer the

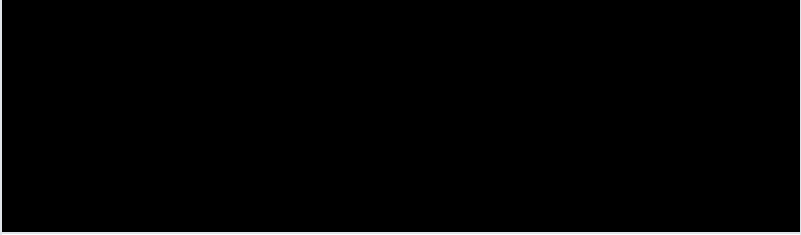
assistance that they had availed to Hilton, and eventually stopped communicating with her when she became Acting Chair due to Hilton's resignation. Vice Chair Marasco pushed back against Hilton's misconduct and, repeatedly gaslit and ignored, eventually escalated her concerns to more senior City staff. However, that staff refused to do their jobs and protect this Commissioner from both Hilton's harmful behavior and housing staffs' refusal to do their own jobs of administratively supporting the Housing Commission.

And so turmoil escalated. Vice Chair Marasco continues to pursue remedies for both Hilton's and City staff's misconduct, Hilton continues to cry wolf, and City staff continue to ignore Vice Chair Marasco's efforts to uphold an ethical and productive Housing Commission. Gossip has spread, creating a conveniently distracting pretext for suspending Housing Commission meetings until new appointments are made--"there's too much drama".

Of course, that's not what item 13C says. But it's what Councilmembers have said privately, while also raising the specters of recalls and dismantling the Housing Commission entirely. So despite the fact that City staff and Mayor Himmelrich have claimed that the issue of whether Hilton is Chair or not is solely the business of the Commission, Mayor Himmelrich and Councilmembers Davis and Brock are now trying to make that resolution impossible--and moot--by bypassing the remaining meetings of the current Housing Commission entirely. Score one for kakocracy.

So, here we are now. The high drama caused by a health impaired Commissioner opened the door for the "entrenched establishment" to jump on the opportunity to gag the new Housing Commission by suspending its meetings."

Source: [Mayor Himmelrich's Vendetta Against Housing Commission After Husband Ineligible to Serve Due to Anti-Nepotism Policy](#)



Mayor Himmelrich's Vendetta Against Housing Commission After Husband Ine...

Amid an affordable housing and homelessness crisis, why would the City want to suspend all meetings of the Housi...