

Housing Commission
2024-2025 Annual Work Plan
Approved 1 August 2024

I. Affordable Housing

A. Evaluate nonprofit housing—*Nonprofit Housing Subcommittee*

1. Assess current and pending nonprofit housing, including providers; number, location of buildings; number, size, accessibility of units; parking; number of SMHA client tenants; pet policies; BMH vacancy reporting
2. Consider Audit Subcommittee request
3. Assess value for money of current and pending nonprofit housing
4. Advise City Council of initial assessment of nonprofit housing and nonprofit housing providers and any recommendations for improvement

B. Improve inclusionary housing—*Inclusionary Housing Subcommittee*

1. Review inclusionary housing policies, requirements, and practices, including AHPP
2. Inventory existing and pending inclusionary units
3. Consider Audit Subcommittee request
4. Explore pros and cons of offsite housing policies
5. Advise City Council of recommendations to improve city inclusionary housing policy

C. Evaluate affordable housing models—*Affordable Housing Model Subcommittee*

1. Examine benefits and drawbacks of 100% affordable housing model
2. Identify possible alternatives to 100% affordable model
3. Advise City Council/SMHA Board of affordable housing model(s) that affirmatively further fair housing in Santa Monica as required by HCD and advocated by HUD

D. Reduce source of income (SOI) discrimination and increase property owner participation in housing programs—*Landlord Subcommittee*

1. Draft recommendations for possible incentives programs and other anti-discrimination measures
2. Draft recommendations for possible education outreach to property owners and rental agents, including inviting fair housing speakers to address property owners, rental agents, and renters
3. Recommend further educational outreach, incentive programs, and other anti-discrimination measures to City Council/SMHA Board for implementation

E. Optimize Below Market Housing (BMH) Waitlist—*Housing Commission*

1. Investigate BMH Waitlist transparency, informal review and other appeals processes, potential circumvention, and database parameters
2. Discuss recommendations for BMH Waitlist improvements, including operations, database parameters, client communication and support, and priority additions or modifications
3. Advise City Council/SMHA Board of recommendations to improve BMH Waitlist

F. Improve Santa Monica Housing Authority (SMHA) client representation—*Client Advisory Board (CAB) Subcommittee*

1. Facilitate communication and coordination to support the creation of a meaningful community based CAB
2. Hold listening sessions during regular and/or special Housing Commission meetings to facilitate SMHA client participation in Annual and Administrative Plan planning until CAB is established and can facilitate client participation in planning process
3. Provide input for Annual, 5 Year, and Administrative Plans
4. Facilitate creation and implementation of meaningful, accessible SMHA Board (HAB) onboarding process

G. Explore affordable housing funding—*Affordable Housing Funding Subcommittee*

1. Explore city allocation of Housing Trust Fund
2. Explore potential measure GS funds use
3. Explore other possible affordable housing funding and resources
4. Explore 5% rental tax on new construction.

II. Rental Housing

A. Reduce rental vacancies—*Various*

1. Explore vacancy mitigation—*Commissioner Gomez, Chair Gordon*
2. Continue discussion of short term rental enforcement with City Code Enforcement—*Vice Chair Borresen, Commissioner Lynch*
3. Advise City Council of any recommendations

B. Determine citywide rental housing inventory and needs—*TBD Note:*

Contingent on citywide rental inventory yet to be implemented 1.

Quantify rental housing inventory by AMI based on current rents.

2. Quantify Santa Monica Rental population by AMI
3. Advise City Council/SMHA Board of any discrepancies between supply and demand

III. Housing Commission

A. Support City Housing Division—*Housing Commission*

1. Review and provide input to staff on city Housing Element
2. Review and provide input to staff on other regular city plans and reports

B. Increase public access to and engagement with Housing Commission—*Vice Chair Borresen*

1. Request inclusion of meeting announcements in all neighborhood newsletter

C. Increase Housing Commission efficacy—*Housing Commission*

1. Discuss establishing standing or ad hoc commission member secretary to facilitate communication with City Council/SMHA Board
2. Discuss and implement increased communication and coordination with other city boards and commissions
3. Discuss and advise City Council/SMHA Board of any meeting rules changes to promote meaningful participation by city boards and commissions

D. Improve Housing Commission related documents—*Commissioner*

Marasco

1. Address unapproved language changes in Housing Commission application and composition description