



MINUTES
HOUSING COMMISSION
REGULAR MEETING
CITY COUNCIL CHAMBERS
1685 Main Street, Room 250
Santa Monica, CA 90401
Thursday, August 1, 2024
6:00 PM

Call to Order

Chair Gray called the meeting to order at 6:01 pm

Roll Call

Present: Commissioner Lynch (left meeting at 10:43 pm), Commissioner Gomez, Commissioner Gordon, Commissioner Borresen, Commissioner Wells (arrived 6:19 pm; left meeting at 10:25pm), Vice Chair Marasco, Chair Gray

Also present: Natalie Verlinich (Housing Manager), Patrick Komesu (Housing Authority Administrator), Richard Diaz (Senior Administrative Analyst), Ivette Gomez (Staff Assistant III)

1. Public Input (Non-Agenda Items)

Members of the public Sonjia, Harvey, and Nancy commented on various Housing issues

2. Public Input (Agenda Items Under SPECIAL AGENDA ITEMS and CONSENT CALENDAR Only)

None

3. Special Agenda Items

- a. Commissioner Announcements
- b. Welcome and swearing in of reappointed Housing Commissioner Analise Wells

Commissioner Wells was sworn in on August 1, 2024.

- c. Discuss and adopt procedure for interactive conversation with staff.

The commission established a procedure allowing the public to speak with staff for up to 3 minutes, with an option for an additional 3-minute follow-up if needed.

- d. City Housing updates and interactive conversation with Natalie Verlinich, Housing Manager, and Patrick Komesu, Santa Monica Housing Authority Administrator, followed by discussion and possible direction to staff

Members of the public, commissioners, and staff engaged in an interactive conversation.

- e. Presentation on recommendations for right to counsel and flexible financial assistance programs by Richard Diaz, Senior Administrative Analyst. Discussion and possible action on recommendations following the presentation (Attachment: [Presentation slides](#))

- f. Housing Commission Elections
 - i. Chair

Commissioner Gomez, Commissioner Borresen, and Commissioner Gordon are nominated for Chair of the Housing Commission

Roll call vote:

Commissioner Wells abstains

Commissioner Gordon votes for Commissioner Gomez

Chair Gray votes for Commissioner Gordon
Vice Chair Marasco votes for Commissioner Gordon
Commissioner Gomez votes for Commissioner Gordon
Commissioner Borresen votes for Commissioner Gordon
Commissioner Lynch abstains

Commissioner Gordon is the new Chair with 4 votes in favor

ii. Vice Chair

Commissioner Gomez and Commissioner Borresen are nominated for Vice Chair of the Housing Commission

Roll call vote:

Commissioner Wells votes for Commissioner Borresen
Chair Gordon votes for Commissioner Borresen
Commissioner Gray votes for Commissioner Borresen
Vice Chair Marasco votes for Commissioner Borresen
Commissioner Gomez votes for Commissioner Borresen
Commissioner Lynch votes for Commissioner Borresen
Commissioner Borresen votes for Commissioner Gomez

Commissioner Borresen is the new Vice Chair with 6 votes in favor

5. Consent Calendar

a. [June 6, 2024 Minutes](#)

Commissioner Gray moved and Chair Gordon seconded a motion to approve the June 6, 2024 Minutes.

Voice vote; motion passes 5-2, with Commissioner Marasco and Commissioner Lynch abstaining

6. Public Input on Remaining Agenda Items

Members of the public Harvey and Nancy commented on Staff Administrative Items and Housing Commission Member Discussion Items

9. Staff Administrative Items

- a. Discussion and possible action regarding 2024-2025 Housing Commission Annual Work Plan and related subcommittees
(Attachments: [2023-2024 Work Plan](#), [2023-2024 Subcommittees](#))

Commissioner Lynch moved and Chair Gordon seconded a motion to adopt the 2024-25 Subcommittees and Work Plan as follows:

Subcommittees -

Affordable Housing Funding Subcommittee: Commissioners Marasco, Gomez, Lynch

Affordable Housing Model Subcommittee: Commissioners Wells, Marasco, Gray

Client Advisory Board Subcommittee: Commissioners Marasco, Lynch, Gordon

Inclusionary Housing Subcommittee: Commissioners Wells, Marasco, Lynch

Nonprofit Housing Subcommittee: Commissioners Gomez, Borresen, Marasco

Housing Provider Subcommittee: Commissioners Borresen, Gomez

Work Plan -

Evaluate and improve inclusionary housing policy (1.1)

Evaluate nonprofit housing (1.2)

Improve affordable rental & ownership housing program opportunities (1.3)

Quantify affordable housing needs (1.4)

Establish best practices in affirmatively further fair & affordable housing models (2.1) – follow up by the Housing Provider Subcommittee

Optimize operations: Investigate Below Market Housing (BMH) list transparency, informal review & other appeal processes, circumvention, additional useful database parameters & client support (3.2.b)

Increase access to existing rental inventory (3.3)

Support City housing work (3.4)

Finalize improved client representation: Facilitate creation & implementation of meaningful, accessible CAB (4.1.a)

Finalize improved client representation: Facilitate creation & implementation of meaningful, accessible tenant HAB appointment process (4.1.b)

Participate in planning cycle (4.5)

Increase public access & engagement: Request inclusion of meeting announcements in all neighborhood newsletters (5.2.c)
Increase efficacy: Discuss establishing standing or ad hoc commission member secretary to facilitate communication with City Council/SMHA Board (5.3.a)
Increase efficacy: Discuss & implement increased communication and coordination with other city boards and commissions (5.3.b)
Increase efficacy: Discuss & advise City Council/HAB of any meeting rules changes to promote meaningful participation by city boards & commissions (5.3.c)
Improve governing & other documents: Address unapproved language changes in application & composition description (5.4.a)

Voice vote; motion passes 6-1 with Commissioner Wells absent

13. Housing Commission Member Discussion Items

- a. Discussion and possible action regarding proposal to create 5% tax on market rate housing built after January 2025 to create a fund for potential new low income home buyers (Commissioner Borresen) (Attachment: [draft document for discussion](#))

Adjournment

Chair Gray adjourned the meeting at 11:00 pm

Attest:

Approved:

(Name)
Secretary

(Name)
Chair