

# City of Santa Monica

## FY 2015-16: Consolidated Annual Performance and Evaluation Report

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For CDBG and HOME funds received through the  
U.S. Department of Housing and Urban Development

September 2016



City of  
**Santa Monica**<sup>®</sup>

CITY OF SANTA MONICA

FY2015-16 (Program Year 2015)

Consolidated Annual  
Performance and Evaluation Report

Submitted to the  
U.S. Department of  
Housing and Urban Development

HUMAN SERVICES DIVISION

Community and Cultural Services Department

HOUSING DIVISION

Housing and Economic Development Department

1685 Main Street, Room 212, Santa Monica, California 90401  
Telephone (310) 458-8701 FAX (310) 458-3380 TDD (310) 458-8696  
Website: [www.smgov.net](http://www.smgov.net)

September 2016



**FY2015-16 (Program Year 2015)**  
**Consolidated Annual Performance and**  
**Evaluation Report**

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During Program Year 2015, the City of Santa Monica carried out many of the strategic plan and action plan initiatives with federal and local resources. Priority was given to projects that met at least one of the following national objectives: benefitting low and moderate income persons, eliminating slum and blight or meeting an urgent community need. In addition, the City developed objectives, outcomes and quantifiable goals for each high priority need identified in the 2015-19 Consolidated Plan and FY2015-16 Action Plan.

### **2015-19 Consolidated Plan High Priority Needs**

Affordable Housing: Expand housing opportunities for low-income households:

- Increase the supply of decent, safe, affordable housing, and rental assistance; and
- Maintain and preserve the existing affordable housing stock.

Special Needs Housing: Increase the supply of appropriate and supportive housing for special needs populations:

- Preserve existing special needs housing;
- Adapt or modify existing housing to meet the needs of special needs populations;
- Improve access to services for those in special needs housing; and
- Provide home modifications to allow frail and vulnerable individuals to remain in their housing.

Homelessness: Continue to provide services to long term Santa Monica chronically homeless, those at risk of becoming homeless and those last permanently housed in Santa Monica:

- Provide permanent affordable housing with appropriate supportive services through a Housing First model;
- Continue to collaborate with the LA Continuum of Care, LA County Department of Mental Health, local area hospitals, and local non-profit service providers to provide individualized intervention, treatment and housing placement plans for chronically homeless;
- Increase support efforts to help chronically homeless or near-homeless Santa Monica residents secure adequate permanent housing and necessary supportive services; and
- Prioritize limited housing and services to highly vulnerable individuals identified through the City's Service Registry and coordinated assessment procedures.

Public Services: Improve the wellbeing and quality of life of low-income Santa Monica residents including youth and families, people with disabilities, and seniors:

- Increase programs and opportunities for children/youth to be healthy, succeed in school, avoid gang activity, and prepare them for productive adulthood;
- Continue to provide programs that encourage parent participation and involvement;
- Enhance the quality of life of senior citizens and frail elderly to enable them to maintain

- independence and community connection; and
- Continue to promote fair housing activities and affirmatively further fair housing.

Economic Development: Focus on assisting individuals to develop skill sets consistent with the types of careers expected to be available, and linking them to actual jobs once training is complete.

Infrastructure/Public Facilities: Improve accessibility for all persons:

- Encourage uses that meet local and daily needs;
- Complete improvements to public facilities and/or infrastructure serving priority need populations;
- Encourage efficient and lower-cost forms of transportation that are accessible to all ages and abilities; and
- Manage roadways to balance transportation modes.

### **2015-16 Action Plan Key Objectives**

- Expanding housing opportunities for low-income households through an increase in the supply of decent, safe, affordable housing, and rental assistance;
- Supporting efforts to help homeless or near-homeless Santa Monica residents secure adequate temporary or permanent housing and receive necessary supportive services;
- Improving accessibility for persons with disabilities, pedestrians, and bicyclists; and
- Completing improvements to public facilities and/or infrastructure serving priority needs populations.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

**See Table 1.**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected 5-Year Strategic Plan	Actual 5-Year Strategic Plan	Percent Complete	Expected Program Year 2015	Actual Program Year 2015	% Complete
Economic Development (Public Services)	Non-Housing Community Development	CDBG: \$40,000	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	2500	1183	47%	500	1183	237%
Fair Housing (Public Services)	Non-Homeless Special Needs Fair Housing	CDBG: \$80,000	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	3000	660	22%	600	660	110%
Homeless Activities (Public Services)	Homeless	CDBG: \$44,624	Public service activities other than Low/Mod Income Housing Benefit	Persons Assisted	250	66	26%	50	66	130%
Provide Housing for Persons with Special Needs	Affordable Housing	CDBG: \$36,644	Rental units rehabilitated	Household Housing Unit	150	50	33%	30	50	167%
Provide Safe, Affordable Housing	Affordable Housing	CDBG: \$300,000	Homeowner Housing Rehabilitated	Household Housing Unit	100	0	0%	20	0	0%
Provide Safe, Affordable Housing	Affordable Housing	HOME: \$471,792	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	22	18%	25	22	88%
Public Facilities/ Infrastructure	Non-Housing Community Development	CDBG: \$792,300	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	2000	0	0%	2000	0	0%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City’s Five-Year Consolidated Plan describes the highest priorities for assisting households, strategies and activities to assist households in need, and specific objectives identifying proposed accomplishments. The following section outlines the five-year objectives for CDBG and HOME-funded programs as indicated in the Consolidated Plan and provides the status of actions taken during the program year to implement the overall strategy. Fiscal Year 2015-16 marks the first year of the City of Santa Monica’s Five Year Consolidated Plan. In an effort to prioritize needs and efficiently allocate resources, the City collaborated with citizens, elected officials, public-private agencies, and nonprofit organizations to determine community needs in FY2015-16. The main identified area of need was affordable housing.

There are several groups with higher need for affordable housing and/or special housing needs. These groups are: frail elderly, persons with disabilities (mental, physical, developmental), victims of domestic violence, youth (in general and aging-out foster youth), and members of the Santa Monica Service Registry. The Registry is a list of the most vulnerable chronically homeless individuals as determined by length of time on the streets, age, and physical and mental health conditions. Seniors, people with disabilities, and chronically homeless Service Registry participants are more likely to face housing problems and have difficulty affording housing. Seniors and people with disabilities also have a need for accessible housing, whether it be new housing, rehabilitated existing housing, or the adaptation of the housing they currently occupy. In addition to general challenges, seniors may have supportive needs resulting from dementia and increasing physical debilitation.

The City received \$1.6 million in funds from these federal program (and related program income) in 2015 continuing the downward trend from the \$2.56 million received in 2010. While additional local and other dollars were spent to support Consolidated Plan-funded program areas, this report focuses primarily on Consolidated Plan funds and their role in addressing the community development needs of our city. The City of Santa Monica departments receiving and implementing Consolidated Plan funding in 2015 were:

- Housing & Economic Development (HED)
- Community & Cultural Services (CCS)
- Public Works (PW)
- Planning & Community Development (PCD)

The City was able to address key strategic program goals and objectives in the 2015-19 Consolidated Plan and 2015-16 Action Plan. Each activity funded during the program year demonstrated meeting the goals of the Consolidated Plan prior to being funded and were administered in accordance with federal regulations. Accomplishments by City Departments and numerous non-profit organizations are included in this Consolidated Annual Performance and Evaluation Report and the Integrated Disbursement and Information System. For example, the list below identifies accomplishments and status of program year 2015 projects.

Program Year 2015 specific projects and key accomplishments funded with CDBG and HOME funds include:

#	Project Name
1	Tenant Based Rental Assistance
2	Residential Rehabilitation Program
3	Home Access Program-Westside Center for Independent Living
4	Employment Program- Chrysalis
5	Chronic Homeless Program- St. Joseph Center
6	Legal Services Program- Legal Aid Foundation of Los Angeles
7	Street Light Improvements
8	CDBG and HOME Administration

**Project 1: Tenant Based Rental Assistance Program (TBRA)**

The City uses HOME funds for the tenant based rental assistance program that is administered by the City’s Housing Authority.

**Objective & Outcome:** Affordability for the purpose of providing decent affordable housing.

**Priority:** High priority assistance to the elderly, frail elderly and vulnerable populations.

**Status:** During the 2015 program year, 22 households were provided rental assistance using HOME funds.

**Project 2: Residential Repair Program**

This program provides financial assistance for a variety of repairs through two programs: (1) the Multi-Family Rental Rehabilitation Program for owners of multi-family rental properties occupied by low and moderate income tenants; and (2) the Owner-Occupied Rehabilitation Program for low and moderate income homeowners. Eligible repairs include such items as health and safety code violations, testing and remediation of environmental hazards such as lead-based paint, unsafe or inoperable electrical wiring or fixtures, unsanitary plumbing fixtures, leaking roofs, peeling interior/exterior paint, accessibility improvements such as ramps, and other general repairs.

**Objective & Outcome:** Sustainability for the purpose of providing decent affordable housing

**Priority:** High priority assistance to serve low-income populations.

**Status:** In program year 2015, the City of Santa Monica worked to advance rehabilitation on an eight-unit property that executed a \$120,000 grant in the program year. The grantee has experienced internal delays, was granted an extension to their grant, and continues to work toward completing the rehabilitation in the 2016 program year. The City of Santa Monica executed a \$75,000 grant to rehabilitate a five-unit property and worked with the grantee to launch the rehabilitation, but the grant was cancelled at the request of the grantee. The City continues its outreach to property owners who own qualified properties through direct correspondence, public noticing, and a planned Request for Proposal through PlanetBids.

### **Project 3: Home Access Program - WCIL**

The WCIL's (Westside Center for Independent Living) Home Access Program is CDBG funded. The program provides services (occupational therapy evaluations, installation and minor structural modifications) and equipment ("assistive technology" like handrails, ramps and doorbells that flash instead of ringing) to low-income renters and home owners in Santa Monica who have a disability and need home modifications to allow them to stay in their rented homes. The program increases the stock of accessible housing in Santa Monica through the provision of modifications for people with disabilities.

**Objective & Outcome:** Accessibility for the purpose of creating a suitable living environment

**Priority:** High priority program for special needs populations, elderly and frail elderly.

**Status:** In program year 2015, the Westside Center for Independent Living (WCIL) provided services to 50 unduplicated individuals. Thirty-eight (38) participants received occupational therapist evaluations and 46 participants received home modifications.

### **Project 4: Public Services Employment Program –**

Chrysalis provide a program that assists low-income and homeless persons by helping participants remove barriers to employment, secure jobs, retain those jobs, and increase skills levels for advancement with a goal of self-sufficiency.

**Objective:** Increase economic opportunities for low income and homeless persons.

**Priority:** High priority focused on economic development.

**Status:** In program year 2015, Chrysalis provided services to 1183 unduplicated individuals. 317 reported securing employment and overall 403 increased their income as a result of participating in Chrysalis programming.

**Project 5: Public Services Chronic Homeless Program- St. Joseph Center:**

Provide assertive outreach and intensive case management to chronically homeless persons in the CHP Assertive Case Management and Homeless Community Court Programs.

**Objective:** Place community's most vulnerable and chronically homeless Santa Monica priority population in permanent housing with supportive services.

**Priority:** High priority program for homeless activities

**Status:** In program year 2015, St. Joseph Center provided services to 66 unduplicated individuals. Seventeen participants were placed in permanent supportive housing. Seventy-seven percent retained housing established in the prior year.

**Project 6: Public Services Legal Services Program- Legal Aid Foundation of Los Angeles:** Provide a full range of legal services to low-income residents to promote access to justice and strengthen communities

**Objective:** Promote fair housing, prevent eviction and tenant harassment

**Priority:** High priority program for low income families and individuals, vulnerable and elderly residents.

**Status:** In program year 2015, Legal Aid Foundation of Los Angeles provided services to 660 unduplicated individuals. 514 individuals received help with a housing issue; 62 avoided legal actions being filed against them and 30 people established government benefits for the first time.

**Project 7: Street Light Improvements**

Street Lighting Improvements- Siting and installation of pedestrian-oriented lighting within CDBG eligible neighborhoods to enhance safety, accessibility, promote walking and facilitate resident's access to transit and light rail, parks, schools and other community facilities.

**Objective:** Siting and installation of pedestrian-oriented lighting within CDBG eligible low/moderate income neighborhoods to enhance safety, accessibility for persons with disabilities, promote walking and facilitate resident's access to transit and light rail, parks, schools and other community facilities.

**Priority:** High Priority

**Status:** Project funding will be used to design and construct new pedestrian lighting on Michigan Avenue from 9th Court to 17th Street, and on 14th Street from Michigan to Colorado. In program year 2015, design contract was awarded to Willdan and construction will begin in Fall 2016.

**Project 8: CDBG and HOME Administration:**

Administer the CDBG and HOME programs in accordance with federal regulations and local policies.

**Objective:** Strengthen partnerships among all levels of government and administer federal grant programs in a fiscally prudent manner.

## **CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>
White	1,167	15
Black or African American	427	6
Asian	51	0
American Indian or American Native	24	1
Native Hawaiian or Other Pacific Islander	11	0
<b>Total</b>	<b>1,680</b>	<b>22</b>
Hispanic	312	6
Not Hispanic	1,368	16

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### **Narrative**

The City of Santa Monica identifies priority need and offers services and programs to eligible persons or households regardless of race or ethnicity. Table 2 is generated by the HUD CAPER template based on the demographic information provided by eligible participants for federally funded programs and entered into the Integrated Disbursement and Information System. It is important to note that this data does not include or incorporate accomplishments funded by non-federal resources.

## **CR-15 - Resources and Investments 91.520(a)**

### **Identify the resources made available**

<b>Source of Funds</b>	<b>Source</b>	<b>Resources Made Available</b>	<b>Amount Expended During Program Year</b>
CDBG		4,914,798	350,450
HOME		1,834,747	38,509

**Table 3 - Resources Made Available**

### **Narrative**

#### **HOME INVESTMENT PARTNERSHIP ACT (HOME) PROGRAM**

In program year 2015, the City received \$424,213 in HOME funds from HUD and \$129,491.62 in program income (\$27,380 of program income was utilized for Tenant Bases Rental Assistance (TBRA) and \$50,611.85 was utilized for HOME administration costs). During program year 2015, the City expended \$ 232,031 of HOME funds that required the twenty-five percent matching funds. As noted on the attached "HOME Match Report", the City has historically exceeded its 25 percent matching funds requirement by matching its HOME expenditures with the City General Funds. The criteria for income targeting for the General Fund TBRA is consistent with that of the HOME grant where: not less than 90 percent of the families receiving such rental assistance are families whose annual incomes do not exceed 60 percent of the median family income for the area. The "HOME Match Report" and "Annual Performance Report" for the HOME Program provide a summary of HOME spending activities during the reporting year.

#### **COMMUNITY DEVELOPMENT GRANTS PROGRAM (CDBG)**

In program year 2015, the City received \$1,010,493 in CDBG funds that were committed to various CDBG eligible activities serving low and moderate income persons. During the program year, the city expended \$350,450 in 2015 entitlement funds and \$169,383 in prior-year entitlement funds.

#### **PROGRAM INCOME**

In program year 2015, the City of Santa Monica received \$129,491.62 of HOME Program Income and \$105,854.35 of CDBG Program Income in the form of loan and interest payments related to housing rehabilitation.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Low/Mod	95	85	Low and moderate income residents

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

Geographic distribution of funding is based on the nature of the activity to be funded and on the application for funding. The Capital Improvement Program Committee and Humans Services Grants Program Raters review and score applications for funding. All funding recommendation are approved by the City Council.

In program year 2015, 85% of activities funded high priority programs that provided services to eligible low income residents. CDBG-assisted activities must benefit low- and moderate-income persons using one of the following categories: 1) area benefit, 2) limited clientele, 3) housing, or 4) job creation/retention. Area benefit is an activity that benefits all residents in a particular area, where at least 51 percent of the residents are low- and moderate-income persons. In the City of Santa Monica, ten census tracts (701402, 701902, 701502, 701702, 701802,701701,701801,702300, 702201, and 702202) meet HUD’s low and moderate income criteria (see Attachment I). According to the 2010 Census, over 51 percent of the populations in these census tracts have incomes at or below 80 percent of Median Family Income (MFI) for the Los Angeles-Long Beach Metropolitan Statistical Area. These tracts are considered areas of low and moderate-income concentration.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Santa Monica historically had access to a variety of federal, state and local resources to achieve its housing and community development priorities. This situation has changed dramatically in recent years with the elimination of redevelopment agencies in California, reduced federal grant funding and sequestration.

The City receives entitlement grants from the U.S. Department of Housing and Urban Development (HUD) through Home Investment Partnership Act (HOME) and Community Development Block Grant (CDBG) programs, and administers a variety of HUD-assisted programs including Housing Choice Vouchers, Family Self-Sufficiency, and Continuum of Care programs. In program year 2015, the City received renewal grants for Continuum of Care programs.

The City historically provided significant funding to housing and community development activities through its own local resources, but the elimination of redevelopment tax increment financing in California has limited these efforts. The City currently contributes over \$6.8 million in General Funds to essential community and human service programs. The City's own Service Registry is a best practice model to coordinate local resources, and the City benefits from Los Angeles County's continued support of the Department of Mental Health-OPCC contract to provide outreach and services to individuals on the Santa Monica Service Registry. More broadly, the Service Registry concept is applied at the County level as the Coordinated Entry System to guide use of limited social service and housing resources.

The City uses HOME funding for tenant-based rental assistance, because the small amount of the grant is challenging to use in rehabilitation or new construction development projects. The City also uses local [non-federal] funds for tenant-based rental assistance for assist low-income households, which constitutes the match reported below.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	468,753
2. Match contributed during current Federal fiscal year	206,104
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	674,857
4. Match liability for current Federal fiscal year	58,007
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	616,850

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
City Funded TBRA	6/30/2016	206,860	0	0	0	0	0	206,860

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
46,474	129,491.62	0	27,380	148,585.96

Table 7 – Program Income

The City uses HOME funds for Tenant Based Rental Assistance therefore Tables 8 through 10 are not applicable.

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number						
Dollar Amount						
<b>Sub-Contracts</b>						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number						
Dollar Amount						
<b>Sub-Contracts</b>						
Number						
Dollar Amount						

**Table 8 – Minority Business and Women Business Enterprises (N/A)**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

**Table 9 – Minority Owners of Rental Property (N/A)**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

**Table 10 – Relocation and Real Property Acquisition (N/A)**

## **CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of homeless households to be provided affordable housing units	<b>0</b>	<b>0</b>
Number of non-homeless households to be provided affordable housing units	<b>45</b>	<b>22</b>
Number of special-needs households to be provided affordable housing units	<b>30</b>	
<b>Total</b>	<b>75</b>	<b>22</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through rental assistance	<b>25</b>	<b>22</b>
Number of households supported through the production of new units	<b>0</b>	<b>0</b>
Number of households supported through the rehab of existing units	<b>50</b>	<b>50</b>
Number of households supported through the acquisition of existing units	<b>0</b>	<b>0</b>
<b>Total</b>	<b>75</b>	<b>72</b>

**Table 12 – Number of Households Supported**

### **Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City continues to address affordable housing needs and set priorities to meet the Consolidated Plan Goal of:

- Providing rental subsidies for seniors, persons with disabilities, homeless persons, victims of domestic violence , and persons at risk of homelessness; and
- Providing home modifications for low-income persons with disabilities.

The City used HOME funding for a tenant-based rental assistance voucher program. The main challenge has been that the escalating rents, low vacancy rate, and low payment standard used by the voucher program compared to actual market rents. However, the Housing Authority recently received approval to increase its exception payment standard. Therefore, the HOME-funded vouchers will now be more

competitive and voucher holders will have a greater opportunity to locate decent, safe and adequate housing.

In addition to federally-funded programs and projects described above, the City of Santa Monica funded the acquisition and rehabilitation of an affordable housing development targeted to very low-income persons living with mental illness, comprising 12 apartments and using approximately \$6.4 million in locally-generated funds. Additionally, a newly-constructed development comprising 34 apartments and targeted to persons experiencing homeless was completed. Step up on Colorado, as the development is known, was provided \$5 million in local City funds. Furthermore, the City negotiated with a for-profit owner to preserve the long-term affordability of a senior low-income housing development involving 100 residences, and allocated 79 project-based housing vouchers. Also, the City continues to facilitate affordable rental housing and homeownership through the Affordable Housing Production Program, which completed two residences targeted to low- and moderate-income households. Finally, the City's Housing Authority provides rental assistance to approximately 1,400 very low-income families through the Section 8 voucher and the Continuum of Care programs. Outcomes for these projects are not included in Table 11 and 12 as they were not funded with HOME or CDBG funds.

**Discuss how these outcomes will impact future annual action plans.**

The City will continue to fund the HOME and CDBG projects identified above in future action plans in order to meet the Consolidated Plan goals. Any cuts to future allocations would erode the City's social safety net, and limit programs to low-income persons in the community.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	19
Low-income	50	3
Moderate-income	0	0
<b>Total</b>	<b>50</b>	<b>22</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

In program year 2015, CDBG and HOME funds were used to assist households with incomes at or below moderate income (80% of Area Median Income), low income (50% or below of Area Median

Income), and extremely low (30% or below of Area Median Income). This included public services activities, home repairs and tenant based rental assistance.

**Problems encountered in reaching stated goals:**

Though the City met its targets, significant challenges exist that may impact future sustainability:

**Limited funding and resources:** After the 2012 dissolution of Redevelopment Agencies in California, Santa Monica lost approximately \$20 million annually in redevelopment funds. This was the principal funding source for the community's priority projects, including affordable housing. Reductions to the CDBG and HOME entitlement programs limit funding for housing, public facility improvements, and administrative reimbursement due to federal budget policies on sequestration. Continuum of Care funding priorities shifted to permanent supportive housing, away from shelter and transitional housing.

Private giving has not filled the gaps left by reductions in government funding as demonstrated in *The 2014 State of the Nonprofit Sector in Los Angeles Report* produced by UCLA Luskin School of Public Affairs. The report indicates that private philanthropy has not recovered to pre-recession levels and notably, the wealthiest who make more now, give less. To react requires social service agencies to discontinue services or over-extend staff to maintain services. These funding reductions and changing priorities limit the supports available to low-income households.

**Increase in population in need of assistance:** The economy has rebounded since the 2008 Recession, but wages have remained stagnant while housing, food and transportation costs have increased. Local agencies like Westside Food Bank, report demand for services at levels higher than seen in 2007. Year-over-year Los Angeles County Homeless Count results show increases in the regional homeless population.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City's Assertive Case Management Teams and outreach staff at local non-profits engage homeless individuals on the streets and provide case management and housing navigation assistance in the field. City efforts are leveraged with County-funded outreach teams such as the Integrated Mobile Health Team (IMHT) and Street Medicine teams which provide medical and behavioral health care to homeless people on the streets with the purpose of linking them to appropriate housing.

As a participant in the Los Angeles County Coordinated Entry System (CES), Santa Monica homeless service agencies use the VI-SPDAT pre-assessment tool. CES completed VI-SPDATs on 2,498 individuals in Santa Monica and West Los Angeles. CES is receiving funding from United Way of Greater Los Angeles and the Hilton Foundation to expand CES efforts and reach more unsheltered individuals over the next two years.

The City also utilizes first responders to engage and assess the needs of homeless individuals. Santa Monica Police Department maintains a specialized Homeless Liaison Program (HLP) Team of six officers and a sergeant who work in conjunction with local nonprofits and City departments (Human Services, the City Attorney's Office, Fire and Housing) to identify vulnerable individuals and coordinate services. The Fire Department will include homeless assessment questions in its FY 16/17 electronic records system upgrade.

Through increased coordination with first responders and local hospital emergency departments, the City identified a cohort of chronically homeless individuals who have remained unserved by the City's formal homeless services infrastructure. Their needs are managed via crisis response from paramedics, patrol officers and emergency department social workers. In FY 15/16 the City determined this group of high utilizers requires the specialized services of a multi-disciplinary street team dedicated to this hardest to reach population. The City allocated General Funds towards this project and will implement the team in FY 16/17.

This multi-pronged approach to outreach ensures the most vulnerable homeless individuals who are likely to die on city streets are connected to appropriate services with the ultimate goal of stabilizing their lives.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City's *Action Plan for Addressing Homelessness in Santa Monica*, adopted in February 2008 has made the reduction of street homelessness a high priority. The City is focusing its efforts on the priority populations defined in the Plan: the most chronic and vulnerable of the homeless population living on the streets of Santa Monica; persons whose last permanent address is in Santa Monica; and vulnerable members of Santa Monica's workforce.

The City operates under the best-practice Housing First model and utilizes short-term housing as an interim support between living on the streets and entering permanent supportive housing. In FY15/16, the City continued local support of over 400 interim housing beds. Outreach is targeted, case management is street-based and treatment is provided by multi-disciplinary teams.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

City of Santa Monica dedicates a portion of the Human Services Grants Program and other “flexible funds” to housing retention. This is inclusive of short term rental supports, moving costs, damage mitigation, and utility assistance; supportive services to build income, stabilize health and behavioral health issues; legal services; and benefits assistance. These funds are often leveraged with federal Family Self Sufficiency resources that provide assistance to Section 8 households to build economic self-sufficiency and reduce dependence on public benefits.

In FY15/16, the City launched the Senior Housing Task Force, a group of City and County departments and non-profit agencies that meets monthly. The Task Force coordinates intensive interventions for older adults at imminent risk of losing their housing due to unsafe living conditions. The goal is to restore housing to safe and habitable standards and prevent eviction. The elderly, people with disabilities and Section 8 tenants are often the target of unlawful evictions. The City has strict tenant harassment laws, and funds Legal Aid Foundation of Los Angeles to investigate harassment claims and provide legal representation to low income tenants.

In May 2016 City Council approved a pilot program targeting subsidies to extremely low-income (<30% AMI) severely rent burdened (rent >50% income) households. This program will enable housing retention for longtime residents on fixed incomes who would otherwise be displaced from Santa Monica as rents continue to rise.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

City-funded programs help individuals and families secure permanent housing. Social service staff are equipped to deliver case management appropriate to the level of acuity and chronicity experienced by the individual or family. Activities range from assistance with gathering required government documents, housing search, placement and housing retention. Santa Monica-based interim housing resources are structured to support the diverse needs of families and individuals. Participants are

informed of opportunities from rapid rehousing to affordable housing lotteries to available Section 8 and permanent supportive housing vouchers.

The Family Self-Sufficiency program promotes the development of local strategies to coordinate the use of public and private resources that will enable Housing Choice Voucher Program families to become independent of government assistance by obtaining and sustaining earned income adequate for self-sufficiency. Under the program, the participant enters into a five year contract undertaking to achieve a sustainable living wage and become free of welfare and some other types of government assistance. During the term of the contract, funds are placed by the Housing Authority in a savings/escrow account that is released to the family upon successful completion of the contract. During the 2015 program year, three households graduated from the program. The total amount disbursed for these three households through the HUD-supported escrow program was \$29,128.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

### **Actions taken to provide assistance to troubled PHAs**

The City of Santa Monica does not own or administer any public housing. However, the Los Angeles County Housing Authority (LACHA) owns and operates five public housing developments in Santa Monica, totaling eighty-one apartments. During the 2012, 2013 and 2014 program years, the City collaborated with LACHA to facilitate the refinancing (using tax-exempt bonds and federal low income housing tax credits) and rehabilitation of three of the five properties. LACHA has encountered obstacles which halted progress toward these goals during the 2015 program year. The City stands ready to continue the collaboration necessary to achieve improved financial feasibility and rehabilitation of the properties.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

In FY15/16, the City invested significant time in two projects to improve efficiencies in service delivery.

1. The City established the Senior Housing Task Force, a collaborative group of City and County departments and non-profit agencies that meets monthly to identify older adults at imminent risk of losing their housing due to unsafe living conditions.
2. During Fall 2015, the City began participating in the Los Angeles County Homeless Initiative, a series of policy summits, and contributed to the development of 47 strategies to coordinate homeless services across county departments and with local municipalities. The plans provide a blueprint to remove barriers to affordable housing, expand the availability of housing options, coordinate services and housing systems, and improve economic opportunities for low-income households. The City of Santa Monica has signed on to participate in the implementation of several strategies including overhauling the countywide outreach system to training first responders in mental health crisis management skills. To the extent possible, the City supports the County's efforts by sharing best practices, providing technical assistance and helping engage other communities in taking steps to serve people experiencing hardship in their own communities.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City tracks and reports to HUD quarterly regarding lead-based paint in rental voucher housing involving children six years of age and under. Additionally, when using CDBG and HOME funds for housing rehabilitation, structures are tested by certified technicians for lead-based paint. If components of the building are found to contain lead-based paint, and remediation is required because the rehabilitation work will disturb the lead-based paint surfaces, then the lead-based paint is remediated as part of the rehabilitation project.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City's Human Service Grants Program (HSGP) utilizes a collective impact model to meet the needs of youth and families by funding programs in early care & education, community & school mental health, substance abuse education & treatment, and college & career readiness. The seventeen programs funded through the City's youth and families grants are required to target services to low-income Santa Monica residents. Services provided by the grantees address economic vitality and stability through educational, vocational, and mental health support. The City's Neighborhood Parks Initiative hosts a Department of Public Social Services representative at Virginia Avenue Park to increase access to benefits enrollment for poverty-level residents.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Social service delivery, housing production and rehabilitation in Santa Monica by non-profit agencies is coordinated through the City's annual funding process. The City Council reviews proposed projects and programs and funds those that meet the City's goals, as identified in the Consolidated Plan. In FY 15/16, the City established its FY 15-19 Human Services Grants Program partner agencies. These 22 local non-profit organizations ensure the provision of housing and community services in Santa Monica.

The City's participation in the LA County Homeless Initiative Policy Summits is detailed above. This work will result in increasing institutional structure and capacity across the county to respond to the region's homeless crisis. In addition, the City supports and participates in the Westside Coalition (WC) which includes representatives from 40 member agencies involved with emergency shelter, affordable housing, and supportive services on the Westside of Los Angeles. WC meets regularly to coordinate efforts, including lobbying the county, state, and federal government. The City works with the Santa Monica Chamber of Commerce to promote job readiness among youth and partners with nonprofit agencies to develop youth internships and summer employment opportunities as well as job placement. The City continues to fund non-profit agencies that assist persons who are homeless and low income residents with job search and limited job development.

The City of Santa Monica has established a number of commissions staffed by interested citizens to monitor the needs of specific groups and advise the City Council on the best way to address these needs. Commissions include the Housing Commission, Social Services Commission, Disabilities Commission, Planning Commission, Recreation and Parks Commissions, Commission for the Senior Community, and Commission on the Status of Women. The City Council also appoints citizen task forces to address special issues, such as the Task Force on Homelessness, which reviewed available information on the causes of homelessness and the needs of the homeless population of Santa Monica.

The City works closely with a network of other private and public entities that constitute a comprehensive network of resources. These networks include key public and quasi-public agencies, coalitions, and groups, including the California Department of Housing and Community Development, California Employment Development Department, Federal Emergency Management Agency, HUD Tax Credit Allocation Committee, Los Angeles County Department of Child and Family Services, Los Angeles County Department of Health, Los Angeles County Department of Mental Health, Los Angeles County Department of Public Social Services, Los Angeles Homeless Services Authority, Los Angeles County Housing Authority, Santa Monica College, Santa Monica-Malibu Unified School District, United Way, the Veterans Administration and Westside Council of Governments.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Since 2013, the City has participated in the development and implementation of the Continuum of Care Coordinated Entry System (CES), in accordance with HUD requirements. As part of the Coordinated Entry System (CES) for Los Angeles County, Santa Monica homeless service agencies use the VI-SPDAT pre-assessment tool. The VI-SPDAT score indicates the most appropriate housing intervention for each individual. Low scoring individuals receive low intensity services and time limited housing subsidies and high scoring individuals receive significantly more intensive services up to and including permanent supportive housing. CES brings together local resources with county departments, housing authorities, mainstream benefits, the Veterans Administration (VA), and private sector partners.

The City coordinates resources and services through the Human Services Division (HSD), which includes a Homeless Initiatives Team of 5 FTE that manages City grant funds to non-profit agencies, oversees service delivery to homeless individuals on the City's by-name Service Registry as well as to low-income seniors and people with disabilities, and conducts the annual Homeless Count. The City's approach is aligned with the Continuum of Care priorities and best practices such as identification and prioritization of the most acute and chronically homeless individuals for local housing and services using a Housing First model. HSD also supports a community-wide safety net that provides services to youth, families, and low-income households to promote housing stability, economic opportunities, education, and health.

Through monthly Chronic Homeless Project case conferencing meetings, the City coordinates housing and services for homeless and formerly homeless households. Human Services leads these meetings attended by representatives from all City-funded homeless programs, County Mental Health and SMPD. Policy coordination occurs through formal quarterly meetings with Human Services and Housing Authority staff, in addition to frequent informal communications to collaborate on shared program participant issues.

Santa Monica is an active participant in the United Way of Greater Los Angeles' Home for Good plan, which seeks to end chronic and veteran homelessness in Los Angeles County by 2016. The plan is focused on aligning existing resources, improving coordination of private and public funding, and targeting the most chronic and vulnerable individuals for immediate housing. This plan has been effective in bringing regional partners together to form collaborative efforts and improving coordination between public (housing authorities, County Depts. of Mental Health, Public Health, Health Services and Public Social Services) and private (foundations, corporations, housing developers, non-profit organizations, faith communities) services.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Santa Monica continues to promote fair housing and prevent housing discrimination. The City Attorney's Office Consumer Protection Unit operates a Fair Housing program to facilitate compliance with fair housing laws and to further fair housing goals. The City facilitates a broad range of housing opportunities through dozens of programs and incentives for the development of affordable and special-needs housing developments. Santa Monica's Just Cause Eviction and Tenant Harassment laws, among others, help to assure that tenants are not discriminated against.

The City of Santa Monica has undertaken numerous actions to mitigate and eliminate any impediments to fair housing choice. In program year 2015, the City implemented an ordinance outlawing housing discrimination based on source of income, such as rental housing vouchers. Another action was a formal request to HUD to increase the City's Housing Choice Voucher exception payment standard, which was granted by HUD in April 2016. The then-existing payment standard was significantly below market rent, making it very unlikely for voucher program participants to obtain housing in the open market. Another action taken is the adoption of a locally-funded pilot program called HOUSE (Housing Opportunities Utilizing Subsidy Enhancements). The HOUSE Program provides incentives to owners to participate in the City's voucher programs, such as a signing bonus when renting a vacant apartment to a voucher program participant.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Administration of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds is shared by the Community and Cultural Services Department (CCS) and the Housing and Economic Development Department (HED). The Human Services Division oversees most of the CDBG funding, while the Housing Division oversees a portion of CDBG funding as well as all HOME funding. The two Divisions work closely to ensure they meet shared project goals and take a consistent approach to administering projects. This approach includes common policies and procedures for requests for the use of funds, sub-recipient reporting, record-keeping, and monitoring. In addition, these divisions work with public agencies, for-profit, and non-profit organizations that play a part in the provision of affordable housing and community services.

The City currently uses various administrative mechanisms to track and monitor progress of HUD-funded projects and activities that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan-related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goals of the City are to provide technical assistance to grant administrators and staff; to ensure activities are carried out in compliance with federal, state, and local regulatory requirements; and identify deficiencies and promote corrections in order to improve, reinforce, or augment the City's ability to adhere to the Consolidated Plan objectives and annual goals. Additionally, city staff participate in quarterly meetings to discuss project progress, and set meetings with subrecipients as necessary to discuss project or program progress. Prior to incurring costs, each project will have an environmental review and, where appropriate with respect to construction projects, that Davis Bacon and Section 3 requirements are met.

To ensure accomplishment of the goals and objectives, the City is involved with administration and coordination of City-funded programs and related activities. City staff in a number of departments and divisions, including the Housing Division, the Human Services Division, the Engineering Division, and other key offices, is available to provide technical assistance as needed to subrecipients.

All Requests for Proposals (RFP's) and contracts were reviewed carefully to ensure compliance with HUD and local requirements for program delivery, financial management, procurement, personnel matters, and other such requirements. Sub recipient contracts require a program plan and budget for verification of eligibility and substantiation of all pertinent information and activities and include language requiring periodic and annual monitoring of activities for financial and programmatic compliance.

During project implementation, subrecipients are required to submit periodic progress reports detailing project progress toward objectives, problems and/or resolution to meeting goals, and quantitative participation data by ethnicity, income, and household status. Periodic reports and payment requests are reviewed for compliance with the project agreement, budget consistency, and documentation of expenditures. Subrecipients are advised of any procedural errors and/or ineligible activities, and provided with technical assistance as needed. Upon project completion, subrecipients are required to submit completion reports identifying program/project accomplishments, including number of persons or households served, ethnicity, and income level. This ensures that all costs are documented and supported.

Projects are subject to on-site performance and financial audit review on a selective basis during project implementation or upon completion of a project. Priority for on-site performance and/or audit review is given to high-risk programs.

Affordable housing development projects must submit annual compliance reports throughout the period of required affordability. These reports are designed to ensure continued compliance with federal regulations, affordability and use restrictions, and other requirements as specified in project loan documents. In addition, all HOME and CDBG-assisted projects are subject to periodic on-site inspections to ensure continued compliance with federal housing quality standards.

The City granted CDBG grants to 4 non-profit organizations and were required to execute a grant agreement with specific funding conditions prior to the release of funds. Progress reports of accomplishments were submitted along with a year-end report. In addition, subrecipients were required to submit their annual financial audits. The City conducted a desktop review, program or fiscal site visit to CDBG funded non-profit organizations. All records are maintained in the agencies project file. The City confirmed that all program are in compliance with federal regulations.

Citizen Participation/Notices: This report will be available for a 15-day community review period (September 12, 2016 to September 26, 2016). All interested persons are invited to submit written comments during this community review period. Any public comment received during this period will be included in the final reports due to the U.S. Department of Housing and Urban Development on September 30, 2016.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Santa Monica CDBG and HOME programs did not have any significant changes to the Consolidated Plan goals. The City undertook activities that benefited Limited Clientele who are generally presumed to be principally low and moderate income or have documented low income levels within regulatory threshold requirements. The City did not hinder plan implementation by action or willful inaction.

**CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following HOME-assisted properties were required to be inspected during the 2015 program year:

Property Address	
1548	5th Street
2418	5th Street
937	11th Street
1020	12th Street
2428	34th Street
855	Bay Street
1751	Cloverfield Blvd.
1002	Marine Street
1206	Pico Blvd.
11303	Wilshire Blvd.

A representative sample of units from each of the ten properties were inspected, totaling 46 units. Various housing quality standards issues were detected during the inspections, such as inoperable stove burner, bathroom mildew and inadequate water heater temperature relief valves. All of the housing quality standards deficiencies identified by the inspector were remedied in a timely manner by the property owner.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The City of Santa Monica, working with nonprofit affordable housing developers, has been successful in implementing its Affirmative Fair Housing Marketing Plan. Projects with HOME funds must use affirmative marketing practices when soliciting prospective renters for rental projects containing five or more HOME-assisted units.

Affirmative marketing consist of actions to provide information and otherwise attract eligible persons in the housing area without regard to race, color, national origin, sex, religion, familial status or disability.

All public information must be advertised jurisdiction-wide, advertised in media that reaches protected classes, written in multiple languages and display the equal opportunity logo. Recipients of HOME funds must maintain records to verify and assess the results of the affirmative marketing efforts.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

HOME program income was used for tenant-based rental assistance and administration, as those are the only two activities during the 2015 program year.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

As previously noted in this report, in addition to federally-funded programs and projects, during the 2015 program year the City of Santa Monica funded the acquisition and rehabilitation of an affordable housing development targeted to very low-income persons living with mental illness, comprising 12 apartments and using approximately \$6.4 million in locally-generated funds. Additionally, a newly-constructed development comprising 34 apartments and targeted to persons experiencing homelessness was completed. Step up on Colorado, as the development is known, was provided \$5 million in local City funds. Furthermore, the City negotiated with a for-profit owner to preserve the long-term affordability of a senior low-income housing development involving 100 residences, and allocated 79 project-based housing vouchers. Also, the City continues to facilitate affordable rental housing and homeownership through the Affordable Housing Production Program, which completed two residences targeted to low- and moderate-income households. Finally, the City's Housing Authority provides rental assistance to approximately 1,400 very low-income families through the Section 8 voucher and the Continuum of Care programs.

**ATTACHMENT I -  
LOW AND MODERATE INCOME AREA  
BY CENSUS TRACT**

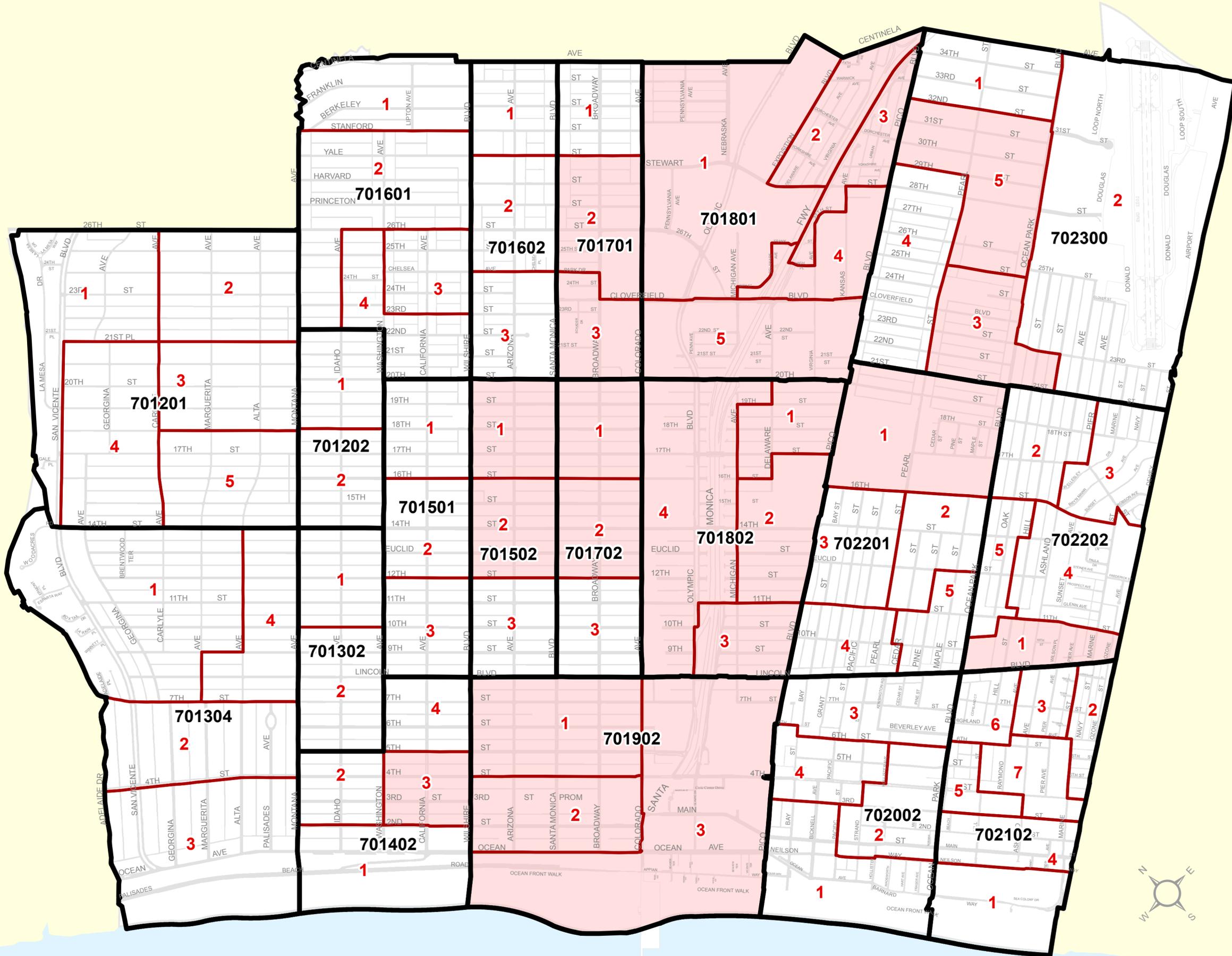
Figure 1

# CITY OF SANTA MONICA

## Low & Moderate Income Census Tract Areas

-  Census Tracts
-  Block Groups
-  Low & Moderate Income Areas

Low & Moderate Income Areas are defined by census block groups with 51% or more of the population considered low/moderate.



Disclaimer:  
 This map of the City of Santa Monica has been provided for illustration purposes only. Every reasonable effort has been made to ensure the accuracy of the maps provided, however, some information may not be accurate. The City of Santa Monica ("City") provides this map on an "AS IS" basis. The City assumes no liability for damages arising from errors or omissions. THE MAPS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this map before validating your decision with the appropriate City office.

**ATTACHMENT II -  
SUMMARY OF COMMUNITY DEVELOPMENT  
ACCOMPLISHMENTS**



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 CDBG Summary of Accomplishments  
 Program Year: 2015

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SANTA MONICA

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Housing	Rehab; Single-Unit Residential (14A)	0	\$0.00	1	\$36,644.00	1	\$36,644.00
	Total Housing	0	\$0.00	1	\$36,644.00	1	\$36,644.00
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	0	\$0.00	1	\$84,973.53	1	\$84,973.53
	Street Improvements (03K)	1	\$0.00	1	\$84,410.24	2	\$84,410.24
	Total Public Facilities and Improvements	1	\$0.00	2	\$169,383.77	3	\$169,383.77
Public Services	Public Services (General) (05)	0	\$0.00	1	\$44,624.00	1	\$44,624.00
	Legal Services (05C)	0	\$0.00	1	\$80,000.00	1	\$80,000.00
	Employment Training (05H)	0	\$0.00	1	\$40,000.00	1	\$40,000.00
	Total Public Services	0	\$0.00	3	\$164,624.00	3	\$164,624.00
General Administration and Planning	General Program Administration (21A)	1	\$0.00	1	\$149,181.73	2	\$149,181.73
	Total General Administration and Planning	1	\$0.00	1	\$149,181.73	2	\$149,181.73
Grand Total		2	\$0.00	7	\$519,833.50	9	\$519,833.50



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 CDBG Summary of Accomplishments  
 Program Year: 2015

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SANTA MONICA

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Housing	Rehab; Single-Unit Residential (14A)	Housing Units	0	50	50
	Total Housing		0	50	50
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	Public Facilities	0	8,910	8,910
	Street Improvements (03K)	Persons	0	1,810	1,810
	Total Public Facilities and Improvements		0	10,720	10,720
Public Services	Public Services (General) (05)	Persons	0	66	66
	Legal Services (05C)	Persons	0	660	660
	Employment Training (05H)	Persons	0	1,183	1,183
	Total Public Services		0	1,909	1,909
Grand Total			0	12,679	12,679



SANTA MONICA

CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic		
			Persons	Total Households	
				Total Hispanic Households	
Housing	White	0	0	38	7
	Black/African American	0	0	8	0
	Asian	0	0	2	0
	Other multi-racial	0	0	2	0
	<b>Total Housing</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>7</b>
Non Housing	White	8,130	1,497	0	0
	Black/African American	778	13	0	0
	Asian	940	1	0	0
	American Indian/Alaskan Native	44	15	0	0
	Native Hawaiian/Other Pacific Islander	23	2	0	0
	Other multi-racial	904	63	0	0
	<b>Total Non Housing</b>	<b>10,819</b>	<b>1,591</b>	<b>0</b>	<b>0</b>
Grand Total	White	8,130	1,497	38	7
	Black/African American	778	13	8	0
	Asian	940	1	2	0
	American Indian/Alaskan Native	44	15	0	0
	Native Hawaiian/Other Pacific Islander	23	2	0	0
	Other multi-racial	904	63	2	0
	<b>Total Grand Total</b>	<b>10,819</b>	<b>1,591</b>	<b>50</b>	<b>7</b>



SANTA MONICA

CDBG Beneficiaries by Income Category

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	0	0	0
	Low (>30% and <=50%)	0	50	0
	Mod (>50% and <=80%)	0	0	0
	Total Low-Mod	0	50	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	0	50	0
Non Housing	Extremely Low (<=30%)	0	0	1,249
	Low (>30% and <=50%)	0	0	660
	Mod (>50% and <=80%)	0	0	0
	Total Low-Mod	0	0	1,909
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	0	0	1,909



SANTA MONICA  
 Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
TBRA Families	\$205,092.00	93	93
Total, Rentals and TBRA	\$205,092.00	93	93
Grand Total	\$205,092.00	93	93

Home Unit Completions by Percent of Area Median Income

Activity Type	Units Completed				
	0% - 30%	31% - 50%	51% - 60%	Total 0% - 60%	Total 0% - 80%
TBRA Families	83	6	4	93	93
Total, Rentals and TBRA	83	6	4	93	93
Grand Total	83	6	4	93	93

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
TBRA Families	0
Total, Rentals and TBRA	0
Grand Total	0



SANTA MONICA

Home Unit Completions by Racial / Ethnic Category

	TBRA Families		Grand Total	
	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	66	24	66	24
Black/African American	26	0	26	0
American Indian/Alaskan Native & White	1	0	1	0
<b>Total</b>	<b>93</b>	<b>24</b>	<b>93</b>	<b>24</b>



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 Status of HOME Activities - Entitlement  
 SANTA MONICA, CA

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IDIS - PR22

Tenure Type	Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Units	Home Units	Initial Funding Date	Committed Amount	Drawn Amount	PCT
Tenant-Based Rental Assistance (TBRA)	TENANT-BASED RENTAL ASSISTANCE	431	, ,	Open	07/15/16	0	25	03/13/13	\$510,482.00	\$455,460.29	89.22%
Tenant-Based Rental Assistance (TBRA)	TENANT-BASED RENTAL ASSISTANCE	435	, ,	Open	07/15/16	0	24	08/27/13	\$310,000.00	\$197,587.00	63.74%
Tenant-Based Rental Assistance (TBRA)	TENANT-BASED RENTAL ASSISTANCE	448	, ,	Open	08/29/16	0	22	09/24/14	\$560,272.00	\$112,865.00	20.14%
Tenant-Based Rental Assistance (TBRA)	TENANT-BASED RENTAL ASSISTANCE	465	, ,	Open	08/29/16	0	21	03/02/16	\$480,781.09	\$15,318.00	3.19%

**ATTACHMENT III -  
CONSOLIDATED PLAN ANNUAL  
PERFORMANCE AND EVALUATION REPORT**

U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR06 - Summary of Consolidated Plan Projects for Report  
Year

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IDIS

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	
2015 1	Residential Rehabilitation	The City will offer a residential repair and rehabilitation program for housing units owned or occupied by low-income households	CDBG	\$300,000.00	\$0.00	\$0.00	\$0.00
2	Street Lighting Improvements	Siting and installation of pedestrian-oriented lighting within the CDBG eligible neighborhoods to enhance safety, promote walking and facilitate resident's access to transit and light rail, parks, schools and other community facilities.	CDBG	\$792,319.00	\$792,319.00	\$0.00	\$792,319.00
3	Home Access Program	Provides minor home modifications for low-income persons with disabilities	CDBG	\$36,644.00	\$36,644.00	\$36,644.00	\$0.00
4	Employment Program-Chrysalis	Provide a program that assists low-income and homeless persons by helping participants remove barriers to employment, secure jobs, retain those jobs, and increase skills levels for advancement with a goal of self-sufficiency.	CDBG	\$40,000.00	\$40,000.00	\$40,000.00	\$0.00
5	Chronic Homeless Program- St. Joseph Center	Provide assertive outreach and intensive case management to chronically homeless persons in the CHP Assertive Case Management and Homeless Community Court Programs.	CDBG	\$44,624.00	\$44,624.00	\$44,624.00	\$0.00
6	Legal Services Program-Legal Aid Foundation of Los Angeles	Provide a full range of legal services to low-income residents to promote access to justice and strengthen communities	CDBG	\$80,000.00	\$80,000.00	\$80,000.00	\$0.00
7	CDBG Administration	Administer the CDBG program in compliance with federal regulations and local policies	CDBG	\$222,952.00	\$197,201.41	\$149,181.73	\$48,019.68
8	Tenant Based Rental Assistance	The HOME TBRA program provides rental subsidies for qualifying low income households.	HOME	\$483,377.00	\$480,781.09	\$0.00	\$480,781.09
9	HOME Administration	Administer the HOME program in compliance with federal regulations and local policies	HOME	\$53,709.00	\$50,758.63	\$38,508.73	\$12,249.90
10	HOME Administration	Administration of the HOME Program.	HOME	\$52,421.00	\$0.00	\$0.00	\$0.00
11	CDBG Administration	Administer the CDBG program in compliance with federal regulations and local policies.	CDBG	\$219,499.00	\$0.00	\$0.00	\$0.00

U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR06 - Summary of Consolidated Plan Projects for Report  
Year

DATE: 9/7/2016  
TIME: 11:58:43 AM  
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IDIS

Plan IDIS Year Project	Project Title and Description		Program	Amount Drawn in Report Year
2015 1	Residential Rehabilitation	The City will offer a residential repair and rehabilitation program for housing units owned or occupied by low-income households	CDBG	\$0.00
2	Street Lighting Improvements	Siting and installation of pedestrian-oriented lighting within the CDBG eligible neighborhoods to enhance safety, promote walking and facilitate resident's access to transit and light rail, parks, schools and other community facilities.	CDBG	\$0.00
3	Home Access Program	Provides minor home modifications for low-income persons with disabilities	CDBG	\$36,644.00
4	Employment Program-Chrysalis	Provide a program that assists low-income and homeless persons by helping participants remove barriers to employment, secure jobs, retain those jobs, and increase skills levels for advancement with a goal of self-sufficiency.	CDBG	\$40,000.00
5	Chronic Homeless Program- St. Joseph Center	Provide assertive outreach and intensive case management to chronically homeless persons in the CHP Assertive Case Management and Homeless Community Court Programs.	CDBG	\$44,624.00
6	Legal Services Program-Legal Aid Foundation of Los Angeles	Provide a full range of legal services to low-income residents to promote access to justice and strengthen communities	CDBG	\$80,000.00
7	CDBG Administration	Administer the CDBG program in compliance with federal regulations and local policies	CDBG	\$149,181.73
8	Tenant Based Rental Assistance	The HOME TBRA program provides rental subsidies for qualifying low income households.	HOME	\$0.00
9	HOME Administration	Administer the HOME program in compliance with federal regulations and local policies	HOME	\$38,508.73
10	HOME Administration	Administration of the HOME Program.	HOME	\$0.00
11	CDBG Administration	Administer the CDBG program in compliance with federal regulations and local policies.	CDBG	\$0.00

**ATTACHMENT IV -  
ACTIVITY SUMMARY (GPR)**



U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 CDBG Activity Summary Report (GPR) for Program Year 2015  
 SANTA MONICA

Date: 07-Sep-2016

Time: 12:19

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**PGM Year:** 2013  
**Project:** 0005 - Park Restroom Accessibility Improvements  
**IDIS Activity:** 438 - Park Restroom Accessibility Improvements

**Status:** Completed 6/30/2016 12:00:00 AM      **Objective:** Create suitable living environments  
**Location:** 2302 4th St Santa Monica, CA 90405-3413      **Outcome:** Availability/accessibility  
**Matrix Code:** Parks, Recreational Facilities (03F)      **National Objective:** LMC

**Initial Funding Date:** 10/22/2013

**Description:**  
 PROVIDE ACCESSIBILITY IMPROVEMENTS TO PUBLIC RESTROOMS ON BEACH AREAS. THIS IS A HIGH TRAFFIC AREA, AND MANY OF THE PUBLIC RESTROOMS ARE NOT ACCESSIBLE FOR RESIDENTS VISITORS.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$660,311.57	\$0.00	\$0.00
		2011	B11MC060529		\$0.00	\$145,429.94
		2012	B12MC060529		\$0.00	\$344,879.03
		2013	B13MC060529		\$4,052.51	\$89,081.58
		2014	B14MC060529		\$80,921.02	\$80,921.02
<b>Total</b>	<b>Total</b>			<b>\$660,311.57</b>	<b>\$84,973.53</b>	<b>\$660,311.57</b>

**Proposed Accomplishments**

Public Facilities : 2

**Actual Accomplishments**

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	6,963	1,216
Black/African American:	0	0	0	0	0	0	351	0
Asian:	0	0	0	0	0	0	889	0
American Indian/Alaskan Native:	0	0	0	0	0	0	20	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	12	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	675	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,910</b>	<b>1,216</b>
Female-headed Households:	0		0		0			

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	8,910
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	8,910
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2014	The City is completing the rehabilitation of two park restroom buildings (1406 Marine Street and 2302 4th Street) to bring the restrooms into compliance with the American with Disabilities Act (ADA). This project was awarded in September 2013 and was substantially completed in September 2014. Disparities in wage compliance of the original contractor forced the remaining work to be rebid and is currently being reviewed by U.S. Department of Housing and Urban Development. In addition, the City is ensuring that the new contractor meets ADA requirements and that slopes, clearance and handrails are up to standard. The remaining scope of work was rebid in May 2015 for a contract amount of \$44,990. Restitution was paid in program year 2015 to the workers per guidelines provided by the U.S. Department of Housing and Urban Development.	

**PGM Year:** 2014  
**Project:** 0005 - Michigan Avenue Neighborhood Greenway Street Improvements  
**IDIS Activity:** 452 - MANGo Street Improvements

**Status:** Completed 10/1/2015 12:00:00 AM      **Objective:** Create suitable living environments  
**Location:** 1685 Main St Santa Monica, CA 90401-3248      **Outcome:** Availability/accessibility  
**Matrix Code:** Street Improvements (03K)      **National Objective:** LMA

**Initial Funding Date:** 10/16/2014

**Description:**  
Street improvements which include intersection improvements, markings, wayfinding, landscaping, and roadway reconfiguration (traffic circles). This will increase accessibility for persons with disabilities and improve safety and accessibility for pedestrians and bicyclist.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$323,355.60	\$0.00	\$0.00
		2012	B12MC060529		\$0.00	\$27,025.50
		2013	B13MC060529		\$22,494.80	\$234,414.66
		2014	B14MC060529		\$61,915.44	\$61,915.44
	PI			\$70,599.85	\$0.00	\$70,599.85
<b>Total</b>	<b>Total</b>			<b>\$393,955.45</b>	<b>\$84,410.24</b>	<b>\$393,955.45</b>

**Proposed Accomplishments**

People (General) : 4  
Total Population in Service Area: 1,810  
Census Tract Percent Low / Mod: 58.30

**Annual Accomplishments**

<u>Years</u>	<u>Accomplishment Narrative</u>	<u># Benefitting</u>
2014	The CDBG Michigan Avenue Neighborhood Greenway project was designed, bid and awarded during FY4/15. Construction began on March 23, 2015. Traffic circles were added to along Michigan Avenue at the following cross streets: 9th Street; 10th Street; 12th Street; and Euclid Street. A Notice of Completion dated June 22, 2015 was filed with L.A. County Registrar-Recorder. Construction is complete and all project phases are complete. All of the traffic circles are located in eligible low-moderate income areas.	

**PGM Year:** 2015  
**Project:** 0007 - CDBG Administration  
**IDIS Activity:** 459 - CDBG Program Administration

**Status:** Completed 6/30/2016 12:00:00 AM  
**Location:** ,

**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration (21A)      **National Objective:**

**Initial Funding Date:** 09/28/2015

**Description:**  
 Administer the CDBG program in compliance with federal regulations and local policies.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC060529	\$149,181.73	\$149,181.73	\$149,181.73
	PI			\$48,019.68	\$0.00	\$0.00
<b>Total</b>	<b>Total</b>			<b>\$197,201.41</b>	<b>\$149,181.73</b>	<b>\$149,181.73</b>

**Proposed Accomplishments**

**Actual Accomplishments**

<i>Number assisted:</i>	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		<b>Person</b>	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households: 0

<i>Income Category:</i>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>	<b>Person</b>
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Percent Low/Mod				

**PGM Year:** 2015  
**Project:** 0003 - Home Access Program  
**IDIS Activity:** 460 - Home Access Program

**Status:** Completed 6/30/2016 12:00:00 AM  
**Location:** Address Suppressed  
**Objective:** Provide decent affordable housing  
**Outcome:** Availability/accessibility  
**Matrix Code:** Rehab; Single-Unit Residential (14A)      **National Objective:** LMH

**Initial Funding Date:** 09/29/2015

**Description:**  
 The Home Access Program is funded with CDBG funds. The program provides services (occupational therapy evaluations, installation and minor structural modifications) and equipmentlike handrails, ramps and doorbells that flash instead of ringing) to low-income renters in Santa Monica who have a disability and need home modifications to allow them to stay in their rented homes. The program increases the stock of accessible housing in Santa Monica through the provision of modifications for people with disabilities.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC060529	\$36,644.00	\$36,644.00	\$36,644.00
<b>Total</b>	<b>Total</b>			<b>\$36,644.00</b>	<b>\$36,644.00</b>	<b>\$36,644.00</b>

**Proposed Accomplishments**

Housing Units : 30

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	38	7	38	7	0	0
Black/African American:	0	0	8	0	8	0	0	0
Asian:	0	0	2	0	2	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	2	0	2	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>7</b>	<b>50</b>	<b>7</b>	<b>0</b>	<b>0</b>

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	50	50	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	50	50	0
Percent Low/Mod		100.0%	100.0%	

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2015	Provides home modifications and adaptive equipment necessary for low-income Santa Monica residents with a disability to achieve/maintain accessibility and safety in their home. In program year 2015, the Westside Center for Independent Living (WCIL) provided services to 50 unduplicated individuals. Thirty-eight (38) participants received occupational therapist evaluations and 46 participants received home modifications.	

**PGM Year:** 2015  
**Project:** 0005 - Chronic Homeless Program- St. Joseph Center  
**IDIS Activity:** 461 - Santa Monica Chronic Homeless Program (CHP)

**Status:** Completed 6/30/2016 12:00:00 AM      **Objective:** Create suitable living environments  
**Location:** 1685 Main St Room 212 Santa Monica, CA 90401-3248      **Outcome:** Availability/accessibility  
**Matrix Code:** Public Services (General) (05)      **National Objective:** LMC

**Initial Funding Date:** 09/29/2015

**Description:**  
 Provide housing retention services to formerly homeless individuals in the Serial Inebriate Program (SIP) as well as assertive outreach and intensive case management to chronically homeless persons. The teams will target high users of resources/services in Santa Monica and other chronically homeless individuals identified by City staff, those on the Santa Monica Service Registry and those identified by the Homeless Community Court Team. Services include outreach, assessment, transportation to and from Court, housing placement, post-placement/retention services, primary health care, money management, intensive case management, substance abuse treatment and linkages to mental health treatment through the DMH appointed Court psychiatrist.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC060529	\$44,624.00	\$44,624.00	\$44,624.00
<b>Total</b>	<b>Total</b>			<b>\$44,624.00</b>	<b>\$44,624.00</b>	<b>\$44,624.00</b>

**Proposed Accomplishments**  
 People (General) : 50

**Actual Accomplishments**

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	42	4
Black/African American:	0	0	0	0	0	0	18	1
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	3	1
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>6</b>

Female-headed Households: 0

**Income Catearv:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	66
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	66
Percent Low/Mod	100.0%			

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
2015	St. Joseph Center provides housing retention services to formerly homeless individuals in the Serial Inebriate Program (SIP) as well as assertive outreach and intensive case management to chronically homeless persons. The teams will target high users of resources/services in Santa Monica and other chronically homeless individuals identified by City staff, those on the Santa Monica Service Registry and those identified by the Homeless Community Court Team. Services include outreach, assessment, transportation to and from Court, housing placement, post-placement/retention services, primary health care, money management, intensive case management, substance abuse treatment and linkages to mental health treatment through the DMH appointed Court psychiatrist. In program year 2015, St. Joseph Center provided services to 66 unduplicated individuals. Seventeen participants were placed in permanent supportive housing. Seventy-seven percent retained housing established in the prior year.	

**PGM Year:** 2015  
**Project:** 0006 - Legal Services Program-Legal Aid Foundation of Los Angeles  
**IDIS Activity:** 462 - General Community Legal Services

**Status:** Completed 6/30/2016 12:00:00 AM  
**Location:** 1685 Main St Room 212 Santa Monica, CA 90401-3248  
**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Legal Services (05C) **National Objective:** LMC

**Initial Funding Date:** 09/29/2015

**Description:**  
 Provides individual legal services to low-income persons in Santa Monica, focusing on client retention of affordable housing, maintenance of and increase in household income, including government benefits, supporting family stability through access to family law, including child and spousal support and custody orders and providing consumer counseling regarding debt and credit, to promote healthier finances.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC060529	\$80,000.00	\$80,000.00	\$80,000.00
<b>Total</b>	<b>Total</b>			<b>\$80,000.00</b>	<b>\$80,000.00</b>	<b>\$80,000.00</b>

**Proposed Accomplishments**

People (General) : 600

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	498	94
Black/African American:	0	0	0	0	0	0	86	0
Asian:	0	0	0	0	0	0	29	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	47	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>660</b>	<b>94</b>

Female-headed Households: 0 0 0

Income Catearv:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	660
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	660
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefitting
2015	Legal Aid Foundation Los Angeles provides individual legal services to low-income persons in Santa Monica, focusing on client retention of affordable housing, maintenance of and increase in household income, including government benefits, supporting family stability through access to family law, including child and spousal support and custody orders and providing consumer counseling regarding debt and credit, to promote healthier finances. In program year 2015, Legal Aid Foundation of Los Angeles provided services to 660 unduplicated individuals. 514 individuals received help with a housing issue; 62 avoided legal actions being filed against them and 30 people established government benefits for the first time.	

**PGM Year:** 2015  
**Project:** 0004 - Employment Program-Chrysalis  
**IDIS Activity:** 463 - Santa Monica Employment Center

**Status:** Completed 6/30/2016 12:00:00 AM  
**Location:** 1685 Main St Room 212 Santa Monica, CA 90401-3248  
**Objective:** Create economic opportunities  
**Outcome:** Availability/accessibility  
**Matrix Code:** Employment Training (05H)      **National Objective:** LMC

**Initial Funding Date:** 09/29/2015

**Description:**  
 Provides comprehensive employment assistance to low-income homeless participants.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC060529	\$40,000.00	\$40,000.00	\$40,000.00
<b>Total</b>	<b>Total</b>			<b>\$40,000.00</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>

**Proposed Accomplishments**

People (General) : 500

**Actual Accomplishments**

*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	627	183
Black/African American:	0	0	0	0	0	0	323	12
Asian:	0	0	0	0	0	0	20	1
American Indian/Alaskan Native:	0	0	0	0	0	0	24	15
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	10	2
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	179	62
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,183</b>	<b>275</b>

Female-headed Households: 0 0 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	1,183
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1,183
Percent Low/Mod				100.0%

**Annual Accomplishments**

Years	Accomplishment Narrative	# Benefiting
2015	Provides comprehensive employment assistance and increase economic opportunities for low-income and homeless persons. In program year 2015, Chrysalis provided services to 1183 unduplicated individuals. 317 reported securing employment and overall 403 increased their income as a result of participating in Chrysalis programming.	

**PGM Year:** 2015  
**Project:** 0002 - Street Lighting Improvements  
**IDIS Activity:** 464 - Low-Income Neighborhood Safety Lighting

**Status:** Open  
**Location:** 1685 Main St Room 212 Santa Monica, CA 90401-3248  
**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Street Improvements (03K) **National Objective:** LMA

**Initial Funding Date:** 09/29/2015

**Description:**  
 Siting and installation of pedestrian-oriented lighting within CDBG eligible low/moderate income neighborhoods to enhance safety, accessibility for persons with disabilities, promote walking and facilitate resident's access to transit and light rail, parks, schools and other community facilities.

**Financing**

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		\$281,877.00	\$0.00	\$0.00
		2015	B15MC060529	\$498,514.47	\$0.00	\$0.00
	PI			\$11,927.53	\$0.00	\$0.00
<b>Total</b>	<b>Total</b>			<b>\$792,319.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Proposed Accomplishments**

People (General) : 2,000  
 Total Population in Service Area: 3,715  
 Census Tract Percent Low / Mod: 57.34

**Annual Accomplishments**

Siting and installation of pedestrian-oriented lighting within CDBG eligible neighborhoods to enhance safety, promote walking and facilitate residents' pedestrian access to transit and light rail, parks, schools and other community facilities. Project funding will be used to design and construct new pedestrian lighting on Michigan Avenue from 9th Court to 17th Street, and on 14th Street from Michigan to Colorado. In program year 2015, design contract was awarded to Willdan and construction will begin in Fall 2016.

**ATTACHMENT V -  
FINANCIAL SUMMARY REPORT**



Office of Community Planning and Development  
 U.S. Department of Housing and Urban Development  
 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2015  
 SANTA MONICA , CA

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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	934,988.31
02 ENTITLEMENT GRANT	1,010,493.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	105,854.35
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,051,335.66

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	370,651.77
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	370,651.77
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	149,181.73
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	519,833.50
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,531,502.16

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	370,651.77
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	370,651.77
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	164,624.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	164,624.00
32 ENTITLEMENT GRANT	1,010,493.00
33 PRIOR YEAR PROGRAM INCOME	324,927.86
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,335,420.86
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.33%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	149,181.73
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	48,019.68
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	197,201.41
42 ENTITLEMENT GRANT	1,010,493.00
43 CURRENT YEAR PROGRAM INCOME	105,854.35
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,116,347.35
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.66%



PR26 - Activity Summary by Selected Grant

Date Generated: 09/07/2016

Grantee: SANTA MONICA

Grant Year: 2015

Total Grant Amount for 2015 Grant year = \$1,010,493.00													
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant Amount	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
CA	SANTA MONICA	2015	B15MC060529	Administrative And Planning	21A		459	Completed	\$149,181.73	\$149,181.73		\$197,201.41	\$197,201.41
				Administrative And Planning					\$149,181.73	\$149,181.73	14.76%	\$197,201.41	\$197,201.41
CA	SANTA MONICA	2015	B15MC060529	Housing	14A	LMH	460	Completed	\$36,644.00	\$36,644.00		\$36,644.00	\$36,644.00
				Housing					\$36,644.00	\$36,644.00	3.63%	\$36,644.00	\$36,644.00
CA	SANTA MONICA	2015	B15MC060529	Public Improvements	03K	LMA	464	Open	\$498,514.47	\$0.00		\$792,319.00	\$11,927.53
				Public Improvements					\$498,514.47	\$0.00	0.00%	\$792,319.00	\$11,927.53
CA	SANTA MONICA	2015	B15MC060529	Public Services	05	LMC	461	Completed	\$44,624.00	\$44,624.00		\$44,624.00	\$44,624.00
CA	SANTA MONICA	2015	B15MC060529	Public Services	05C	LMC	462	Completed	\$80,000.00	\$80,000.00		\$80,000.00	\$80,000.00
CA	SANTA MONICA	2015	B15MC060529	Public Services	05H	LMC	463	Completed	\$40,000.00	\$40,000.00		\$40,000.00	\$40,000.00
				Public Services					\$164,624.00	\$164,624.00	16.29%	\$164,624.00	\$164,624.00
				Total 2015					\$848,964.20	\$350,449.73	34.68%	\$1,190,788.41	\$410,396.94
				Grand Total					\$848,964.20	\$350,449.73	34.68%	\$1,190,788.41	\$410,396.94

**ATTACHMENT VI -  
HOME MATCH REPORT**

# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting 7/1/2015	Ending 6/30/2016	9/ 1 /2016

## Part I Participant Identification

1. Participant Number MC-060537	2. Participant Name City of Santa Monica		
3. Name of Person completing this report Jim Kemper	4. Phone Number (Include Area Code) 310-458-8702		
5. Address 1901 Main Street, Suite B	6. City Santa Monica	7. State CA	8. Zip Code 90405

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
46,474.34	\$129,491.62	0	\$27,380	\$148,585.96

## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number	0				
2. Dollar Amount					
<b>B. Sub-Contracts</b>					
1. Number	0				
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	0				
2. Dollar Amount					
<b>D. Sub-Contracts</b>					
1. Number	0				
2. Dollar Amounts					

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	0	
2. Businesses Displaced	0	
3. Nonprofit Organizations Displaced	0	
4. Households Temporarily Relocated, not Displaced	0	0

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0					
6. Households Displaced - Cost	0					



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
Home Matching Liability Report

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## SANTA MONICA, CA

Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
1997	25.0%	\$1,091,882.47	\$1,091,882.47	\$272,970.61
1998	25.0%	\$298,117.53	\$298,117.53	\$74,529.38
1999	25.0%	\$1,917,139.00	\$1,917,139.00	\$479,284.75
2000	25.0%	\$1,272,800.09	\$1,160,366.97	\$290,091.74
2001	25.0%	\$25,788.00	\$25,788.00	\$6,447.00
2002	25.0%	\$770,688.27	\$683,533.03	\$170,883.25
2003	25.0%	\$66,465.00	\$0.00	\$0.00
2004	25.0%	\$68,437.00	\$0.00	\$0.00
2005	25.0%	\$825,055.92	\$640,870.92	\$160,217.73
2006	25.0%	\$1,024,936.06	\$857,617.50	\$214,404.37
2007	25.0%	\$479,894.50	\$348,561.50	\$87,140.37
2008	25.0%	\$702,946.00	\$620,000.00	\$155,000.00
2009	25.0%	\$439,825.75	\$420,365.75	\$105,091.43
2010	25.0%	\$1,291,029.06	\$1,127,487.06	\$281,871.76
2011	25.0%	\$830,410.37	\$717,272.37	\$179,318.09
2012	25.0%	\$353,105.49	\$272,846.19	\$68,211.54
2013	25.0%	\$772,932.45	\$715,566.45	\$178,891.61

IDIS - PR33

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
Home Matching Liability Report

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2014	25.0%	\$315,985.99	\$255,595.23	\$63,898.80
2015	25.0%	\$287,749.99	\$232,031.00	\$58,007.75