



# City of Santa Monica

## 2020- 2024 Consolidated Plan & FY2020 - 2021 Action Plan

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

Amended October 2020



## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Amended 2020-24 Consolidated Plan (“Consolidated Plan”) for the City of Santa Monica, California has been prepared in response to a consolidated process developed by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and the HOME Investment Partnership Act (HOME) programs.

This Consolidated Plan outlines housing, community, and economic development needs, priorities, strategies, and projects to be undertaken by the City of Santa Monica with the funds received from the U.S. Department of Housing and Urban Development (HUD). As an entitlement jurisdiction, the City receives an annual share of federal Community Development Block Grant (CDBG) and HOME funds. In order to receive its CDBG and HOME entitlement, the City must submit this Consolidated Plan and First Year Annual Action Plan to HUD. The funds are intended to provide lower and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, development activities, public services, economic development, planning, and program administration.

During the completion of this Consolidated Plan, a new coronavirus known as SARS-CoV-2 was first detected in Wuhan, Hubei Province, People’s Republic of China, causing outbreaks of the coronavirus disease COVID- 2 19 that has now spread globally (COVID-19). The first case was reported in the United States in January 2020. In March 2020, the World Health Organization declared the coronavirus outbreak a pandemic, and President Trump declared the outbreak a national emergency. On March 22, 2020, Governor Newsom requested and received a Presidential Major Disaster Declaration for the State of California. In April 2020, the City of Santa Monica was notified of a special allocation of CDBG funding to prevent, prepare for, and respond to the impacts of COVID-19 including health and economic impacts. Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act in response to the crisis, which was signed into law by President Trump on March 27, 2020. This over \$2 trillion economic relief package provides fast and direct economic assistance for American workers, families, and small businesses, and preserves jobs for industries. As part of the CARES Act, additional assistance is provided for HUD grantees, and the City received a special CARES Act allocation of CDBG funds in April 2020. An additional CARES Act allocation was announced in September 2020, following submission of the original 2020-24 Consolidated Plan and the FY 2020-21 Annual Action Plan. This Amended 2020-24

Consolidated Plan and FY 2020-21 Annual Action Plan incorporates all such allocations announced as of October 1, 2020

The Consolidated Plan serves the following functions: 1) A planning document for the City, which builds upon a citizen participation process; 2) An application for federal funds under HUD's formula grant programs; 3) A strategy to be followed in carrying out HUD programs; and 4) An action plan that provides a basis for assessing performance.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Priorities are based on input from the public participation process, recommendations of City staff, and input and recommendations from participating organizations. The strategies described herein establish Santa Monica's priorities for assisting low- and moderate-income persons and neighborhoods with funds made available through the Consolidated Plan. The affordable housing and development needs of a community often outweigh the resources available to address those needs. Therefore, it is necessary to prioritize the use of available funds to the highest and best use to meet the most pressing needs for housing, the homeless, the special needs populations, and community development.

These priorities were selected based on a review and analysis of the information summarized in the Consolidated Plan, namely the community participation process, consultations, the needs assessment, and the housing market analysis. Strategies are designed to meet priority needs and based on past performance and best practices of communities with similar programs. Only projects that clearly demonstrate the capacity to serve one of the priorities below will receive funding through the Consolidated Plan. These priorities will be incorporated into all requests for proposals over the next five years.

The majority of CDBG activities are selected based on eligibility and need. All organizations requesting CDBG funds for public services, through a formal application process, must demonstrate that the activity is located in an LMI (low- and moderate-income) area, benefits a Low and Moderate Clientele, or benefits low- and moderate-income households.

Perhaps the most important issue to emerge from the assessment process is that of cost burden and affordable housing. Indeed, housing affordability, homeless prevention, and homelessness are three closely related concerns. The need for supportive services, especially for low-income households, youth, and the elderly emerged from both the examination of the data and from public input. The economic impacts of the COVID-19 pandemic will likely only intensify these issues, particularly the issue of securing and maintaining affordable housing.

While the City will focus its resources on housing responses to COVID-19 in the FY 2020-21 Annual Action Plan, the City's priorities and goals over the five-year plan are shown in the following table.

Priority Need Name	Priority Level	Population	Goals Addressing
<b>Expand &amp; Improve Public Infrastructure &amp; Facilities</b>	High	Extremely low, very low, and low-income residents Low--income Households Families with Children People Experiencing Homelessness People with Disabilities Seniors	Expand & Improve Public Infrastructure & Facilities
<b>Preserve &amp; Develop Affordable Housing</b>	High	Extremely low, very low, and low-income residents Low--income Households Families with Children People Experiencing Homelessness People with Disabilities Seniors	Provide Safe, Affordable Housing Opportunities
<b>Public Services &amp; Quality of Life Improvements</b>	High	Extremely low, very low, and low-income residents People Experiencing Homelessness Families with Children Seniors People with Disabilities Persons with HIV/AIDS Victims of domestic violence Persons with Alcohol or other addictions	Provide Vital Services for LMI and Special Needs Populations
<b>Economic Development Opportunities</b>	High	Extremely low, very low, and low-income residents Small Businesses	Economic Development Opportunities
<b>Homelessness Housing &amp; Support Services</b>	High	Extremely low, very low, and low-income residents Chronic Homeless Persons People Experiencing Homelessness Families with Children Seniors People with Disabilities Persons with HIV/AIDS Victims of domestic violence Persons with Alcohol or other addictions	Provide Assistance for Homelessness Services and Shelters
<b>Fair Housing</b>	High	Extremely Low <del>Low</del> Moderate Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	Provide Vital Services for LMI and Special Needs Populations

## **Priorities and Goals**

### **3. Evaluation of past performance**

Most of the objectives in the previous 2015-19 Consolidated Plan are on track to be attained.

The City of Santa Monica 2018 Resident Survey identified homelessness as a top concern of residents. Recognizing that the City has a disproportionate share of homeless individuals, the Council pledged its commitment to addressing the impacts of homelessness in the community through proactive regional initiatives and local programs that address the root causes of homelessness. Staff continues to work on this priority at the regional and local level. As detailed later in the report, in program year 2012, the City updated the Service Registry and Action Plan to Address Homelessness initiatives to be consistent with HUD's national goal to end homelessness. The maintenance of the Homeless Management Information System (HMIS) continues to provide better data to HUD and to the City's Continuum of Care. The City's Action Plan reflects many of the best practices and priorities of the federal strategy for preventing and ending homelessness. Specifically, the City has recommitted to reducing street homelessness with a focus on the heavily populated Santa Monica Downtown and beach areas. This has led to increased collaboration with the local business community and the Santa Monica Police Department.

During program year 2019, the City granted non-CDBG funds to Jewish Vocational Services to provide employment training and placement services to Santa Monica youth; to Chrysalis, a non-profit agency that provides job training and placements for low-income, underserved and special needs populations and to Hospitality Training Academy to provide low income opportunity youth ages 18-24 with assessment, employment assistance, training, and placement in jobs within the hospitality industry.

The City undertook activities that benefited low and moderate income families. The City did not hinder plan implementation by action or willful inaction. Federal, state and county funding cutbacks have impacted the ability to address the social service and housing needs in Santa Monica given that those reductions have decreased the funding available to provide services and/or programs to low-income persons in the community. Additionally, federal changes to the welfare system have had great impacts on the availability of resources to low-income people. The City will continue to assess the impacts of the future need for increased affordable housing, employment, childcare, and other supportive services.

### **4. Summary of citizen participation process and consultation process**

The City considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and Annual Action Plans.

To that end, residents and community stakeholders of Santa Monica played a significant role in the preparation of the Draft 2020-24 Consolidated Plan. The City's Citizen Participation Plan was utilized to encourage citizen input. Actions taken by the City to obtain citizen participation included presentations at City Commission meetings, online/website communication, community stakeholder interviews, a

widely distributed online survey, public notices, and public hearings. The City’s Citizen Participation Plan will continue to guide the preparation and/or revision of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance & Evaluation Reports (CAPERs) over the next five program years.

Two well-publicized public hearings were held at City Commission meetings in February 2020. The original draft 2020-24 Consolidated Plan and FY 2020-21 Annual Action Plan were available for a thirty-day public review and comment period starting on March 16, 2020. Following the receipt of CARES Act funding, the City incorporated the use of CDBG-CV funds into the Consolidated Plan and FY 2020-21 Annual Action Plan. The revised plans were republished for an expedited five-day review and comment period pursuant to the flexibility provided under the CARES Act. The completed plans were approved by City Council on June 9, 2020. These sessions are part of a concerted effort to obtain as much public input as possible in the preparation of the Plans.

This Amended 2020-24 Consolidated Plan and FY 2020-21 Annual Action Plan is now posted for a five-day public review and comment period beginning October 10, 2020 in accordance with program rules, waivers, and alternative requirements for CARES Act CDBG funding, as noticed at 85 FR 51457. Any comments received will be integrated into this section.

**5. Summary of public comments**

There were no public comments received at the Public Hearings or during the Public Review periods.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

**7. Summary**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SANTA MONICA	CCS Housing and Human Services Division
HOME Administrator	SANTA MONICA	CCS Housing and Human Services Division

**Table 1 – Responsible Agencies**

### Narrative

The City of Santa Monica’s Human Services Division (within the Community and Cultural Services Department) served as the lead agency in coordinating the development of the 2020-24 Consolidated Plan. Administration of Community Development Block Grant (CDBG) (as well as the CARES Act CDBG-CV funding) and HOME Investment Partnerships Program (HOME) funds has historically been shared by the Community and Cultural Services Department (CCS) and the Housing and Economic Development Department (HED). Beginning in FY 2020-21, CCS and HED’s Housing Division are merging to form the new Community Services Department. CDBG/HOME administration will live in the new Housing and Human Services Division, ensuring a consistent approach to administering projects and progressing towards goals. In addition, the new division will continue to work with public agencies, for-profit entities, and the many non-profit organizations that play a part in the provision of affordable housing and community services in Santa Monica.

### Consolidated Plan Public Contact Information

Community Services Department

Housing and Human Services Division

1685 Main Street

Santa Monica, CA 90401

Phone: 310-458-8701

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Despite a robust investment of local resources in human services, including services for people who are homeless, the City continues to be impacted by the overall rise in need for social services in the region. As one of 88 cities in Los Angeles County, and sharing all borders with the City of Los Angeles, Santa Monica encourages surrounding communities to take on their “fair share” of the cost and resource burden of providing services for people who are homeless.

The City continues to work with neighboring communities to develop progressive and compassionate solutions that foster access to appropriate housing and services in every community. 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. In addition, 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. CES seeks to unify the assessment process to ensure people who are homeless are prioritized for the most appropriate housing options, while enhancing coordination of housing and services through deeper collaboration. CES brings together local resources with county departments, housing authorities, mainstream benefits, the Veterans Administration (VA), and private sector partners. Since 2015, the City has participated in the development and implementation of LA County’s Homeless Initiative, which produced 47 strategies to remove barriers and streamline access to housing and services across county departments, local cities and service providers. The City also supported the county-wide effort to pass Measure H, which passed in 2017 and adds a quarter cent sales tax that will generate over \$300 million over ten years to implement the Homeless Initiative strategies.

The City coordinates resources and services through the Human Services Division (HSD), which includes a Homeless Initiatives Team of 3 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.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Santa Monica is part of the Los Angeles Continuum of Care (CoC) led by the Los Angeles Homeless Services Authority (LAHSA). LAHSA establishes priorities for the CoC, including performance standards, evaluation and Coordinated Entry System procedures. The City participates in quarterly CoC meetings to discuss funding priorities, evaluation tools and performance measures. All CoC funded programs are required to submit Annual Performance Reports (APR) to the CoC lead agency LAHSA. The City manages an independent Homeless Management Information System (HMIS) that was initially funded through HUD CoC, and is currently supported with local general funds. Data from Santa Monica's HMIS is uploaded regularly to the CoC HMIS system. The City holds a monthly HMIS Steering Committee meeting with local service provider HMIS leads to update policies and procedures and discuss administrative issues related to the local HMIS. Local consent forms and policies are consistent with CoC standards. City-funded programs share this common computerized database to track unduplicated participants and their outcomes, as well as to coordinate case management within the system. The City was one of the first communities nationally to build the Vulnerability Index assessment into an existing HMIS, which allowed for the full integration of the Service Registry into HMIS to improve case coordination and outcome reporting.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Santa Monica has established a number of commissions and advisory boards comprised of interested citizens to monitor the needs of the community and advise the City Council on the best way to address these needs. As part of the consultation process, the Human Services and Housing Divisions met with the Housing Commission and Social Services Commission to receive input and identify the highest community needs and priorities.

The City also partners with over 20 local non-profit organizations to ensure the adequate provision of housing and community services in Santa Monica. The organizations are invited to Commission meetings

and to the Public Hearings, where their ideas, expressions of need, and information on program activities are sought. More information on the City's non-profit partners for the Human Services Grants Program can be viewed at [www.smgov.net/ccsgrants](http://www.smgov.net/ccsgrants).

The City works closely with a network of other private and public entities that constitute a comprehensive network of resources. These 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, Los Angeles County Department of Child and Family Services, Los Angeles County Department of Public Health, Los Angeles County Department of Health Services, 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, Los Angeles County Metropolitan Transportation Authority, Los Angeles County Development Authority, Santa Monica-Malibu Unified School District, United Way, and Westside Cities Council of Governments.

Affordable housing development and voucher administration is administered by the Housing Division. Social service delivery by non-profit agencies is coordinated through the City's Human Services Grants Program, which is approved annually by the City Council during the budget adoption process. In addition, the Westside Shelter and Hunger Coalition (WSHC) Coalition (formerly Westside Shelter and Hunger Coalition) is comprised of representatives from agencies involved with emergency shelter, affordable housing, and supportive services on the Westside of Los Angeles. The Coalition meets regularly to coordinate efforts, including lobbying the county, state, and federal government.

Concurrent with the process for developing the Consolidated Plan, the Human Services Division conducted a community engagement process to solicit input from a variety of stakeholders on what a successful social services system looks like for them. The goal of the community input is to reshape outcomes for the Human Services Grants Program (HSGP), which is the vehicle through which CDBG social services funds are allocated to local non-profits. Over five months in 2019, over 500 people participated in 27 workshops, 2 town halls, and an online survey to share what has and has not worked for them in the current system of care and the types of services they want to see prioritized. Participants included program consumers, service providers, residents, business owners, and members of the faith community. Feedback from those meetings has been used to inform development of the 2020-24 Consolidated Plan.

## **2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Housing Commission
	<b>Agency/Group/Organization Type</b>	City Commission
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Commission Meeting, Group Meeting and Discussion, HSD outreach
2	<b>Agency/Group/Organization</b>	Social Services Commission
	<b>Agency/Group/Organization Type</b>	City Commission
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Housing Community Service
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Commission Meeting, Group Meeting and Discussion, HSD outreach
3	<b>Agency/Group/Organization</b>	Disabilities Commission
	<b>Agency/Group/Organization Type</b>	City Commission
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD outreach
4	<b>Agency/Group/Organization</b>	Commission for the Senior Community
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons City Commission
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD outreach
5	<b>Agency/Group/Organization</b>	Commission on the Status of Women
	<b>Agency/Group/Organization Type</b>	City Commission
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Service Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD outreach
6	<b>Agency/Group/Organization</b>	Virginia Avenue Park Advisory Board
	<b>Agency/Group/Organization Type</b>	Advisory Group
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Service Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
7	<b>Agency/Group/Organization</b>	Early Childhood Care Task Force
	<b>Agency/Group/Organization Type</b>	Advisory Group
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Service Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, One-on-one interview
8	<b>Agency/Group/Organization</b>	Cradle to Career Group
	<b>Agency/Group/Organization Type</b>	Advisory Group
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Service Needs and Economic-Youth & Families
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
9	<b>Agency/Group/Organization</b>	City Inter-Departmental Working Group
	<b>Agency/Group/Organization Type</b>	Working Group
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Public Facilities, Infrastructure, Public Services

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Group Meeting and Discussion
10	<b>Agency/Group/Organization</b>	St. Joseph Center
	<b>Agency/Group/Organization Type</b>	Services-homeless Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
11	<b>Agency/Group/Organization</b>	Meals on Wheels West
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Elderly
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
12	<b>Agency/Group/Organization</b>	Hospitality Training Academy
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Job Training
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
13	<b>Agency/Group/Organization</b>	Venice Family Clinic
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Family Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
14	<b>Agency/Group/Organization</b>	Chrysalis
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Job Training

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
15	<b>Agency/Group/Organization</b>	Upward Bound House
	<b>Agency/Group/Organization Type</b>	Services-homeless Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
16	<b>Agency/Group/Organization</b>	WISE & Healthy Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Elderly
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
17	<b>Agency/Group/Organization</b>	JVS SoCal
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Job Training for Youth, Employment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach, One-on-one interview
18	<b>Agency/Group/Organization</b>	Westside Food Bank
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Public Service
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
19	<b>Agency/Group/Organization</b>	CLARE   MATRIX
	<b>Agency/Group/Organization Type</b>	Not-for-Profit

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
20	<b>Agency/Group/Organization</b>	Providence Saint Johns
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Youth and Families
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
21	<b>Agency/Group/Organization</b>	Legal Aid Foundation of Los Angeles
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Low Income Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
22	<b>Agency/Group/Organization</b>	Santa Monica college
	<b>Agency/Group/Organization Type</b>	Services-Education School
	<b>What section of the Plan was addressed by Consultation?</b>	Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
23	<b>Agency/Group/Organization</b>	Santa Monica Boys and Girls Club
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Low-income Families
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach

24	<b>Agency/Group/Organization</b>	The People Concern
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless and Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
25	<b>Agency/Group/Organization</b>	Step Up on Second
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey, HSD Outreach
26	<b>Agency/Group/Organization</b>	Connections for Children
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Youth and Families
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey
27	<b>Agency/Group/Organization</b>	Family Services of Santa Monica
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Youth and Families
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey
28	<b>Agency/Group/Organization</b>	Growing Place
	<b>Agency/Group/Organization Type</b>	Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Youth and Families

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey
29	<b>Agency/Group/Organization</b>	Disability Community Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Low-income Families
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online Survey
30	<b>Agency/Group/Organization</b>	Community Corporation of Santa Monica
	<b>Agency/Group/Organization Type</b>	Housing Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interview
31	<b>Agency/Group/Organization</b>	City of Santa Monica Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interview, data related to public housing needs
32	<b>Agency/Group/Organization</b>	Calvary Baptist
	<b>Agency/Group/Organization Type</b>	Housing Faith Based Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interview
33	<b>Agency/Group/Organization</b>	RAND
	<b>Agency/Group/Organization Type</b>	Research Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Social Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interview, Sustainable City of Wellbeing Study
34	<b>Agency/Group/Organization</b>	Los Angeles Homeless Services Authority
	<b>Agency/Group/Organization Type</b>	Services-homeless Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Social Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interview, information on homelessness
35	<b>Agency/Group/Organization</b>	Downtown Santa Monica
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Not-for-Profit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interview
36	<b>Agency/Group/Organization</b>	Familias Latinas Unidas
	<b>Agency/Group/Organization Type</b>	Community Group
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Social Services

<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one interview
--	----------------------

**Identify any Agency Types not consulted and provide rationale for not consulting**

To the best of its ability, the City has conducted outreach to all known agencies and organizations involved in activities that are relevant to CDBG and HOME activities and programs.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority	Homelessness Strategy
Framework for a Sustainable City of Wellbeing	City	City Vision and Goals
Land Use and Circulation Element	City	City Vision and Goals
Housing Element	City	City Guidelines and Plans for Housing
Action Plan to Address Homelessness in Santa Monica	City	Homelessness Strategy
Public Housing Five-Year Plan	Housing Authority	Coordination of Efforts
Analysis of Impediments to Fair Housing Choice	Housing Authority	Fair Housing Objectives & Plan
Human Services Grant Program Funding Rationale RFP	City	Coordination of Efforts
Evaluation of Services for Older Adults in Santa M	City	Services for Senior Citizens
Youth Wellbeing Report Card	City	Programs for Youth and Teens
Youth Violence Prevention in SM: An Action Plan	City	Programs for Youth
2018 Resident Satisfaction Survey	City	City Vision and Goals

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City participates in a number of collaborative meetings, task forces and coalitions with other public entities to coordinate service delivery, align policies, and share data in an effort to reduce duplication of services, remove system barriers, and leverage non-City resources to serve Santa Monica residents. These include key public and quasi-public agencies, coalitions and groups, including the U.S. Department of Veterans Affairs, the Los Angeles Homeless Services Authority, California Department of Housing and Community Development, California Employment Development Department, Federal Emergency Management Agency, Los Angeles County Department of Child and Family Services, Los Angeles County Department of Public Health, Los Angeles County Department of Mental Health, Los Angeles County Department of Health Services, Los Angeles County Department of Public Social Services, Los Angeles County Metropolitan Transportation Authority, Los Angeles County Housing Authority, Santa Monica-Malibu Unified School District, Santa Monica College, United Way, and Westside Cities Council of Governments.

**Narrative (optional):**

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The City considers the involvement of its low- and moderate-income residents to be essential to the development and implementation of its Five-Year Consolidated Plan and Annual Action Plans.

The residents of Santa Monica played a significant role in the preparation of the Consolidated Plan. The City’s Citizen Participation Plan was utilized to encourage citizen input. Actions taken by the City to obtain citizen participation included: presentations at City meetings, online/website communication, stakeholder interviews, a widely-distributed online survey, public notices, and public hearings. The City’s Citizen Participation Plan will continue to guide the preparation (and/or revision) of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Reports (CAPERs) over the next five fiscal years.

Well-publicized public hearings were held at two City Commission meetings in February 2020. The draft Consolidated Plan and first year Annual Action Plan was available for a thirty-day public review and comment period starting on March 16, 2020. The completed Plan was approved by the City Council at a public meeting on June 9, 2020. This Amended Consolidated Plan and first year Annual Action Plan is now made available for an additional five-day public review and comment period as of October 10, 2020. Taken together, these sessions are part of a concerted effort to obtain as much public input as possible in the preparation of the Plans.

The Citizen Outreach Participation Table below provides details about the various outreach efforts.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Residents of Public and Assisted Housing  Social Services Commission Meeting	Preserve and enhance the quality of life for all residents.  Commission members and members of the public.	All comments were accepted.	All comments were accepted.	
2	Public Hearing	Housing providers	Commission members and members of the public	All comments were accepted.	All comments were accepted.	
3	Public Review & Comment Period	Non-targeted/broad community  General public	March 16 - April 15, 2020; June 4 - June 9, 2020; Oct 10-Oct 15, 2020.	All comments were accepted.	All comments were accepted.	
4	Public Review & Comment Period	Non-targeted/broad community  General public	June 9, 2020	All comments were accepted.	All comments were accepted.	

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
5	Public Review & Comment Period	Community organizations in Santa Monica	Nine (9) targeted interviews were conducted	All comments were accepted.	All comments were accepted.	
6	Public Review & Comment Period	Non-targeted/broad community  General public	Two-hundred and eighty-three (283) survey responses were gathered	All comments were accepted.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

To ensure the most efficient and effective use of resources, the City of Santa Monica must first assess the needs of the community. In this section, the City's various demographic and economic indicators will be described and analyzed to provide the foundation needed for management of CDBG and HOME entitlement grants.

Using data gathered by state, local, and federal sources, the City can identify needs based on broad trends in population, income, and household demographics. Primary data sources include the US Census Bureau, HUD, and Bureau of Labor Statistics. Once initial data has been gathered, they can be examined with a more nuanced analysis of variables, such as how family and household dynamics relate to race and housing problems.

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by the City's residents. Per HUD's definition, there are four housing problems to be assessed:

- Cost-Burdened (defined as households that spend 30% or more of their income on housing costs)
- Lack of Complete Plumbing
- Lack of Complete Kitchen Facilities
- Overcrowding

In addition to the demographics analyzed, this section also looks at factors that impact or are impacted by the housing market. The City's public housing, the needs of those facing homelessness, and non-homeless special needs are also discussed. Finally, non-housing development needs like public services and infrastructure are also analyzed to assist in determining where resources should be allocated.

Whenever possible, each of these issues is juxtaposed with economic and demographic indicators to determine whether certain groups carry a disproportionate burden. Understanding the magnitude and prevalence of these issues in the City of Santa Monica is crucial in setting evidence-based priorities for entitlement programs.

*Data Note: Many fields in this document are populated automatically by the IDIS system. In order to provide the most accurate and up-to-date analysis, additional data sources are often used.*

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The housing needs of a community are, like all items in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one house for one household. Changes in population, household size, availability of rental housing, income, and the condition of properties all contribute to shifts in the community's housing needs.

The following section will demonstrate that the greatest housing issue facing the citizens of Santa Monica is affordable housing. According to the 2013-2017 American Community Survey 5-Year Estimates, there are approximately 19,955 cost burdened households in the City, or 44.3%. Renters are more likely to be cost burdened, as approximately 47.5% pay over 30% of their income towards housing. Homeowners are slightly better off: 42.2% of those with a mortgage and 24.6% of those without a mortgage are cost burdened. This data points to the current housing supply being either too small or too expensive.

Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	84,084	92,495	10%
Households	44,497	46,358	4%
Median Income	\$50,468.00	\$86,084.00	71%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**  
2006-2010 ACS, 2013-2017 ACS  
**Data Source Comments:**

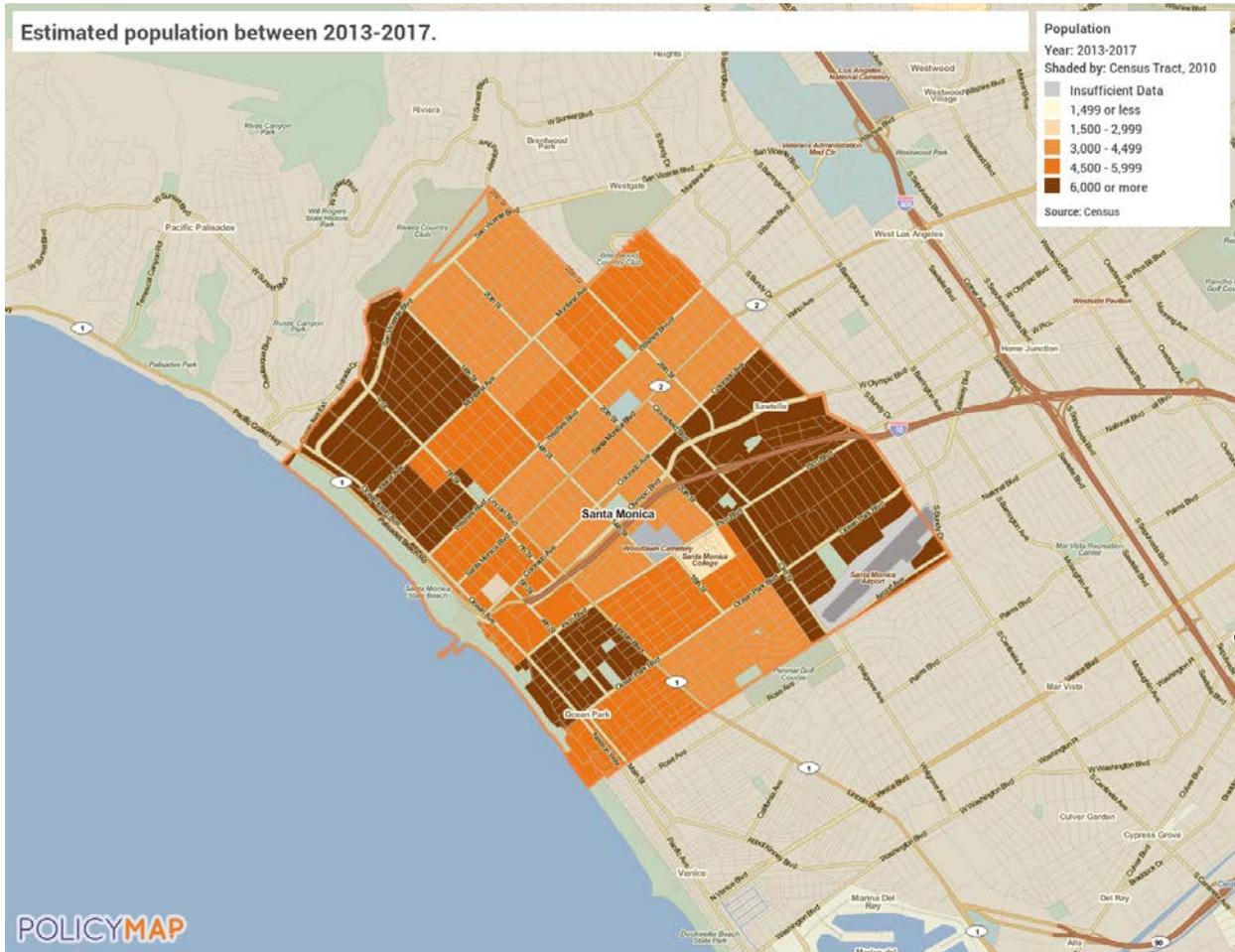
Since 2000, the population of Santa Monica has increased by approximately 10%, which is more than double the increase in the number of households in the City. This indicates that household size is increasing along with the population, a factor that will be addressed later in this document.

Residents have a nearly 71% higher median household income than they did in 2000. While this points to an increase in buying power, economic growth is not as strong as this data point indicates. Due to inflation, the median household income in 2000 (\$50,468) has the same buying power as \$72,604 in 2017. The actual change in a household's buying power is 15.7%, which is noticeably less than the change in income.

### Population

The first map below displays the population density by Census Tract throughout the City of Santa Monica; the darker the tract, the higher the population. Two areas along the beachfront have the highest concentration of people, while the tracts northwest of the airport have a disproportionately high population.

Source: 2013-2017 American Community Survey 5-Year Estimates

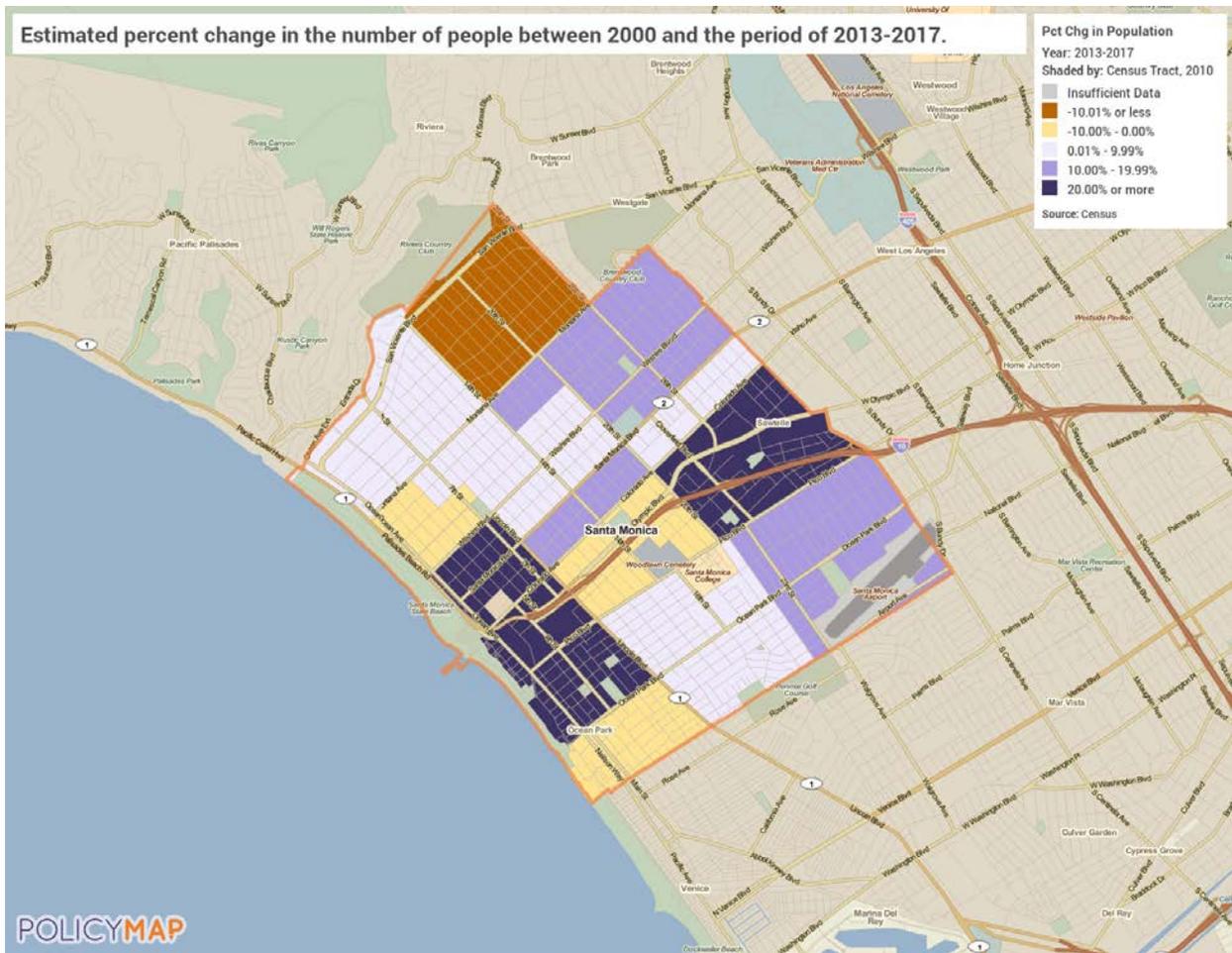


**Population**

**Change in Population**

As noted above, the City’s population grew by 10% since 2000. However, that growth is not evenly distributed throughout the area. The most northern Census tract 06037701201 experienced the largest decline in population. Census tracts 06037701801 in the northeast, where I-10 enters the City, and 06037701902 and 06037702102, along the coast, experienced the highest population growth at over 20%.

Source: 2013-2017 American Community Survey 5-Year Estimates



## Population Change

## Median Household Income

The map below displays the median household income by census tract throughout Santa Monica. In 2017, the median household income was \$86,084, but income varied considerably throughout the City. In general, census tracts along the northwest city limits have households with the highest median incomes in Santa Monica at over \$120,000 per year. Tracts that surround I-10 have the lowest median household income in the City; in particular, tract 06037701801 in the east has a median household income half that of the northwest tracts.

Source: 2013-2017 American Community Survey 5-Year Estimates

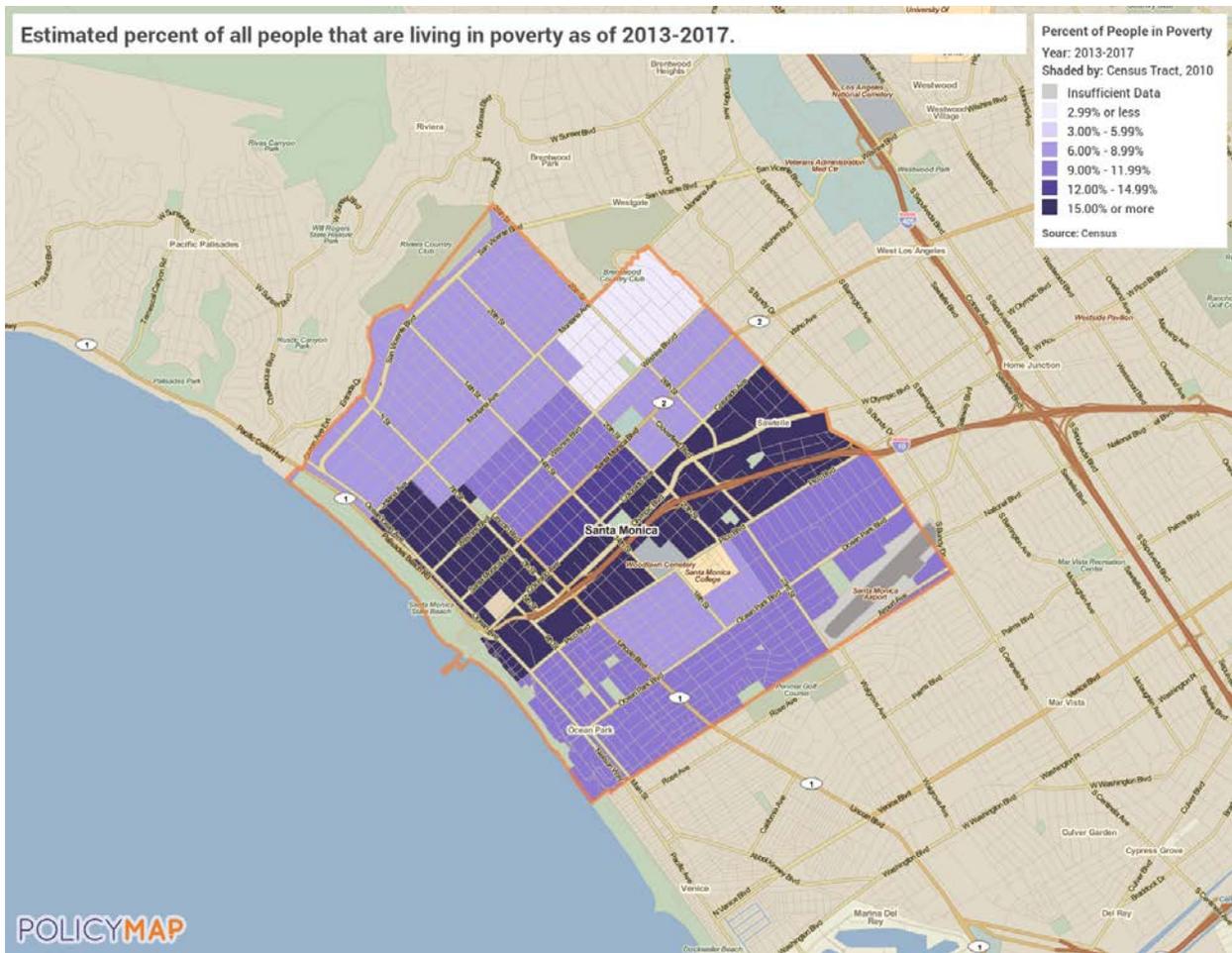


**Median Household Income**

**Poverty**

The map below displays the percentage of the population who live below the poverty level by census tract. Unsurprisingly, it shows that the areas with high poverty are also those that have a relatively low income. Along I-10 where median household income is lowest in the City, poverty is highest at over 15%. These Census tracts from west to east along I-10 are: 06037701402, 06037701902, 06037701802, and 06037701801.

Source: 2013-2017 American Community Survey 5-Year Estimates



**Poverty Level**

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	7,385	4,040	5,820	3,300	25,910
Small Family Households	740	830	1,375	805	8,965
Large Family Households	45	165	15	50	685
Household contains at least one person 62-74 years of age	1,745	825	1,155	565	2,030
Household contains at least one person age 75 or older	2,040	815	645	200	760
Households with one or more children 6 years old or younger	135	195	250	185	2,835

**Table 6 - Total Households Table**

**Alternate Data Source Name:**

2012-2016 CHAS

**Data Source Comments:**

## **Number Households**

The above table breaks down family dynamics and income in the jurisdiction using 2016 CHAS data. Residents who are in higher income ranges tend to have different household demographics from those in lower income ranges. For example, residents who earn more than 100% of HUD Area Median Family Income (HAMFI) are considerably more likely to be a small family household and not include an elderly person than households that make less than 30% HAMFI.

When looking at total households in the City by income level, there are a significant number of households in the City which are extremely low-income (0-30% HAMFI), with over 7,300 households. Over half of these homes include someone over the age of 62 (3,785).

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	390	125	95	40	650	0	0	15	35	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	110	100	45	340	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	160	75	70	370	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	4,065	1,685	1,085	170	7,005	745	410	585	165	1,905

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	775	845	1,825	1,535	4,980	75	140	240	150	605
Zero/negative Income (and none of the above problems)	455	0	0	0	455	65	0	0	0	65

**Table 7 – Housing Problems Table**

**Alternate Data Source Name:**  
2012-2016 CHAS  
**Data Source**  
**Comments:**

**Housing Needs Summary**

The table above gives an overview of housing problems in the City. Using 2016 CHAS data, the table provides the numbers of households experiencing each category of housing problem broken out by income ranges (up to 100% AMI) and owner/renter status. For example, the first data cell (top left) demonstrates that 390 renter households in the jurisdiction made 30% or below the area median income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is clearly the leading housing problem in the City in terms of sheer numbers, a common trend in many communities across the state and nation today. According to the 2016 CHAS data, there were 11,985 renters and 2,510 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income). The bigger picture is worse, however, because these figures do not include households that earn more than 100% of the median income.

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen**

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,375	2,925	3,180	1,855	13,335	820	550	825	330	2,525
Having none of four housing problems	610	360	1,285	875	3,130	55	205	535	250	1,045
Household has negative income, but none of the other housing problems	455	0	0	0	455	65	0	0	0	65

**Table 8 – Housing Problems 2**

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source  
Comments:

### Severe Housing Problems

The table above shows households with at least one severe housing problem broken out by income and occupancy. The data shows there is a correlation between being low income and having a higher tendency to have severe housing problems. As income increases, there are less severe housing problems. For renters having one or more of four housing problems, 5,375 with 0-30% AMI had problems, while only 1,855 with >80-100% AMI had problems. Similarly, for owners, 820 with 0-30% AMI had problems, while only 330 with >80-100% AMI had problems.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	520	540	590	1,650	170	70	270	510
Large Related	45	145	0	190	0	0	0	0
Elderly	2,280	595	370	3,245	365	190	170	725
Other	2,440	1,305	1,950	5,695	185	130	170	485

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	5,285	2,585	2,910	10,780	720	390	610	1,720

**Table 9 – Cost Burden > 30%**

**Alternate Data Source Name:**

2012-2016 CHAS

**Data Source**

**Comments:**

**Cost Burden**

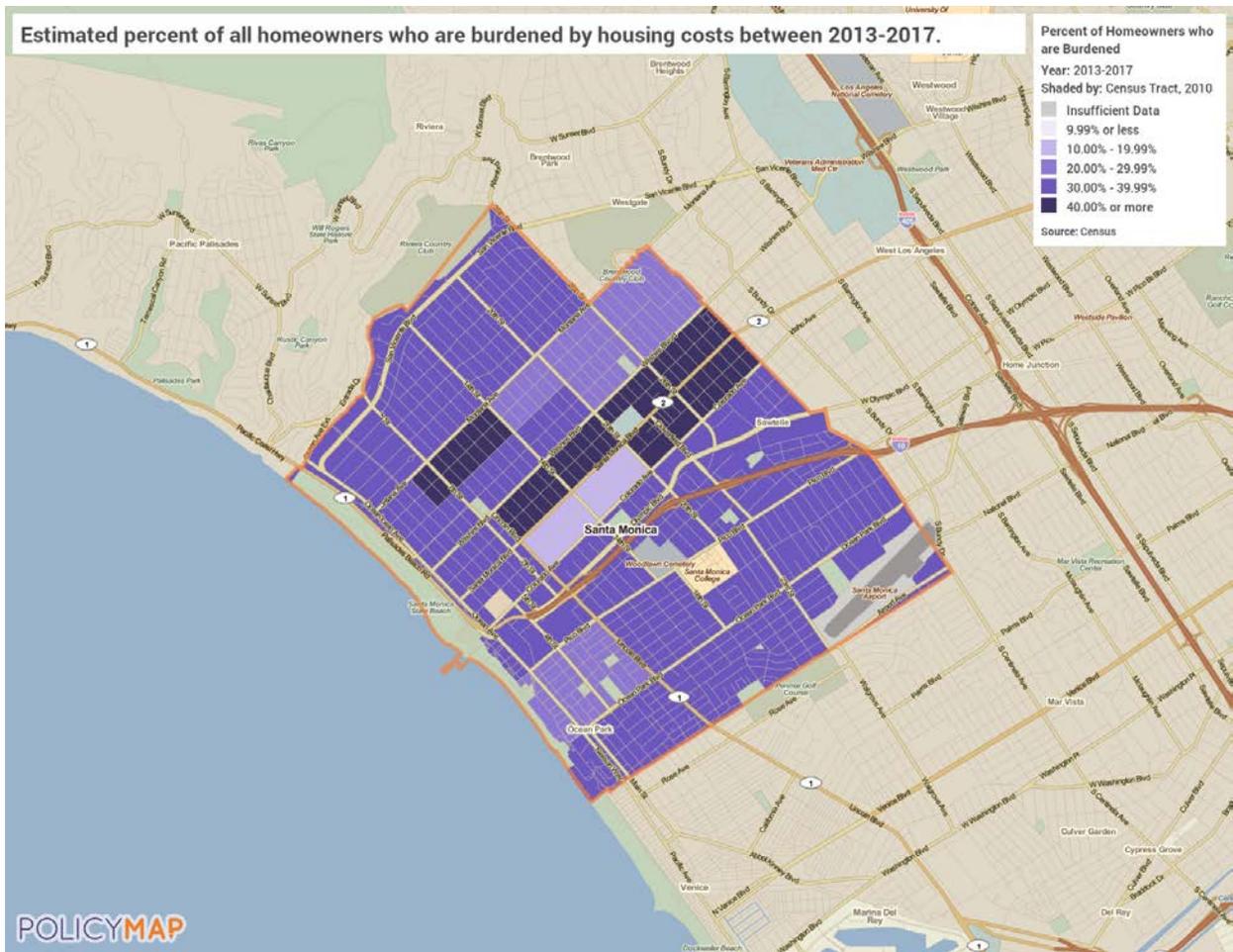
The table above displays 2016 CHAS data on cost-burdened households in the City for the 0% to 80% AMI cohorts. HUD defines cost-burden as paying more than 30% monthly income on housing costs. In terms of total counts, renters experience cost burden much more than homeowners. All small households experience cost burden, no matter what income level. Extremely low-income elderly households experience cost burden more than any other elderly income level.

Santa Monica’s Wellbeing Project (2017) survey results indicate that nearly half of Santa Monica residents (47% for homeowners, 48% for renters) reported that they are spending more than 30% of their income on housing. Despite the fact that more than a third (38%) of all multifamily housing stock in Santa Monica is designated for LMI residents, one in four Santa Monica residents say they worry about making the rent or mortgage payment every month.

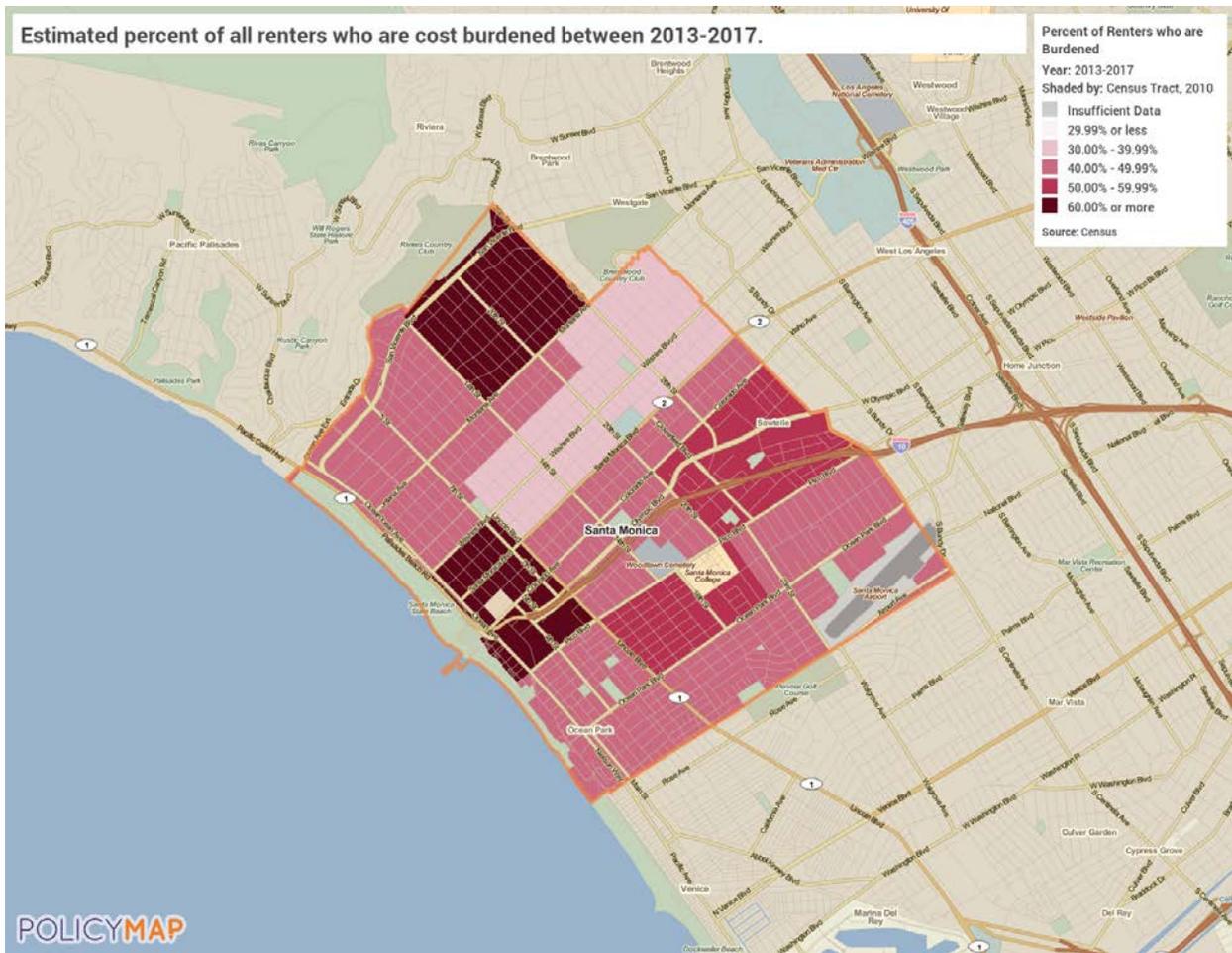
**Housing Cost-Burdened**

The following maps below display the percentage of the population that is cost-burdened by census tract using data from the 2013-2017 American Community Survey 5-Year Estimates. Despite higher median household incomes in the City over the past several years, there are still high rates of cost burden in some areas, as high as over 40% for homeowners and 60% for renters.

Source: 2013-2017 American Community Survey 5-Year Estimates



**Cost Burdened Homeowners**



**Cost Burdened Renters**

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	390	265	260	915	155	65	240	460
Large Related	45	80	0	125	0	0	0	0
Elderly	1,760	325	90	2,175	305	100	90	495
Other	1,880	1,110	690	3,680	150	110	110	370
Total need by income	4,075	1,780	1,040	6,895	610	275	440	1,325

**Table 10 – Cost Burden > 50%**

Alternate Data Source Name:

2012-2016 CHAS

Data Source

Comments:

## Severe Cost Burden

The data presented above show the severe cost burden in the City, which is defined as paying more than 50% of household income on housing cost. Severe cost burden effects the same household types as regular cost burden.

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	125	255	130	65	575	0	0	0	0	0
Multiple, unrelated family households	0	15	0	45	60	0	0	0	0	0
Other, non-family households	30	0	50	0	80	0	0	0	0	0
Total need by income	155	270	180	110	715	0	0	0	0	0

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source  
Comments:

## Overcrowding

HUD defines an overcrowded household as having from 1.01 to 1.50 occupants per room and a severely overcrowded household as having more than 1.50 occupants per room. This type of condition can be seen almost exclusively in renter households in the City and especially in single family households.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	95	195	135	425	40	0	115	155

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source  
Comments:

## **Describe the number and type of single person households in need of housing assistance.**

According to the 2013-2017 American Community Survey 5-Year Estimates (S2501), 48.2% are single-person households living alone. Renters are more likely to live in a single-person household than homeowners. Approximately 55.1% of renter-occupied units are single-person households as compared to 30.2% of owner-occupied households.

Elderly residents who live alone may be in particular need of housing assistance. They are often on a fixed income and need assistance to maintain autonomy. In Santa Monica, over half of all households with someone over the age of 65 are single-person households. That means over 6,300 households may need housing assistance due to age. (Source: ACS 2013-2017, S0103)

## **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

### **Victims of Rape and Domestic Violence**

According to the FBI's Uniform Crime Reports, in 2017 there were 58 cases of rape and 407 cases of aggravated assault. That translates to a crime rate of 58.1 for rape and 437.9 for aggravated assault (per 100,000 people). This was higher than the respective crime rates for Los Angeles County as a whole.

The incidents of domestic violence, dating violence, stalking, or other sexual crimes was not gathered by the FBI, however there were a total of 705 cases of violent crimes.

### **Disability**

In the City of Santa Monica there are 9,179 individuals who have a disability, representing 10% of the population. The disability rate is highest for older residents. Ambulatory difficulty is the most common disability (4,783 residents), followed by independent living difficulty (3,840), and self-care difficulty (2,297).

## **What are the most common housing problems?**

Affordability is by far the largest housing problem in Santa Monica. The most recent data available from the American Community Survey estimates that 47.5% of renters are housing cost burdened. Approximately 42.2% of homeowners with a mortgage and 24.7% without a mortgage are cost burdened. In total, nearly 20,000 households in Santa Monica are financially overstretched due to housing costs.

## **Are any populations/household types more affected than others by these problems?**

The 2016 CHAS data, while yielding different totals than the recent data from the Census Bureau, provide a more nuanced view of which segments of the population experience housing problems. In general, lower-income households experience more housing problems. Extremely low-income households (30% AMI and below) are statistically more likely to have at least one problem than other income ranges, and extremely low-income renters more so than owners. When those facts intersect, the data demonstrates that low- and extremely low-income renters are more affected by housing problems than other groups. For example, extremely low-income renter households show a greater incidence of severe housing cost burden than all other groups. An analysis of race and cost burden is conducted in the Market Analysis section of this report.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

HUD defines extremely low-income households as households that earn 0-30% AMI (area median income), and severe housing cost burden as housing expenses that are greater than 50% of income.

As indicated in 2016 CHAS data in Housing Needs Summary Tables, the lack of affordable housing is by far the greatest housing problem for extremely low-income households and families with children in the region. For extremely low-income households, there are 610 homeowner households with severe housing cost burden greater than 50%, and 4,075 renter households have severe housing cost burden greater than 50%. That means there are over 4,600 households in the City that are both extremely low income and have severe housing cost burden, which places them at imminent risk of becoming homeless. Furthermore, 135 extremely low-income households in the City include one or more children 6 years and younger.

According to the Los Angeles Homeless Services Authority's (LAHSA) 2019 Homeless Count (2019 PIT), there were 1,002 persons who were homeless in the City with 752 unsheltered. The number of families was not available through the 2019 PIT, however LAHSA includes information on the number of families assessed from HMIS. From 7/1/2018 to 6/30/2019 there were a total of 141 families assessed.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of Santa Monica does not provide specific estimates of its at-risk populations. However, as noted above, the populations most at risk are extremely low-income households, households that are

extremely cost burdened, the elderly, residents with a disability, and survivors of domestic violence and rape.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Persons identified to be at increased risk include: persons who are extremely low income; persons with disabilities; persons fleeing domestic violence; homeless persons being discharged from crisis units, hospitals and jails; and unaccompanied youth and youth aging out of foster care. Prevention assistance is also primarily provided to persons who have already received notice that eviction proceedings have been started in court (rather than just a three-day notice from landlord), since they constitute the households most likely to be evicted without assistance. Three additional characteristics in the community that have also been linked with housing instability are crime, sexually transmitted diseases, and opioid use.

#### **Crime**

Crime plays a major role in determining where a household will choose to reside. Overall, crime has increased in Santa Monica since 2010.

The FBI Uniform Crime Reports (UCR) reports on two types of crime in the City: violent crimes and property crimes. Violent crimes consist of aggravated assault, murder, rape, and robbery. Property crimes consists of burglary and motor vehicle theft. In 2010, the violent crime rate per 100,000 people was 436.84 and has since increased to 758.59 in 2017. Property crimes are more prevalent than violent crimes but show the same overall trend. In 2010, the property crime rate per 100,000 people was 3,476.87 and increased to 4,706.52 in 2017. (Source: FBI UCR via PolicyMap)

#### **STDs**

If left untreated, sexually transmitted diseases (STDs) can have serious health consequences and long-term negative effects on quality of life. Three common types of sexually transmitted diseases are chlamydia, gonorrhea, and syphilis. The Los Angeles County Department of Public Health collects data and reports these STDs through the Annual Sexually Transmitted Disease Surveillance Report. While data was not specifically collected for Santa Monica, the city is part of the Westside Service Planning Area (SPA5).

In the Westside SPA5 planning area, there were 2,011 cases of chlamydia reported in 2013, 2,550 cases in 2015, and 1,980 cases in 2017. Cases of reported gonorrhea, on the other hand, have been rising. In 2013, the number of cases reported in SPA5 for gonorrhea was 540 and has nearly doubled to 1,241 in 2017. Finally, there were 210 cases of early syphilis reported in the SPA5 in 2017. This number has been rising every year since 2013 when only 101 were reported. (Source: Los Angeles County Department of Public Health, 2017 Annual Sexually Transmitted Disease Surveillance Report)

**Persons with HIV are later discussed in NA-45 Non-Homeless Special Needs Assessment.**

See Discussion for Opioid Use.

## **Discussion**

### **Opioid Use**

Data for opioid use is available at the county level; however, due to the large size of Los Angeles County, the Los Angeles County Department of Public Health (LACPH) breaks the region into several service areas. Santa Monica is located in the Westside Service Planning Area 5 (SPA5). LACPH reports on opioid use in its Annual Overview of Patients in Publicly Funded Substance Use Disorder Treatment Programs. While this report includes all types of substance abuse, specific opioids are also reported.

For the SPA5 planning area, in 2016 there were 936 admissions from heroin – the most admissions of all substance abuse by far. Heroin has been the leading primary drug problem since the county public health department began collecting data 10 years ago. In addition to heroin, prescription opioids are also an issue in the county. In 2016, there were 198 prescription drug abuse admissions. (Source: Los Angeles County Department of Public Health, Annual Overview of Patients in Publicly Funded Substance Use Disorder Treatment Programs 2015-2016 Fiscal Year)

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of housing problems among racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems among different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,195	665	520
White	4,090	445	370
Black / African American	155	20	10
Asian	615	80	60
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	1,120	125	80
0	0	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,475	565	0
White	2,245	385	0
Black / African American	275	10	0
Asian	125	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	705	140	0
0	0	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,005	1,820	0
White	2,865	1,185	0
Black / African American	175	135	0
Asian	270	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	605	305	0
0	0	0	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,185	1,125	0
White	1,650	835	0
Black / African American	35	10	0
Asian	190	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	160	135	0
0	0	0	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Alternate Data Source Name:  
2012-2016 CHAS  
Data Source Comments:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Discussion**

This section provides a summary for each AMI cohort from the data in this section. The most recent CHAS data (Comprehensive Housing Affordability Strategy) used for this analysis demonstrates the extent of housing problems for the overall jurisdiction, and then by racial or ethnic group, to determine which group is disproportionately affected.

0-30%

The jurisdiction-wide rate for housing problems is 83.9%. Pacific Islander households report experiencing housing problems at a disproportionately high rate in this income category (100%). However, the population is relatively small (20 households), which means there may be a large margin of error.

30-50%

For this income group, 86.0% of all residents have a housing problem. Approximately 96.5% of Black or African American households face housing problems, a disproportionately high rate in this income category.

50-80%

In the City of Santa Monica, 68.8% of households in this income group have a housing problem. There are no racial or ethnic groups that are disproportionately affected.

80-100%

The jurisdiction wide rate for housing problems for this group is 66.0%. The only group with a disproportionately high rate of housing problems is Black or African American households (77.8%).

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of severe housing problems among racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience severe housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems among different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,345	1,520	520
White	3,500	1,040	370
Black / African American	135	45	10
Asian	575	120	60
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	935	310	80
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,490	1,550	0
White	1,565	1,060	0
Black / African American	165	125	0
Asian	110	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	525	325	0
Other	0	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:  
2012-2016 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,940	3,880	0
White	1,415	2,630	0
Black / African American	25	290	0
Asian	140	230	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	315	595	0
Other	0	0	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:  
2012-2016 CHAS

Data Source Comments:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	500	2,805	0
White	395	2,100	0
Black / African American	15	25	0
Asian	50	260	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	255	0
Other	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Alternate Data Source Name:**  
2012-2016 CHAS  
**Data Source Comments:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Discussion**

This section provides a summary for each AMI cohort. The most recent CHAS data (Comprehensive Housing Affordability Strategy) used for this analysis demonstrates the extent of severe housing problems for the overall jurisdiction and then by racial or ethnic group to determine which group was disproportionately affected. Only racial or ethnic groups that experienced a disproportionately greater rate were highlighted for each AMI cohort.

0-30%

The jurisdiction-wide rate for severe housing problems is 72.4% for this income category. Pacific Islander households report experiencing housing problems at a disproportionately high rate in this income category (100%). However, the population is relatively small (20 households), which means there may be a large margin of error.

30-50%

For this income group, 61.6% of all residents have a severe housing problem. The only group disproportionately affected is Asian households (73.3%).

50-80%

In the City of Santa Monica, 33.3% of households in this income group have a severe housing problem. There are no racial or ethnic groups that are disproportionately affected.

80-100%

The jurisdiction-wide rate for severe housing problems for this group is 15.1%. The only group disproportionately affected is Black or African American households (37.5%).

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section compares the existence of housing cost burden and severe cost burden among racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	26,255	9,385	10,260	555
White	19,535	6,770	7,145	395
Black / African American	680	405	330	10
Asian	2,420	690	910	70
American Indian, Alaska Native	0	0	0	0
Pacific Islander	20	0	20	0
Hispanic	2,780	1,185	1,530	80

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments:

### Discussion:

The most recent CHAS data (Comprehensive Housing Affordability Strategy) used for this analysis demonstrates the extent of housing cost burden for the overall jurisdiction and then by racial or ethnic group to determine which group was disproportionately affected.

By HUD's definition of a disparity of 10% or higher, no racial or ethnic households experience a disproportionate need when it comes to housing cost burden (paying between 30% and 50% of monthly income on housing costs). Jurisdiction-wide, 20.2% of households pay between 30% and 50% of monthly income on housing costs (cost burdened).

Only Pacific Islander households experience a disproportionate need when it comes to extreme cost burden (paying over 50% of monthly income on housing costs). Jurisdiction-wide, 22.1% of households pay over 50% of their monthly income on housing costs, compared to 50% for Pacific Islander households. However, the population is relatively small (20 households), which means there may be a large margin of error.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

This section provides a summary for each AMI cohort from previous sections. HUD guidelines deem a disproportionately greater need to exist when a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

#### **Housing Problems**

##### 0-30%

The jurisdiction-wide rate for housing problems is 83.9%. Pacific Islander households report a disproportionately high rate in this income category (100%). However, the population is relatively small (20 households), which means there may be a large margin of error.

##### 30-50%

For this income group, 86.0% of all residents have a housing problem. Black or African American householders experience housing problems at a disproportionately high rate in this income category (96.5%).

##### 50-80%

In the City of Santa Monica, 68.8% of households in this income group have a housing problem. There are no racial or ethnic groups that are disproportionately affected.

##### 80-100%

The jurisdiction-wide rate for housing problems for this group is 66.0%. The only group with a disproportionately high rate of housing problems is Black or African American households (77.8%).

#### **Severe Housing Problems**

##### 0-30%

The jurisdiction-wide rate for severe housing problems is 72.4%. Pacific Islander households report a disproportionately high rate in this income category (100%). However, the population is relatively small (20 households), which means there may be a large margin of error.

##### 30-50%

For this income group, 61.6% of all residents have a severe housing problem. The only group disproportionately affected is Asian households (73.3%).

#### 50-80%

In the City of Santa Monica, 33.3% of households in this income group have a severe housing problem. There are no racial or ethnic groups that are disproportionately affected.

#### 80-100%

The jurisdiction wide rate for severe housing problems for this group is 15.1%. The only group disproportionately affected is Black or African American households (37.5%).

### **Cost Burden**

The most recent CHAS data used for this analysis demonstrates the extent of housing cost burden for the overall jurisdiction and then by racial or ethnic group to determine which group was disproportionately affected.

By HUD's definition of a disparity of 10% or higher, no racial or ethnic households experience a disproportionate need when it comes to housing cost burden (paying between 30% and 50% of monthly income on housing costs). Jurisdiction-wide, 20.2% of households pay between 30% and 50% of monthly income on housing costs (cost burdened).

Only Pacific Islander households experience a disproportionate need when it comes to extreme cost burden (paying over 50% of monthly income on housing costs). Jurisdiction-wide, 22.1% of households pay over 50% of their monthly income on housing costs, compared to 50% for Pacific Islander households. However, the population is relatively small (20 households) which means there may be a large margin of error.

### **If they have needs not identified above, what are those needs?**

No other needs are identified at this time.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Racial minority groups do face disproportionately greater need in several income categories as reported above in this section, but are not concentrated in any particular area of the City. Households that identify ethnically as Hispanic are concentrated in census tracts along I-10 (tracts 06037701801, 06037701802, and 06037701702); however, Hispanic households do not have any disproportionate

needs as compared to the jurisdiction as a whole for housing problems, severe housing problems, or housing cost burden.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Santa Monica Housing Authority (SMHA) is the local public housing authority of the City of Santa Monica. SMHA is an entity within the City’s Housing Division that administers rental assistance programs for approximately 1,500 very low- and low-income households using federal funds from the U.S. Department of Housing and Urban Development (HUD). The mission of SMHA is the same as HUD, which is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.

The SMHA administers the Housing Choice Vouchers (HCV) program in the city, of which there are currently 1,239 participant households. The HCV program is the federal government’s major program for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual, and participants are able to find their own housing of choice, which includes single-family homes and townhouses. Participants are free to select any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. A housing subsidy is paid to the landlord/management directly by the housing authority on behalf of the participating voucher holder family, and the family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

The following tables show the program activity and the characteristics of the housing community served by the SMHA.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,239	339	874	26	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

PIC (PIH Information Center)

Data Source Comments:

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	14,590	11,787	14,611	14,322	21,740	
Average length of stay	0	0	0	10	0	10	0	10	
Average Household size	0	0	0	1	1	1	1	3	
# Homeless at admission	0	0	0	2	0	0	2	0	
# of Elderly Program Participants (>62)	0	0	0	518	2	508	7	1	
# of Disabled Families	0	0	0	275	5	263	6	0	
# of Families requesting accessibility features	0	0	0	1,036	7	1,012	15	1	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	766	7	746	12	0	1
Black/African American	0	0	0	258	0	254	3	1	0
Asian	0	0	0	10	0	10	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	201	0	198	2	0	1
Not Hispanic	0	0	0	835	7	814	13	1	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Santa Monica Housing Authority (SMHA) does not own any public housing development units. The SHMA administers the HCV program throughout the city and ensures that its programs and activities are accessible to everyone, including individuals with disabilities. The City also works closely with the Santa Monica Housing Authority (SMHA) to promote dialogue regarding the ongoing needs of the disabled.

The Section 8 HCV waiting list is currently open as of May 1, 2020 and includes a list of more than 10,000 applicants. As evidenced by the large amount of families on the waiting list, affordable housing is a major need.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs of residents of public housing and HCV holders are additional affordable housing and incomes that can support self-sustainability. The need for affordability is indicated by the number of households on the waiting list for the voucher program (more than 10,000 as mentioned immediately above).

**How do these needs compare to the housing needs of the population at large**

There is a much greater and ongoing need for affordable housing for residents in public housing than in the general population. Residents in public housing are more likely to be very low-income, and therefore more severely cost burdened, than the general population. Further, approximately 75% of voucher holders are disabled or elderly.

Elderly residents may require housing accommodations due to being more likely to be disabled than the general population. They are also more likely to be living on fixed incomes, which means any change in housing costs affects affordability to them more than the general population.

**Discussion**

N/A

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homelessness is a particularly troublesome and complex issue for most communities across the United States, caused by many overlapping and interrelated variables. The cause of any single person’s homelessness often lies not in a single factor, but in the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue rooted in mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem influenced by domestic violence, educational attainment, and race. In reality, homelessness can be caused by all of these issues, which are often interrelated, and addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the “homeless,” “homeless individual,” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

Santa Monica is part of the Los Angeles Continuum of Care, the regional planning entity that coordinates housing and services for homeless families and individuals across the county. In December of 1993, the Los Angeles Homeless Services Authority (LAHSA) was created by the Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council to be an independent, joint powers authority. LAHSA is the lead agency in the Los Angeles Continuum of Care.

The following data represents the homeless population count in Santa Monica as of August 2019. According to the 2019 Homeless Count conducted by the City, there were a total of 987 homeless persons, which represents a 3 percent increase from the prior year.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	881	0	0	0
Persons in Households with Only Children	0	0	38	0	0	0
Persons in Households with Only Adults	331	654	7,488	0	0	0
Chronically Homeless Individuals	0	0	1,205	0	0	0
Chronically Homeless Families	0	0	43	0	0	0
Veterans	0	0	995	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	47	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** 2019 Homeless Count, August 2019.

Indicate if the homeless population is:  Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

- Chronically Homeless Individuals and Families: There are approximately 1,205 individuals and 43 families experiencing chronic homelessness each year.
- Households with Adults and Children: Approximately 881 residents are in households with children that are experiencing homelessness. Additionally, there are 38 households with only children.
- Veterans and Their Families: Nearly 1,000 individuals experiencing homelessness are military veterans. Veterans are often in need of additional and specialized support beyond standard care.
- Unaccompanied Youth: In Santa Monica, there were no unaccompanied children reported in the most recent data.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	3,532	0
Black or African American	3,007	0
Asian	129	0
American Indian or Alaska Native	0	0
Pacific Islander	41	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	1,884	0
Not Hispanic	5,810	0

Data Source

Comments:

2019 Homeless Count, August 2019.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

See above

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

In Santa Monica, the largest racial group experiencing homelessness is White. However, Black residents represent a significantly larger portion of those experiencing homelessness than the population as a whole. Hispanic residents are also disproportionately represented in the population experiencing homelessness.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Unsheltered homeless make up two-thirds of the persons experiencing homeless in Santa Monica. Instead of residing in the shelter units in the city, unsheltered homeless live on the street, the beach, or in their vehicles. The unsheltered population increased by 1 percent (from 646 to 654), mainly due to an increase in vehicle homelessness. The homeless beach count numbers remained stable. The sheltered population also increased by 6 percent (from 311 to 331), mostly due to the number of people in hospitals rising from 8 to 27, which is likely due to SB 1152.

**Discussion:**

N/A

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

There are four primary groups with non-homeless special needs in the City of Santa Monica: the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the city is accommodating or should accommodate these needs.

### **Describe the characteristics of special needs populations in your community:**

#### Elderly:

The elderly population faces increased challenges, of which providing decent, affordable housing is of paramount importance. It is both medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which generates financial pressure that can reduce independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase income accordingly.

According to the most recent data available, there are approximately 15,831 residents over the age of 65 in the City, or 17.1% of the population. Approximately 5,335 residents over the age of 65 have a disability, or 33.7%, and over 2,137 (13.5%) are below the poverty level. Elderly residents are still more likely to live in owner-occupied residences, with 43.5% of elderly living in these homes, while the figure for general population is only 27.7%. (Source: 2013-2017 ACS, S0103)

#### HIV/AIDS:

See discussion below in this section.

#### Disability:

There are 9,179 people in the City who have a disability, which is 10% of the population. Over 80% of the population with a disability are Whit/non-Hispanic. Unsurprisingly, disability is correlated with age, and therefore older residents are more likely to have one or more disabilities. Ambulatory difficulty is the most common disability, and independent living difficulty is the second most common disability.

Continued in Discussion: [Alcohol and Drug Addiction](#)

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

### Elderly:

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping and other services, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes, and other support facilities such as adult day care, respite, and senior center facilities.

Elderly persons require an environment that provides several areas of assistance or convenience. First, the availability of healthcare is important, since health problems generally become more prevalent with age. Second, availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. Availability and ease of transportation are important for the same reasons. Safety is a growing concern, since older Americans, especially those living alone, are particularly vulnerable to crime and financial exploitation. Lastly, weather and climate are considerations for many elderly people, since these factor into both ease of transit as well as health.

Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly, including but not limited to access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly residents' homes may require modifications to assist with any disabilities that may develop as a result of aging.

### HIV/AIDS:

See discussion below.

### Alcohol and Drug Addiction:

Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

### Disability:

Individuals with disabilities encompass a wide range of skill levels and abilities and therefore they have many of the same issues as the general population, with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and limited housing options. The

individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in public welfare funded community homes, either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Los Angeles County Department of Public Health collects data and reports on HIV through the Annual HIV Surveillance Report. Specific figures for HIV/AIDS was not available for Santa Monica, however, the City is part of the Westside Service Planning Area (SPA5) in Los Angeles County.

According to the latest surveillance report, in 2016 there were 62 new HIV diagnoses (a rate of 9 per 100,000). There were 18 AIDS diagnoses for a rate of 3 persons per 100,000. In the Westside SPA5 planning area, there were a total of 2,529 persons living with HIV (a rate of 376 per 100,000). All the rates were lower than Los Angeles County as a whole.

Males are far more likely to have HIV/AIDS diagnoses. Of the 62 new HIV diagnoses in 2016, 57 were males (92%). Also, of new AIDS diagnoses, 15 of the 18 were male (83%). Finally, 2,303 of the 2,529 persons living with HIV were male, which constitutes 91% of this group.

While data specific to the Westside SPA5 Planning Area is not available, for Los Angeles County as a whole, in all but one year American Indian/Alaskan Natives had the highest rates of HIV diagnoses from 2012 to 2016, or a rate of 70-80 persons per 100,000. Black and African Americans also consistently had among the highest rates of HIV diagnosis in that time period, ranging from 40-50 persons per 100,000. Whites and Asians were comparatively lower, at a rate of 10-15 and 5-8 persons per 100,000, respectively. Persons identifying as Hispanics had a rate of around 20 persons per 100,000 in the same five-year time period.

### **Discussion:**

#### Alcohol and Drug Addiction:

Gathering accurate data about alcohol and drug addiction within a community is difficult. Assistance with addiction is often not sought due to the fear of facing criminal charges. However, the Los Angeles County Department of Public Health does conduct some research into drug and alcohol abuse, which is shown below.

*Alcohol:* In Los Angeles County, much like the rest of the nation, alcohol is the most common and one of the most harmful substances to be abused. Excessive use, or binge drinking, is more common for men than women and it decreases with age.

From 2012 to 2014, 35% of individuals 18-25 years reported binge drinking in the past 30 days. Individuals 26 years and over reported less (21%). Hispanic males were the highest group reporting binge drinking by race/ethnicity: in 2015, 29% of Hispanic males 18 years and over reported binge drinking, while all other groups reported roughly half of that.

*Marijuana:* California has been at the forefront of legalizing marijuana for medical use since 1996 and for recreational use since 2016. It is among the mostly commonly used drugs in the country, especially among young adults. The rate of marijuana use in Los Angeles County increased more rapidly than those of the state and country as a whole for all age groups from 2006 to 2016, which is now at youth by 6%, young adults by 25%, and adults by 62%.

From 2014 to 2016, 33.2% of Los Angeles County's young adults ages 18-25 years reported using marijuana in the past year from the time of reporting. In the same time period, marijuana use among youth (aged 12-17 years) in the county was 12.9%, higher than the national average (12.6%), but lower than the California state average (14.0%). Marijuana use among adults (aged 26+ years) in the county was 12.6%, higher than the national average (10.5%), but lower than the California state average (12.9%).

In an effort to strengthen social services, the City's Human Services Division (HSD) has recently worked with Canavan Associates to identify social needs that address the community's wellbeing. Public survey responses in 2019 recommended support for substance use issues (drugs or alcohol) as a top tier community need (84%).

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The City of Santa Monica has identified the need for improved access to public facilities and has included goal “1. Expand & Improve Public Infrastructure & Facilities” in its Strategic Plan.

To meet this goal, the City will expand and improve access to public facilities through development activities for LMI persons/households and special needs populations (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers, and parks and recreation facilities.

### **How were these needs determined?**

Public facility priority needs were identified in the course of preparing this Consolidated Plan through the input of community leaders, citizen participation, and requests and ideas from a wide range of service providers and public agencies. These inputs were provided in a series of meetings and public hearings described in the Public Participation section of this Plan. Representatives from participating communities discussed and ranked facility and infrastructure needs.

### **Describe the jurisdiction’s need for Public Improvements:**

The City of Santa Monica has identified the need for the expansion and improvements of public infrastructure and has included the goal “1. Expand & Improve Public Infrastructure & Facilities” in its Strategic Plan.

In its efforts to meet this goal, the City will expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps, sidewalks, and roadway expansion projects.

### **How were these needs determined?**

Public infrastructure priority needs were identified in the course of preparing this Consolidated Plan through the input of community leaders, citizen participation, and requests and ideas from a wide range of service providers and public agencies. This input was provided through a variety of meetings and public hearings described in the Public Participation section of this Plan. Representatives from participating communities discussed and ranked facility and infrastructure needs.

### **Describe the jurisdiction’s need for Public Services:**

The City of Santa Monica has identified the need for public services for the special needs population and has accordingly included two goals in the Strategic Plan:

### 3. Provide Vital Services to LMI and Special Needs Populations

To accomplish these goals, the City will provide supportive services for low-income and special needs populations. Public services will target LMI citizens and may include services to address homelessness and/or support persons with physical and mental health disabilities, the elderly, and youth. Services may also include recreational programs for special needs populations and/or education and health programs for special needs households.

#### **How were these needs determined?**

Public service priority needs were identified through the input of community leaders, citizen participation, and the several public meetings and public hearings for the development of the City's Consolidated Plan. These inputs are described in the Public Participation section of this Plan.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section evaluates the housing market and supply in Santa Monica, CA by analyzing housing indicators. An analysis of the current housing stock in the community is based on trends in structure, age, price, and tenure. Furthermore, this analysis should consider the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources. The analysis is also supplemented by GIS maps to provide geographical visualization of the data.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section examines the composition of Santa Monica’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,350	18%
1-unit, attached structure	2,197	4%
2-4 units	6,427	12%
5-19 units	20,657	40%
20 or more units	12,700	25%
Mobile Home, boat, RV, van, etc	95	0%
<b>Total</b>	<b>51,426</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

**Alternate Data Source Name:**

2013-2017 ACS 5-Yr Estimates

**Data Source Comments:**

### Residential Properties by Number of Units

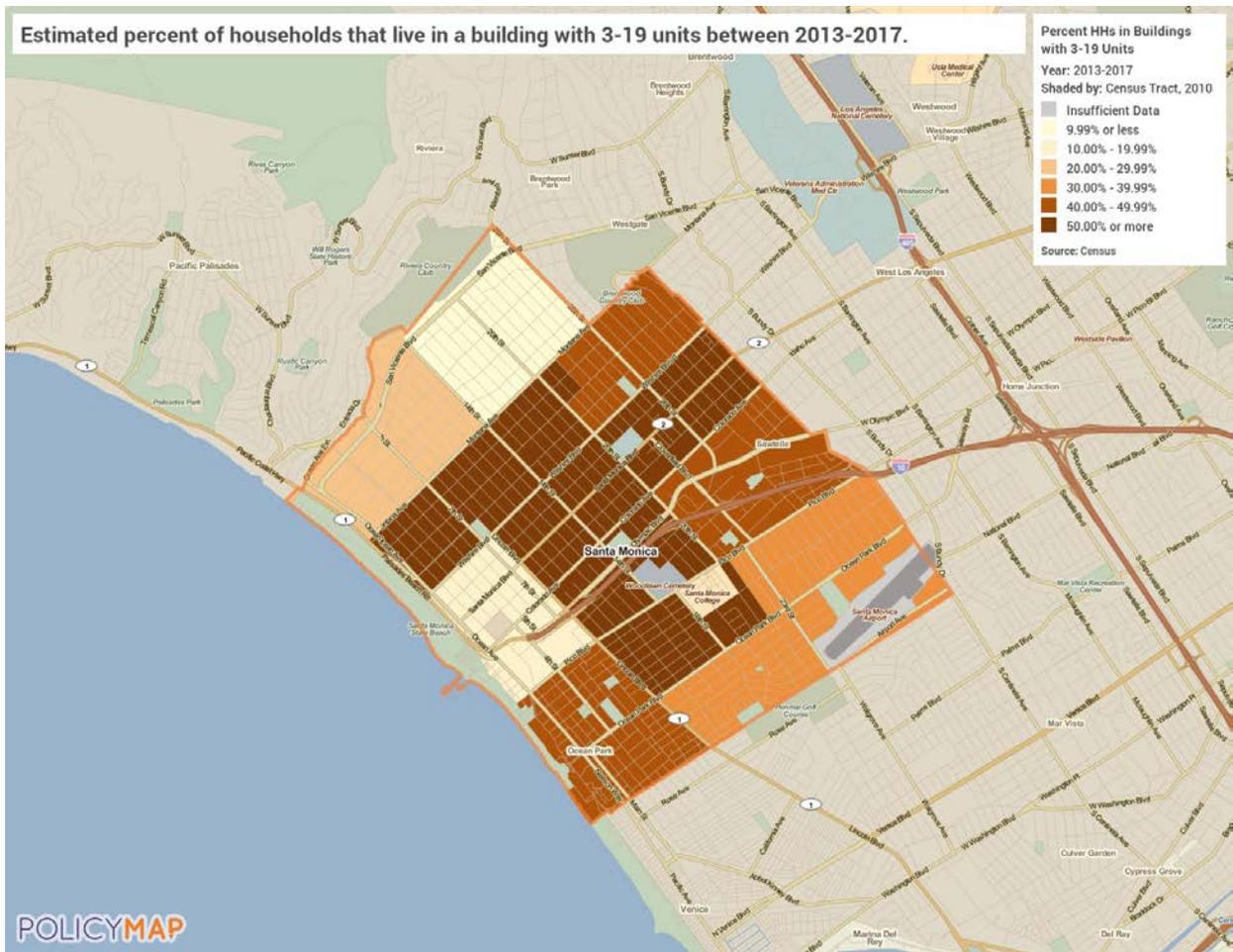
The table above categorizes the City’s housing stock by the number of units in each structure and by structure type. Multifamily developments (5-19 units) are most prominent and account for 40% of all housing units in the City. Multifamily developments (20 or more units) account for a quarter of all the housing in the City, and are mostly located near the beachfront. Traditional single-family, detached homes account for less than one-fifth of all housing units. There are very few housing units are classified as mobile home, boat, RV, van, etc. within the community.

Source: 2013-2017 American Community Survey 5-Year Estimates

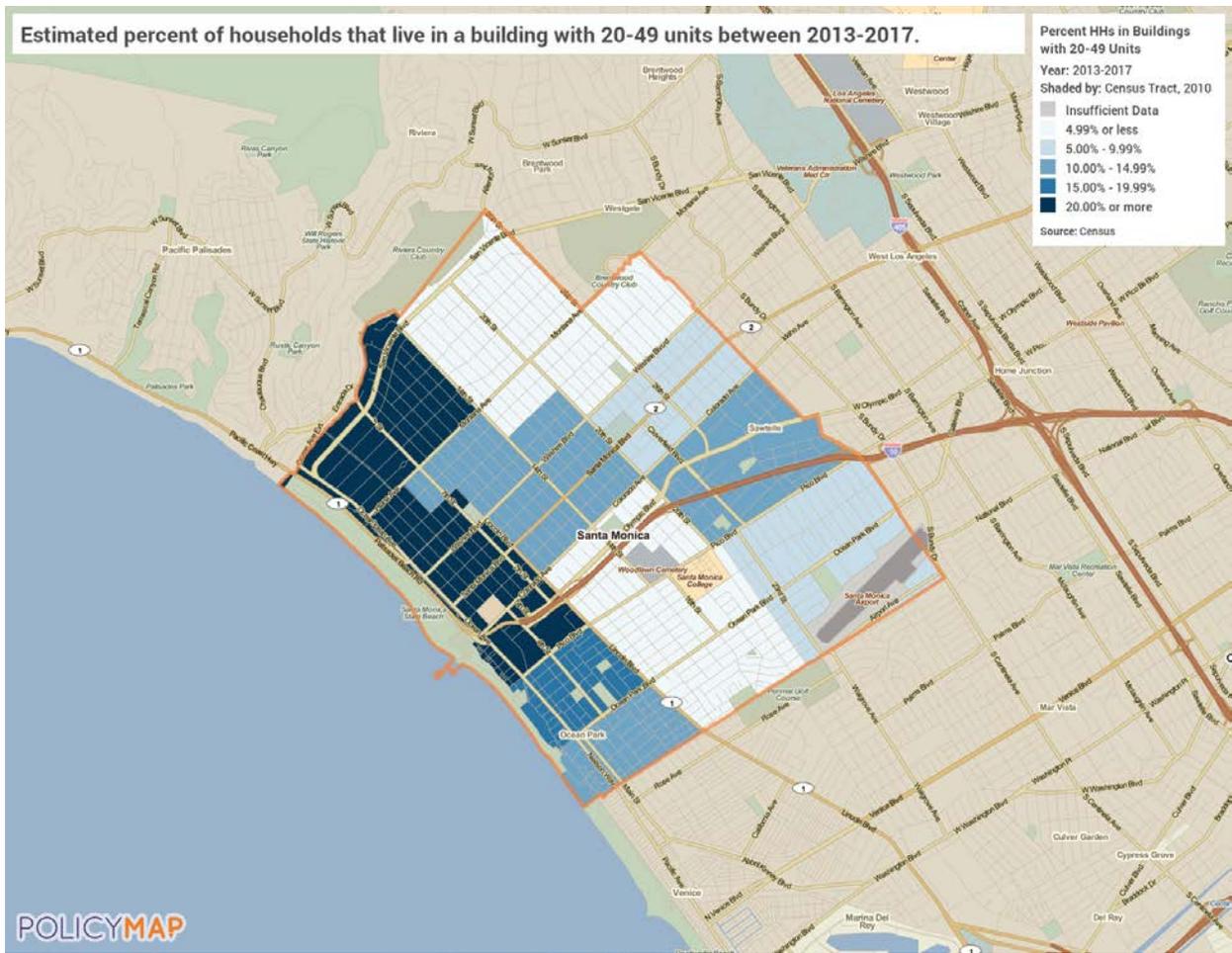
### Multifamily Development Distribution

The maps below display the distribution of small, medium, and large multifamily developments in the jurisdiction. Small multifamily units are buildings with 3-19 units, medium multifamily units are buildings with 20-49 units, and large multifamily units are buildings with 50+ units. Small multi-family units are generally located in the central areas of the city, while large multifamily developments are primarily near the beachfront.

Source: 2013-2017 American Community Survey 5-Year Estimates



**Small Multifamily Developments**



**Medium Multifamily Developments**



### Large Multifamily Developments

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	114	1%	7,577	23%
1 bedroom	2,023	16%	29,299	87%
2 bedrooms	10,068	79%	24,629	73%
3 or more bedrooms	13,243	104%	6,090	18%
<b>Total</b>	<b>25,448</b>	<b>200%</b>	<b>67,595</b>	<b>201%</b>

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

2013-2017 ACS 5-Yr Estimates

Data Source Comments:

### Unit Size by Tenure

Homeowners tend to occupy housing with more bedrooms, while renters occupy homes with fewer bedrooms. For homeowners, one-bedroom units represent a very small percentage of the overall

occupied housing units (8%), whereas units with three or more bedrooms represent over half the total units. For renters, one-bedroom units represent a very large percentage of the overall occupied housing units (approximately 40%). However, renter units with three or more bedrooms saw the lowest percentage (10%).

Source: 2013-2017 American Community Survey 5-Year Estimates

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The Santa Monica Housing Authority (SMHA) administers the Housing Choice Vouchers (HCV) program in the city. The SMHA has a current allocation of 1,503 HCVs. Program participants are eligible if they are very low-income. All family types are welcome, including the elderly and disabled. The SMHA also administers approximately 55 tenant-based rental housing vouchers. Program participants are eligible if household income is below 60% of the area median income, and the program prioritizes seniors and persons living with disabilities who are at risk of becoming homeless or are experiencing homelessness.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No HCV housing vouchers are expected to be lost in the next five years. Those individuals or families whose vouchers expire or are terminated would be replaced by those on the existing waiting list. The HCV waiting list is currently closed and the latest online application period ended on January 31, 2017. A list of 500 applicants was created based on a lottery system. At the time of this writing, the SMHA is in the process of considering re-opening the wait list.

According to HUD's Multifamily and Section 8 Housing Report (11/15/2019), in the City of Santa Monica there are 13 contracts with 12 properties in the City. These contracts provide 623 units for the City. During the next five years, all but three contracts are set to expire. If all of these contracts are lost, then nearly 500 units would be lost.

**Does the availability of housing units meet the needs of the population?**

No. There is a lack of decent affordable units across the board. From a purely quantitative standpoint, there may be enough units in the City to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Approximately 42.2% of owners with a mortgage and 47.5% of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. Furthermore, 24.7% of homeowners without a mortgage are currently cost burdened. (Source: 2013-2017 ACS, DP04)

As evidenced in the NA-10 Housing Problems table, starting at the 100% AMI income group, there is already a lack of affordable units; however, this gap is progressively larger for moderate-, low-, and extremely low-income groups.

**Describe the need for specific types of housing:**

According to the 2013-2017 ACS, the average household size in Santa Monica is 1.96 persons. While there are numerous 1- and 2- bedroom homes for renters, more affordable, smaller homes for homeowners are needed. Over half of owner-occupied units are 3 or more bedrooms, which is not amenable to small household sizes for homeownership.

**Discussion**

N/A

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The following section examines the cost of housing for both homeowners and renters within Santa Monica. Analysis includes review of current home values and rents, as well as recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	985,500	1,168,500	19%
Median Contract Rent	1,345	1,606	19%

Table 29 – Cost of Housing

**Alternate Data Source Name:**  
2006-2010 ACS, 2013-2017 ACS  
**Data Source Comments:**

Rent Paid	Number	%
Less than \$500	1,502	6.9%
\$500-999	4,799	18.2%
\$1,000-1,499	7,470	23.4%
\$1,500-1,999	7,757	25.7%
\$2,000 or more	11,243	25.9%
<b>Total</b>	<b>32,771</b>	<b>100.0%</b>

Table 30 - Rent Paid

**Alternate Data Source Name:**  
2013-2017 ACS 5-Yr Estimates  
**Data Source Comments:**

### Housing Costs

Housing costs have steadily increased in Santa Monica over the past few years, with home prices increasing by 19% and rents climbing by 19% since the 2010 Census.

The table above breaks out the rent paid by price cohorts in the City. Over a third of all renters pay over \$2,000 a month. This is followed by the \$1,500-1,999 cohort at 24%. Approximately one-fifth of all renters pay lower than \$1,000 in monthly rent. While household incomes have increased over the years to support the cost of housing, rents are also continuing to rise. Rents are also not uniform throughout the City but vary widely from area to area.

### Home Value

The map below shows the median home value by census tract throughout the jurisdiction. The median home value is over \$600,000 in the majority of the City. Homes where the median value is less are located north of I-10 in the lightest shaded tracts from west to east (06037701304, 06037701501, 06037701502, 06037701602, 06037701701, and 06037701801). The tracts along the northwest city limits have the highest median value homes, as well as one tract in the southern part of the city near the airport.

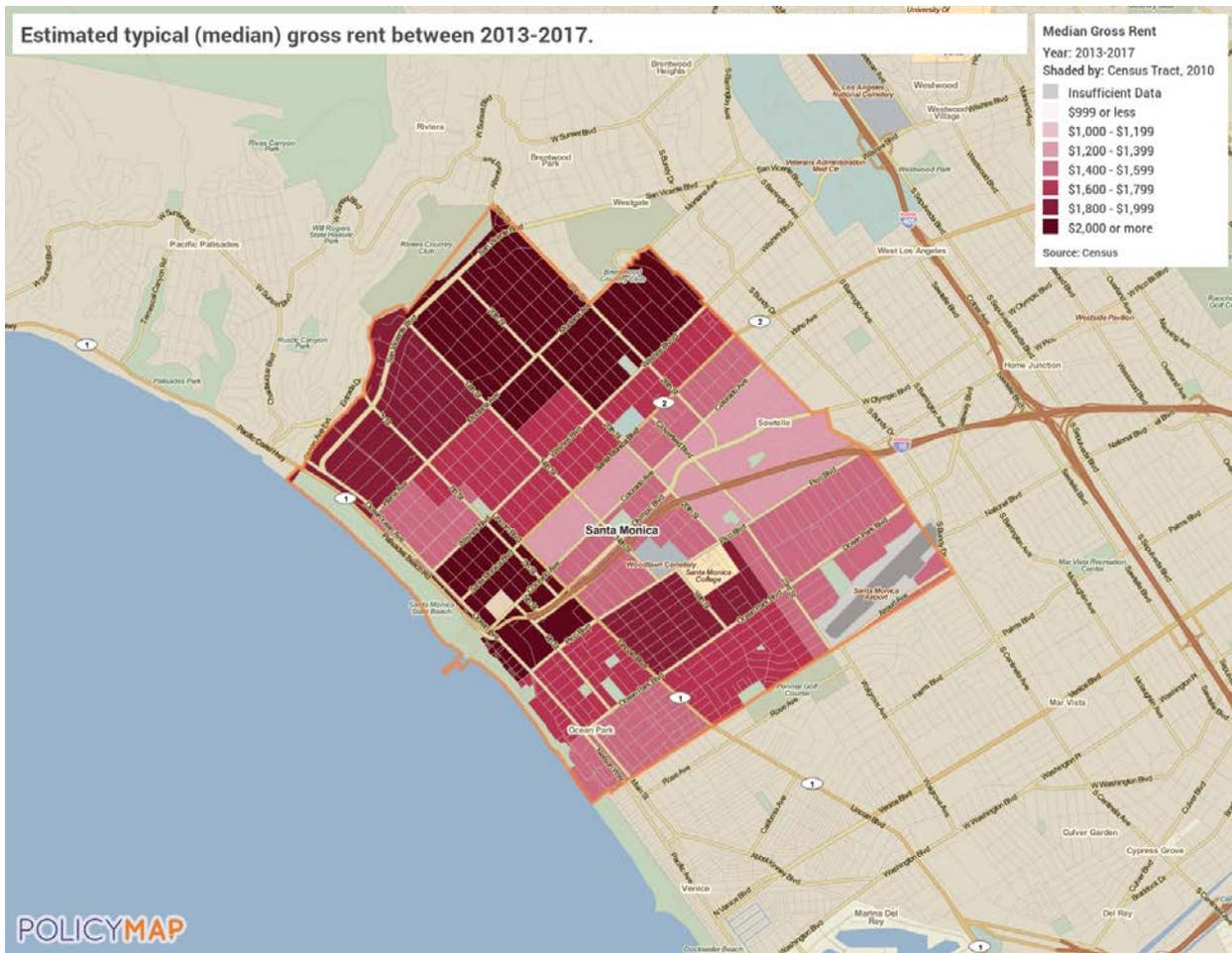
Source: 2013-2017 American Community Survey 5-Year Estimates



**Median Home Value  
Rent**

The map below displays the median rent by census tract. Somewhat similar to median home values, tracts in the north have the highest median rent. There is one tract where the beachfront meets I-10 that also has high median rental costs at over \$2,000 a month.

Source: 2013-2017 American Community Survey 5-Year Estimates



## Median Rent

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,485	No Data
50% HAMFI	3,525	75
80% HAMFI	8,930	150
100% HAMFI	No Data	240
<b>Total</b>	<b>13,940</b>	<b>465</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Housing Affordability

The table above estimates the number of units in the City that are affordable to different income groups. For LMI residents there are virtually no owner-occupied units that are affordable. There are rental units available but transitioning from a renter to a homeowner in Santa Monica is not plausible for these households.

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,158	1,384	1,791	2,401	2,641
High HOME Rent	1,158	1,253	1,506	1,730	1,911
Low HOME Rent	913	979	1,175	1,357	1,515

**Table 32 – Monthly Rent**

**Alternate Data Source Name:**  
 HUD 2019 FMR and HOME Rents  
**Data Source Comments:**

### HUD FMR and HOME Rent Limits

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas, and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Source: Los Angeles-Long Beach-Glendale, CA Met

### Is there sufficient housing for households at all income levels?

From a purely quantitative standpoint, there are ample units in the City to house the population. However, high home values and rents result in much of the housing stock being outside the affordable range for large portions of the population. Approximately 42.2% of owners with a mortgage and 47.5% of renters are currently cost burdened, demonstrating a disconnect between the housing supply and residents' income. Furthermore, 24.7% of homeowners without a mortgage are currently cost burdened. (Source: 2013-2017 ACS, DP04)

As evidenced in the NA-10 Housing Problems table, starting at the 100% AMI income group there is already a lack of affordable units; however, this gap becomes progressively larger for moderate, low-, and extremely low-income groups.

### How is affordability of housing likely to change considering changes to home values and/or rents?

The cost of living is perpetually rising, and the housing market is rebounding in such a way that LMI persons continue to experience difficulty finding affordable housing. With the median household

income in the City at \$86,084 and median home values at over \$1.1 million, homeownership is mainly reserved for the wealthy in Santa Monica. Rents are continually rising; however, income has been keeping up over the past several years.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to the American Community Survey 5-Year Estimates, the median rent for the City, \$1,606, falls between the FMR for a 1-bedroom and 2-bedroom unit, and between 2-bedroom and 3-bedroom for High HOME Rents. It is higher than Low HOME Rents of any room size up to 4-bedrooms. For homes built or developed with HOME funds and still within the affordability period, these units will continue to be more affordable when compared to the area median rent.

The City will continue to address affordable housing, particularly for renters, and attempt to maintain a diverse housing stock that is affordable for families of all sizes.

**Discussion**

N/A

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The tables and maps in this section provide details on the condition of housing units throughout the city by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- 1) a home which lacks complete or adequate kitchen facilities,
- 2) a home which lacks complete or adequate plumbing facilities,
- 3) a home which is overcrowded (having more than one person per room), and
- 4) a household that is cost burdened (paying 30% or more of their income towards housing costs).

### Definitions

#### Substandard Units

Substandard buildings are defined pursuant to Health and Safety Code Section 17920.3 or its successor provisions. (Added by Ord. No. 1945CCS § 23, adopted 6/8/99)

#### *Section 17920.3*

Please see Unique Grantee Appendices: Definition Substandard Units

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,543	35%	14,472	43%
With two selected Conditions	34	0%	1,201	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,276	64%	17,832	53%
<b>Total</b>	<b>12,853</b>	<b>99%</b>	<b>33,505</b>	<b>100%</b>

**Table 33 - Condition of Units**

**Alternate Data Source Name:**  
2013-2017 ACS 5-Yr Estimates

**Data Source Comments:**

### Housing Conditions

The table above details the number of owner and renter households with at least one housing condition. As stated previously, HUD describes four housing conditions as being problems: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities, 3)

the home is overcrowded with more than one person per room, and 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Approximately 35% of all Santa Monica owner-occupied housing units face at least one housing condition, while 43% of all renters have at least one housing condition. Overall there are relatively few households with multiple housing problems, and when compared to the affordability statistics provided earlier in this section, the overwhelming majority of housing problems are housing cost burden.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	956	7%	3,442	10%
1980-1999	2,567	20%	4,171	12%
1950-1979	4,576	36%	18,496	55%
Before 1950	4,754	37%	7,396	22%
<b>Total</b>	<b>12,853</b>	<b>100%</b>	<b>33,505</b>	<b>99%</b>

**Table 34 – Year Unit Built**

**Alternate Data Source Name:**  
2013-2017 ACS 5-Yr Estimates  
**Data Source Comments:**

### Year Unit Built

The table above provides details on the age of owner-occupied and renter-occupied housing units within Santa Monica. Approximately 73% of owner-occupied homes and 77% of renter-occupied homes were built before 1980. These homes will naturally have higher concentrations of deferred maintenance and deteriorating conditions. Additionally, older homes may have any number of code violations and the risk of lead-based paint hazards.

Source: 2013-2017 American Community Survey 5-Year Estimates

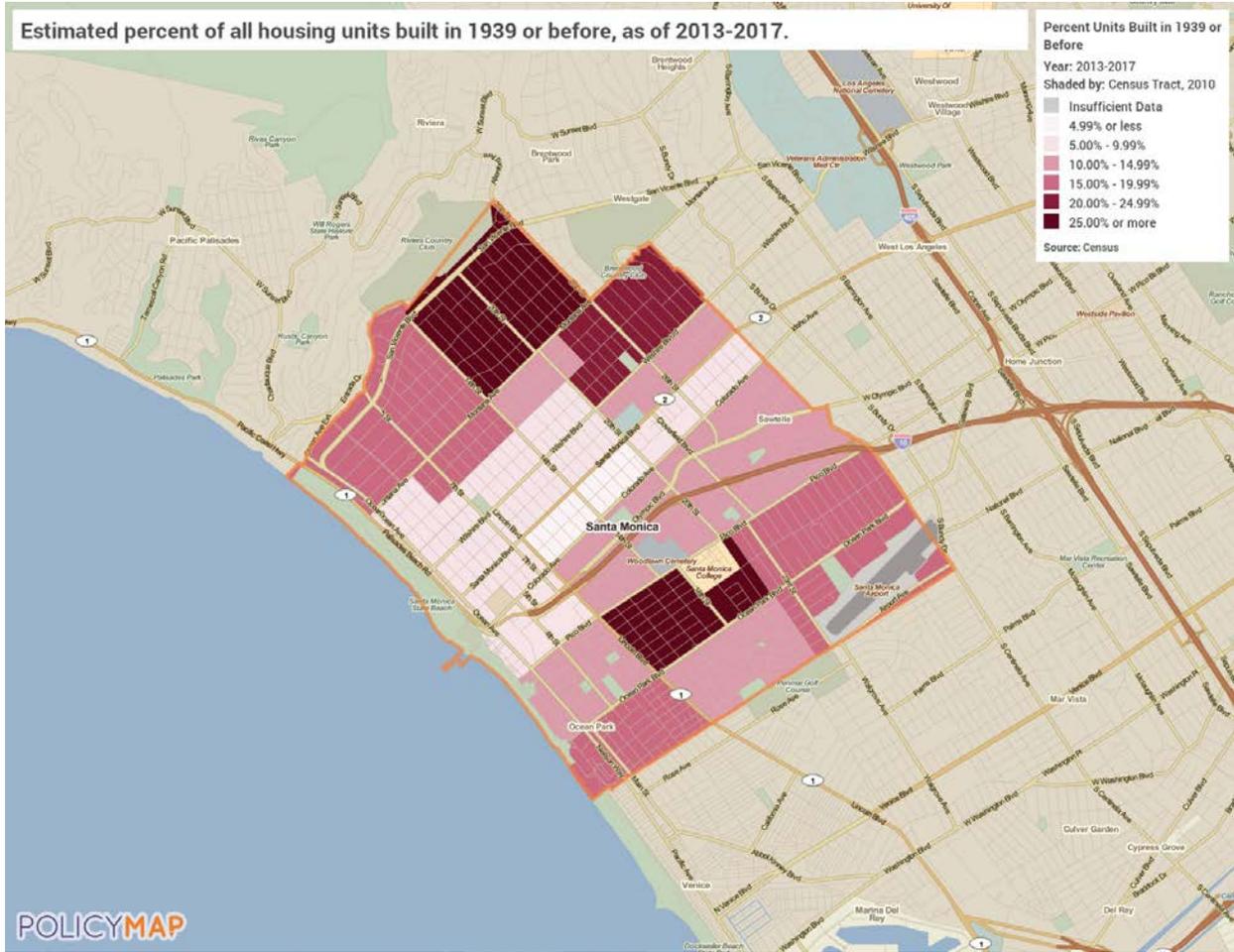
### Age of Housing

The maps below depict the prevalence of older housing units in the City. The first map identifies concentrations of homes built prior to 1940. The oldest homes in the city are in Census tracts 06037701201 in the north and 06037702201 located near Santa Monica College. Newer homes are located centrally in the city and along parts of the beach.

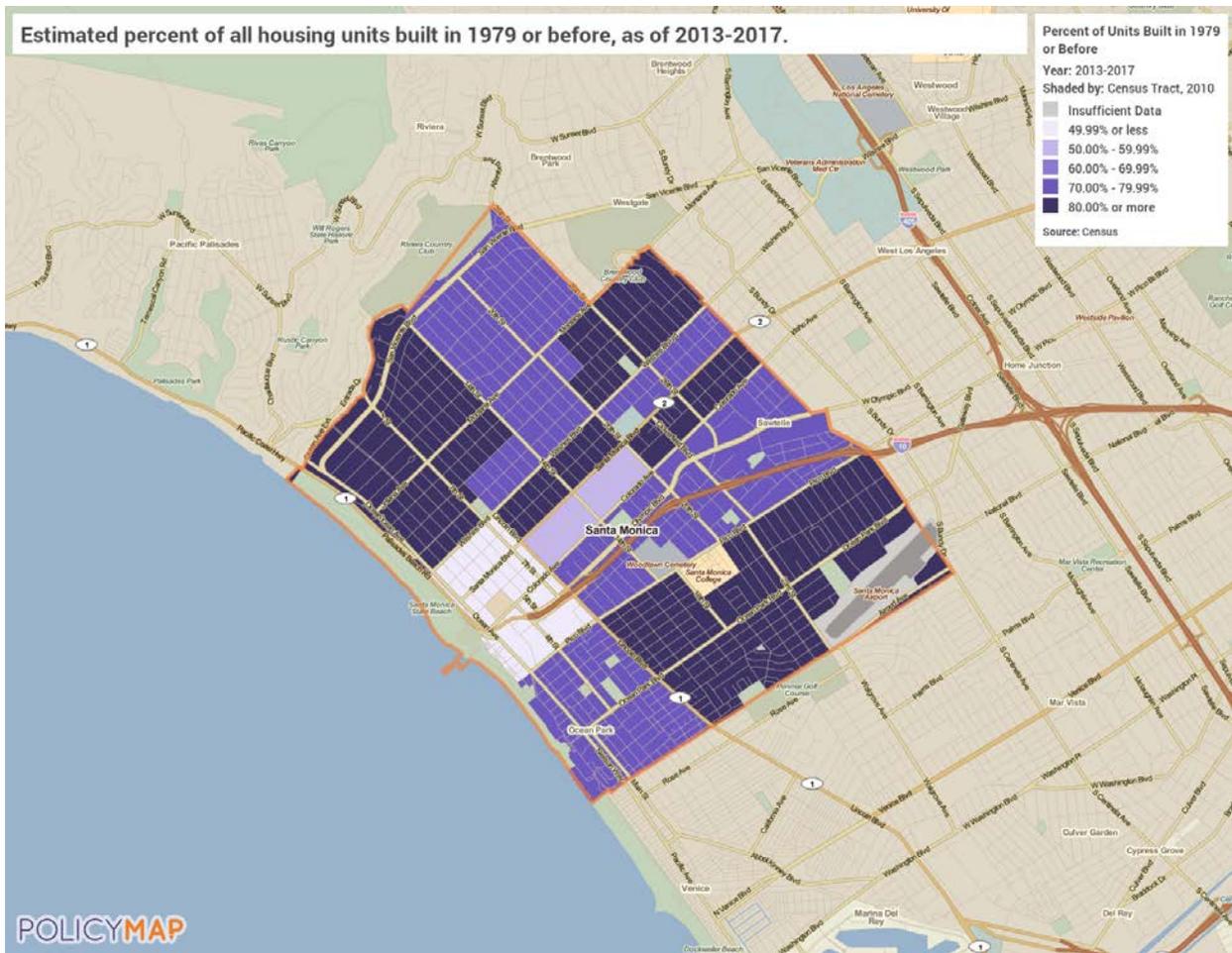
The second map shows where homes built prior to 1980 are built in Santa Monica. Census tracts with a concentration of homes built prior to 1980 are scattered throughout the city. Only Census tract 06037701902, where the beach and I-10 meet, shows a clear concentration of new homes. Homes built

prior to 1978 risk having lead-based paint hazards, and rehabilitation of these homes is both necessary and more expensive.

Source: 2013–2017 American Community Survey 5-Year Estimates



**Housing Units Built Before 1940**



**Housing Units Built Before 1980**

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,330	73%	25,892	77%
Housing Units build before 1980 with children present	1,045	8%	485	1%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

**Lead-Based Paint Hazards**

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint hazards in portions of the home (window and door frames, walls, ceilings etc.) and should be tested in accordance with HUD standards. As indicated in the Age of Housing table and maps, throughout Santa Monica, 73% of all owner-occupied housing units and 80% of all renter-occupied units were built prior to 1980.

Furthermore, children are most at risk for experiencing Lead-Based Paint related illnesses. Therefore, special attention should be paid to homes built prior to 1980 where children are present. Eight percent

of owner-occupied homes and one percent of renter-occupied homes built prior to 1980, have children living in the home.

**Vacant Units**

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

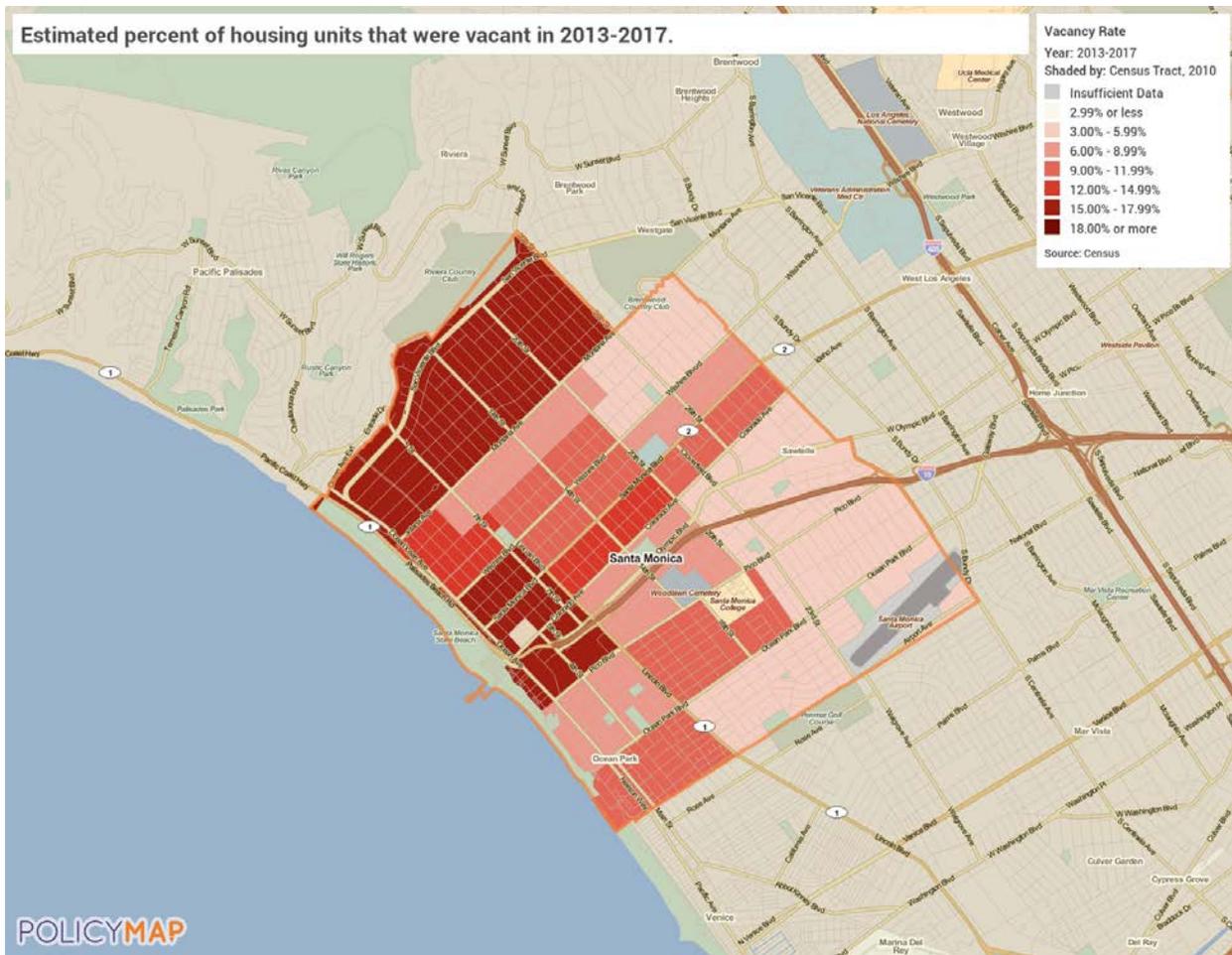
**Vacancy**

According to the 2013-2017 American Community Survey 5-Year estimates, there were 5,068 vacant units in Santa Monica. Over a quarter of these (1,378 or 27%) were classified as “For seasonal, recreational, or occasional use”. The largest cohort was “Other Vacant” with 2,511 units, making up 4.5%. Vacant units identified as “Other Vacant” are generally housing units that are unsuitable for human occupation or a unit with unclear ownership.

**Vacancy Rate**

The map below shows the average housing vacancy rates throughout the City. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. Vacancy rates are significantly higher on the northwest part of the City (over 18%). Census tract 06037701902, where the beach and I-10 meet, also shows a clear concentration of vacant homes. The tracts in eastern Santa Monica generally have vacancy rates of 6% or less.

Source: 2013-2017 American Community Survey 5-Year Estimates



**Vacancy Rate**

**Need for Owner and Rental Rehabilitation**

As previously stated, a majority of the City’s residential buildings were constructed before 1980, and therefore are likely to fall into the category of substandard as the units age. Census tracts with a high concentration of homes built prior to 1980 are scattered throughout the City; the oldest homes in the city (built before 1940) are Census tract 06037701201 in the north and 06037702201 near Santa Monica College. Homes built prior to 1978 risk having lead-based paint hazards, and rehabilitation of these homes is both necessary and more expensive. Code enforcement officers will need to bring any properties in violation into compliance.

The latest ACS data also demonstrates the need for housing rehabilitation in the City. As indicated in the Age of Housing table, 73% of all owner-occupied housing units and 80% of all renter-occupied units were built prior to 1980, comprising over 35,000 total housing units in the City.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The greatest potential for lead-based paint and other environmental and safety hazards to children and families exists in the approximately 35,000 homes built before 1980. It is essential to identify and address the environmental hazards and safety issues present in these older homes.

In Santa Monica, an estimated 1,925 families with children 5 years old and under live in poverty and are more likely to reside in older homes built prior to 1980 that are frequently in dilapidated condition. (Source: 2013-2017 ACS, S1702)

## **Discussion**

N/A

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Santa Monica Housing Authority (SMHA) administers the Housing Choice Vouchers (HCV) program in the city. The SMHA currently assists 1,239 households in the HCV program (and approximately 300 more in the Continuum of Care and HOME voucher programs). An indicator of market conditions and demand for affordable housing is the number of households on the waiting lists for publicly supported housing. The SMHA has provided the following information:

The Section 8 HCV waiting list is currently open and includes more than 10,000 applicants on its wait list. The latest online application period opened on May 1, 2020 and will remain open indefinitely. As evidenced by the large number of applicants on the waiting list, affordable housing is a major need for the City.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available	0	0	0	1,239	339	874	26	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 37 – Total Number of Units by Program Type

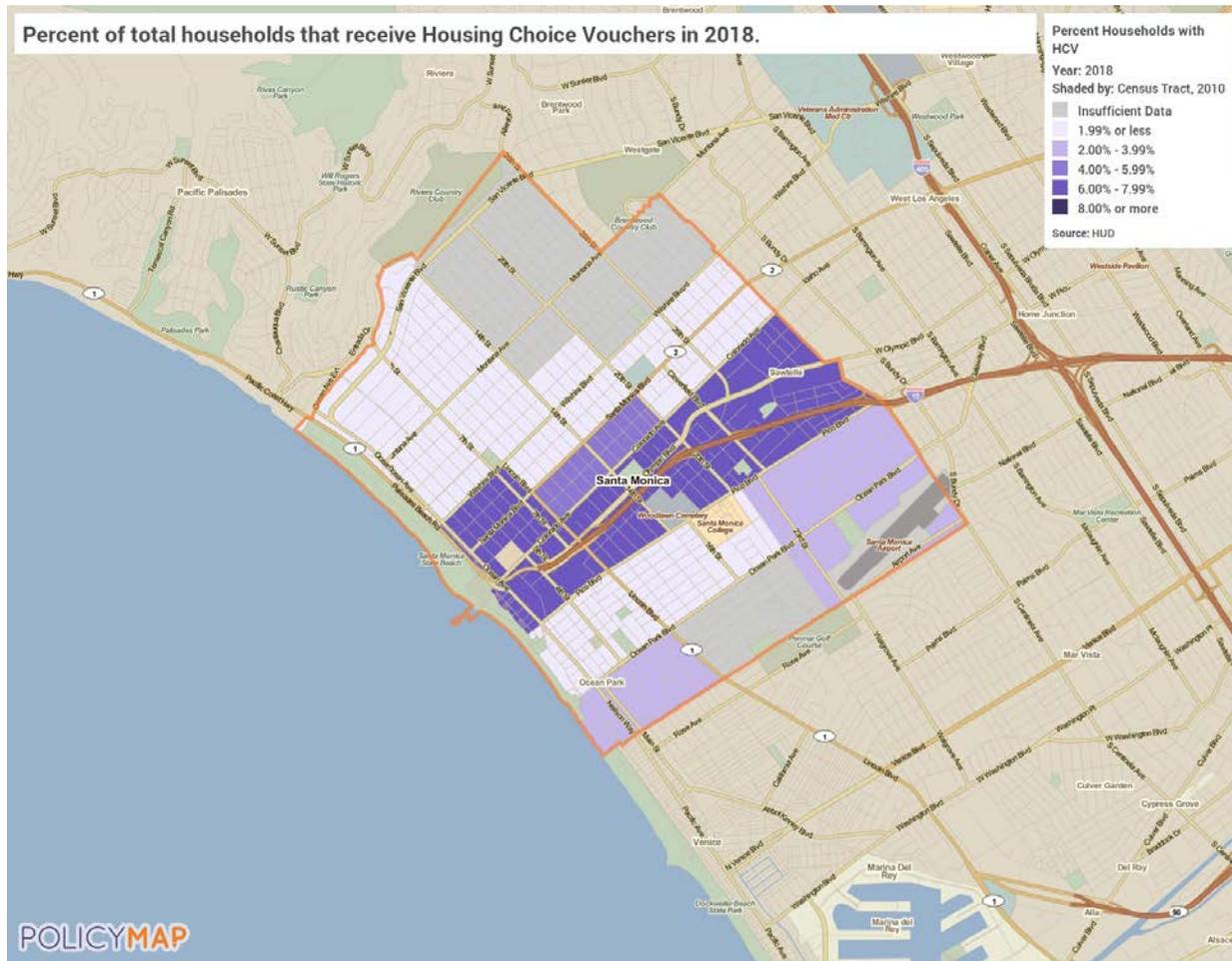
Alternate Data Source Name:

PIC (PIH Information Center)

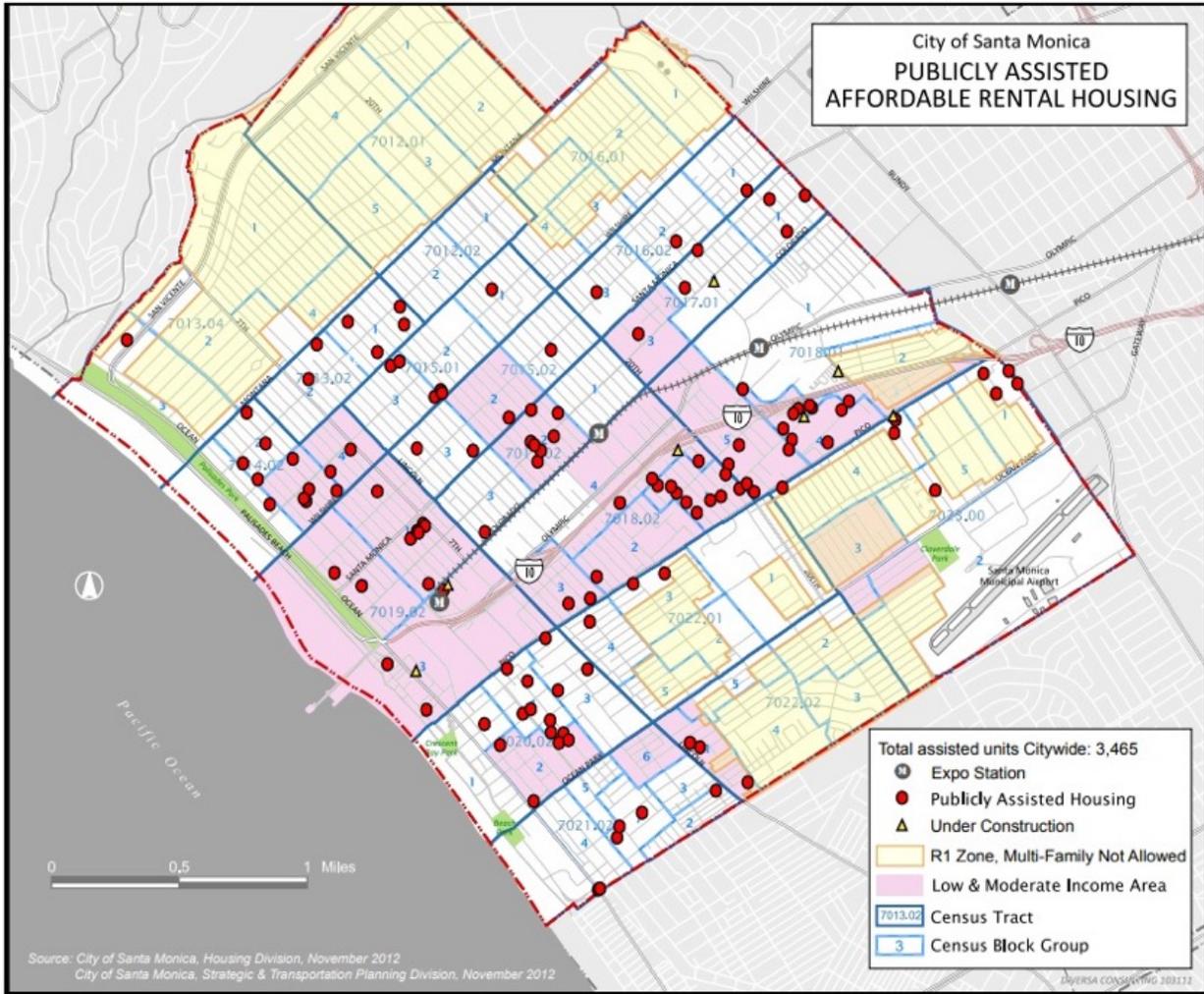
Data Source Comments:

### Public Housing and Voucher Distribution

The following map shows the location of voucher holders among rental units across Santa Monica in 2018. Voucher holders are concentrated along three Census tracts that run along I-10: 06037701902 with 173 voucher holders, 06037701802 with 120 voucher holders, and 06037701801 with 177 voucher holders. These three tracts represent roughly 40% of the total vouchers in the City.



**HCV and Public Housing Developments**



**Publicly Assisted Affordable Rental Housing**

**Publicly Assisted Affordable Rental Housing**

In Santa Monica there is a large number of publicly assisted rental units in the City. These units fall into four categories: HUD, Los Angeles County Public Affordable Housing, Los Angeles County Public Housing, and City Assistance.

**HUD:**12 locations, 1,014 units

**Los Angeles County Public Affordable Housing:** 3 Locations, 40 units

**Los Angeles County Public Housing:** 2 locations, 41 units

**City Assistance:** 114 locations, 2,370 units

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Santa Monica Housing Authority (SMHA) does not own or manage any public housing development units. However, the latest ACS data shows that the majority of rental housing in the City was built before 1980. Older units typically face issues such as deferred maintenance and are more likely to need rehabilitation.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Currently, the Santa Monica Housing Authority does not offer public housing developments that are owned by the PHA for families. Families may apply for HCV housing vouchers offered for subsidized housing throughout the City. SMHA allows participants to locate a unit of their choice within the area. A housing subsidy is paid to the landlord/management directly by the housing authority on behalf of the participating voucher holder family, and then the family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

**Discussion:**

N/A

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Individuals or families experiencing homelessness require numerous special needs, including emergency shelter, medical and behavioral healthcare, job training, transitional housing, and permanent supportive housing. The City is focusing its efforts on priority populations: the most chronic and vulnerable of the homeless population living on the streets of Santa Monica; persons who were last permanently housed in Santa Monica; and vulnerable members of Santa Monica’s workforce.

Santa Monica is one of 88 cities within a large and populous county. While homelessness is an issue throughout the county, not all areas provide the services needed to address homelessness. Santa Monica is committed to providing essential and effective services to people experiencing homelessness in its community by working with neighboring communities and partners to form collaborations that address the regional nature of homelessness and promote the development of housing and services throughout Los Angeles County.

*\*Does not include short term housing for people experiencing homelessness with substance abuse issues*

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	67	15	0
Households with Only Adults	90	0	0	299	0
Chronically Homeless Households	125	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The City promotes “best practice” approaches to addressing homelessness, including Housing First, helping service providers to prioritize finite resources and find appropriate housing solutions, collaboration with hospitals to strengthen discharge planning, the Santa Monica Homeless Community Court, Project Homecoming (permanent housing plus support via family reunification), and coordinated assessment using the Vulnerability Index to create a Service Registry (a by-name list that identifies the City’s most vulnerable chronically homeless individuals). This approach also involves coordination with the Santa Monica Police Department, Santa Monica Fire Department, the City Attorney’s Office, Los Angeles County Department of Mental Health, Santa Monica Housing Authority, and Los Angeles Superior Court. In recent years, additional City departments including the Santa Monica Public Library, Big Blue Bus, and Public Works Department have joined interdepartmental efforts to address homelessness.

These efforts are supported through a range of non-CDBG funds, including City of Santa Monica General Funds, and HUD Continuum of Care funds, that provide a wide variety of both housing and non-housing supportive services such as: outreach, emergency services, intake and assessment, emergency shelter, case management and supportive services, employment assistance, primary and behavioral health services, transitional housing, permanent supportive housing, and aftercare.

Access to homeless services and supportive housing is coordinated through the LA County Coordinated Entry System (CES). Santa Monica and locally-funded agencies participate in CES through outreach and service coordination, prioritization for the most vulnerable, and utilization of the county’s universal assessment tool (the VI-SPDAT). People experiencing homelessness who are prioritized for locally funded services are co-enrolled in the regional CES to ensure access to a wide-range of County resources. Santa Monica does not maintain local public health, mental health, or workforce development departments, and utilizes the LA County Departments of Public Health, Mental Health, Health Services, and Employment Development to supplement locally available social services:

- LA DPH – free preventative health care; substance use disorder treatment; health and safety monitoring of local facilities;
- LA DMH – mental health services for indigent/publicly insured households; street outreach; public guardianship;
- LA DHS – housing subsidies/rental assistance; jail in-reach; street outreach and multidisciplinary teams; and
- LA EDD – worksource centers for job seekers.

A key component of service coordination is aligning resources towards shared goals. To this end, local agencies continue to leverage local homeless service funding (City General Funds) to maintain federal grants from the Substance Abuse and Mental Health Services Administration (SAMHSA) and Los Angeles

County Department of Mental Health (DMH) that fund inter-disciplinary street teams that employ a Housing First approach.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The City of Santa Monica works collaboratively with all local community and regional public agencies, nonprofits, private organizations, and community service organizations to achieve the goals of the City's Action Plan to Address Homelessness. The City's homeless population consists primarily of single adult individuals, the majority of whom are chronically homeless; however, community service organizations also maintain services for families, veterans, and unaccompanied youth. Prominent organizations that work to meet the needs of the homeless in Santa Monica are detailed below.

- The People Concern, which was formerly OPCC and Lamp Community, is the leading provider for people experiencing homelessness and victims of domestic violence. The agency provides a fully integrated system of care including outreach/multidisciplinary teams, interim housing, primary and behavioral health care, substance abuse services, services for victims of domestic violence, life skills and wellness programs, and permanent supportive housing. To permanently end homelessness for program participants, the organization's Permanent Housing Services Department works closely with case managers to match them with housing meeting their specific needs. Staff throughout the agency receive training in best practices, including trauma-informed care and harm reduction, to more effectively engage with participants.
- Upward Bound House (UBH) is a nonprofit located in Santa Monica serving the county. Its mission is to eliminate homelessness among families with children by providing housing, supportive services and advocacy. UBH does this by helping families access basic resources and successfully transition them into their own homes with the capacity to remain there permanently. UBH ensures that each adult family member engages in job training, professional development, and life skills enrichment, and works towards achieving financial and employment sustainability. Families are primarily referred to UBH through the Coordinated Entry System for Families. UBH also provides families in crisis with short-term emergency shelter on the Westside and in South Los Angeles.
- St. Joseph Center's (SJC) mission is to provide low-income working families, as well as homeless men, women, and children of all ages with the inner resources and tools to become productive, stable and self-supporting members of the community. SJC is the lead agency for the Coordinated Entry System for Families on the Westside and works closely with partners to provide seamless services for homeless and at-risk families with children. SJC offers outreach and engagement programs, mental health services, educational and vocational training, and rapid-rehousing and permanent supportive housing.

- Step Up on Second is a local provider of homeless and mental health services and works to help individuals reintegrate their daily lives as productive members of their communities. Some programs and services provided are workforce development and youth development programs. Step Up also provides permanent supportive housing and housing for veterans through VASH, and specific programming for transition-aged youth (TAY) through Daniel's Place.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

There are three primary groups with non-homeless special needs in the City: the elderly and frail elderly, those with HIV/AIDS and their families, and the mentally or physically disabled. Santa Monica also experiences a great need for assistance with persons with alcohol and substance use disorders. This section will explain who they are, what their needs are, and how Santa Monica and the community is or should accommodate these needs. To meet these needs, several agencies within the community provide valuable and supportive services.

The Non-Homeless Special Needs Populations receives support primarily from the Human Services Division, as well as other public and private agencies that target this population. The City will continue to collaborate with these agencies, to the extent possible with limited funding, to meet the needs established within the 2020-24 Consolidated Plan for these sub-populations.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

### Elderly

The elderly and frail elderly are considered a special needs group as they may have difficulty finding and retaining decent and affordable housing due to limited incomes, health care costs, disabilities, and other factors that limit an independent lifestyle. The distinction between elderly and frail elderly is based on individual's ability to independently perform routine daily activities. Frail elderly are generally defined as those over the age of 75 requiring assistance with activities that allow independent living.

- The City of Santa Monica's Senior Programs works to connect the elderly to available services and programs to enhance wellbeing in their everyday life. It promotes healthy active living through recreation and fitness classes, special events and workshops at five local public library branches, and a self-run senior Latino club which provides recreation and education activities in Spanish. The Santa Monica City Council is informed of elderly needs and how to improve their quality of life by the Santa Monica Commission for the Senior Community. The Commission focuses on preserving and improving the lives of the elderly and advises City Council on a wide range of issues that are specific to the elderly in the City.
- The City also works closely with WISE & Healthy Aging, which offers a range of programs and services for older adults, caregivers and professionals working in the aging field. Among the many programs they offer are an adult day service center, care managements and in-home services, elder abuse prevention services, medical insurance counseling, transportation and

mobility, and financial and legal services. The WISE Dinner Program offers healthy lunches in a welcoming group setting in three conveniently located sites.

### **Persons with Disabilities**

Persons living with a disability may have one or more mental or physical condition that makes it difficult to live independently. Disabilities can hinder access to conventional housing units and often this group requires housing with accommodations to meet their unique needs. A disability may also prevent a person from earning adequate income to support independent living. For these reasons, persons with disabilities are considered a special needs group.

- The Santa Monica Disabilities Commission helps improve the quality of life for people with disabilities in Santa Monica and advises City Council and City staff on disability issues. The purpose of the Disability Commission is to ensure that all people living with disabilities in Santa Monica have access to all City programs, services and activities and be able to participate in the community. The Disabilities Commission recommends ways to maximize participation in all facets of City life and increase awareness of the abilities, rights and issues of people with disabilities throughout the community.
- The Home Access Program from the Disability Community Resource Center (DCRC; formerly Westside Center for Independent Living) provides free home modifications for income-eligible seniors and adults with disabilities seeking to live more independently in their homes. Some of the accommodations may include grab bars, handheld shower heads, shower chairs, handrails and entry ramps.

### **Individuals with HIV/AIDS and their families**

On the Westside, there were 62 new diagnoses of HIV in 2017, and persons living with HIV numbered 2,529 individuals. HIV rates for the Westside were lower than the county as a whole. Persons living with HIV/AIDS are a special needs population due to their unique medical needs which may cause unexpected financial stress, especially at diagnosis. Persons with HIV/AIDS also face housing discrimination due to stigma towards their condition. Due to these reasons, the City will work closely with partners to ensure that people living with HIV/AIDS receive the services they need to have a good quality of life in Santa Monica.

- The City promotes Common Ground at the Westside HIV Community Center, which offers free and rapid HIV testing as well as low or no-cost testing for other STDs. HIV tests are available for walk-in during business hours Monday through Friday. Common Ground offers care and mental health support through case management to people living with HIV in Santa Monica and the Westside of Los Angeles.
- The Ryan White HIV/AIDS Program is the largest Federal program directed exclusively toward HIV/AIDS care. The program is meant to help communities and states make it easier for those affected by HIV to get healthcare and supportive services. The Los Angeles County Department

of Health Services administers the Ryan White HIV/AIDS Program in the county. Income-eligible participants must live in Los Angeles County, not have health insurance, and apply for Medi-Cal if eligible.

### **Persons with Alcohol and Other Drug Addictions**

The City has no direct data upon which to reliably estimate the number of persons with alcohol/other substance use disorders, however the Los Angeles County Department of Public Health (LADPH) collects regional-level data on these needs.

Excessive alcohol use is called binge drinking, which is 4 or more for alcoholic beverages for females , and 5 or more alcoholic beverages for males, on the same occasion on at least one day in the past month. According to LAC DPH, binge drinking is more common for men than women and it decreases with age. Hispanic males were the highest reporting binge drinking by race/ethnicity. In 2015, 29% of Hispanic males 18 years and over reported binge drinking, almost twice as much as all other groups. Finally, there were 135 treatment admissions for alcohol abuse in the Westside in 2015/2016 as reported by LAC DPH's Annual Overview of Patients in Publicly Funded Substance Use Disorder Treatment Programs 2015-2016 Fiscal Year.

For drug abuse, in 2016, LAC DPH reported for the Westside SPA5 planning area a total of 1,500 treatment admissions. There were 936 admissions from Heroin – the most admissions of all substance abuse by far. Heroin has been the leading primary drug problem for the past 10 years. There were also 198 prescription drug abuse admissions, 97 for methamphetamines, 71 for marijuana, 23 for cocaine and 40 for “other” drugs.

There are several free or low-cost and family alcohol and drug addiction programs in the City. These programs include sliding scale treatment, nonprofits, faith-based and payment assistance programs which all help to benefit low-income families. These alcohol and drug addiction programs include: Salvation Army Rehabilitation, Family Service of Santa Monica, The Alcohol Drug Council High Gain Project, Clare Foundation Inc., and Sea Change Santa Monica.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

All hospitals within the City of Santa Monica, including both physical and mental health hospitals, are run by private organizations or by the Los Angeles County Department of Mental Health. Each institution is responsible for appropriate discharge planning, including identifying next-step housing.

At the UCLA Medical Center - Santa Monica, clinical case managers work with patients, their families, the medical team, and post-acute providers to transition the care of patients as they leave the hospital setting. This planning from hospital stay to discharge begins early in the patient's hospitalization to ensure that the transition meets the needs of the patient. The process is designed to be seamless, safe,

and that the post-acute provider has all of the necessary information to provide care. Post-acute care, depending on the intensity of care, may be care in the home or housed in a facility where the patient's specific needs are met. Patients are monitored by clinical case managers once they are discharged for risk of being readmitted. There are patient specific interventions that are utilized to reduce this risk and support the patient in their transition to the post-acute setting best suited to meet their needs.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

- *Senior Housing Task Force:*The City leads a monthly care coordination meeting that identifies older adults that are at imminent risk of eviction due to tenant harassment, health or behavioral health issues. The group, led by the City's Community and Cultural Services Department and comprised of representatives from Code Enforcement, Rent Control, City Attorney's Office, and Housing and Economic Development as well as WISE & Health Aging and Legal Aid Foundation of Los Angeles, work to develop both short- and long-term action plans to prevent eviction, address any life/safety concerns and improve the overall health and stability of the tenant.
- *Flexible Funds:*The City's Human Services Division maintains a "Flex Fund" of general fund dollars that is available for emergency rental assistance and other interventions to prevent eviction of local low-income residents, many of whom are disabled.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

N/A

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Though public policies are meant to address the overall needs of citizens, they may cause inadvertent negative effects on certain aspects of the community, which in this case are affordable housing and residential investment. Affordable housing and public and private residential investments are key components to furthering fair housing in any community. In part, to identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) established a legal requirement that entitlement grantees, such as the City of Santa Monica, shall affirmatively further fair housing. The primary tool for communities to identify contributing factors for these barriers to fair housing is the HUD Assessment of Fair Housing (AFH).

In 2020, the City of Santa Monica completed an AFH, which outlined contributing factors to fair housing issues in the City. The 2020 AFH prioritized the identified contributing factors, of which these were the leading priorities within the City:

#### **Contributing Factors to Fair Housing Issues**

##### **High Priority**

1. Displacement of residents due to economic pressures
2. Impediments to mobility
3. Lack of access to opportunity due to high housing costs
4. Lack of affordable, accessible housing in a range of unit sizes
5. Land use and zoning laws
6. Private discrimination

A list of Medium and Low Priority Contributing Factors to Fair Housing Issues can be viewed in the AFH.

Through the identification, evaluation, and ranking of Contributing Factors to Fair Housing, the City was able to propose four (4) goals with associated strategies to affirmatively further fair housing in Santa Monica. Below is a list of proposed goals (a list of strategies for each goal can be viewed in the 2020 AFH).

Goal 1: Increase the supply of affordable housing

Goal 2: Preserve the existing stock of affordable rental housing and rent stabilized housing

Goal 3: Prevent displacement of low- and moderate-income residents

Goal 4: Increase community integration for persons with disabilities



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section provides insight into the economic development landscape of Santa Monica. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	56	14	0	0	0
Arts, Entertainment, Accommodations	5,954	15,586	11	17	6
Construction	1,176	1,803	2	2	0
Education and Health Care Services	10,993	15,657	21	17	-4
Finance, Insurance, and Real Estate	4,620	5,946	9	7	-2
Information	6,290	12,485	12	14	2
Manufacturing	2,458	1,454	5	2	-3
Other Services	2,523	4,354	5	5	0
Professional, Scientific, Management Services	12,157	18,738	23	21	-2
Public Administration	1,001	1,291	2	1	-1
Retail Trade	3,646	8,750	7	10	3
Transportation and Warehousing	876	1,291	2	1	-1
Wholesale Trade	919	3,080	2	3	1
Total	52,669	90,449	--	--	--

**Table 40 - Business Activity**

**Alternate Data Source Name:**

2013-2017 ACS (Workers), 2017 LEHD (Jobs)

**Data Source Comments:**

The most recent LEHD data for job was 2017. To maintain time period consistency, the 2013-2017 ACS was used for comparison.

## **Employment by Sector**

The Professional, scientific, and management, and administrative and waste management services business sector provides the highest percentage of all jobs in the City with 23.1% of all jobs coming from this sector (12,157). This is followed by the Educational services, and health care and social assistance business sector comprising 20.9% of the jobs throughout the City (10,993). The next two largest is the Information business sector with 11.9% (6,290 workers) and then the Arts, entertainment, and recreation, and accommodation and food services business sector with 11.3% (5,954 workers).

## Labor Force

Total Population in the Civilian Labor Force	56,786
Civilian Employed Population 16 years and over	52,669
Unemployment Rate	7.30
Unemployment Rate for Ages 16-24	19.40
Unemployment Rate for Ages 25-65	6.60

**Table 41 - Labor Force**

**Alternate Data Source Name:**

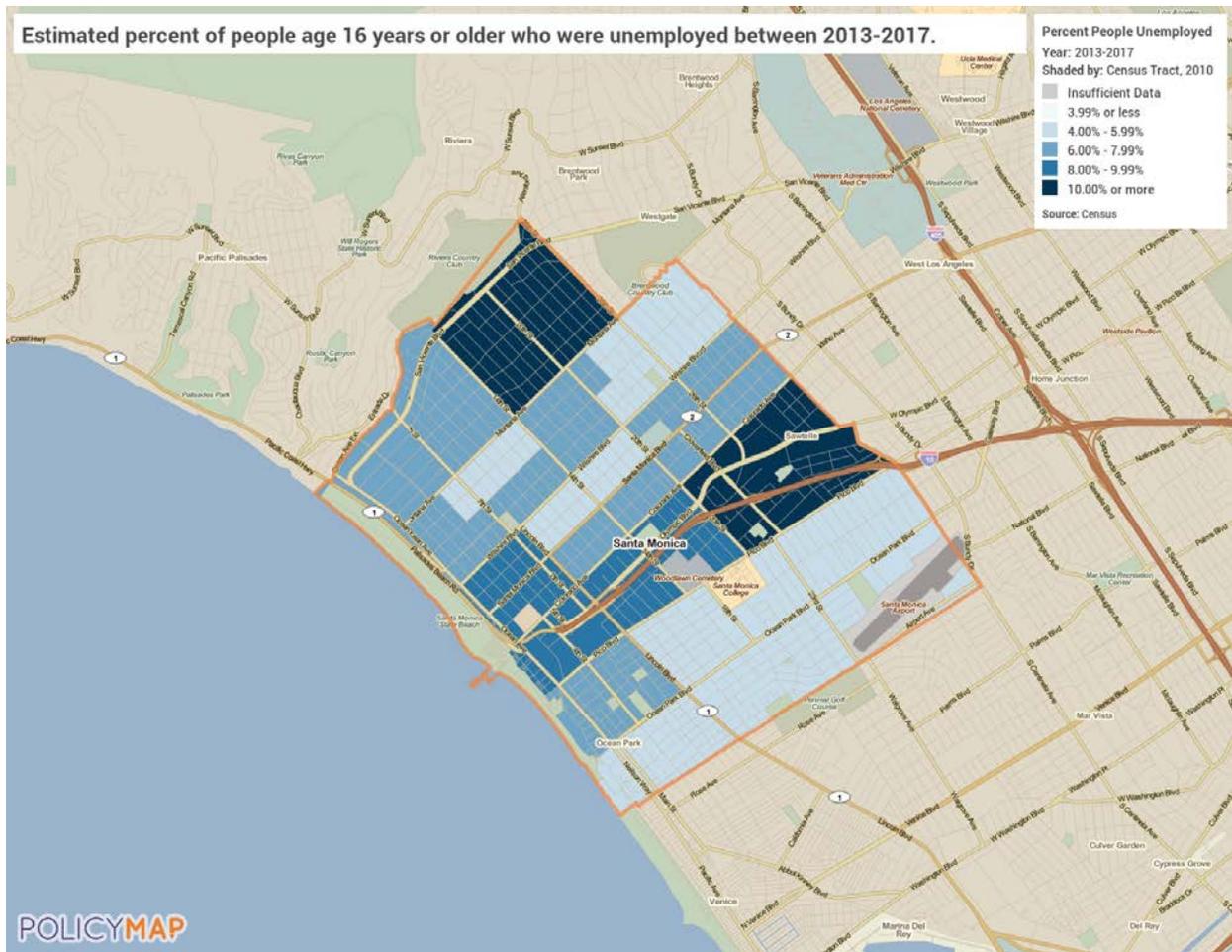
2013-2017 ACS 5-Yr Estimates

**Data Source Comments:**

## Unemployment

Citywide, the unemployment rate is 7.3% for all persons in the civilian workforce. Approximately 19.4% of persons between the ages of 16 and 24 are unemployed. The City's unemployment rate is higher than the national unemployment rate. The following map displays unemployment throughout the City. There are areas with relatively high unemployment (over 10%) in the northern Census tract of 06037701201 and the eastern tract of 06037701801. Lower unemployment is found mainly around Santa Monica College and the Santa Monica Airport area and along the southeast city limits. Lower unemployment rates also exist in several tracts in the north central part of Santa Monica.

Source: 2013-2017 American Community Survey 5-Year Estimates



**Unemployment**

Occupations by Sector	Number of People
Management, business and financial	34,787
Farming, fisheries and forestry occupations	6
Service	5,762
Sales and office	9,767
Construction, extraction, maintenance and repair	794
Production, transportation and material moving	1,553

**Table 42 – Occupations by Sector**

**Alternate Data Source Name:**  
2013-2017 ACS 5-Yr Estimates  
**Data Source Comments:**

**Occupations by Sector**

The largest employment sector by far is the management, business, and financial sector, which employs 34,787 persons throughout the City. This sector is followed by the sales and office sector with 9,767 persons.

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,318	58%
30-59 Minutes	15,845	35%
60 or More Minutes	2,979	7%
<b>Total</b>	<b>45,142</b>	<b>100%</b>

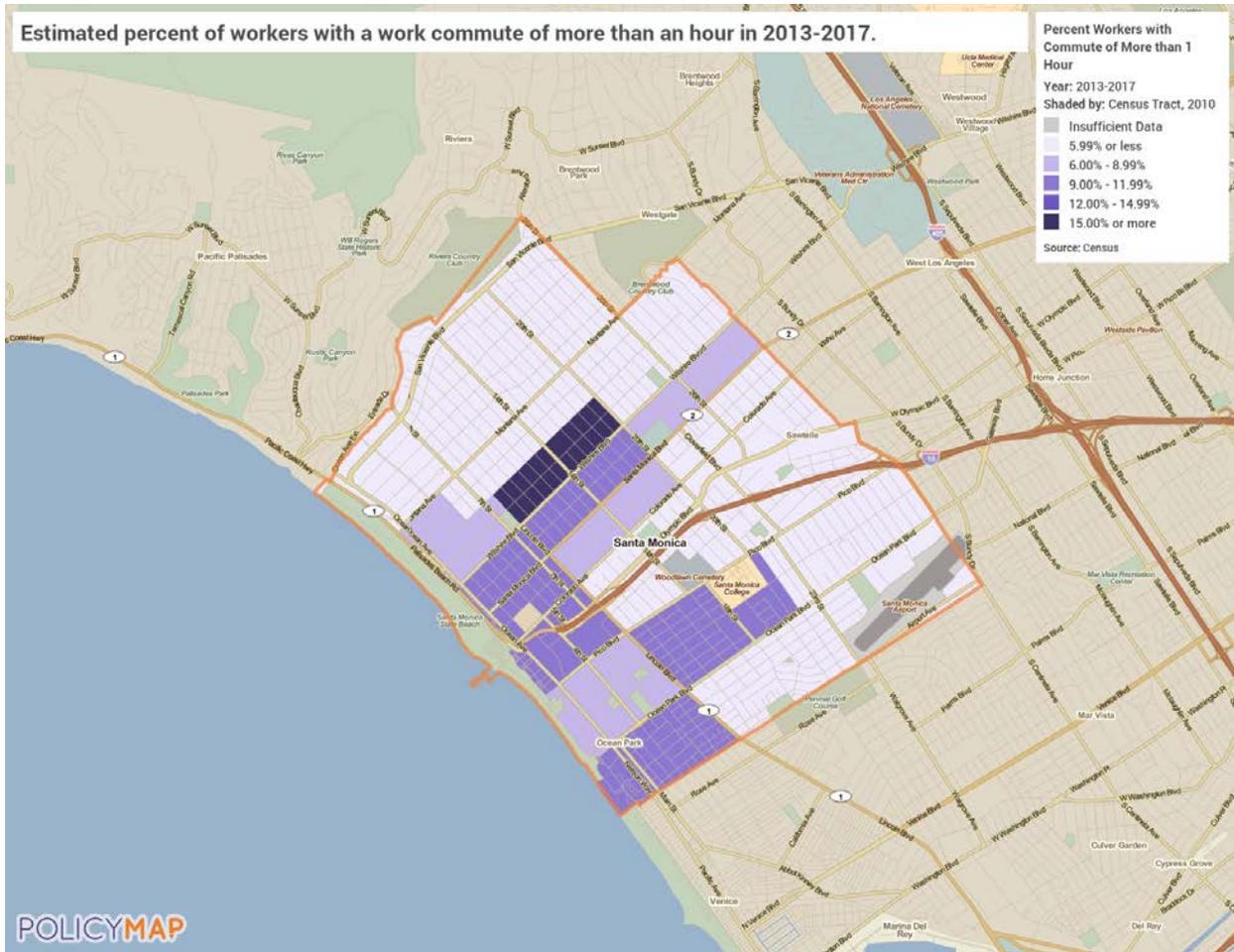
**Table 43 - Travel Time**

Alternate Data Source Name:  
2013-2017 ACS 5-Yr Estimates  
Data Source Comments:

### Commuter Travel Times

Over 90% of all persons commuting to work have a commute of less than 30 minutes each way. However, approximately 7% of all employed persons not working from home have a commute of 60 minutes or more each way. Lower average commute times are much more likely in the northern tracts than anywhere else away from the beachfront. One tract in particular running along Wilshire Boulevard (Census tract # 06037701501) has the highest percentage of workers with a commute time over one hour.

Source: 2013-2017 American Community Survey 5-Year Estimates



**Commute Travel Time Greater Than One Hour**

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,392	2,168	879
High school graduate (includes equivalency)	2,281	673	1,000
Some college or Associate's degree	7,577	893	2,202
Bachelor's degree or higher	34,127	2,024	4,575

**Table 44 - Educational Attainment by Employment Status**

Alternate Data Source Name:  
2013-2017 ACS 5-Yr Estimates  
Data Source Comments:

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	194	135	780	972
9th to 12th grade, no diploma	303	103	280	917	800
High school graduate, GED, or alternative	1,054	875	846	2,080	2,509
Some college, no degree	2,633	1,720	1,658	4,189	2,352
Associate's degree	233	853	436	1,528	807
Bachelor's degree	1,715	10,601	6,224	7,691	3,663
Graduate or professional degree	98	4,543	4,805	6,619	4,728

**Table 45 - Educational Attainment by Age**

**Alternate Data Source Name:**  
2013-2017 ACS 5-Yr Estimates  
**Data Source Comments:**

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,552
High school graduate (includes equivalency)	30,833
Some college or Associate's degree	39,909
Bachelor's degree	65,990
Graduate or professional degree	87,075

**Table 46 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**  
2013-2017 ACS 5-Yr Estimates  
**Data Source Comments:**

## Median Earnings by Educational Attainment

Generally, the median earnings of individuals in the City are closely tied to educational attainment. Average median earnings increase as individuals attain higher education. A person with a Bachelor's degree can expect to earn about two times more than one with only a high school diploma, and almost three times more with a graduate or professional degree.

## Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Professional, scientific, and management, and administrative and waste management services business sector provides the highest percentage of all jobs in the City with 23.1% of all jobs coming from this sector (12,157). This is followed by the Educational services, and health care and social assistance

business sector comprising 20.9% of the jobs throughout the City (10,993). The next two largest are the Information business sector with 11.9% (6,290 workers) and then the Arts, entertainment, and recreation, and accommodation and food services business sector with 11.3% (5,954 workers).

There are over 90,000 jobs but less than 53,000 workers.

**Describe the workforce and infrastructure needs of the business community:**

The greatest need for the City of Santa Monica in terms of economic development is the creation or attraction of new jobs for residents that pay a living wage. However, these jobs can only be created if there is an adequate, trained workforce in place to fill them. To this end the City has, and will continue to, support education and job training programs when possible. These efforts include job training for younger persons, retraining for older workers, the provision of a good basic education for the City's youth, and assisting young persons in career preparation and job placement.

The earnings figures in the table above show what is commonly known – that the median earnings of individuals in the City are closely tied to educational attainment. Indeed, the median income figure for those with less than a high school diploma is below the current poverty level.

Unfortunately, the educational attainment level of many City residents is low, as shown in Table Educational Attainment by Age: almost 4,500 persons in the working age cohorts (18 - 65) do not have a high school diploma and another 7,364 have only a high school diploma or equivalent.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City continues to stress commercial revitalization, including the development of light rail (Expo Line) and the recently opened Downtown Santa Monica station located by 4th and 5th streets, Colorado Avenue and the I-10 Freeway. Transit by the Expo Line to downtown Los Angeles is under an hour and is expected to improve travel into Los Angeles and improve on the long commute time experienced by City residents. While there can be improvements made to the light rail, in general, additional transit like the Expo Line will also promote economic growth, and increase productivity as transit times decrease.

The City also has the Human Services Grant Program, which funds local programs that support training, workforce development, and other economic development efforts and programs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the Los Angeles County Economic Development Corporation, the county will continue to shift from production industries like manufacturing and logistics to service based industries, in particular professional business services and healthcare. “Professional, scientific, management and administrative and waste management” and “Educational and healthcare and social services” are already the two largest business sectors in Santa Monica with 23.1% and 20.9% of the workers in the city.

In the case of the healthcare industry, as people age, their health needs also increase and in response more jobs will be required for healthcare. Approximately 17.1% (or 15,831 people) of the population is elderly over the age of 65, which is higher than the county as a whole at 12.5% and also higher than the state at 13.2%. On top of this, 5.6% (or 5,204 people) of the City population is aged 60-64 and moving into elderly status.

The workforce in Santa Monica is educated and well positioned to take advantage of the job openings in the area. Currently in Santa Monica, 38.7% of the population over 25 years old have a Bachelor’s Degree and 28.4% have a graduate or professional degree, which is much higher than in the county or the state as a whole. Those with a college education and higher generally have access to higher paying jobs. Alternatively, there are 14.5% with less than a high school degree, which translates to over 10,000 people over the age of 25 with a dimmer outlook towards finding jobs that provide a decent living wage in Santa Monica. For this group, the need to support job training, retraining, and employment placement programs for low-income persons, with an emphasis on serving older youth, remains a priority. Job training programs should focus on skills needed for growing industries such as green energy and healthcare that can be expected to offer decent pay and benefits to entry-level persons.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

As described in this section, the industries in the area are shifting from production industries like manufacturing to service based industries such as professional business services and healthcare. For a seamless and healthy transition to occur, the city’s workforce needs to develop the skills and acquire the education necessary to be successful in these industries. Santa Monica College (SMC) plays a key role in training and educating the workforce to make this transition. SMC specializes in preparing students for the workplace with job and technical skills they need for employment, job retention and career enhancement.

In addition to this, SMC’s Office of Workforce & Economic Development specializes in preparing students for the changing workplace. The office understands that it needs to maintain a strong partnership between education and the industry and collaborates with local businesses through industry advisory councils which comprises of business executives, SMC administrative staff and faculty experts. This advisory council ensures SMC’s curricula prepare students for the workplace.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

N/A

**Discussion**

N/A

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD identifies four specific data points that constitute housing problems: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Santa Monica, housing problems are rare, with the notable exception of being cost burdened. According to the 2013-2017 ACS 5-Year Estimates, the citywide rate of each is:

- Cost Burden: 44.3%
- Overcrowding: 2.9%
- Lack of Complete Plumbing Facilities: 0.1%
- Lack of Complete Kitchen Facilities: 2.1%

In order for an area to be concentrated, it must include two or more housing problems that are substantially higher than the citywide average. For this analysis, HUD's definition of "disproportionate" will be used to identify areas substantially higher: 10 percentage points higher than the jurisdiction as a whole. In Santa Monica, that translates to cost burden greater than 54.3%, overcrowding greater than 12.9%, lack of plumbing facilities greater than 10.1%, and/or lack of kitchen facilities greater than 12.1%.

Santa Monica has no census tracts where multiple housing problems are concentrated. Only one tract has a housing problem that is substantially higher than the citywide rate: in tract 7019.02, which is located along the ocean between Pico and Wilshire Boulevards, the cost burden rate is 60.3%.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

For the purposes of this analysis a "racial or ethnic concentration" will be any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the City as a whole. According to the 2013-2017 American Community Survey 5-Year Estimates, the racial and ethnic breakdown of Santa Monica's population is:

- White, non-Hispanic: 65.0%
- Black, non-Hispanic: 4.1%
- American Indian and Alaska Native, non-Hispanic: 0.1%
- Asian, non-Hispanic: 9.9%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.1%
- Other Race, non-Hispanic: 0.3%
- Two or More Races, non-Hispanic: 4.5%
- Hispanic or Latino: 16.0%

In Santa Monica, areas with a racial or ethnic concentration are uncommon, although there is a three-tract area where each tract has a concentration of Hispanic households. A map identifying the tracts is included below.

- Tract 17.02 :34.4%
- Tract 18.01: 37.9%
- Tract 18.02: 29.9%

A “low-income concentration” is any census tract where the median household income for the tract is 80% or less than the median household income for the City. According to the 2013-2017 American Community Survey 5-Year Estimates, the Median Household Income in Santa Monica is \$86,084, and a tract is considered to have a low-income concentration if the MHI is \$68,867 or less.

There are four tracts with a low-income concentration. The tracts include the three previously identified as having a concentration of Hispanic residents, as well as tract 19.02 located southwest of the other three tracts. This additional tract is the one previously identified as having a disproportionately high rate of cost burdened households.

- Tract 17.02: \$60,521
- Tract 18.01: \$56,901
- Tract 18.02: \$61,994
- Tract 19.02: \$67,308

See map below: Concentration of Hispanic Households

### **What are the characteristics of the market in these areas/neighborhoods?**

The housing market in the tracts identified above tends to include lower-priced homes than the City as a whole. However, the median sales price is still approximately \$1,000,000 or more, which is not affordable to residents making the median household income. Similarly, the rental market in the above tracts has lower rents than the citywide rate, but is still approximately \$1,500 per month or more. Housing units in these areas are primarily single family homes.

### **Are there any community assets in these areas/neighborhoods?**

This area includes tracts that run from the ocean to the city border along I-10. This area is highly developed with significant business developments near the ocean, including the famous Santa Monica Pier and access to the Ocean Front Walk that spans approximately 7.5 miles from the Pacific Palisades to Marina del Rey. The Metro Expo Line concludes in this neighborhood and includes three stops. This area includes a number of public parks, as well as Santa Monica College, Providence Saint John’s Health Center, and UCLA Medical Center Santa Monica.



## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment, and communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impede their populations' ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Santa Monica does have significant gaps in broadband coverage. These gaps are most prevalent in the Mid-City area. However, most of the city has multiple options of internet providers, to include LMI areas. The average Santa Monica household has two options for broadband-quality Internet service; however, an estimated 22% of locals are still severely limited in wired broadband options and may have to rely on low-grade wireless.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows four major infrastructure options within Santa Monica: cable, DSL, fiber, and fixed wireless.

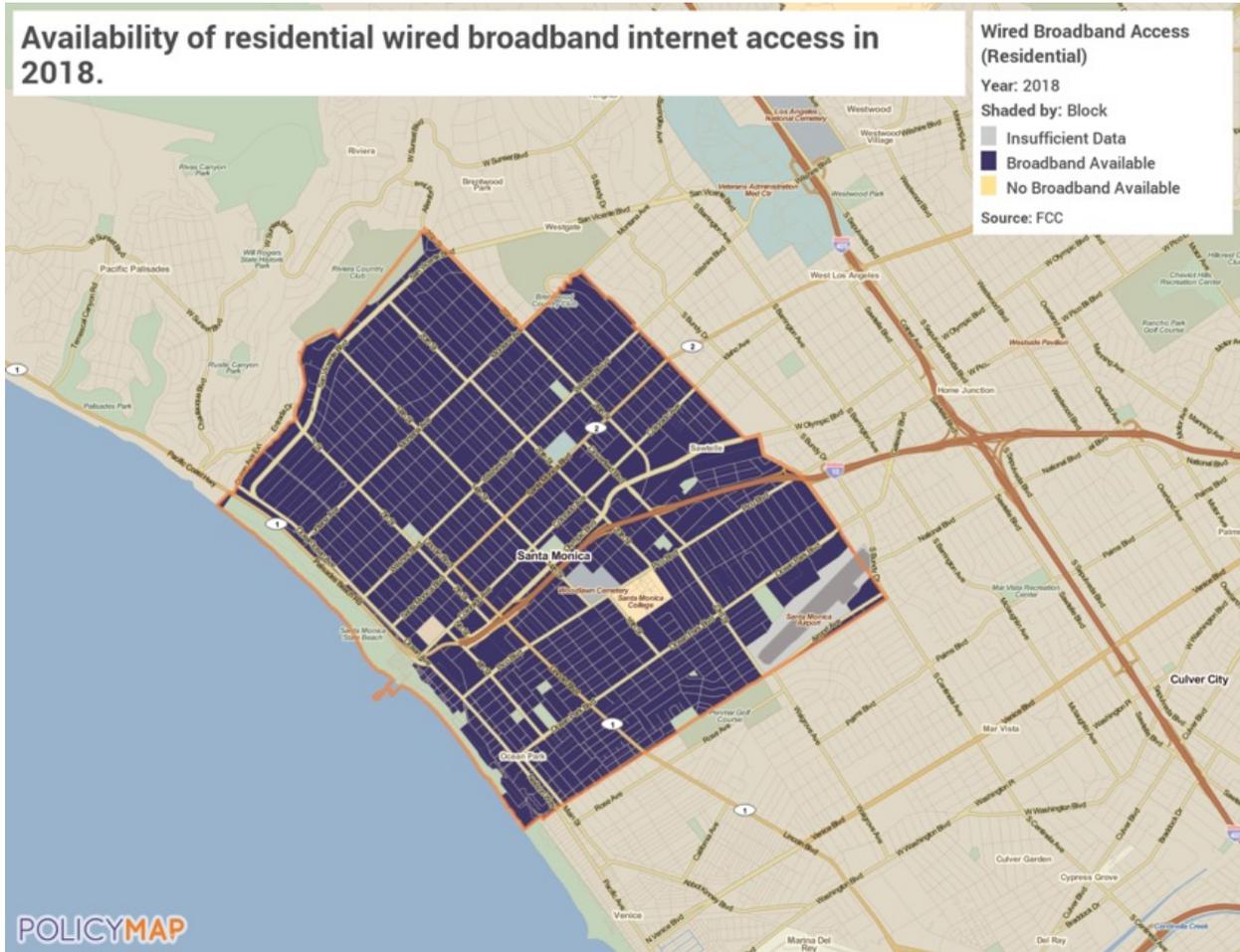
See map below: Broadband Access

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

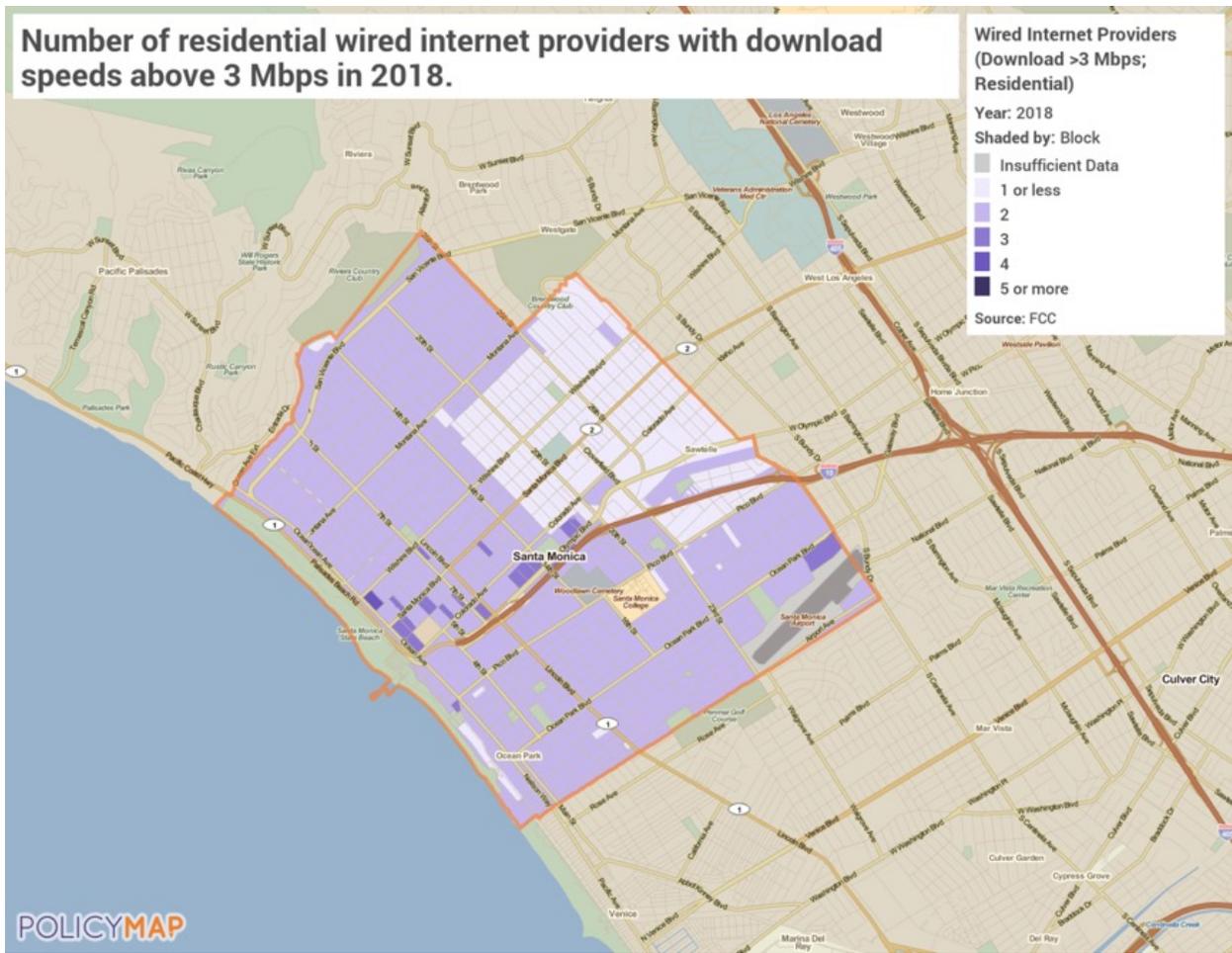
Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Santa Monica has a total of six (6) Internet providers offering residential service. Spectrum and Frontier are the strongest providers in Santa Monica so far as coverage. The average Santa Monica household has two (2) options for broadband-quality Internet service. These providers frequently overlap around the city: Spectrum (Cable), Frontier (Fiber and DSL), Consolidated Smart Systems (Cable), Geolinks (Fixed), Viasat Internet (formerly Exede) (Satellite), and HughesNet (Satellite).

The following map shows the number of broadband service providers by census tract. Most of the city has at least two options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

See map below: Highspeed Internet Providers



**Broadband Access**



**Highspeed Internet Providers**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Santa Monica has historically been prone to various natural hazard events including earthquakes, tornadoes, flooding, thunderstorm winds, extreme warm weather, and others. The potential impacts of climate change, including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts, are often most significant for vulnerable communities. The City is located near the coast, and is impacted by the coast's effects. By the middle of this century, the average summer temperature is expected to rise four degrees, which could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity could lead to people moving away from the coast. A decrease of people in the City may cause labor shortages, decrease in competition for services, driving up costs and reducing quality, and reduced resources for locals.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income residents are at particular risk due to having fewer resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put LMI residents at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The City strives to inform and prepare the general public for multi-hazard mitigation. There are online venues, including the City website and social media pages, the Santa Monica Office of Emergency Management Office website, social media pages, and alerts available to resident devices, Santa Monica Community Emergency Response Team (CERT) Facebook page, and the Emergency Network Los Angeles County VOAD (ENLA) website and social media pages, that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City's needs are numerous and varied. As will be shown in the following sections, the principal needs are: 1) affordable housing through production, rehabilitation/repair, home modifications, and financial assistance, public improvements to improve neighborhoods; 2) housing for special needs populations; 3) assistance for the homeless, including housing, services and homelessness prevention; 4) community and public services especially for youth, the elderly, the homeless, and persons with disabilities; 5) economic development and anti-poverty programs focused primarily upon job training and career preparation; 6) public facility and infrastructure improvements centered upon accessibility improvements; and 7) fair housing.

The latest HUD data indicate that there are 19 low-/moderate-income block groups in Santa Monica, distributed among 10 of the City's Census Tracts. A map in the appendix to this Plan shows the location of these Block Groups. These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.

The City believes that rehabilitation of both rental and owner housing units is a high priority, as these efforts keep people in affordable housing and, especially for extremely low-income and elderly homeowners, may serve to prevent homelessness. The City will seek to develop additional affordable housing despite the limited resources available, and will continue to provide rental assistance through the HOME program, Section 8, and Continuum of Care.

There are several groups that have a higher need for affordable housing and have special housing needs. These groups have been identified as: the elderly and frail elderly, persons with disabilities (mental, physical, developmental), victims of domestic violence, youth, and members of the Santa Monica Service Registry, which 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 for new housing, rehabilitated existing housing, or the modification of the housing they currently occupy. In addition to general challenges, seniors may have supportive needs resulting from physical and cognitive conditions.

Homeless activities, ranging from providing emergency shelter to preventing homelessness receive a high priority. Thus, the City will focus on multiple efforts to provide affordable housing and in many instances prevent homelessness. The provision of Public Service Programs receives a high priority rank;

the need for a wide range of services, including programs for seniors, people with disabilities, youth, and child care, is very much present in the low/mod areas.

Economic Development receives a high ranking, but in the face of other pressing needs, the focus of the spending in this area will center upon job training and career preparation for youth.

Public Facilities is important to the City, and receives a high ranking with efforts to improve accessibility to public facilities.

Fair Housing is a concern and receives a high ranking.

**Continued...**

The City leverages these CDBG funds and addresses these priorities through the City's Human Services Grants Program (HSGP), the objective of which is to develop, fund, and sustain human service programs and increase the impact of organizations by cultivating an effective safety net or system of services, building on the unique assets and strengths of neighborhoods, community organizations, and public institutions.

Funding awarded through the HSGP comes from multiple sources both locally and nationally, including the City's General Fund, City development agreements (community benefit resources), Los Angeles County Proposition A, and federal entitlement (CDBG) and federal competitive grants. Further, it is required that all grantees provide a minimum of 30% cash match to the delivery of services for Santa Monica residents and most agencies leverage considerably more non-City dollars and significant volunteer and other in kind resources to augment City funding.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

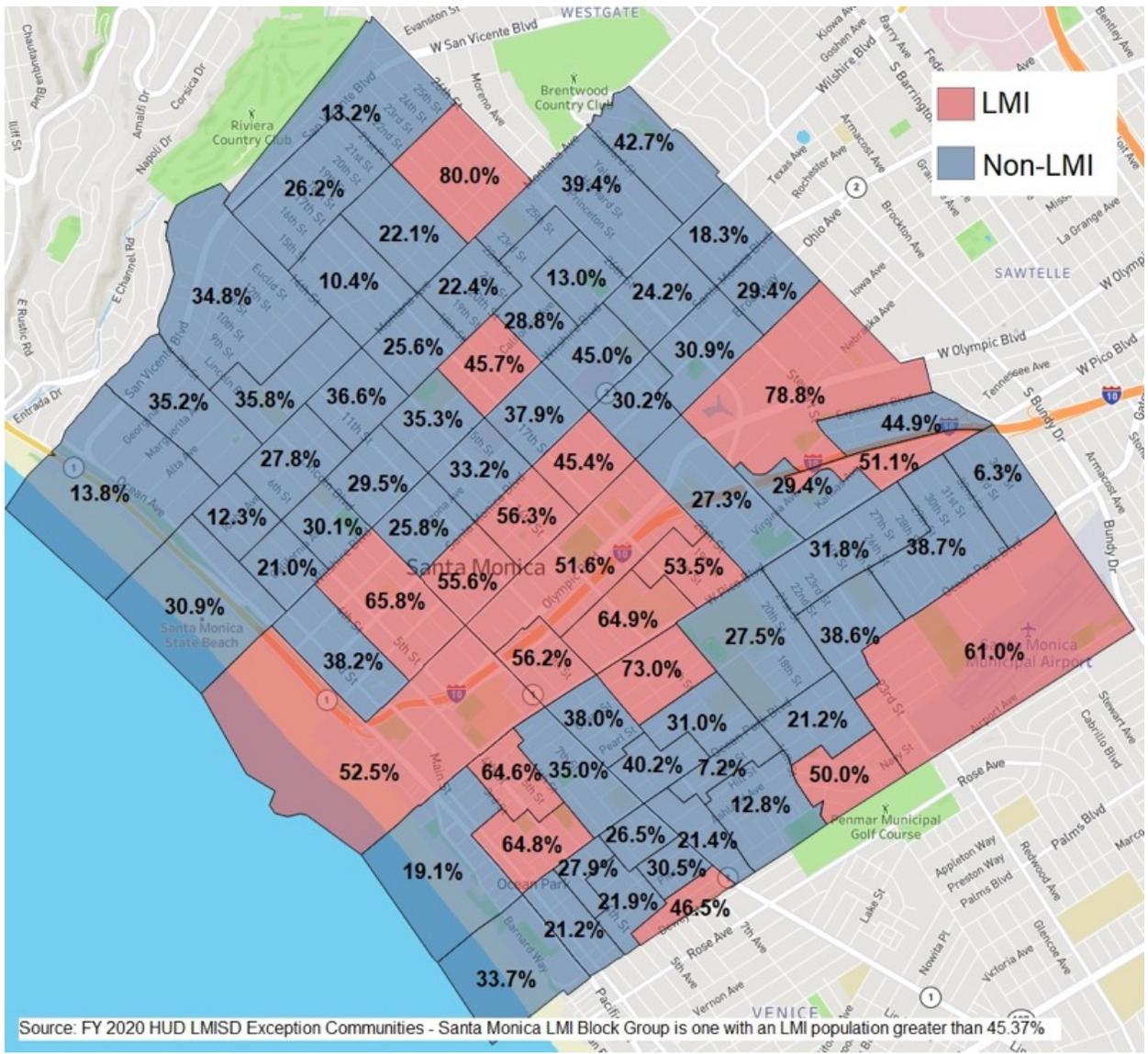
<b>1</b>	<b>Area Name:</b>	Low/Mod Areas
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	<p>The latest HUD data indicate that there are 19 low/mod Block Groups in Santa Monica, distributed among 10 of the City’s Census Tracts. A map in the appendix to this Plan shows the location of these Block Groups.</p> <p>All are HUD defined low/mod areas.</p>
	<b>Include specific housing and commercial characteristics of this target area.</b>	In each of these neighborhoods the housing stock is typically older, and often smaller. Streets may need repair and other infrastructure is older.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.</p>	

<p><b>Identify the needs in this target area.</b></p>	<p>The City’s needs are numerous and varied. As will be shown in the following sections, the principal needs are: 1) affordable housing through production, rehabilitation/repair, home modifications, and financial assistance, public improvements to improve neighborhoods, 2) housing for special needs populations, 3) assistance for the homeless, including housing, services and homelessness prevention, 4) community and public services especially for youth, the elderly, the homeless, and persons with disabilities, 5) economic development and anti-poverty programs focused primarily upon job training and career preparation, 6) public facility and infrastructure improvements centered upon accessibility improvements, and 7) fair housing.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The opportunities are significant. First, the City can keep residents in safe, affordable housing and prevent additional persons and families from becoming homeless. Second, the City can improve the quality of life by providing needed services and improving conditions in these areas. Third, the City can support programs to assist the residents of these areas in obtaining good jobs.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The barriers are significant because of the amount of effort and resources needed to provide the necessary assistance.</p>

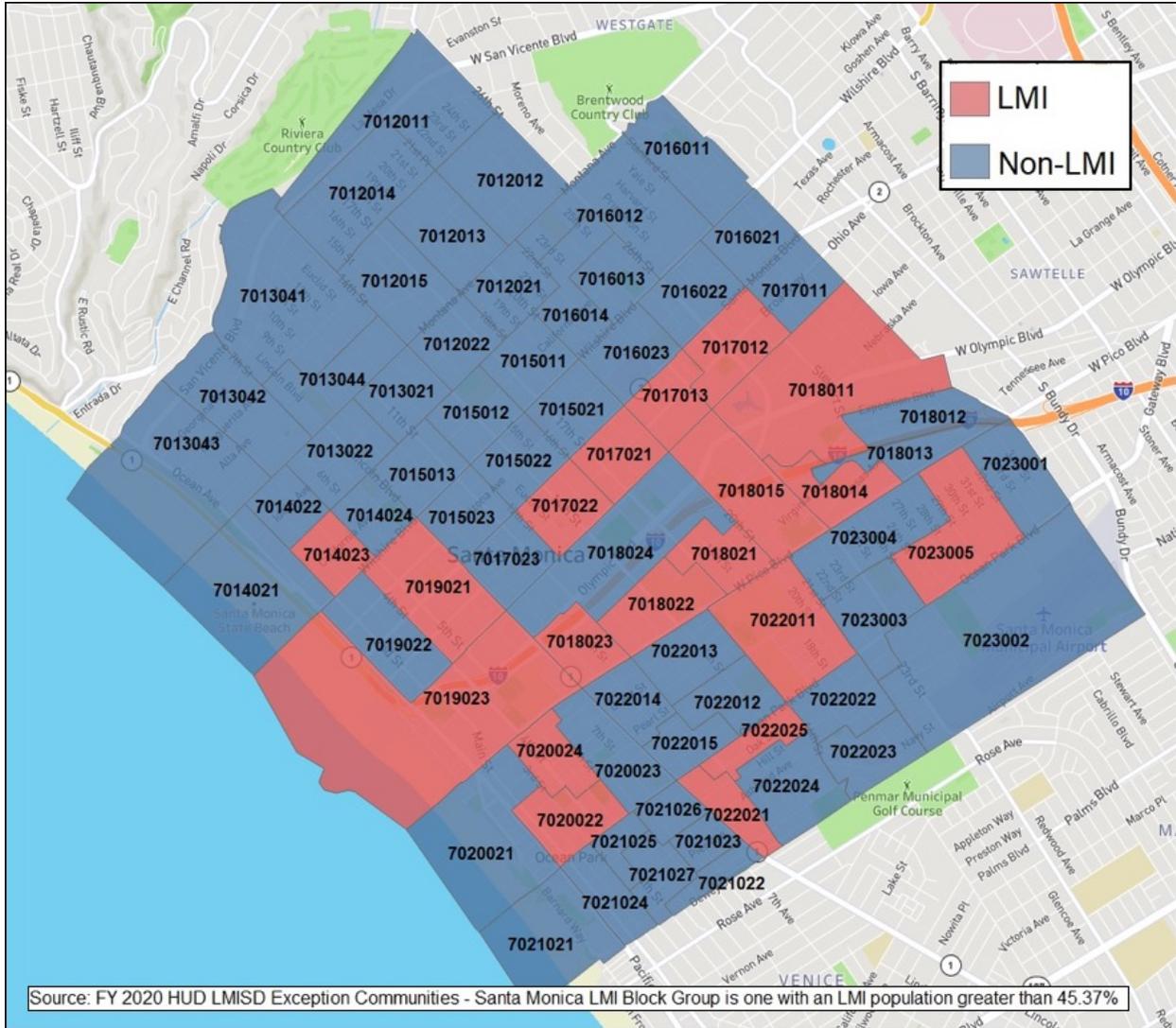
**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

As noted above, these topics emerged in the course of examining the data, but were also frequently mentioned in the course of Commission meeting discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.



**2020 Low-Mod Block Group Tracts**



**2020 Low-Mod Block Group Tracts by Tract Number**

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low/Mod Areas
	<b>Associated Goals</b>	1. Expand/Improve Public Infrastructure/Facilities
	<b>Description</b>	Expand and improve public infrastructure through activities for LMI persons and households. Improve access to public facilities that will benefit LMI persons and households.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations the need to Expand/Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Facilities and improvements include neighborhood/community centers, improved road infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas.
2	<b>Priority Need Name</b>	Preserve & Develop Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Low/Mod Areas
	<b>Associated Goals</b>	2. Provide Safe, Affordable Housing Opportunities

	<b>Description</b>	Providing safe, affordable housing opportunities, including Rental Rehabilitation, Emergency Rental Assistance, Tenant-Based Rental Assistance, and Increased Homeownership Opportunities remains one of the highest priorities in the jurisdiction.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations the need to Preserve & Develop Affordable Housing was identified. Through the needs assessment housing cost burden is by far the largest housing problem in the jurisdiction.
<b>3</b>	<b>Priority Need Name</b>	Public Services & Quality of Life Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low/Mod Areas
	<b>Associated Goals</b>	3. Provide Vital Services for LMI & Special Needs
	<b>Description</b>	Provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public services will target LMI citizens and may include fair housing services, legal services, eviction prevention, and services to address homelessness, persons with physical and mental health disabilities, seniors, and youth.

	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations, the need for Public Services for LMI and Special Needs was identified. Public Services offered by the city and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance education and improve living situations of LMI individuals and households in the jurisdiction.
<b>4</b>	<b>Priority Need Name</b>	Economic Development Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low/Mod Areas
	<b>Associated Goals</b>	4. Economic Development Opportunities
	<b>Description</b>	Provide for economic development opportunities including job training and placement services and economic development initiatives for local small businesses (micro-enterprises and, minority and women owned business enterprises.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations the need for economic development opportunities was identified. Unemployment and economic opportunities vary throughout the jurisdiction and the city will work to assist LMI areas with economic development opportunities.
<b>5</b>	<b>Priority Need Name</b>	Homelessness Housing & Support Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Low/Mod Areas
	<b>Associated Goals</b>	5. Provide Assistance Homeless Services & Shelters
	<b>Description</b>	Provide for homeless activities and services, including Homeless Prevention, Shelter Services, and Rapid Re-Housing.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations the need for homeless activities such as shelter operations and homeless prevention services was identified. The local PIT count has also identified homeless adults and families as homeless that require assistance.
6	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

<b>Geographic Areas Affected</b>	Low/Mod Areas
<b>Associated Goals</b>	2. Provide Safe, Affordable Housing Opportunities
<b>Description</b>	Provide for fair housing activities in the City of Santa Monica through outreach and education.
<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder partners and organizations the need to Provide Assistance for Fair Housing Programs was identified. Through the needs assessment housing cost burden is by far the largest housing problem in the jurisdiction.

**Narrative (Optional)**

The City’s needs are numerous and varied. As will be shown in the following sections, the principal needs are: 1) expand & improve public infrastructure & facilities, 2) provide safe, affordable housing opportunities, 3) provide vital services for LMI and special needs populations, 4) economic development opportunities, and 5) provide assistance for homelessness services and shelters.

The City believes the preservation and production of affordable rental housing is a high priority, as these efforts represent preserving existing affordable housing as well as increasing the supply of affordable housing, to create opportunities for lower income and special needs households, which will serve to prevent homelessness. The City will continue to provide rental assistance through the HOME program, Section 8, and Continuum of Care. Recently, Council identified \$30 million in dedicated funds for housing development over the next two years.

There are several groups that have a higher need for affordable housing and have special housing needs. These groups have been identified as: the elderly and frail elderly, persons with disabilities (mental, physical, developmental), victims of domestic violence, youth, and members of the Santa Monica Service Registry, which 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 for new housing, rehabilitated existing housing, or the adaptation of the housing they currently occupy. In addition to general challenges, seniors may have supportive needs due to physical and cognitive conditions.

Homeless activities, ranging from providing emergency shelter to preventing homelessness, receive a high priority ranking. Thus, the City will focus on multiple efforts including rental assistance which prioritizes cost-burdened households, as well as provision of supportive services.

The provision of Public Service Programs receives a high priority rank; the need for a wide range of services, including programs for seniors, people with disabilities, youth, and child care, is very much present in the low/mod areas.

Economic Development receives a high ranking, but in the face of other pressing needs, the focus of the spending in this area will center upon job training and career preparation for youth.

Public Facilities and Public Improvements in low-income areas are important to the City, and receive a high rating with efforts to improve accessibility to public facilities.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Rising housing costs for rental units continues to be a problem for all households. Thus the City will continue to use HOME funds for the TBRA program.
TBRA for Non-Homeless Special Needs	Again, in the face of rising housing costs, the HOME TBRA program provides rental subsidies for senior/disabled homeless persons, victims of domestic violence, and persons at risk of homelessness. Qualified applicants are referred by local service agencies and final eligibility for the HOME program is determined by the Santa Monica Housing Authority.
New Unit Production	Using local, non-federal sources of funding, the City will finance the development of new affordable housing through the construction of new residences, though resources are limited and costs are high.
Rehabilitation	The City will attempt to assist in the maintenance of affordable units through the rehabilitation of existing housing units, as housing costs rise through the Residential Rehabilitation Program. However, this program has very limited reach as apartment buildings must be primarily occupied by low-income households to qualify.
Acquisition, including preservation	Rising housing costs and limited opportunities for new construction will cause the City to continue to loan available funds to acquire and rehabilitate properties to support the creation of affordable housing, especially for special needs households.

**Table 49 – Influence of Market Conditions**

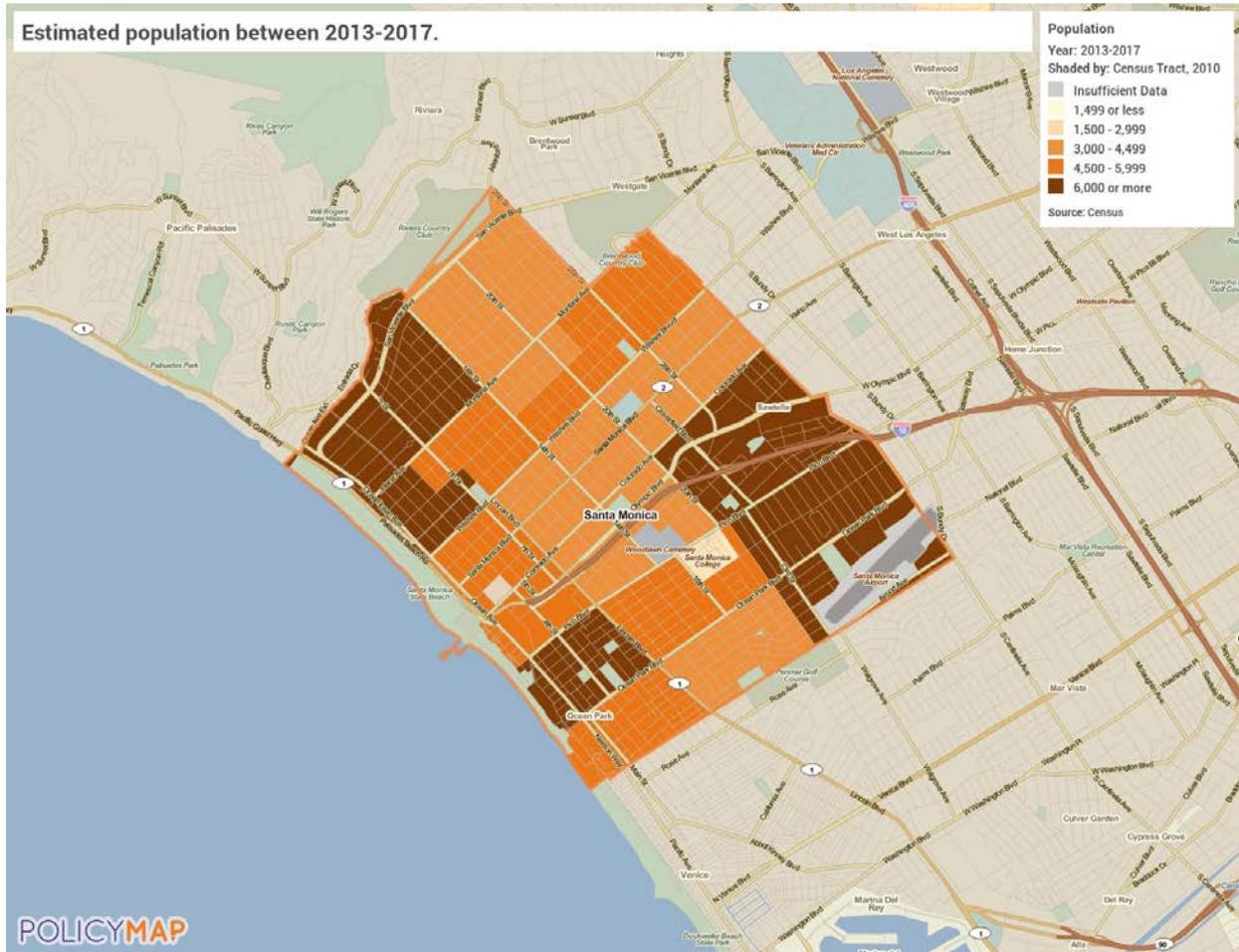
Since 2000, the population of Santa Monica has increased by approximately 10%, which is more than double the increase in the number of households in the City. This indicates that household size is increasing along with the population, a factor that will be addressed later in this document.

Residents have a nearly 71% higher median household income than they did in 2000. While this points to an increase in buying power, economic growth is not as strong as this data point indicates. Due to inflation, the median household income in 2000 (\$50,468) has the same buying power as \$72,604 in 2017. The actual change in a household’s buying power is 15.7%, which is noticeably less than the change in income.

### Population

The first map below displays the population density by Census Tract throughout the City of Santa Monica; the darker the tract, the higher the population. Two areas along the beachfront have the highest concentration of people, while the tracts northwest of the airport have a disproportionately high population.

Source: 2013-2017 American Community Survey 5-Year Estimates

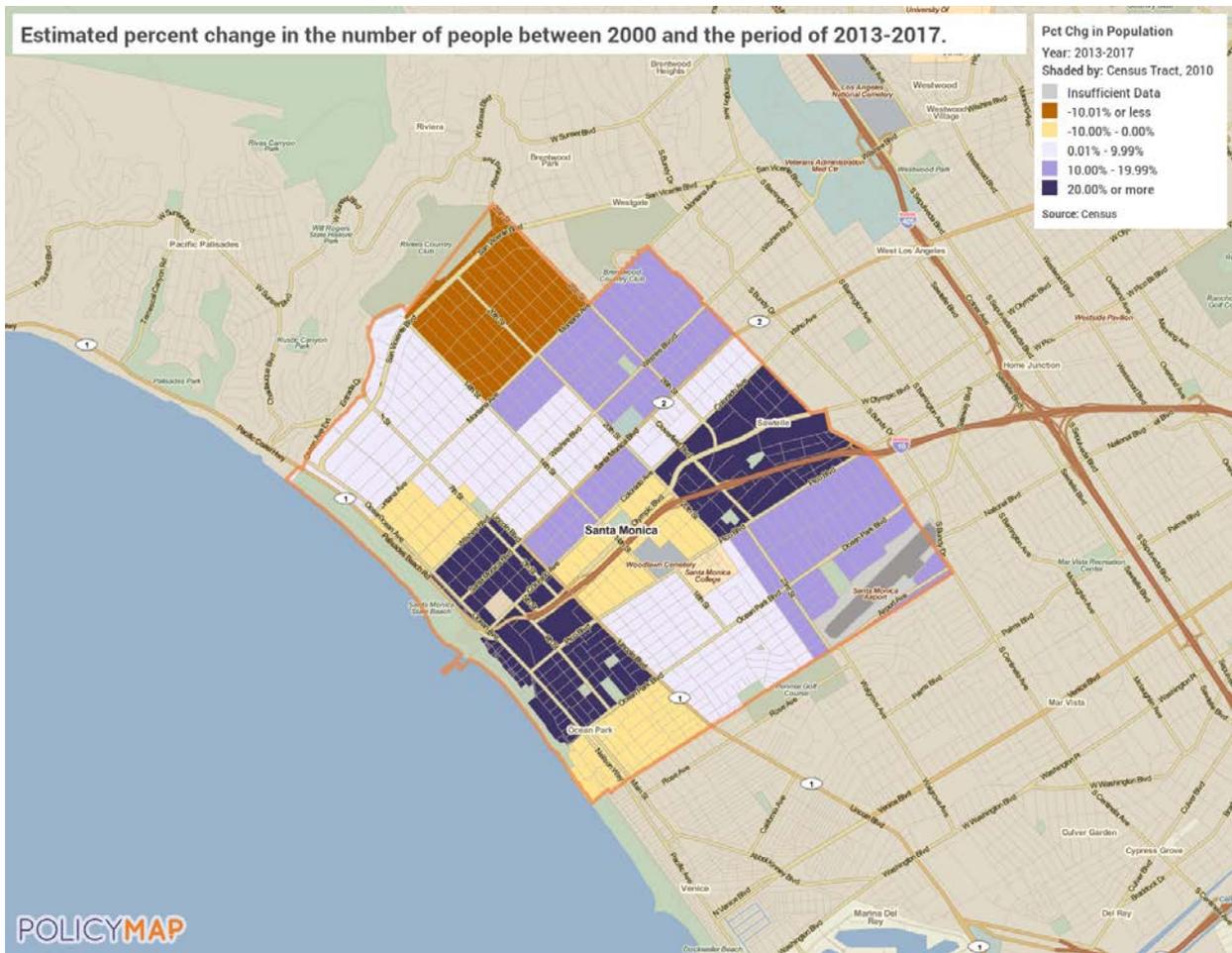


**Population**

**Change in Population**

As noted above, the City’s population grew by 10% since 2000. However, that growth is not evenly distributed throughout the area. The most northern Census tract 06037701201 experienced the largest decline in population. Census tracts 06037701801 in the northeast, where I-10 enters the City, and 06037701902 and 06037702102, along the coast, experienced the highest population growth at over 20%.

Source: 2013-2017 American Community Survey 5-Year Estimates



## Population Change

## Median Household Income

The map below displays the median household income by census tract throughout Santa Monica. In 2017, the median household income was \$86,084, but income varied considerably throughout the City. In general, census tracts along the northwest city limits have households with the highest median incomes in Santa Monica at over \$120,000 per year. Tracts that surround I-10 have the lowest median household income in the City; in particular, tract 06037701801 in the east has a median household income half that of the northwest tracts.

Source: 2013-2017 American Community Survey 5-Year Estimates

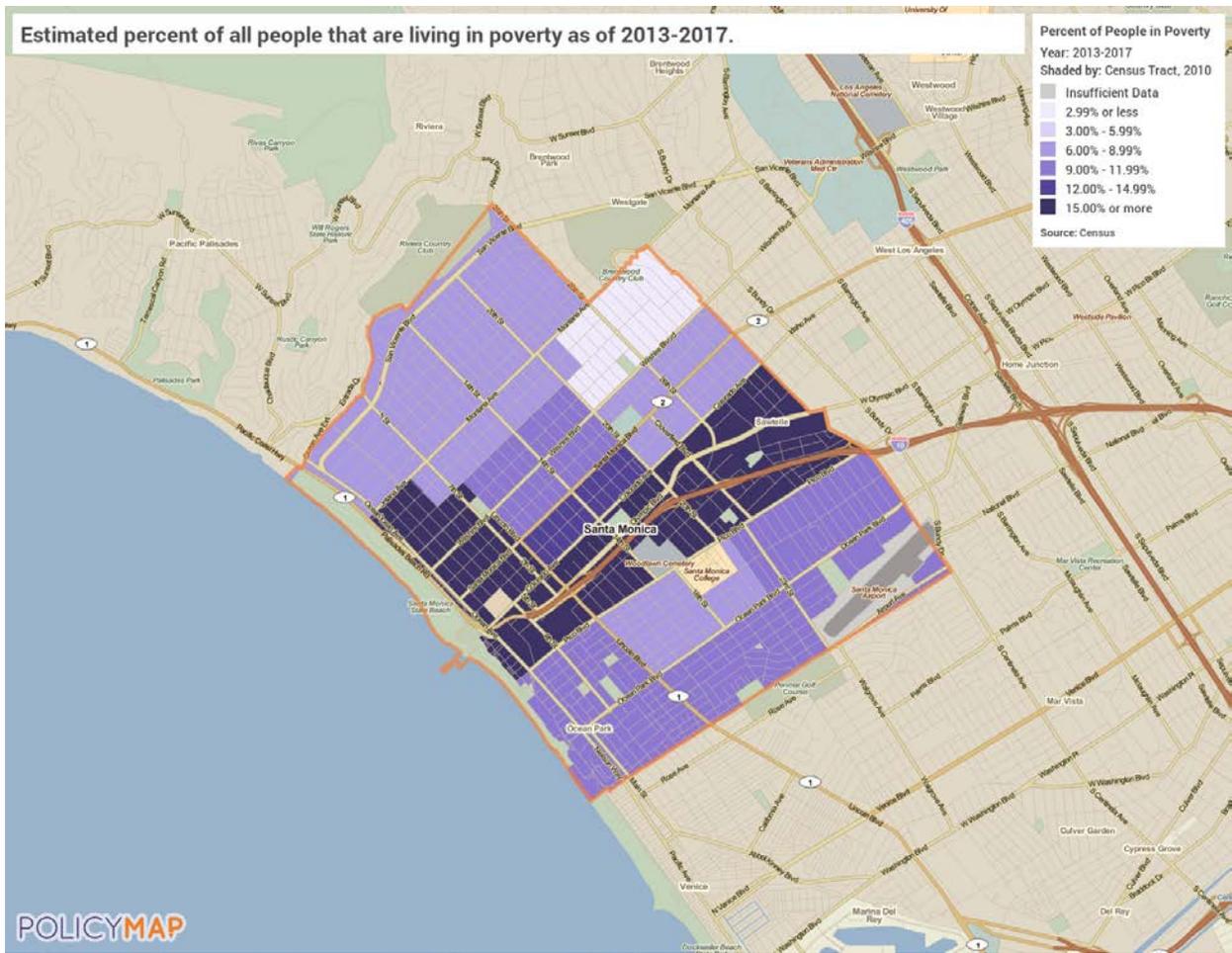


## Median Household Income

## Poverty

The map below displays the percentage of the population who live below the poverty level by census tract. Unsurprisingly, it shows that the areas with high poverty are also those that have a relatively low income. Along I-10 where median household income is lowest in the City, poverty is highest at over 15%. These Census tracts from west to east along I-10 are: 06037701402, 06037701902, 06037701802, and 06037701801.

Source: 2013-2017 American Community Survey 5-Year Estimates



**Poverty Level**

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

Santa Monica, like many jurisdictions, is faced with the challenging task of meeting increasing needs with fluctuating federal and state resources. The figures shown in the table below reflect HUD's current allocations. The figure for "Expected Amount Available Remainder of ConPlan" anticipates level funding using the 2020 allocation amounts projected over the four remaining years covered by the Consolidated Plan. If there are funding cuts or increases to CDBG or HOME over the coming years, the City will adjust accordingly and craft Annual Action Plans to include contingency plans reflective of funding realities.

During the completion of this Annual Action Plan, a new coronavirus known as SARS-CoV-2 was first detected in Wuhan, Hubei Province, People's Republic of China, causing outbreaks of the coronavirus disease COVID- 2 19 that has now spread globally (COVID-19). The first case was reported in the United States in January 2020. In March 2020, the World Health Organization declared the coronavirus outbreak a pandemic, and President Trump declared the outbreak a national emergency. On March 22, 2020, Governor Newsom requested and received a Presidential Major Disaster Declaration for the State of California. In April 2020, the City of Santa Monica was notified of a special allocation of CDBG funding to prevent, prepare for, and respond to the impacts from coronavirus or COVID-19 including health and economic impacts. Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act in response to the crisis, which was signed into law by President Trump on March 27, 2020. This over \$2 trillion economic relief package provides fast and direct economic assistance for American workers, families, and small businesses, and preserves jobs for industries. As part of the CARES Act, additional assistance is provided for HUD grantees, and the City is receiving special CARES Act allocations of CDBG funds, which are incorporated into this Amended 2020-24 Consolidated Plan and FY 2020-21 Annual Action Plan. The City has also received a waiver of certain HOME requirements as provided by HUD to ease the burdens of responding to the COVID-19 crisis. These waivers include suspension of the requirement to limit public service expenditures to 15%, as well as suspension of the requirement to use 15% of funds for CHDO activities for 2020. Due to the tremendous economic impact of COVID-19, the majority of HUD funds received for 2020 will be directed toward addressing the housing affordability crisis in the City, which has only intensified as a result of the pandemic.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,175,453	50,000	273,000	1,498,453	4,701,812	Program Income from MERL loan repayments and interest earned. Unexpended project funds from prior years.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	605,977	40,000	0	645,977	2,423,908	
Other	public - federal	Admin and Planning Other	1,736,177	0	0	1,736,177	0	Funds received under the CARES Act (CDBG-CV, CDBG-CV3).

## Table 50 - Anticipated Resources

### **Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City administration recognizes that the City's annual entitlement and formula allocations are not sufficient to meet all of its needs, and that leveraging resources is critical to achieving the City's goals. The City continues to cultivate funding partners who can match the City's investment of CDBG and HOME funds. Even with the use of the City's Human Services Grants Program funding and local funding committed to the production and preservation of affordable housing, the need remains great, and additional funds are sought to ensure that more affordable housing and important programs and activities are available for those in need. To that end, the City seeks funds from the State and grants from other entities, both public and private.

Matching requirements have been satisfied with other eligible financial resources and/or in-kind services, and the City will continue to seek this type of matching as well as financial matches.

### **If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City owns two properties that are leased to a local non-profit at below-market rates for the operations of the homeless Access Center and the SAMOSHEL emergency shelter. A third City-owned facility is leased to a non-profit providing services to seniors, including those that are disabled and/or low-income.

The City recently reviewed various City-owned properties and evaluated the sites for potential affordable housing development. The sites represented a range development potential involving near-term and long-term opportunities, as well as housing production 'yield'. Once particular site was ready for redevelopment, and during 2019, the City Council authorized the property at 1318 4thStreet to be developed as 100% affordable housing, including a requirement that a significant portion of the future affordable housing be targeted to persons experiencing homelessness. The City will continue to monitor the development potential and readiness of other City-owned properties for use as affordable housing.

### **Discussion**

N/A

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Commission	Other	Ownership Rental	Jurisdiction
Social Services Commission	Other	Non-homeless special needs public services	Jurisdiction
Disabilities Commission	Other	Non-homeless special needs	Jurisdiction
Recreation and Parks Commission	Other	neighborhood improvements public facilities	Jurisdiction
Commission for the Senior Community	Other	Non-homeless special needs	Jurisdiction
Commission on the Status of Women	Other	Non-homeless special needs	Jurisdiction
Early Education Child Care Task Force	Other	Non-homeless special needs	Jurisdiction
Virginia Avenue Park Advisory Board	Other	neighborhood improvements	Jurisdiction
Planning Commission	Other	Planning	Jurisdiction
C2C Committee	Other	Planning	Jurisdiction
City Interdepartmental Working Group	Other	Planning	Jurisdiction

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

One of the strengths of the delivery system is the City’s outreach and information efforts. The City works diligently to involve and inform as many agencies, organizations and institutions of the HUD programs, and has been successful in this regard. The program information that is disseminated is detailed and identifies the City’s priority areas and priority needs. The types of programs and activities that can be funded under each of HUD’s programs and those activities that are not eligible for funding are clearly defined and the City helps grant applicants understand program requirements, the application and selection process, and the City’s expectations for program reporting. The staff also sits on many local boards/commissions and hold leadership positions in a number of organizations because of their knowledge and expertise.

An additional strength is the wide range of services available to support low- and moderate-income households across the City. This is in part because many persons in the City have recognized the many needs and formed not-for-profit groups to address these needs. Further, CCS and HED have observed, and to some degree facilitated, the coordination and cooperation among these groups in identifying new ways to meet needs. The City takes a proactive role in supporting coordination across providers and county systems. HSD convenes two monthly care coordination meetings, one for homeless individuals and one for housed seniors at risk of eviction. These meetings bring together interdepartmental partners, local nonprofit staff and county representatives to collectively problem solve around difficult cases, sharing knowledge and resources.

In 2019, the Human Services Division conducted extensive community engagement to understand what makes an effective human service system. Input was gathered from project participants, residents, service providers, and community partners through focus groups, town halls, and surveys. Transparency, accountability, and collaboration were key themes that emerged during this process. In light of these results, the Human Services Division is developing a new RFP that will incorporate strategies for strengthening these areas.

Despite the activities described above, lack of awareness of the availability of services by those in need and a lack of knowledge about how to access services are significant obstacles to the provision of services. Outreach to those in need should be significant and culturally appropriate. To avoid duplication of efforts and improve the effectiveness of limited funding, the City will continue to work in collaboration with surrounding jurisdictions, non-profit organizations, and other community groups to coordinate and monitor the delivery of social services. This entails working with groups to identify and meet critical gaps in services. Fund leveraging, resource development, and coordination of services are critical activities that will be undertaken to address significant budget and programmatic constraints.

Through the Human Services Division's community engagement process (which included focus groups, town halls, and surveys), community members were asked specifically how they would recognize an effective human service system. Several trends emerged from analyses of focus groups and surveys. Specific to what makes a human service system effective, community members indicated they would like to see transparency, accountability, and collaboration. Transparency: vehicle to share current events, service directory, enhancing reporting systems. Accountability: quality of services, clear benchmarks, service utilization align with resources and expertise. Collaboration: no "wrong door," more opportunities for entities to work together around specific human service initiatives. Working on new RFP will give opportunity to work on this.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics			
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City uses a variety of programs and partners (noted above) to first prevent low-income persons from becoming homeless and, second, to support homeless persons and families in obtaining safe, affordable and sustainable housing. These efforts include a continuum of programs ranging from emergency shelters to transitional housing to permanent supportive housing services.

In 2008, the City adopted the use of the Vulnerability Index as a means of identifying and prioritizing services for those individuals in the community that are the most frail in health. The Vulnerability Index is administered as a detailed survey, completed voluntarily by participants, which captures their history of health issues, homelessness, mental health, and substance abuse. It also captures demographic information, such as age, gender, race, and veteran status. In March 2014 the City transitioned to using the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT). The VI-SPDAT is a tool for assessing the needs of homeless individuals and deciding the appropriate level of services

needed. The survey is entered into the City's HMIS database, which has been specially configured to calculate an individual's acuity and ranks individuals from non-vulnerable to most vulnerable. This system, also referred to as the Service Registry, allows the City and service providers to direct resources to the most vulnerable members of Santa Monica's homeless population. The system is constantly updated by providers as they encounter participants who meet the City's priority definition.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

This delivery system includes a wide range of services for special needs populations and persons experiencing homelessness, and these programs are coordinated into a City-wide strategy to prevent homelessness and address it in a comprehensive manner. The primary strength of addressing homelessness through participation in the City's coordinated homeless effort is that it allows partners to focus resources on specific issues in order to avoid duplication of services. The City's efforts also allow for a wider array of voices to be heard on what is a wide ranging issue. Still, the need exists to provide better and more information among housing providers, social service providers and case management agencies.

The City and its partner agencies have refined their approach to service delivery through the adoption of best practice models – many derived from new initiatives promoted by the City. Examples include Housing First in the area of homelessness, and the Santa Monica Cradle to Career (SMC2C) collective impact model for youth and families. These new approaches involve collaborative, on-going, one-on-one interventions that are often resource intensive, and yield high-impact outcomes that have a positive and measurable impact on individuals, families and the community as a whole. They promote a “whatever it takes” approach which often involves using assertive case management, clinically-trained staff, and interdisciplinary teams.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The gap identified in the institutional structure and service delivery system in Santa Monica is the need for more and better information dissemination and sharing among agencies and organizations that provide services. The City continues to seek new partners and to enhance the relationship with existing partners in City departments and social service agencies to improve and better coordinate the dissemination of information about and the delivery of programs and services. Moving forward, the City seeks to continue to invest in programs that demonstrate effectiveness through high-impact, measurable outcomes achieved through collaboration. Collaborative efforts should also explore and include new partnerships and networking opportunities with all members of this community, as well as key county partners. Also the City seeks opportunities to leverage the limited available resources.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1. Expand/Improve Public Infrastructure/Facilities	2020	2024	Non-Housing Community Development	Low/Mod Areas	Expand/Improve Public Infrastructure & Facilities	CDBG: \$3,589,185	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	2. Provide Safe, Affordable Housing Opportunities	2020	2024	Affordable Housing Non-Homeless Special Needs	Low/Mod Areas	Preserve & Develop Affordable Housing Fair Housing	CDBG: \$1,593,383 HOME: \$3,069,885 CDBG-CV: \$1,736,177	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted  Other: 25 Other
3	3. Provide Vital Services for LMI & Special Needs	2020	2024	Non-Housing Community Development	Low/Mod Areas	Public Services & Quality of Life Improvements	CDBG: \$494,556	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	4. Economic Development Opportunities	2020	2024	Non-Housing Community Development	Low/Mod Areas	Economic Development Opportunities	CDBG: \$247,278	Public service activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted
5	5. Provide Assistance Homeless Services & Shelters	2020	2024	Homeless	Low/Mod Areas	Homelessness Housing & Support Services	CDBG: \$275,863	Homelessness Prevention: 700 Persons Assisted

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	1. Expand/Improve Public Infrastructure/Facilities
	<b>Goal Description</b>	Improve access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, homeless shelters, community centers and parks, and recreation facilities.

2	<b>Goal Name</b>	2. Provide Safe, Affordable Housing Opportunities
	<b>Goal Description</b>	Increase affordable rental housing opportunities for LMI households. Activities include housing rehabilitation/home modifications for people with special needs (elderly, persons with a disability, victims of domestic violence, etc.), ongoing Tenant-Based Rental Assistance (TBRA), and emergency rental assistance for citizens impacted by COVID-19. While the City will typically dedicate its CDBG resources for low to moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition urgent need clients are those that have a particular emergency situation but are over 80% AMI
3	<b>Goal Name</b>	3. Provide Vital Services for LMI & Special Needs
	<b>Goal Description</b>	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, education and health programs for special needs households, legal services, fair housing awareness, eviction prevention, crime prevention programs, case management for emergency assistance, employment programs, and health programs.
4	<b>Goal Name</b>	4. Economic Development Opportunities
	<b>Goal Description</b>	Provide for community-based job training and job placement services. Provide support to small businesses. While the City will typically dedicate its CDBG resources for low to moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition urgent need clients are those that have a particular emergency situation but are over 80% AMI
5	<b>Goal Name</b>	5. Provide Assistance Homeless Services & Shelters
	<b>Goal Description</b>	Provide for homeless prevention services in the City of Santa Monica. Provide assistance to homeless shelters and support programs that offer overnight homeless services.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Emergency Rental Assistance: 400 Households Assisted

Tenant-based Rental Assistance: 125 Households Assisted

Home Modifications for People with Special Needs: 25 Households



**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not Applicable, no public housing.

**Activities to Increase Resident Involvements**

Not Applicable

**Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation**

Not Applicable

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Though public policies are meant to address the overall needs of citizens, they may cause inadvertent negative effects on certain aspects of the community, which in this case are affordable housing and residential investment. Affordable housing and public and private residential investments are key components to furthering fair housing in any community. In part, to identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) established a legal requirement that entitlement grantees, such as the City of Santa Monica, shall affirmatively further fair housing. The primary tool for communities to identify contributing factors for these barriers to fair housing is the HUD Assessment of Fair Housing (AFH).

In 2020, the City of Santa Monica completed an AFH, which outlined contributing factors to fair housing issues in the City. The 2020 AFH prioritized the identified contributing factors, of which these were the leading priorities within the City:

### **Contributing Factors to Fair Housing Issues**

#### **High Priority**

1. Displacement of residents due to economic pressures
2. Impediments to mobility
3. Lack of access to opportunity due to high housing costs
4. Lack of affordable, accessible housing in a range of unit sizes
5. Land use and zoning laws
6. Private discrimination

A list of Medium and Low Priority Contributing Factors to Fair Housing Issues can be viewed in the AFH.

Through the identification, evaluation, and ranking of Contributing Factors to Fair Housing, the City was able to propose four (4) goals with associated strategies to affirmatively further fair housing in Santa Monica. Below is a list of proposed goals (a list of strategies for each goal can be viewed in the 2020 AFH).

Goal 1: Increase the supply of affordable housing

Goal 2: Preserve the existing stock of affordable rental housing and rent stabilized housing

Goal 3: Prevent displacement of low- and moderate-income residents

Goal 4: Increase community integration for persons with disabilities

## Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Governmental restrictions may constrain the production of affordable housing. The City of Santa Monica continues to monitor, analyze and address as necessary, governmental regulations, land use controls and residential development standards that affect the production and preservation of affordable housing.

Fair housing is crucial to ensuring that persons of all income levels have equal access to housing. HUD requires that jurisdictions receiving federal funds commit to affirmatively further fair housing. According to HUD, a fair housing impediment is considered to be “any action, omission, or decision which has the effect of restricting housing choice or its availability because of race, color, religion, sex, disability, familial status, or national origin.” A key part to affirmatively furthering fair housing is the preparation of an Assessment of Fair Housing Plan, a draft of which was made available to the public for input through March 6, 2020 and approved by the City Council on April 28, 2020. The Assessment of Fair Housing Plan is available at [www.santamonica.gov/housing-policy-and-reports](http://www.santamonica.gov/housing-policy-and-reports).

The City of Santa Monica’s Consumer Protection Unit in the City Attorney’s Office takes an active role to ensure fair housing opportunities are enforced. The Consumer Protection Unit has two primary responsibilities: Enforcing local, state, and federal laws to assure that consumers are treated fairly and lawfully; and investigating complaints involving charges of discrimination based on race, age, children, marital status, sex, sexual orientation, national origin, disability, religion, or infection with AIDS. The Consumer Protection Unit also educates tenants, landlords and the real estate community on fair housing laws, provides mediation services, and conducts community outreach throughout the year.

The City’s Rent Control Board also monitors evictions and advises Santa Monica tenants of their rights. Santa Monica’s Just Cause Eviction and Tenant Harassment laws, among others, help to assure that tenants are not discriminated against by building owners. Other agencies, such as the Santa Monica Housing Authority, Legal Aid Foundation of Los Angeles, California Department of Fair and Equal Housing, and HUD also offer assistance to persons with fair housing issues.

New housing development subsidized by federal funding must have an Affirmative Fair Housing Marketing Plan, which sets the steps that developers or property managers must take to reach out to various populations during property rental or sale. The Marketing Plan specifically targets potential tenants, underrepresented minorities, economically disadvantaged populations, and low-income homebuyers to better integrate them into the community. Market factors that tend to restrict affordable housing production are high land costs, high construction costs, and the availability of financing. To help mitigate the high cost of housing development in Santa Monica, the City’s has historically provided a program to make “gap” financing available for affordable housing projects. However, with the 2012 dissolution of redevelopment agencies in California as a result of State legislative action, Santa Monica’s ability to provide such gap financing has been effectively eliminated. Santa Monica is exploring strategies for creating a new, dedicated funding source to replace the significant funding for affordable housing previously available from the Santa Monica Redevelopment

Agency. The Housing Element of the City's General Plan recognizes the concerns mentioned here and addresses them through seven goals, specifically identifying programs to assist in the production of affordable units, protection and rehabilitation of affordable units, and the provision of assistance to low and moderate income households and households with special needs.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City has a longstanding commitment to addressing homelessness and has a rich history of designing and implementing innovative, responsive programs. The city has recently refocused its efforts, selecting “Reducing Homelessness” as one of the City’s six framework priorities for the FY2019-21 Biennial Budget cycle and adopting a new four-pillar strategy: (1) Preventing housed Santa Monicans from becoming homeless and increasing affordable housing opportunities, (2) Addressing the behavioral health needs of vulnerable residents, (3) Maintaining equitable access to safe, fun, and healthy open spaces, and (4) Strengthening regional capacity to address homelessness.

Outreach and engagement efforts focus on reducing barriers to care by providing assessments and services in open spaces where people are. HSD has partnered with the LA County Homeless Initiative and Department of Health Services to fund two innovative street outreach teams: HMST (Homeless Multidisciplinary Street Team) and C3 (City, County, Community), both operated by local nonprofit The People Concern. HMST is dedicated to working with the highest utilizers of fire and police services, while the C3 team focuses geographically on the areas most impacted by homelessness, including the Downtown area and the beach. These multi-disciplinary teams consist of physicians, nurse practitioners, licensed behavioral health professionals, peer support specialists and others who provide on-the-spot, street-based medical and behavioral health interventions to help stabilize behaviors while linking people to mainstream resources. Last year, these teams engaged 1,622 people through their efforts.

In addition to these teams, two new social workers were stationed at the Santa Monica Public Library in the last year to further engage individuals experiencing homelessness. These social workers collaborate with an outreach specialist from local non-profit, The People Concern, to complete assessments, provide referrals, and address behavioral health needs. The Downtown Santa Monica Ambassadors also work in the downtown area, providing outreach and referrals to individuals wherever they may be.

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

The City has invested heavily in building emergency and transitional shelter. Shelter facilities serve single adults, families, victims of domestic violence, individuals with substance use disorders, and individuals with mental health disorders. Programs are low barrier and employ best practices, such as allowing people to stay 24 hours and keeping their animals. There were 369 emergency and transitional shelter beds in Santa Monica in 2020, and 15,617 beds in 2019 (most recent count) within the Los Angeles Continuum of Care.

On March 26, 2019, the City Council directed staff to explore the feasibility of replacing SAMOSHEL, the City’s long-standing emergency housing facility that serves many of the Westside region’s single adult homeless population. The current SAMOSHEL facility is a sprung-tent structure that was originally built

in 1994 as an emergency, temporary site, and a new permanent facility is needed to better serve today's homeless population. The City has begun a two-year feasibility study to understand facility needs, identify possible sites, and incorporate community engagement to shape the new program model. While the new facility is being developed, the current site is undergoing renovations to expand the lifespan of temporary housing at this site. As the feasibility study and eventual development proceeds, the City may choose to allocate CDBG funds towards this project.

**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.**

The transitional homeless are those who experience homelessness perhaps once or twice in a lifetime and for periods of less than a year. They are often families, including families with children, and are often homeless because of a particular crisis such as loss of income, eviction, foreclosure, illness, disaster, or calamity (fire, flood, condemnation of unsafe housing). The greatest challenge for this segment is finding affordable housing.

The City uses the county's vulnerability assessment tool to prioritize highly vulnerable households for permanent housing. Using the City's HMIS and monthly care coordination meetings, the City works closely with local and regional providers to track the progress of these individuals into housing, assisting with advocacy and resources to remove system and process barriers in order to shorten the length of homelessness. The City also maintains a variety of resources to help transition homeless individuals and families into permanent housing, and support them over time. Direct financial assistance is provided for move-in costs (security deposits, moving expenses), basic furniture and rental application fees. Once housed, the care coordination efforts continue to ensure that households do not return to homelessness. City-funded housing programs are required, as part of their contract agreement, to notify the Human Services Division if tenants are about to be evicted. The City also funds legal services to prevent tenant harassment and discrimination against people who are disabled or have a history of homelessness, and offers emergency rental assistance to prevent eviction.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Prevention of homelessness is a high need and is Pillar One of the homelessness strategy. Specific priority needs were for housing crisis intervention/housing placement and short-term assistance with

rent and utilities. Priority need services include mental health services and services for homeless individuals. Homeless housing should include on-site supportive services.

The City provides eviction prevention assistance using existing grant funding to St. Joseph Center and the Legal Aid Foundation of Los Angeles, coupled with direct financial assistance from the Human Services Division's Flex Funds, which were established using General Funds to assist homeless and at-risk households move into permanent housing and keep their housing.

In addition, 342 households were served by LAFLA to address housing issues including tenant harassment and eviction prevention. Approximately 47 disabled persons and 35 people over 55 received extended advocacy that assisted with obtaining housing or remaining stably housed. The reasons for needing flex fund assistance range from one-time unexpected costs (medical or car repairs) to domestic violence to the cumulative financial strain of rent increases for fixed income households (seniors, people with disabilities). Financial assistance per incident ranges from \$90 to \$6,000.

One strategy of the Consolidated Plan seeks to align all available local, regional, state, and federal resources to support the Santa Monica Framework Priority of Reducing Homelessness and strengthen regional capacity. Homeless services funded by the City of Santa Monica are designed to prevent Santa Monicans from becoming homeless and to move people experiencing homelessness from the streets to permanent housing.

Traditionally, City-supported homeless services agencies have included Chrysalis, CLARE/Matrix the CLARE Foundation, New Directions, The People Concern, St. Joseph's Center, Step Up on Second, the Salvation Army, Upward Bound House, the Westside Food Bank, and the YWCA's Transitional Housing Program. Continuum of Care is a significant funding source for moving homeless persons into permanent and supportive housing.

The City uses a Homeless Management Information System, which is a city-wide homeless provider database used to track client progress and evaluate program effectiveness. Having a database that the City and all service providers use, access, and share offers a powerful tool for assessing and understanding the homeless population and the circumstances and trends surrounding their homelessness as well as how the City can best prioritize resources.

Last fiscal year, 1,172 individuals were supported in retaining their current housing through HSD programs. Among these many programs, Legal Aid Foundation of Los Angeles (LAFLA) provides myriad legal services including housing and eviction defense law, tenant/landlord disputes, government benefits, consumer law, and family law/domestic violence. Programs at St. Joseph Center, The People Concern, Step Up on Second, and Upward Bound House provide housing retention services that keep residents stably housed while increasing self-sufficiency. Services include individual and family case management, linkage and referral to services, financial literacy, independent living skills, vocational counseling, behavioral health care, and crisis intervention. HSD also provides short-term emergency

rental assistance (allocated through the General Fund) to help pay for utilities and critical interventions that allow people to remain in their apartments.

Specific homeless objectives include the production of affordable housing, the provision of housing and services to the homeless, and the coordination and collaboration of services for the homeless.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

An estimated 635 housing units occupied by low-income households with children in Santa Monica may contain lead-based paint. To reduce lead-based paint hazards, the City takes the following actions:

- Report incidents of lead-poisoning to the Los Angeles County Health Department
- Incorporate lead-based paint hazard reduction procedures into rehabilitation guidelines.
- Develop and distribute lead-based paint reduction and abatement information to all landlords, managers, tenants, or owner-occupants of rehabilitation properties, as well as to community groups.
- Work cooperatively with its nonprofit housing providers and community health organizations to provide educational material and identify potential sources of lead poisoning in City-assisted affordable housing projects.
- Apply housing quality standards to inspections of homes occupied by voucher participants and assess risks of exposure to lead-based paint for households with children six years of age and under.
- Address blight in individual buildings by eliminating specific conditions that present health and safety hazards to the public.
- Provide lead-based paint testing and remediation to existing single- and multi-family units, targeting low- and moderate-income households.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The City has a limited number of structures with lead-based paint and the presence of children as noted above. However, the City does ensure that this matter is addressed in all instances involving older housing, as described in the next response.

### **How are the actions listed above integrated into housing policies and procedures?**

The City inspects for lead-based paint risks in all units that federally-assisted participants occupy. Additionally, the City tracks and reports to Los Angeles County Health Department regarding lead-based paint in housing involving children six years of age and under. Furthermore, when using CDBG and HOME funds for housing rehabilitation, structures are tested for lead-based paint and if found, hazards are remediated.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The objectives and strategies of this Plan are focused on reducing the number of families in poverty, improving the quality of life for the poorest of families, and lessening the impacts of poverty. Strategies include those addressing affordable housing, special needs housing, homelessness, public facilities, public improvements, and economic development.

However, pressing needs in other areas limits the amount of resource that the City can allocate to economic development initiatives. The City does have a Human Services Grant Program, which, as noted below, funds programs that support training, workforce development, and other economic development related efforts and programs.

The movement of people above the poverty line involves a variety of policies and programs that extend beyond providing opportunities for employment at a living wage. Access to education, transportation, childcare, and affordable housing are key components that can assist persons to secure and retain economically self-sustaining employment.

The City will employ a variety of strategies to help alleviate poverty, including efforts to stimulate economic growth and job opportunities, and to provide Santa Monica residents with the skills and abilities required to take advantage of those opportunities. Programs like Family Self Sufficiency (FSS) foster greater economic independence and income stability through supportive services, financial literacy and educational and job opportunities.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City will continue to implement the anti-poverty strategy outlined in the preceding Consolidated Plan. This includes continued prioritization of housing and homeless programs per HUD requirements, as well as encouraging and potentially assisting other programs some of which are funded by the City's HSGP, that address the following:

- Pre-vocational and job readiness skills training including assessment and assistance with applications, resumes, job-seeking skills and work performance standards;
- Job development and placement for temporary and permanent employment opportunities with businesses, industry, and government;
- Apprenticeships and training linkages with skills center and other vocational resources;
- Educational enrichment, skill-building, and parental support to encourage children and youth to be healthy, succeed in school, avoid gang activity, and prepare for productive adulthood;
- Youth skill-building and development to design innovative and creative alternatives to criminal involvement, youth violence, isolation, and loss of opportunities for growth;

- Legal services to include brief service and full representation in landlord/tenant matters, public benefits assistance, immigration, discrimination, consumer affairs, and other critical legal aid;
- Domestic violence intervention and prevention that offers counsel and advice, immediate assistance in obtaining restraining, stay-away and other protective orders, and critical support services to victims of domestic violence;
- Independent living skills and assistance and peer counseling to ensure full self-sufficiency and independence among elderly and disabled individuals;
- Child care subsidies (infant, preschool and elementary) and assistance to working parents;
- Free health care and supportive service assistance to extremely low, very low, and low- income Santa Monica residents including vital assistance to those with HIV/AIDS.

The City continues to implement its Living Wage Ordinance, which requires all contractors with service contracts greater than \$54,200 to pay their employees a living wage. The living wage is updated annually. For Fiscal Year 2019-20 the living wage was set at \$16.63 per hour.

Additionally, the City continues to leverage other federal, state, and local funds to assist homeless and near homeless households with rental assistance, housing search and placement, and legal and credit repair services.

## **SP-80 Monitoring – 91.230**

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

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 to identify deficiencies and promote corrections in order to improve, reinforce, or augment the City's ability to adhere to Consolidated Plan objectives and annual goals.

To ensure the accomplishment of goals and objectives, the City is involved with administration and coordination of all City-funded programs and related activities. An inter-departmental team, which consists of project managers and relevant City staff, meets throughout the program year to monitor the progress of CDBG- and HOME-funded projects. City staff in a number of departments and divisions, including Human Services, Housing and Economic Development, Engineering, and other key offices, provide technical assistance as needed to subrecipients.

All Requests for Proposals (RFPs) and contracts are reviewed carefully to ensure compliance with HUD and local requirements for program delivery, financial management, procurement, personnel matters, and other such requirements. Subrecipient contracts require 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 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, project sponsors are required to submit completion reports identifying program/project accomplishments, including persons or households served, ethnicity, and income level.

Projects are subject to an 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 will be subject to periodic site visits to ensure continued compliance with federal housing quality standards. The City conducts program and fiscal monitoring of nonprofit agencies to review program participant information and to confirm the agencies are properly accounting for grant funds. Affordable housing developments are also required to submit rent revenues and conduct annual tenant recertification of eligibility.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Santa Monica, like many jurisdictions, is faced with the challenging task of meeting increasing needs with fluctuating federal and state resources. The figures shown in the table below reflect HUD's current allocations. The figure for "Expected Amount Available Remainder of ConPlan" anticipates level funding using the 2020 allocation amounts projected over the four remaining years covered by the Consolidated Plan. If there are funding cuts or increases to CDBG or HOME over the coming years, the City will adjust accordingly and craft Annual Action Plans to include contingency plans reflective of funding realities.

During the completion of this Annual Action Plan, a new coronavirus known as SARS-CoV-2 was first detected in Wuhan, Hubei Province, People's Republic of China, causing outbreaks of the coronavirus disease COVID- 2 19 that has now spread globally (COVID-19). The first case was reported in the United States in January 2020. In March 2020, the World Health Organization declared the coronavirus outbreak a pandemic, and President Trump declared the outbreak a national emergency. On March 22, 2020, Governor Newsom requested and received a Presidential Major Disaster Declaration for the State of California. In April 2020, the City of Santa Monica was notified of a special allocation of CDBG funding to prevent, prepare for, and respond to the impacts from coronavirus or COVID-19 including health and economic impacts. Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act in response to the crisis, which was signed into law by President Trump on March 27, 2020. This over \$2 trillion economic relief package provides fast and direct economic assistance for American workers, families, and small businesses, and preserves jobs for industries. As part of the CARES Act, additional assistance is provided for HUD grantees, and the City is receiving a special CARES Act allocation of CDBG funds, which are incorporated into this Amended 2020 Annual Action Plan. The City has also received a waiver of certain HOME requirements as provided by HUD to ease the burdens of responding to the COVID-19 crisis. These waivers include suspension of the requirement to limit public service expenditures to 15%, as well as suspension of the requirement to use 15% of funds for CHDO activities for 2020. Due to the tremendous economic impact of COVID-19, the majority of HUD funds received for 2020 will be directed

toward addressing the housing affordability crisis in the City, which has only intensified as a result of the pandemic.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,175,453	50,000	273,000	1,498,453	4,701,812	Program Income from MERL loan repayments and interest earned. Unexpended project funds from prior years.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	605,977	40,000	0	645,977	2,423,908	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Other	1,736,177	0	0	1,736,177	0	Funds received under the CARES Act (CDBG-CV, CDBG-CV3).

**Table 54 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City administration recognizes that the City's annual entitlement and formula allocations are not sufficient to meet all of its needs, and that leveraging resources is critical to achieving the City's goals. The City continues to cultivate funding partners who can match the City's investment of CDBG and HOME funds. Even with the use of the City's Human Services Grants Program funding and local funding committed to the production and preservation of affordable housing, the need remains great, and additional funds are sought to ensure that more affordable housing and important programs and activities are available for those in need. To that end, the City seeks funds from the State and grants from other entities, both public and private.

Matching requirements have been satisfied with other eligible financial resources and/or in-kind services, and the City will continue to seek this type of matching as well as financial matches.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City owns two properties that are leased to a local non-profit at below-market rates for the operations of the homeless Access Center and the SAMOSHEL emergency shelter. A third City-owned facility is leased to a non-profit providing services to seniors, including those that are disabled and/or low-income.

The City recently reviewed various City-owned properties and evaluated the sites for potential affordable housing development. The sites represented a range development potential involving near-term and long-term opportunities, as well as housing production 'yield'. Once particular site was ready for redevelopment, and during 2019, the City Council authorized the property at 1318 4thStreet to be developed as 100% affordable housing, including a requirement that a significant portion of the future affordable housing be targeted to persons experiencing homelessness. The City will continue to monitor the development potential and readiness of other City-owned properties for use as affordable housing.

**Discussion**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	2. Provide Safe, Affordable Housing Opportunities	2020	2024	Affordable Housing Non-Homeless Special Needs	Low/Mod Areas	Expand/Improve Public Infrastructure & Facilities Fair Housing	CDBG: \$1,301,637 HOME: \$645,977 CDBG-CV: \$1,736,177	Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted Other: 5 Other
3	3. Provide Vital Services for LMI & Special Needs	2020	2024	Non-Housing Community Development	Low/Mod Areas	Public Services & Quality of Life Improvements Fair Housing	CDBG: \$95,644	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
4	4. Economic Development Opportunities	2020	2024	Non-Housing Community Development	Low/Mod Areas	Economic Development Opportunities	CDBG: \$47,822	Public service activities other than Low/Moderate Income Housing Benefit: 180 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	5. Provide Assistance Homeless Services & Shelters	2020	2024	Homeless	Low/Mod Areas	Homelessness Housing & Support Services	CDBG: \$53,350	Homelessness Prevention: 140 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

2	<b>Goal Name</b>	2. Provide Safe, Affordable Housing Opportunities
	<b>Goal Description</b>	Increase affordable rental housing opportunities for LMI households through the provision of Tenant-Based Rental Assistance and emergency rental assistance for citizens impacted by COVID-19. While the City will typically dedicate its CDBG resources for low to moderate income clients, in the event of a natural disaster or other declared emergency, the City may direct funds to serve individuals and households with a particular urgent need. By definition urgent need clients are those that have a particular emergency situation but are over 80% AMI
3	<b>Goal Name</b>	3. Provide Vital Services for LMI & Special Needs
	<b>Goal Description</b>	Provide supportive services for low income and special needs populations in the jurisdiction. Public services will include General Community Legal Services, including fair housing awareness, and eviction prevention, provided by Legal Aid Foundation of Los Angeles.
4	<b>Goal Name</b>	4. Economic Development Opportunities
	<b>Goal Description</b>	Provide for community-based job training and job placement services through Chrysalis.

5	<b>Goal Name</b>	5. Provide Assistance Homeless Services & Shelters
	<b>Goal Description</b>	Provide for homeless prevention services in the City of Santa Monica. Provide assistance to St Joseph's Center for their provision of homeless shelters and support programs.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The development of the Annual Action Plan involved consultation with those agencies involved in delivering housing and housing services within Santa Monica. Meetings and discussions were held between the staff of the City's Human Services Division and other City Departments, as well as conducting interviews and a survey with appropriate housing and social service agencies regarding the housing and community needs of children, elderly persons, persons with disabilities, and homeless persons. Public input was also solicited through public hearings at Commission meetings. All projects selected to receive funding meet objectives and goals set by the City to address housing and social needs.

### Projects

#	Project Name
1	CDBG: Administration
2	CDBG: Emergency Rental Assistance (COVID-19)
3	CDBG: Public Services
4	CDBG: Independent Living Service
5	HOME: Administration
6	HOME: Tenant-Based Rental Assistance
7	CDBG-CV: Administration
8	CDBG-CV: Emergency Rental Assistance (COVID-19)

Table 56 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

See Unique Grantee Appendices.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG: Administration
	<b>Target Area</b>	Low/Mod Areas
	<b>Goals Supported</b>	2. Provide Safe, Affordable Housing Opportunities 3. Provide Vital Services for LMI & Special Needs 4. Economic Development Opportunities 5. Provide Assistance Homeless Services & Shelters
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing Public Services & Quality of Life Improvements Economic Development Opportunities Homelessness Housing & Support Services
	<b>Funding</b>	CDBG: \$245,091
	<b>Description</b>	Administer the CDBG program in compliance with federal regulations for the 2020 PY.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administer the CDBG program in compliance with federal regulations for the 2020 PY.
2	<b>Project Name</b>	CDBG: Emergency Rental Assistance (COVID-19)
	<b>Target Area</b>	Low/Mod Areas
	<b>Goals Supported</b>	2. Provide Safe, Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	CDBG: \$1,052,094
	<b>Description</b>	Provide Emergency Rental Assistance to households impacted by COVID-19.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Emergency Rental Assistance: 150 Households Assisted (Excludes CDBG-CV Funded portion of Project, which is included separately)
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Provide Emergency Rental Assistance to households impacted by COVID-19.
<b>3</b>	<b>Project Name</b>	CDBG: Public Services
	<b>Target Area</b>	Low/Mod Areas
	<b>Goals Supported</b>	3. Provide Vital Services for LMI & Special Needs 4. Economic Development Opportunities 5. Provide Assistance Homeless Services & Shelters
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing Economic Development Opportunities Homelessness Housing & Support Services Fair Housing
	<b>Funding</b>	CDBG: \$164,624
	<b>Description</b>	Santa Monica Retention Program (St. Joseph Center): Provide assertive outreach and intensive case management to chronically homeless persons. General Community Legal Services (Legal Aid Foundation of Los Angeles): Provide a full range of legal services to low-income residents to promote fair housing awareness, prevent eviction, provide access to justice, and strengthen communities. Santa Monica Employment Program (Chrysalis): Provide job training and job placement services to low-income and homeless residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Santa Monica Retention Program (St. Joseph Center): 140 Persons Assisted General Community Legal Services (Legal Aid Foundation of Los Angeles): 600 Persons Assisted Santa Monica Employment Program (Chrysalis): 180 Persons Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Santa Monica Retention Program (St. Joseph Center): Provide assertive outreach and intensive case management to chronically homeless persons. General Community Legal Services (Legal Aid Foundation of Los Angeles): Provide a full range of legal services to low-income residents to promote fair housing awareness, prevent eviction, provide access to justice, and strengthen communities. Santa Monica Employment Program (Chrysalis): Provide job training and job placement services to low-income and homeless residents.

4	<b>Project Name</b>	CDBG: Independent Living Service
	<b>Target Area</b>	Low/Mod Areas
	<b>Goals Supported</b>	2. Provide Safe, Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing Fair Housing
	<b>Funding</b>	CDBG: \$36,644
	<b>Description</b>	Minor home modifications for special needs populations, including seniors and persons with disabilities.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Home Modifications for People with Special Needs: 5 Households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Minor home modifications for special needs populations, including seniors and persons with disabilities.
5	<b>Project Name</b>	HOME: Administration
	<b>Target Area</b>	Low/Mod Areas
	<b>Goals Supported</b>	2. Provide Safe, Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$64,598
	<b>Description</b>	Administer the HOME program in compliance with federal regulations for the 2020 PY.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administer the HOME program in compliance with federal regulations for the 2020 PY.
6	<b>Project Name</b>	HOME: Tenant-Based Rental Assistance
	<b>Target Area</b>	Low/Mod Areas

	<b>Goals Supported</b>	2. Provide Safe, Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$581,379
	<b>Description</b>	Provide tenant based rental assistance for low-moderate income households.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based Rental Assistance: 25 Households Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide tenant based rental assistance for low-moderate income households.
7	<b>Project Name</b>	CDBG-CV: Administration
	<b>Target Area</b>	Low/Mod Areas
	<b>Goals Supported</b>	2. Provide Safe, Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	CDBG-CV: \$138,292
	<b>Description</b>	Administer the CDBG-CV program in compliance with federal regulations for the 2020 PY.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administer the CDBG-CV program in compliance with federal regulations for the 2020 PY.
8	<b>Project Name</b>	CDBG-CV: Emergency Rental Assistance (COVID-19)
	<b>Target Area</b>	Low/Mod Areas
	<b>Goals Supported</b>	2. Provide Safe, Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	CDBG-CV: \$1,597,885

<b>Description</b>	Provide Emergency Rental Assistance to households impacted by COVID-19.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Emergency Rental Assistance: 250 Households Assisted (Excludes CDBG Funded portion of Project, which is included separately)
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Provide Emergency Rental Assistance to households impacted by COVID-19.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

#### **Area Name:**

The latest HUD data indicate that there are 19 low/mod Block Groups in Santa Monica, distributed among 10 City's Census Tracts. A map in the appendix to this Plan shows the location of these Block Groups.

#### **Area Type:**

All are HUD-defined low/mod areas.

#### **Identify the neighborhood boundaries for this target area.**

See above.

#### **Include specific housing and commercial characteristics of this target area.**

In each of these neighborhoods, the housing stock is typically older, and often smaller. Streets may need repair and other infrastructure is older.

#### **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

These areas have been areas of concern in the past and emerged in the course of examining the data. They were also mentioned in the course of community stakeholder discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.

#### **Identify the needs in this target area.**

The City's needs are numerous and varied. As will be shown in the following sections, the principal needs are: 1) affordable housing through production, rehabilitation/repair, home modifications, and financial assistance, public improvements to improve neighborhoods, 2) housing for persons with special needs, 3) assistance for the homeless, including housing, services and homelessness prevention, 4) community and public services especially for youth, the elderly, the homeless, and persons with disabilities, 5) economic development and anti-poverty programs focused primarily upon job training

and career preparation, 6) public facility and infrastructure improvements centered upon accessibility improvements and 7) fair housing.

**What are the opportunities for improvement in this target area?**

The opportunities are significant. First, the City can keep residents in safe, affordable housing and prevent additional persons and families from becoming homeless. Second, the City can improve the quality of life by providing needed services and improving conditions in these areas. Third, the City can assist the residents of these areas in obtaining employment.

**Are there barriers to improvement in this target area?**

The barriers are significant because of the amount of effort and resources needed to provide the necessary assistance.

**Geographic Distribution**

Target Area	Percentage of Funds
Low/Mod Areas	95

Table 57 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

**Discussion**

N/A

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

As noted earlier, the most important impediment to affordable housing revolves around the lack of Federal and State resources for affordable housing initiatives. The lack of programs and resources to reduce excessive rent or mortgage burdens to qualified persons is a key factor.

Another barrier to affordable housing in Santa Monica is the high cost of housing created by a demand for housing, both existing and new, which exceeds the current supply. Santa Monica is perceived as a desirable place to live, and has experienced growth in terms of both businesses that wish to operate here and in terms of people who wish to reside here. Despite the recent downturn in the housing market nationally, housing prices, both purchase and rental, remain high, especially for lower income households.

In addition, the cost of site acquisition is very high, as are development costs. These facts make housing construction expensive and put affordable housing out of the reach of low-income households.

The Housing Needs Assessment also identified stringent criteria in the mortgage origination process due to the foreclosure crisis, which also is outside the scope and control of City policy. In some instances, issues revolving around personal finances (lack of down payment, credit history, employment history) affect the availability of affordable housing for Santa Monica residents.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	140
Non-Homeless	780
Special-Needs	5
Total	925

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	425
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	275

**Table 59 - One Year Goals for Affordable Housing by Support Type**

### Discussion



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Santa Monica Housing Authority was consulted during the 2020-24 Consolidated Plan development process. It is the intention of the Authority to continue to ensure that its participants in the Housing Choice Voucher, Continuum of Care voucher, and HOME voucher programs are housed in safe and adequate affordable housing.

### **Actions planned during the next year to address the needs to public housing**

The City of Santa Monica and the Santa Monica Housing Authority, do not own or operate any housing. In recent years, the City has coordinated with the Housing Authority to evaluate issues and will continue to do so, though the City does not plan to provide funding for any Housing Authority programs or projects. The City currently provides funds for the former Redevelopment Agency vouchers and contributes to staff costs.

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

Not Applicable

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not Applicable

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The needs of homeless persons and of persons with special needs are complex and require a wide range of specialized services. Numerous agencies are often involved in the care of a homeless person, providing distinct services such as housing, mental health counseling, employment training, and case work services. A number of activities and services are funded to help the needs of the homeless and other special needs populations. Overall, these services address the high priority of reducing homelessness and the threat of becoming homeless, as well as providing necessary services.

There are several groups that have a higher need for affordable housing and have special housing needs. These groups have been identified as: the elderly and 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, which 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 for 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 increasing physical conditions.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

HSD has partnered with LA County Homeless Initiative and Department of Health Services to fund two innovative street outreach teams: HMST (Homeless Multidisciplinary Street Team) and C3 (City, County, Community), both of which are operated by local nonprofit The People Concern. HMST is dedicated to working with the highest utilizers of fire and police services, while the C3 team focuses geographically on the areas most impacted by homelessness, including the downtown area and the beach. These multidisciplinary teams engage individuals with street-based medical and behavioral health interventions to help stabilize behaviors while linking people to mainstream resources. In 2019, the C3 team provided street-based mental health services to 207 individuals and medical care to 75 people in the Downtown Santa Monica area and the beach. In 2019, HMST made 1,290 unique engagements with 30 individuals who have been identified as the highest utilizers of City emergency services. Eleven of these 30 individuals were either placed in or maintained permanent housing in 2019. As part of the Coordinated Entry System (CES) for Los Angeles County, the teams utilize the county's vulnerability assessment tool (VI-SPDAT) to prioritize highly vulnerable households for housing placement. Using the

City's HMIS and monthly care coordination meetings, the City works closely with local and regional providers to track the progress of these individuals, assisting with advocacy and resources to remove system and process barriers in order to shorten the length of homelessness.

The Downtown Santa Monica Ambassadors work in the same area, also providing outreach and referrals to individuals wherever they may be. In the last year, two new social workers were stationed at the Santa Monica Public Library, to further engage, complete assessments, address behavioral health needs, and provide referrals to mainstream services.

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

The City will continue to support over 350 transitional shelter beds in the community with the goal of increasing regional bed capacity through its participation in the Westside Cities Council of Government (WSCCOG). The WSCCOG is a vehicle through which the City champions regional solutions and problem-solving in tandem with the leadership of neighboring communities. The WSCCOG is currently developing a housing and services needs assessment.

The City has invested in replacing SAMOSHEL, a sprung-tent shelter that was originally built in 1994 as a temporary facility, with a new permanent facility. The City has begun a two-year feasibility study to better understand the interim housing needs of our population experiencing homelessness that will inform design of the new facility.

**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**

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In addition to the programs detailed in section SP-60 of the 2020-24 Consolidated Plan, the goals and

actions to address the issues noted above in this Annual Action Plan include:

- Increase the supply of supportive housing for special needs populations;
- Preserve existing special needs housing and supportive services;
- Adapt existing housing to meet the needs of special needs populations;
- Improve access to services for special needs persons;
- Promote economic development via job training and job placement.
- Assist the homeless and those at risk of homelessness with access to permanent affordable housing and necessary supportive services; and
- Coordinate homeless services and encouraging collaboration among service providers.

These programs will address the needs of the homeless population (especially chronically homeless individuals and families, families with children, veterans and their families,) with a range of services that includes emergency shelter, transitional housing and permanent housing.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The Housing Element of the City's General Plan recognizes concerns about affordable housing and addresses them through several goals, specifically: identifying programs to assist in the production of affordable units, protecting and rehabilitating affordable units, and providing assistance to low- and moderate-income households and households with special needs.

The City of Santa Monica continues to monitor, analyze, and address market conditions and governmental factors that may act as barriers to affordable housing.

**Actions it planned 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**

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City is committed to addressing the needs of underserved populations in the community and fully understands that to efficiently leverage CDBG funds, it is necessary to mitigate obstacles low-income families face in securing financial opportunities, affordable housing, and the safety of their homes.

### **Actions planned to address obstacles to meeting underserved needs**

The greatest challenge to meeting underserved needs in the coming year will be meeting the increased need for program activities with a limited amount of funding. To overcome this significant challenge the City will work more efficiently, seek a greater level of collaboration with other agencies and organizations, and aggressively seek opportunities to leverage funds.

### **Actions planned to foster and maintain affordable housing**

The City places great emphasis upon seeing that decent, safe affordable housing is available for low-income residents to the extent possible. The City also believes that rehabilitation of rental housing units is a high priority, as this effort keeps people in affordable housing and, especially for extremely low-income and elderly homeowners, may serve to prevent homelessness. Homeless activities, ranging from providing emergency shelter to preventing homelessness receive a high priority. Thus, the City will focus on multiple efforts including rental assistance, rental rehabilitation, new rental construction (using local, non-federal funds), as well as home modifications to accommodate persons with special needs and in many instances prevent homelessness.

### **Actions planned to reduce lead-based paint hazards**

Since inception of the CDBG program, all homes older than 1978 scheduled for rehabilitation activities receive lead-based paint testing to determine the extent of lead hazards, and where appropriate, remediated in conjunction with the rehabilitation. Any lead found was addressed by interim controls and abatement through covering and/or painting.

The City will also continue the tasks described in SP-65 the following steps this program year to meet lead-based paint requirements.

### **Actions planned to reduce the number of poverty-level families**

The City's anti-poverty strategy is part of a coordinated effort to create jobs and improve the local economy. CDBG provides the core funding for critical basic needs including health, childcare, housing, and transportation because the creation of economic opportunities is not an isolated solution to alleviating poverty. The City works with community partners to identify educational, life skills and training needs and provide opportunities for self-empowerment that will enable low- and moderate-

income residents to become and continue to be self-sufficient and economically independent. These programs have an immediate impact on primary needs of the low-income population and the causes of poverty. The City will continue to implement the anti-poverty strategy outlined in the preceding Consolidated Plan. This includes continued prioritization of housing and homeless programs per HUD requirements, as well as other programs that address the following:

- Pre-vocational and job readiness skills training including assessment and assistance with applications, resumes, job-seeking skills and work performance standards;
- Job development and placement for temporary and permanent employment opportunities with businesses, industry, and government;
- Apprenticeships and training linkages with skills center and other vocational resources;
- Educational enrichment, skill-building, and parental support to encourage children and youth to be healthy, succeed in school, avoid gang activity, and prepare for productive adulthood;
- Youth skill-building and development to design innovative and creative alternatives to criminal involvement, youth violence, isolation, and loss of opportunities for growth;
- Legal services to include brief service and full representation in landlord/tenant matters, public benefits assistance, immigration, discrimination, consumer affairs, and other critical legal aid;
- Domestic violence intervention and prevention that offers counsel and advice, immediate assistance in obtaining restraining, stay-away and other protective orders, and critical support services to victims of domestic violence;
- Independent living skills and assistance and peer counseling to ensure full self-sufficiency and independence among elderly and disabled individuals;
- Child care subsidies (infant, preschool and elementary) and assistance to working parents;
- Free health care and supportive service assistance to extremely low, very low, and low- income Santa Monica residents including vital assistance to those with HIV/AIDS.

The City continues to implement its Living Wage Ordinance, which requires all contractors with service contracts greater than \$54,200 to pay their employees a living wage. The living wage is updated annually. For FY 2019-20 the living wage was set at \$16.63 per hour.

Additionally, the City continues to leverage other federal, state, and local funds to assist homeless and near homeless households with rental assistance, housing search and placement, and legal and credit repair services.

Also, the City will encourage the efforts of the Santa Monica Housing Authority, which administers the Section 8 vouchers within the City and the Section 8 Family Self Sufficiency (FSS) program (which teaches

employment and self-sufficiency skills to low income families with children).

### **Actions planned to develop institutional structure**

See SP-40 Institutional Delivery Structure

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City has identified gaps in institutional structure for implementing the Consolidated Plan and ways to enhance coordination among housing agencies and social service providers. These gaps included a lack of sufficient resources and the need for better information dissemination and sharing among agencies and organizations that provide services. As noted in PR-10, the City has been proactive in addressing these gaps and undertaken a number of specific actions to overcome these gaps. The City will continue to work with other agencies and departments in several areas including social services, lead abatement and mental health services. The City will continue to seek to establish new relationships with the private sector to accomplish economic and community development activities.

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>50,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

HOME program resources are as follows:

- The FY2020 HOME allocation of \$605,977. These funds will be used towards HOME Admin and TBRA as described in AP-35 Projects.
- Program income of \$40,000 from loan repayments from affordable housing developments originally funded with HOME.
- Repayments: None, see below.
- Recapture funds in local account: None, see below.

These funds will be used towards HOME Admin and TBRA as described in AP-35 Projects.

The City does not use HOME funds in any other manner than those described in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not applicable. The City does not use HOME funds for homebuyer activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City does not use HOME funds for homebuyer activities. When HOME funds are used to acquire residential rental property dedicated as affordable housing, the City applies its Housing Trust Fund Guidelines, which require 55 years of affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. The City does not use HOME funds to refinance existing debt.



## Attachments

## Citizen Participation Comments

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Dear Community Member,

**Have we heard from you? Survey closes March 1.**

**What are the housing and community development needs in your neighborhood?**

The U.S. Department of Housing and Urban Development (HUD) provides annual CDBG and HOME entitlement funds to the City of Santa Monica. Available funding can be used to provide decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons in our community. The City of Santa Monica invites residents to help shape the next five-year Consolidated Plan and Annual Action Plan, which identify Santa Monica's highest priority needs and the associated goals, strategies, and activities to address them through HUD's CDBG and HOME programs.

**The City wants you to have a voice in how it invests this funding! Please assist us by filling out our survey.**

[Take Survey - English](#)

[Take Survey - Spanish](#)

**As you complete this survey, please consider: 1) the needs of your community and 2) how those needs can be addressed.**

Please also forward this survey to any Santa Monica residents who may not have received this email and would like to contribute their ideas. We appreciate and value your time and feedback!

Best regards,

City of Santa Monica  
Human Services Division  
1685 Main Street, Room 212 | Santa Monica, CA 90401  
310.458.8701 (phone) | 310.458.3380 (fax)  
[humanservices@smgov.net](mailto:humanservices@smgov.net)

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COVID-19: City Hall remains closed. For the latest visit [santamonica.gov/coronavirus](http://santamonica.gov/coronavirus) or contact our hotline, M - F, 9 a.m. - 5 p.m. at 310-458-8400 or [info@santamonica.gov](mailto:info@santamonica.gov).

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## Community & Cultural Services

About Places, Parks & Beach Permits & Rentals Youth & Families Adults & Seniors Arts, Culture & Events

**Divisions** ▾

- Administration & Planning Services
- Community Recreation
- Cultural Affairs
- Human Services
- Special Projects & Initiatives**
- Boards and Commissions >
- Get Involved >
- Human Services Grants Program

### Human Services

The Human Services Division oversees programs and supportive services for all segments of the community, including:

- Youth & Families
- Seniors
- People with disabilities
- Low-income or homeless individuals

Many of these services are provided by local human services nonprofits funded through the City's [Human Services Grants Program](#).

The Division also works directly with a number of advisory commissions, boards, and community stakeholder groups like Santa Monica's multi-agency [Cradle to Career](#) working group.

**NOTICE OF AVAILABILITY OF PROPOSED 2020-24 CONSOLIDATED PLAN AND FY 2020-21 ANNUAL ACTION PLAN ALLOCATING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME INVESTMENT PARTNERSHIP ACT (HOME) PROGRAM FUNDS**

Notice is hereby given that the City of Santa Monica has developed the Proposed 2020-24 Consolidated Plan and FY 2020-21 Annual Action Plan, which was made available in draft form for a 30-day public review period starting March 16, 2020. Since then, additional Federal funds have been allocated to the City via the CARES Act to fund activities that address community needs in response to the COVID-19 pandemic. Those additional funds have been incorporated into the Proposed Plans, which are available for an additional five-day public review period starting June 4, 2020 and can be viewed online [here](#).

Written comments may be submitted by June 9, 2020 by email to [humanservices@smgov.net](mailto:humanservices@smgov.net) or by mail to Human Services Division, 1685 Main Street, Room 212, Santa Monica, CA 90401.

The U.S. Department of Housing and Urban Development (HUD) provides annual CDBG and HOME entitlement funds to the City of Santa Monica. As a recipient of these federal funds, HUD requires the City to develop a five-year Consolidated Plan and Annual Action Plans for housing and community development which identify high priority needs and the associated goals, strategies, and resources anticipated over a five-year period.

**Human Services**  
Santa Monica City Hall  
1685 Main Street, Room 212  
Santa Monica, CA 90401

310-458-8701  
TDD: 310-458-8686  
[humanservices@smgov.net](mailto:humanservices@smgov.net)

[Disabilities](#)

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### Help us identify housing and community development needs in your neighborhood.

#### Your input will help us allocate CDBG and HOME funds.

The U.S. Department of Housing and Urban Development (HUD) provides annual CDBG and HOME entitlement funds to the City of Santa Monica. Available funding can be used to provide decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons in our community. The City of Santa Monica invites residents to help shape the next five-year Consolidated Plan and Annual Action Plan, which identify Santa Monica's highest priority needs and the associated goals, strategies, and activities to address them through HUD's CDBG and HOME programs.

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**THE OFFICE**  
FROM PAGE 1

Those who walk into the OFFICE are usually first greeted by a wall of plaques displaying titles like: "Finding Dory," "Land of the Lost" and "NCIS" — all of which were written at the local communal workspace — and manager Wade Gasque, who oversees the day-to-day operations and said the OFFICE is everything a creative workspace should be.

"A lot of the other coworking spaces are really geared towards startups and entrepreneurs so there's a real coworking feel. The people are chatting. It's loud. It's boisterous," Gasque said. "But this is really the opposite of that. The room is kept quiet and people are really feeding off the energy in the room."

With a myriad of workstations that include ergonomic chairs and standing desks as well as a trickling fountain that adds to the "unique vibe" of the OFFICE, it's rare to hear more than the tip-taps of a few dozen keyboards or the sounds of Wade whispering to welcome visitors — some of whom are working a Marvel movie or highly anticipated book.

"We've been in this location for a year-and-a-half, but we've been in Santa Monica for over 15 years," Gasque said, describing the OFFICE's previous location near 26th Street. "We were there since 2004... but we moved and built this out brand new."

Essentially there are five different

workstation types and they're all configured around a shared workstation in the center, according to Gasque. The walls of the kitchen are soundproofed so clients can enjoy a bite to eat or an opportunity to chit-chat with others. And anybody is welcome to treat themselves to coffee, Red Bull and a snack or two before taking a Skype call outside at one of the tables.

"It's not always as busy as today, but it's the new year so everybody's trying to stick to their resolutions," Gasque said, mentioning 80 to 90 percent of the OFFICE's clientele are writers of some kind. "You can find screenwriters, novelists, playwrights and everything else in between," and the workspace is membership-based (<https://theofficeonline.com/membership/>) so the cost depends on how much access one needs.

Some people have 24/7 or strictly after-hours access, while others opt to come during business hours from 8 a.m. to 6 p.m., according to Gasque.

"What I've always found cool is we're like a family, but, at the same time, you can be as anonymous as you want to be. If you just want to come in, get your work done and leave then you're free to; or you can hang out in the kitchen, make friends and get to know your peers," Gasque said. "And that's why I try so hard to protect the vibe because it's hard to capture this. You don't see this anywhere else."

[brennon@smdp.com](mailto:brennon@smdp.com)

**CULTURE WATCH**  
FROM PAGE 6

**COWBOYS AND ALIENS**

The Odyssey Theatre Ensemble created "Circa 69" Season to celebrate its 50th anniversary, featuring significant and adventurous plays that premiered in 1969, around the time of the company's founding.

Director Darrell Larson takes the helm of two one-acts by the inimitable Sam Shepard, with whom he worked closely over many years. Two one-acts "Killer's Head" and "The Unseen Hand" are performed back to back, moving from the last moments of a man in an electric chair to an absurd sci-fi comedy, featuring an alien who comes to Earth to recruit a trio of bandit brothers to save his people.

In "Killer's Head," performed by a rotating cast, a man strapped to an electric chair in his final moments gives a stream-of-consciousness monologue about trucks and horses. Opening night featured Steve Howey (best-known for Showtime's "Shameless" as hunky barkeep Kevin), and upcoming are Dermot Mulroney, Magnus Jackson Diehl, Jeff Kober, Darrell Larson and Jonathan Medina.

In "The Unseen Hand," Blue Morphan (Carl Weintraub) is a 120-year old drunk

cowboy and former outlaw living in a broken down, rusty car on the side of a road in Azusa. He's sought after across two galaxies by alien Willie (an astoundingly energetic Matt Curtin), who needs Blue and his brothers to save his people from their overlords, who control them by means of an unseen hand that stifles their thoughts when they think of revolting.

Willie brings Blue's brothers Cisco (Jordan Morgan) and Sycamore (Chris Payne Gilbert) back to life. Meanwhile a gay high school athlete (Andrew Morrison) is booted out of a car by school bullies, landing in the middle of all this, raging about how he's going to kill the other team and outlining tactics for guerrilla warfare.

While it's a pretty weird and ultimately hysterical romp with some seriously tour-de-force monologues by Willie and The Kid, director Larson says the play is, in part, about versions of toxic masculinity.

The plays will be onstage through March 8th. The Odyssey Theatre is located at 2055 S. Sepulveda Blvd., West L.A. Visit <http://www.odysseytheatre.com> for tickets and info.

Sarah A. Spitz is an award-winning public radio producer, retired from KCRW, where she also produced arts stories for NPR. She writes features and reviews for various print and online publications.

**CITY OF SANTA MONICA**

**NOTICE OF PUBLIC HEARING**

**TO INFORM 2020-25 CONSOLIDATED PLAN ALLOCATING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME INVESTMENT PARTNERSHIP ACT (HOME) PROGRAM FUNDS**

Notice is hereby given that the City of Santa Monica will hold two public hearings to receive community input to inform the development of the Draft 2020-25 Consolidated Plan and the Draft 2020-21 Annual Action Plan. The U.S. Department of Housing and Urban Development (HUD) provides annual CDBG and HOME entitlement funds to the City of Santa Monica. As a recipient of these federal funds, HUD requires the City to develop a five-year Consolidated Plan for housing and community development which identifies high priority needs and the associated goals, strategies, and resources anticipated over a five-year period.

The goal of these hearings is to solicit input on priorities and goals to remove barriers for housing, community infrastructure, and social services funded by the City's CDBG & HOME allocations. All interested members of the public, housing related or community service agencies, and nonprofit organizations are encouraged to provide input verbally at the public hearings, or to submit written comments to [humanservices@smpgov.net](mailto:humanservices@smpgov.net) by February 25, 2020. The City will notice and hold additional public hearings prior to Council adoption of the 2020-25 Consolidated Plan and 2020-21 Annual Action Plan.

**The Public Hearings are scheduled for the following meetings:**

**Housing Commission**  
Thursday, February 20, 2020 at 6:00pm  
at the Ken Edwards Center  
1527 4th Street, Santa Monica, CA, 90401

and

**Social Services Commission**  
Monday, February 24, 2020 at 7:00pm  
at the Ken Edwards Center  
1527 4th Street, Santa Monica, CA, 90401

Parking is available at the Ken Edwards Center and will be validated. The meeting place is wheelchair-accessible. If you require any special disability related accommodations (i.e. sign language interpreting, access to an amplified sound system, etc.), please contact the Human Services Division at (310) 458-8701 or TTY (310) 458-8696 at least three days prior to the scheduled meeting.

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## CRIME WATCH BY DAILY PRESS STAFF

Crime Watch is culled from reports provided by the Santa Monica Police Department. These are arrests only. All parties are innocent until proven guilty in a court of law.

ON FEB. 5 AT APPROXIMATELY 1:30 P.M.

Officers observed the subject driving southbound on 11th Street talking on his cellphone. Officers conducted an enforcement stop and found that the driver appeared to be under the influence of alcohol/drugs. A DUI expert determined the driver was operating a vehicle while impaired and the driver was arrested. Jason Reed, 33, from Santa Monica, was booked for driving under the influence. His bail was set at \$5,000.



File photo

JASON REED

## WEEKLY ARRESTS

THERE WERE 66 ARRESTS THE WEEK OF FEBRUARY 5TH TO 11TH.

DATE	SEX	AGE	CHARGED WITH
2/5/20	F	42	Driving Under the Influence of Alcohol
2/5/20	M	41	Drunk in Public
2/5/20	M	27	Robbery
2/5/20	M	38	Possession of Drug Paraphernalia
2/5/20	M	33	Driving Under the Influence
2/5/20	M	23	Brandishing a Deadly Weapon
2/5/20	F	33	Contempt of Court
2/5/20	M	37	Possession of Methamphetamines
2/6/20	M	30	Drunk in Public
2/6/20	M	22	Loitering in Parking Structure
2/6/20	M	27	Lewd Conduct
2/6/20	M	39	Warrant
2/6/20	F	57	Possession of Methamphetamines for Sale
2/6/20	M	30	Shoplifting
2/6/20	M	52	Possession of Drug Paraphernalia
2/6/20	F	26	Possession of Methamphetamines
2/6/20	M	66	Drunk in Public
2/6/20	M	46	Larceny
2/6/20	M	46	Warrant
2/7/20	M	50	Public Nudity
2/7/20	F	37	Driving Under the Influence of Alcohol
2/7/20	F	37	Drunk in Public
2/7/20	M	56	False Identification to a Police Officer
2/7/20	M	31	Parole Violation
2/7/20	M	48	Larceny
2/7/20	M	19	Assault with a Deadly Weapon
2/7/20	M	60	Contempt of Court
2/7/20	M	49	Resisting Arrest
2/7/20	M	28	Possession of Methamphetamines
2/7/20	M	40	Assault with Intent to Commit a Felony
2/7/20	M	19	Carrying a Concealed Firearm
2/8/20	M	22	Driving Under The Influence of a Combined Influence Of Alcohol And Drugs
2/8/20	M	30	Drunk in Public
2/8/20	M	20	Driving Under the Influence of Alcohol
2/8/20	F	46	Warrant
2/8/20	F	24	Bottery on a Peace Officer
2/8/20	M	42	Vandalism
2/8/20	M	44	Warrant
2/8/20	M	62	Warrant
2/8/20	M	57	Shoplifting
2/8/20	M	33	Drunk in Public
2/8/20	M	23	Possession of a Controlled Substance while Armed with a Firearm
2/9/20	M	22	Loitering in Parking Structure
2/9/20	M	37	Warrant
2/10/20	M	18	Trespassing
2/10/20	M	29	Parole Violation
2/10/20	M	48	Fugitive
2/10/20	M	30	Shoplifting
2/10/20	M	22	Driving Under The Combined Influence Of Alcohol And Drugs
2/10/20	M	37	Warrant
2/10/20	F	28	Assault & Battery
2/10/20	F	22	Resisting Arrest
2/10/20	F	31	Under the Influence of a Controlled Substance
2/10/20	M	29	Parole Violation
2/10/20	M	61	Warrant
2/11/20	M	30	Warrant
2/11/20	F	47	Resisting Arrest
2/11/20	M	52	Shoplifting
2/11/20	M	34	Under the Influence of a Controlled Substance
2/11/20	M	28	Petty Theft
2/11/20	M	64	Possession of a Controlled Substance
2/11/20	M	57	Under the Influence of a Controlled Substance
2/11/20	M	26	Under the Influence of a Controlled Substance
2/11/20	M	34	Possession of Methamphetamines
2/11/20	F	52	Drunk in Public
2/11/20	M	24	Under the Influence of a Controlled Substance

## CITY OF SANTA MONICA NOTICE OF PUBLIC HEARING

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## CITY OF SANTA MONICA NOTICE INVITING APPLICATIONS HOUSING COMMISSION UNSCHEDULED VACANCY

**Housing Commission:**  
 One seat available for a partial term ending June 30, 2020.  
 Applicants must be a Santa Monica resident.

**Applications due by noon, Tuesday, March 17, 2020.**  
 Appointment to be made by City Council, Tuesday, March 24, 2020.

No Santa Monica City Employee may serve as a member of any Board or Commission.

The State Political Reform Act requires certain officeholders to disclose their interest and income which may be materially affected by their official action. The applicants appointed to serve in these positions will be required to file a Statement of Economic Interest (Form 700) upon assuming office, and annually thereafter.

Applications are available on-line at: [www.smgov.net/boards](http://www.smgov.net/boards).  
 All current applications on file will be considered.

**DAILY POLICE LOG**

**SMDP STAFF CHOSE THE FOLLOWING FROM 279 CALLS ON FEB. 16**

Hit and Run Misdemeanor Investigation  
Appian Way / Arcadia Ter 12:07 a.m.  
Public Intoxication Main St / Pier Ave 12:15 a.m.  
Drinking in Public 2000Blk Ocean Ave 12:21 a.m.  
Public Intoxication 100Blk Wilshire Blvd 12:23 a.m.  
Audible Burglar Alarm 1200Blk 3Rd Street Prom 12:36 a.m.  
Animal Related Incident 2200Blk Colorado Ave 12:40 a.m.  
Audible Burglar Alarm 2300Blk Schader Dr 12:50 a.m.  
Exhibition of Speed 2400Blk 34Th St 12:56 a.m.  
Audible Burglar Alarm 2900Blk Ocean Park Blvd 12:59 a.m.  
Battery Report 2100Blk Santa Monica Blvd 1:36 a.m.  
Indecent Exposure Now 2Nd St / Santa Monica Blvd 1:50 a.m.  
Exhibition of Speed 1500Blk Pacific Coast Hwy 1:54 a.m.  
72 Hour Psychiatric Hold 2700Blk Pico Blvd 3:35 a.m.  
Burglary Now 1700Blk Ocean Ave 5:09 a.m.  
Malicious Mischief Just Occurred 1500Blk Pacific Coast Hwy 5:25 a.m.  
Critical Missing Person 1500Blk 2Nd St 5:51 a.m.  
Battery Just Occurred 1700Blk Expo Line 6:28 a.m.  
Auto Burglary Report 1500Blk 19Th St 6:30 a.m.  
Audible Burglar Alarm 2300Blk Pico Blvd 7:53 a.m.  
Animal Related Incident Neilson Way / Strand St 7:56 a.m.  
Animal Related Incident 2400Blk Ocean Front Walk 8:29 a.m.  
Audible Burglar Alarm 300Blk Santa Monica Pl 8:48 a.m.  
Audible Burglar Alarm 2500Blk Michigan Ave 9:11 a.m.  
Petty Theft Just Occurred 600Blk Wilshire Blvd 9:29 a.m.  
Audible Burglar Alarm 2400Blk Cloverfield Blvd 10:03 a.m.  
Auto Burglary Report 3000Blk Colorado Ave 11:09 a.m.  
Petty Theft Report 200Blk Broadway 11:05 a.m.  
Person with a Gun 500Blk Olympic Blvd W 11:12 a.m.  
Auto Burglary Report 1700Blk Franklin St 11:16 a.m.  
Auto Burglary Report 21St St / Michigan Ave 11:23 a.m.  
Domestic Violence Just Occurred 2000Blk Oak St 11:38 a.m.  
Critical Missing Person 1500Blk Ocean Ave 11:41 a.m.  
Malicious Mischief Report 2700Blk Wilshire Blvd 12:15 p.m.  
Malicious Mischief Report 22Nd St / Michigan Ave 12:26 p.m.  
Overdose 1700Blk Cloverfield Blvd 12:40 p.m.  
Hit and Run Misdemeanor Investigation 1400Blk 5Th St 12:48 p.m.  
Auto Burglary Report 200Blk Santa Monica Blvd 12:57 p.m.  
Auto Burglary Report 1900Blk 18Th St 12:59 p.m.  
Malicious Mischief Just Occurred 11Th St / California Ave 1:02 p.m.  
Person with a Gun 3100Blk Santa Monica Blvd 1:18 p.m.  
Petty Theft Just Occurred 300Blk Santa Monica Pier 1:32 p.m.  
Lewd Activity Lincoln Blvd / Boy St 1:34 p.m.  
Petty Theft Report 17Th St / Santa Monica Blvd 2:13 p.m.  
Audible Burglar Alarm 300Blk Euclid St 2:37 p.m.  
Rape Report 400Blk Alta Ave 3:20 p.m.  
72 Hour Psychiatric Hold 1200Blk Lincoln Blvd 3:23 p.m.  
ENCa.m.p.m.ENT 1700Blk Ocean Ave 3:39 p.m.  
Exhibition of Speed Ocean Ave / Olympic Dr 3:43 p.m.  
Fight 300Blk Santa Monica Pier 3:43 p.m.  
Petty Theft Report 3100Blk Santa Monica Blvd 4:16 p.m.  
Burglary Report 200Blk San Vicente Blvd 4:28 p.m.  
Exhibition of Speed 7Th St / San Vicente Blvd 4:52 p.m.  
Hit and Run Misdemeanor Investigation Cloverfield Blvd / Virginia Ave 5:05 p.m.  
Report of Shots Fired 34Th St / Pico Blvd 5:20 p.m.  
Grand Theft Report 700Blk 23Rd St 5:21 p.m.  
Hit and Run Misdemeanor Investigation 1500Blk 4Th St 5:41 p.m.  
Red Zone Violation 300Blk Ocean Ave 5:45 p.m.  
Malicious Mischief Report 21St St / Michigan Ave 6:12 p.m.  
Malicious Mischief Report 21St St / Michigan Ave 6:33 p.m.  
Fight 26Th St / Olympic Blvd 7:50 p.m.  
Battery Report 1000Blk 9Th St 7:51 p.m.  
Battery Just Occurred 1700Blk Cloverfield Blvd 8:03 p.m.  
Auto Burglary Report 2900Blk Lincoln Blvd 8:46 p.m.  
72 Hour Psychiatric Hold 1300Blk Lincoln Blvd 8:58 p.m.  
Auto Burglary Report 3300Blk Ocean Park Blvd 10:10 p.m.  
Public Intoxication 1600Blk Cloverfield Blvd 10:17 p.m.

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**CITY OF SANTA MONICA**

**NOTICE OF PUBLIC HEARING**

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**CITY OF SANTA MONICA**

**NOTICE OF AVAILABILITY OF DRAFT 2020-24 CONSOLIDATED PLAN AND DRAFT FY 2020-21 ANNUAL ACTION PLAN ALLOCATING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME INVESTMENT PARTNERSHIP ACT (HOME) PROGRAM FUNDS**

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**WHAT TO DO IF YOU FIND KITTENS**

**ARE THE KITTENS VISIBLY SICK OR INJURED?**

**YES:** Take the kittens to a veterinary clinic immediately.

**NO:** Estimate the kittens' age by what they look like.

<p>Very still closed or just beginning to open</p> <p>1-2 WEEKS OLD</p> 	<p>Very open and alert, becoming mobile</p> <p>2-4 WEEKS OLD</p> 	<p>Very mobile and often talkative, can eat food</p> <p>4-6 WEEKS OLD</p> 	<p>Very active and playful, weighs 1-2 lbs.</p> <p>6-8 WEEKS OLD</p> 	<p>Very active and playful, weighs 2 lbs. or more</p> <p>8+ WEEKS OLD</p> 
---	--	---	--	---

**CAN YOU SEE THE NEST OR BOUND SPOT?**

Avoid handling the kittens and watch them from a distance to see if they crawl out onto a safe flat surface. Make sure the kittens have the ability to see, hear, and breathe. This increases their chance of survival.

**WHAT IF THE MOTHER CAT DOESN'T RETURN AFTER SIX TO NINE HOURS?**

Take action by doing one of the following:

**TAKE ACTION**

1. Care for the kittens. Take the kittens to your local vet for a checkup and vaccines. Or foster the kittens through your local shelter's foster program.
2. If you can't care for the kittens yourself, find someone who can. Ask your family, friends and neighbors. When the kittens you've cared for reach eight weeks old, they're ready to be adopted or rehomed, re-adopted and adopted.
3. Can't care for the kittens or find someone who can? Ask your local shelter for assistance.

**TAKING NEWBORN KITTENS TO YOUR LOCAL SHELTER SHOULD BE A LAST RESORT.**

Many animal shelters are unable to provide the amount of care that kittens need in lack of foster families (shelter staffs or foster families) and/or medical attention. Many shelters are not able to take in more than 200 kittens at a time. The best thing to do for kittens is to find a foster family for each kitten. If you are unable to do this, please contact your local shelter for adoption resources.

[NKLA.ORG/KITTENS](http://NKLA.ORG/KITTENS)



**CRIME WATCH** BY DAILY PRESS STAFF

Crime Watch is culled from reports provided by the Santa Monica Police Department. These are arrests only. All parties are innocent until proven guilty in a court of law.

**ON FEBRUARY 21 AT APPROXIMATELY 2:45 P.M.**

Officers responded to the REI Store, 402 Santa Monica Boulevard regarding a theft investigation. Officers learned that a subject entered the store, removed items and left without paying. Loss prevention security followed the suspect until police arrived. Police officers detained the suspect without incident and accepted a private person's arrest for shoplifting. Deon Lamar Grant, 26, from Los Angeles was booked for petty theft / Shoplifting and held on \$500 bail.



File photo  
**DEON LAMAR GRANT**

**FINALS**  
FROM PAGE 1

Clemente High School was pivotal to the team's victory.

Both teams scored 14 points in the second, bringing the score to 27-19 at the close of the first half. Missed shots on the perimeter and foul trouble in the third quarter plagued both sides but Samohi managed to retain its 8-point lead heading into the final period.

Strong inside play helped the Vikings extend their lead to 13 by the middle of the fourth, but the Tritons continued to fight and eventually closed the gap as they found themselves down only 5 with less than a minute left in the game.

Like the contest prior, Santa Monica needed to hit its free throws if it wanted to advance. And that's exactly what it did as it closed out the game shooting 80% from the line in the fourth.

The Vikings would eventually win 47-39, which helped make Head Coach Doug Kim's birthday cake at the conclusion of the game that much sweeter.

**Santa Monica Daily Press**

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## SHELTERS

FROM PAGE 1

allowed to enter any facility.

"We're following universal precautions — reminding staff and residents about the importance of covering their mouth when they cough, frequent handwashing and general cleanliness," he said. "The faster we can contain this, the faster the epidemic will be over. We see our role as doing our part in a much bigger public health issue."

Los Angeles County Department of Public Health officials approved supplies and protocols at The People Concern's facilities last week, Maceri said.

"We've already increased the amount of disinfectant, hand sanitizers, soap and gloves we have on hand and eliminated self-service for any food or utensils," he said. "We feel like we're in good shape currently."

Maceri said no residents or staff have shown symptoms of coronavirus. But residents are at risk of exposure from the general population because they can come and go freely, he said.

"People experiencing homelessness are already vulnerable because many have underlying health conditions, have a compromised immune system or are older," he said.

A resident who displayed symptoms or was exposed to the virus would be isolated in an area within the shelter, he said.

"If we got to a situation where public health officials declared a mandatory quarantine, we'd follow those protocols and the Department of Public Health would take over and manage that process," Maceri said.

Out on the street, homeless outreach workers are trying to adapt to the rapidly evolving pandemic.

Zachary Coil, who leads The People Concern's C3 Team in Santa Monica, said outreach workers are maintaining a safe distance from their clients as they distribute standard hygiene kits.

The Los Angeles Homeless Services Authority is also distributing more than 100 sanitation stations in encampments in Los Angeles County and Los Angeles City Councilmember Mike Bonin installed more than 35 handwashing stations in his district, which includes Venice.

But Coil said he is running low on hand

sanitizer and cannot purchase more supplies because people have bought them out online and in local stores.

"I would love to give them all hand sanitizer, but we're going to run out," he said. "We're awaiting instruction — it sounds like there's going to be some distribution (from officials)."

Teams are also asking people experiencing homelessness if they feel feverish or have a dry cough, but it's difficult to distinguish between coronavirus symptoms and typical illnesses, Coil said. As of Friday, outreach workers have not come across any individual with coronavirus symptoms.

"Our population has a lot of health factors anyway, so a cough is standard... especially with the rain this week," he said.

Coil said the C3 Team is still figuring out how to respond to a potential coronavirus case should they encounter one. He said they would probably call an individual's primary care provider if they have one or transport the individual to a hospital by ambulance to avoid contaminating their own vehicles.

As they give out basic supplies, outreach workers are also educating people experiencing homelessness about the spread of coronavirus. Coil said some individuals are following the pandemic and many don't know about it at all.

"It's been interesting trying to educate clients in what's going on because they're in a different mode than housed people are. This level of anxiety about the threat to our safety is a constant for that population, so it's a different threat assessment... it's just another day where they're trying to get by," he said. "If they have serious mental illness and are prone to paranoia, they think, of course this is what's happening."

Coil said he is worried about how Santa Monica's homeless community will find food if grocery stores are depleted, restaurants are forced to close and volunteers who distribute food are ordered to stay at home.

"Our folks are typically not fed as much as they should be, but they have access to food," he said. "I don't think anyone knows what will happen if there's a broad 'stay indoors' kind of call. I hope we'll still be able to take care of the most vulnerable."

[modeleine@smdp.com](mailto:modeleine@smdp.com)

### Employment/Help Wanted

Credit Manager (InVenture Capital Corp. d/b/a TALA) Santa Monica, CA: Optimize credit product terms and credit strategy to improve the customer fit and profitability of Tala's credit product offering. Develop improvements in credit strategy by relating historical patterns to future consumer credit behavior. Requires a Master's degree in Finance, Business Analytics or a closely related quantitative field plus one year of experience with data and business

analytics. Experience must include: Working with exploratory data analysis, multivariate analysis and Time series analysis as well as Big Data Queries and Interpretation; Utilizing R, SQL, Looker, and Excel to apply advanced statistical methods to communicate risk and performance around business, and applied data analysis; Working with model evaluation and selection with predictive models including Ordinary Least Squares, Generalized Linear Models

and Logistic Regression; Working with business forecasting methodologies and building models using machine learning; and Analyzing financial data to conduct profitability analysis and historical data to recommend decisions and forecast business impacts. Send resumes to InVenture Capital Corp. Attn: Liso Fernandez, Global Head of Talent, 1633 26th Street, Santa Monica, CA 90404.

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**CITY OF SANTA MONICA**

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**CITY OF SANTA MONICA**

**REQUEST FOR PROPOSALS**

NOTICE IS HEREBY GIVEN that the City of Santa Monica invites sealed proposals for

**RFP: # 260 SANTA MONICA FARMERS MARKETS PREPARED AND PRE-PACKAGED FOOD.**

• Submission Deadline is April 30, 2020 at 3:00 PM Pacific Time.

Proposals must include forms furnished by the City of Santa Monica. Request for Proposals may be obtained on the **CITY'S ONLINE VENDOR PORTAL**. The website for this Request for Proposals and related documents is: [PlanetBids.com](http://PlanetBids.com) or <http://venders.planetbids.com/SantaMonica/bidsearch4.cfm>. There is no charge for the RFP package.



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# Governing in crisis: California's Newsom faces another test

KATHLEEN RONAYNE  
Associated Press

As the coronavirus spreads through California, the restrictions placed on its 40 million residents have varied by county and community, the result of Democratic Gov. Gavin Newsom's early decision to largely allow local governments to set their own rules.

After initially setting statewide guidance to keep crowds under 250 people, Newsom on Monday night restricted all unnecessary gatherings and ordered restaurants to close to dine-in patrons and gyms and movie theaters to shutter. It came after local government leaders in Los Angeles and the San Francisco Bay Area had already taken such steps, or even more aggressive ones. He never mandated school closures statewide, though almost every district has shut down.

Other governors, such as Democrat Jay Inslee of Washington and Republican Mike DeWine of Ohio, imposed school closures and more restrictive state guidance sooner. Newsom, though, was the first governor to call for self-isolation by people over the age of 65, something President Donald Trump did on Monday.

The severity of the outbreak varies widely. Los Angeles and the San Francisco Bay Area, where six counties have ordered nearly 7 million residents to shelter in place, have the highest number of cases. Other areas of the state, like the more sparsely populated north and the agricultural Central Valley have seen fewer.

Tom Hogen-Esch, a political science professor at the California State University, Northridge said Newsom's approach reflects the state's tradition of "bottom up, home rule authority" and a "reluctance of the state to overstep."

He added: "But it still doesn't quite make sense right from a policy standpoint in a crisis."

Another difference between Newsom and fellow Democratic governors: He's largely avoided criticizing Trump. State lawmakers from both parties have applauded his approach.

Republican Assemblyman Kevin Kiley offered support for Newsom just before the Legislature approved the governor's emergency funding request.

"I call on every legislator and every Californian, regardless of political preference, to trust Gov. Newsom's leadership and listen to his guidance," Kiley said. "The partisan rituals of ordinary politics have no place in these extraordinary times."

Rob Stutzman, head of communications under former Republican California Gov. Arnold Schwarzenegger, applauded Newsom's actions.

"California is a big enough state to let substantial regional leaders, I think, make some alternate decisions," he said.

He added that Newsom's approach of slowly rolling out restrictions and to avoiding outlining enforcement provisions may help

the public better adjust to the changes.

"He's really bent over backward to say I'm asking, I'm directing, I expect you to do this — I don't think we need to enforce," Stutzman said.

Newsom, a former San Francisco mayor and lieutenant governor, took office just 14 months ago but has experienced a career's worth of crises.

Soon after he took office the state's largest utility declared bankruptcy under the burden of billions in liabilities from wildfires sparked by its equipment. That was followed by widespread blackouts imposed by California utilities as a defense against more wildfires.

Just a month ago, Newsom devoted nearly his entire State of the State to the lack of affordable housing and expanding homelessness.

Ann O'Leary, his chief of staff, said the number of crises "does feel unprecedented in terms of just the intensity."

She said with a state as large as California, it makes sense that areas with "hot spots and vulnerable populations might want to go a little further."

California has crafted itself as the "resistance" to the Trump administration, but Newsom has been careful not to poke the president during the outbreak. Last week he criticized the federal government's slow roll out of testing, though he was measured in his remarks and didn't mention Trump.

"There's no going it alone in this scenario," said Brian Brokaw, a Democratic consultant who advises Newsom but has no formal role in advising him on the virus response. "(Newsom's) been very smart about not picking fights and working towards a constructive relationship."

Trump on Tuesday called Newsom "very generous" in his words. "I'm being generous to him too because we're all working together very well," he said.

Newsom spends his days primarily at the Office of Emergency Services headquarters just outside Sacramento. In an office on the second floor, Newsom and his top health and emergency leaders have been assessing information and making decisions, spokesman Nathan Click said.

He speaks regularly to Vice President Mike Pence and his office is in close contact with officials in Washington state, Click said. He's constantly on the phone with public health, economic experts and members of the private sector, O'Leary said.

The crisis doesn't mean other state business stops. O'Leary told the governor's staff that all attention must shift to four priorities: Coronavirus, bringing Pacific Gas & Electric out of bankruptcy, amending the state budget because of the virus's effects, and homelessness.

Paulina Vasquez, who works at the California lottery and is a union steward for state workers, told The Sacramento Bee that state workers need more guidance on what to do.

SEE NEWSOM PAGE 11

## COMMUNITY BRIEFS

Citywide

### DMV allows customers to avoid coming to a DMV office for 60 days

In response to the COVID-19 pandemic, the California Department of Motor Vehicles (DMV) has asked California law enforcement to exercise discretion for 60 days in their enforcement of driver license and vehicle registration expiration dates beginning March 16. The DMV is taking this action so that at-risk populations, including seniors and those with underlying health conditions, can avoid required visits to DMV field offices for driver license or vehicle registration renewals.

This 60-day period for driver license and vehicle registrations is intended to protect the health and safety of DMV customers who would otherwise have to come to a DMV office to take care of business, but are concerned during this coronavirus pandemic.

Those transactions that require a DMV office visit include new driver license, duplicate driver license, some driver license renewals, new license plates, complex vehicle registrations or title transfers and off-highway permits.

Those Californians who will benefit from this action include the elderly, those with compromised immune systems and those who are ill.

Transactions that fall within this action include driver license renewals for those:

- 70 years of age and older, who are required to take a knowledge test
- Individuals who are required to renew in the office (last DMV visit was 15 years prior)
- Individuals subject to vision testing
- Individuals with complex driving history

The 60-day period also applies to vehicle registration renewals for customers who are not eligible to use an alternative service channel because of the following reasons:

- Outdated insurance information
- Registration expired for 90 days or more
- Smog issues
- Recent transfer

Dozens of DMV tasks can easily be taken care of through other channels including online, through the mail, through the 365 kiosks statewide or in our business partner locations.

California law enforcement is encouraged to exercise flexibility and discretion when reviewing driver license or identification and vehicle registration records. If applicable, DMV may waive vehicle registration penalties.

All DMV offices remain open at this time to process those transactions that must be taken care of in an office, including REAL ID. The DMV has implemented many process improvements and incorporated technological solutions to increase access to DMV outside of the office and decrease the amount of time someone has to spend at a DMV office.

For REAL ID, the federal government requires an office visit. REAL ID customers can fill out the online application before going into an office. In 23 offices throughout the state, customers can upload their REAL ID documents before their office visit. This option will be statewide by June.

SUBMITTED BY THE DMV



### CITY OF SANTA MONICA

**NOTICE OF AVAILABILITY OF DRAFT 2020-24 CONSOLIDATED PLAN AND DRAFT FY 2020-21 ANNUAL ACTION PLAN ALLOCATING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME INVESTMENT PARTNERSHIP ACT (HOME) PROGRAM FUNDS**

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Santa Monica Daily Press

office (310) 458-7737

# 'Modern Family' promises satisfying end to its 11-season run

LYNN ELBER

AP Television Writer

Writer-producers Steven Levitan and Christopher Lloyd were mulling ideas for the 2009 TV season when they landed on an intriguing sitcom approach, one revolving around an extended family and done in the "mockumentary" style made popular by "The Office."

"All these things are familiar enough, but different enough that we have a shot with this one," Lloyd recalled thinking as he and Levitan tackled the first "Modern Family" script. "Having said that, I didn't believe in it. I was at a party with one of my 'Frasier' friends, and said, 'I think it's a good piece of writing, but I'd sell the thing to you for 10 bucks because I don't think it's going anywhere.'"

Then the ensemble cast of familiar TV faces such as Ed O'Neill ("Married ... With Children") and Julie Bowen ("Lost," "Ed") and relative newcomers was gathered. Once the first episode was shot, Lloyd moved "all the way to hopeful," as he put it.

ABC's "Modern Family," which ends its 11-season run with an hour-long finale (9 p.m. EDT Wednesday), went on to earn five best comedy Emmy Awards to equal the record set by "Frasier," which counted Levitan and Lloyd among its writers. The critically lauded series proved to be an increasingly rare TV bird: It gently pushed at social boundaries while remaining a treat that kids and parents could enjoy together, even as the explosion of screens and edgier fare drove solitary viewing.

Largely living up to its title, "Modern Family" built its comic storytelling around a mix of characters and couples — young and older, straight and gay, mostly white but not entirely — that reflected the change in American households while acknowledging that tolerance and understanding still lagged.

The show's creators tip their hats to "Will & Grace" for being first to bring gay characters to the forefront, but "Modern Family" had a different perspective than that NBC show's rowdy riff on the single life. Cameron and Mitchell, played by Eric Stonestreet and Jesse Tyler Ferguson, were a devoted couple and loving parents to Lily (Aubrey Anderson-Emmons).

"As someone who's a LGBTQ equality activist, it was a job that I took very seriously," said Ferguson. "And I am so proud to say that Mitch and Cam have become pop culture touchstones for the fight for marriage equality, and brought a gay couple into so many people's living rooms."

The message he's gotten from fans: "I don't actually have any friends who are gay, and it's like I do now because I know Mitch and

Cam."

Rico Rodriguez, who played precocious son Manny to Sofia Vergara's exuberant Gloria, also takes pride in what he helped bring to TV.

"Portraying a Latino on screen was the biggest honor. Growing up, you didn't see too many people who looked like me or who related to my family. I have a bunch of Glorias and a bunch of Mannys in my family," Rodriguez said.

"Modern Family" didn't escape criticism, including for its portrayal of Claire (Bowen) and Gloria as stay-at-home moms overshadowed by their husband's career success, although Claire ultimately proved her workplace prowess.

Wrapping a long-running show may not be the hardest thing to do in TV but it's got to be close, given the weight of fan expectations and the hovering ghosts of great endings ("Cheers," "The Mary Tyler Moore Show") and widely panned ones ("Seinfeld").

"I personally like finales where there is some sense of characters experiencing what the audience is experiencing, which is having to say goodbye," said Levitan, who wrote the finale's first half-hour. "It's an emotional thing for many people. They spend a lot of time with these characters ... so giving them the emotionally satisfying ending that they seek/want is, for me, the best way to go."

For Lloyd, who wrote part two, the ending of a family show "really needs to be a beginning."

"It felt like a better approach to me was to set people off on new journeys and sort of turn the stewardship of these characters over to the audience at that point," he said. "Hopefully, the audience will be happy imagining the characters off on new adventures, new challenges ... The audience provides their own futures for these characters."

"Modern Family" wrapped taping before the coronavirus forced a halt to movie and TV production. The finale will be preceded at 8 p.m. EDT by the documentary "A Modern Farewell," a look back at the show's creation and run, which included five seasons among the 30 top-rated series.

Levitan said he never regretted the mockumentary approach, which was intended to make "Modern Family" feel true-to-life and appeal to adults as more than a "cutesy kid's show." It also allowed the cast to punctuate a scene with a spontaneous "can you believe what that person just said?" look and other wordless commentary, Bowen said.

"There's times in my house, I'm embarrassed to say, my children will say something so ridiculous and I find there's this impulse to look at the camera," she said. "That's an 11-year habit I'm going to have to break."

**SEND YOUR LETTER TO THE EDITOR**

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**Donate to a shelter or food bank**  
 During this time organizations are running low on food items. Help them stay well stocked for those in need. Visit [www.serve.ca.gov](http://www.serve.ca.gov) to find one near you.
- 
**Volunteer at a food bank**  
 Food banks are in great need of volunteers to help pack and sort food. They are taking precautions to prioritize volunteer safety. Visit California Association of Food Banks at [www.cafobanks.org](http://www.cafobanks.org)
- 
**Support Nonprofits**  
 Nonprofit organizations seeking vulnerable communities -- like seniors and low-income families -- need your help. Find a fund to donate to nonprofits in your community on the Philanthropy California COVID-19 Response Page: [www.philanthropyca.org/covid-19-response](http://www.philanthropyca.org/covid-19-response)
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# National Guard patrols torn California streets amid unrest

**DON THOMPSON**  
 Associated Press

More than 2,400 California National Guard soldiers toting military assault rifles are on the streets and authorities say that has allowed police officers to crack down on the rampant vandalism and thievery that scarred the first several days of demonstrations.

While the vast majority of protesters are peaceful, there have been violent clashes with police in Los Angeles, Sacramento, the San Francisco Bay Area and other cities.

Following a weekend that saw hundreds of businesses damaged, Sacramento received 500 Guard members on Monday, instituted a curfew and had a much calmer night.

"The National Guard are not playing a proactive law enforcement role," said Officer Karl Chan, a spokesman for Sacramento police. "They are guarding, and we're using them to guard critical infrastructure to free up our officers to respond to incidents of a critical nature — vandalism, looting, things like that."

It was much the same in Los Angeles, where soldiers have been deployed since early Sunday after the city's 10,000 officers found themselves unable to stop vandals and thieves from targeting officers and ravaging businesses. Police vehicles were burned and windows on businesses smashed and the goods inside pillaged.

Los Angeles Police Chief Michel Moore on Monday described his officers as fighting a largely defensive action until the Guard arrived. Officers at times were pelted with rocks and other objects and the focus became dispersing the crowd rather than going after the perpetrators and allowing the vast majority of demonstrators who were peaceful to continue marching.

Police were largely, and often futilely, attempting to protect businesses, he said, until they staged hundreds of soldiers for that duty. That, for instance, allowed officers to stop a Foot Locker from being robbed a second time, Moore said.

"We captured and arrested those people. In the absence of the National Guard, we would not have been able to be there," he said.

Guard soldiers cannot make arrests, but can detain suspects until law enforcement arrives. While their weapons are capable of fully automatic firing like a machine gun, Guard spokesman Lt. Col. Jonathan Shiroma said they are trained to fire one bullet at a time during civilian response operations, and then only in self-defense or the defense of others.

More than 2,000 Guard members had already been activated to help with the coronavirus pandemic, Shiroma said, but they are being moved to help law enforcement and replaced by members of the California State Guard force, a volunteer auxiliary.

The use of Guard troops remains controversial, with Black Los Angeles Young Democrats among those calling Tuesday for their removal from city streets.

"It's clear that additional law enforcement will only further violence against people of color," the group said in a statement.

It was the first large-scale use of National Guard troops since 1992 rioting over the acquittal of four police officers in the beating of motorist Rodney King. Looting and burning destroyed thousands of homes and businesses, especially in Koreatown and southern Los Angeles areas that were home to large minority communities. Thousands of National Guard members, aided by Army troops and Marines, were brought in to quell the violence.

Los Angeles Mayor Eric Garcetti said Tuesday that the Guard was deployed this time to places where buildings were broken into or were threatened.

"One place I said they would not go to is South Los Angeles," Garcetti said at a briefing. "I think that was a wrong move. We haven't seen any looting going on there. There is no need. The wrong mistake would have been to say ... let's go to places where they are black and brown because that's where it's going to happen."

Gov. Gavin Newsom said as many as 4,500 soldiers were being deployed statewide, but as of Tuesday his administration said there were 2,430 on duty.

They included 1,300 in Los Angeles and the surrounding county, 100 of whom were in the city of Long Beach, which saw significant damage to businesses at a waterfront outlet mall on Sunday. Another 500 were assigned to aid the California Highway Patrol.

There also were 50 each assigned to El Dorado County, and to the city of San Leandro in Alameda County. Another 500 were assigned to aid the California Highway Patrol.

The Guard deferred questions to the state Office of Emergency Services, where spokesman Brian Ferguson said soldiers' duties include providing logistics, aircraft, security and protecting critical infrastructure in coordination with local law enforcement.

The National Lawyers Guild's Sacramento chapter regularly sends green-hatted observers to monitor actions protesters and police. President Elizabeth Kim said the Guard members are "projecting a level of intimidation that is setting back some folks."

However, she said that didn't stop protesters from leading a peaceful march. Afterward, the combination of the soldiers and the curfew freed police to focus on curfew violators, she said, including questioning her as she was escorting two journalists out of the area.

Chan said officers made about 50 arrests Monday, almost all for curfew violations meant to avoid a repeat of the weekend when small groups smashed their way into businesses late at night. The Guard stood watch over courthouses, the district attorney's office, City Hall, Golden 1 Center and other downtown Sacramento hot spots.

Associated Press journalists John Antozak contributed to this story from Los Angeles and Julie Watson from San Diego.

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**Letter to the Editor**

By Scott A. Kaiser Send comments to [editor@smdp.com](mailto:editor@smdp.com)

**A Physician's Urgent Call to Support Essential Services for Our Seniors**

**EDITOR:**  
I understand, given current economic realities, that budget cuts must be made. Cutting funding for senior services that WISE & Healthy Aging provides to our community, however, would be unjust and unwise. Older people will remain at greater risk to suffer as both a direct result of COVID-19 and the prolonged social isolation and disruption of services that have been a necessary component of our public health response. Senior services will directly save the lives of our most vulnerable while lessening the potentially devastating impact on health systems and keeping our communities safe and healthy.

As a physician specializing in geriatric medicine and a leader in the aging services field, I see directly the horrific impact of the coronavirus pandemic on those I've dedicated my career to serving. Behind the staggering statistics of lives lost — something in the order of 80% of whom have been over the age of 65 — are the stories of lives lived, relationships, and experiences that constitute the very fabric of our communities. As if the ravages of the virus itself were not enough, the very measures needed to protect us from infection and spread come bearing their own bounty of collateral damage. The necessity for physical isolation and "social distancing," compounded by widespread uncertainty and fear, has ignited an underlying social isolation and loneliness epidemic that will also have devastating consequences on health and well-being, particularly for seniors.

Even under normal circumstances, chronic loneliness has been associated with poor health, reduced ability to function independently as we age, and a risk of premature mortality on par with that associated with smoking nearly one pack

of cigarettes per day. Now, under our "new abnormal," researchers are only beginning to quantify the secondary impact this new level of significant, sustained, and widespread isolation will have on physical health, mental health, and overall well-being. But long before these studies will be published, direct experience will make it resoundingly clear that we are engaged in an epic battle on multiple fronts. First-hand accounts from the field speak volumes: the woman who can no longer go to her local senior center for her fitness class and healthy lunch and now may go days without talking to another person, shares how she's never felt so alone; the gentleman who lovingly cares for his wife, describes how the cognitive destruction of her Alzheimer's disease accelerates with each day that she is cut off from the daily programs that seemingly sustained her body, mind, and spirit; and there are countless others so dearly paying the price.

While talk of silver-linings these days may be trite and overplayed, there are reasons for hope. For one, there are incredible individuals and organizations that are working tirelessly to meet the needs I've described. I've long been a proponent of the invaluable role local senior services play in enabling our oldest citizens to thrive while strengthening our overall communities. Now, amidst a pandemic that is disproportionately impacting older people, senior service organizations are adapting, stretching, reaching, in every way they can to provide a critical safety net.

Please, for our seniors, and for my patients, for our healthcare workers, and for all fellow Santa Monicans, I implore our City Council to reconsider the 12% reduction in funds that support critical senior services.

Scott A Kaiser, MD, Santa Monica

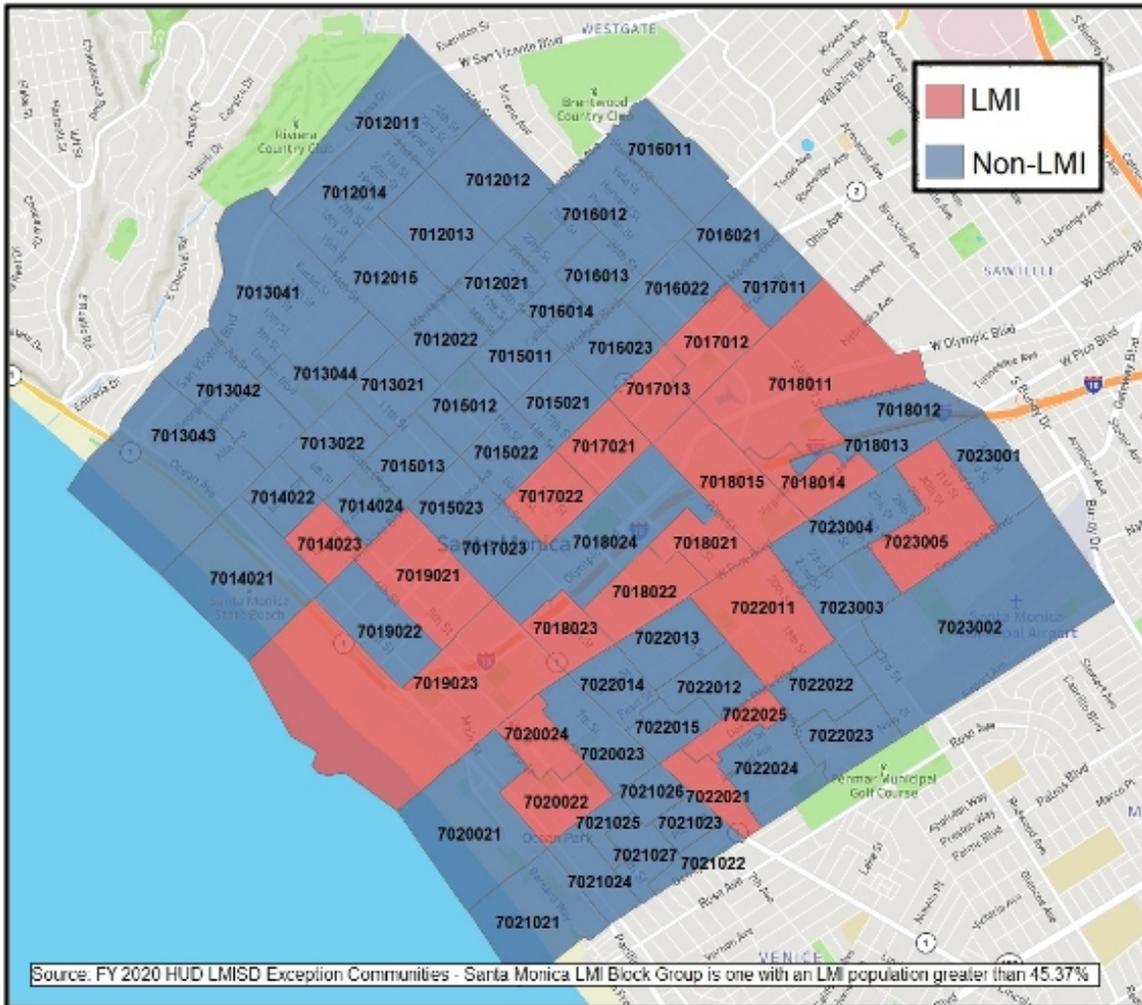
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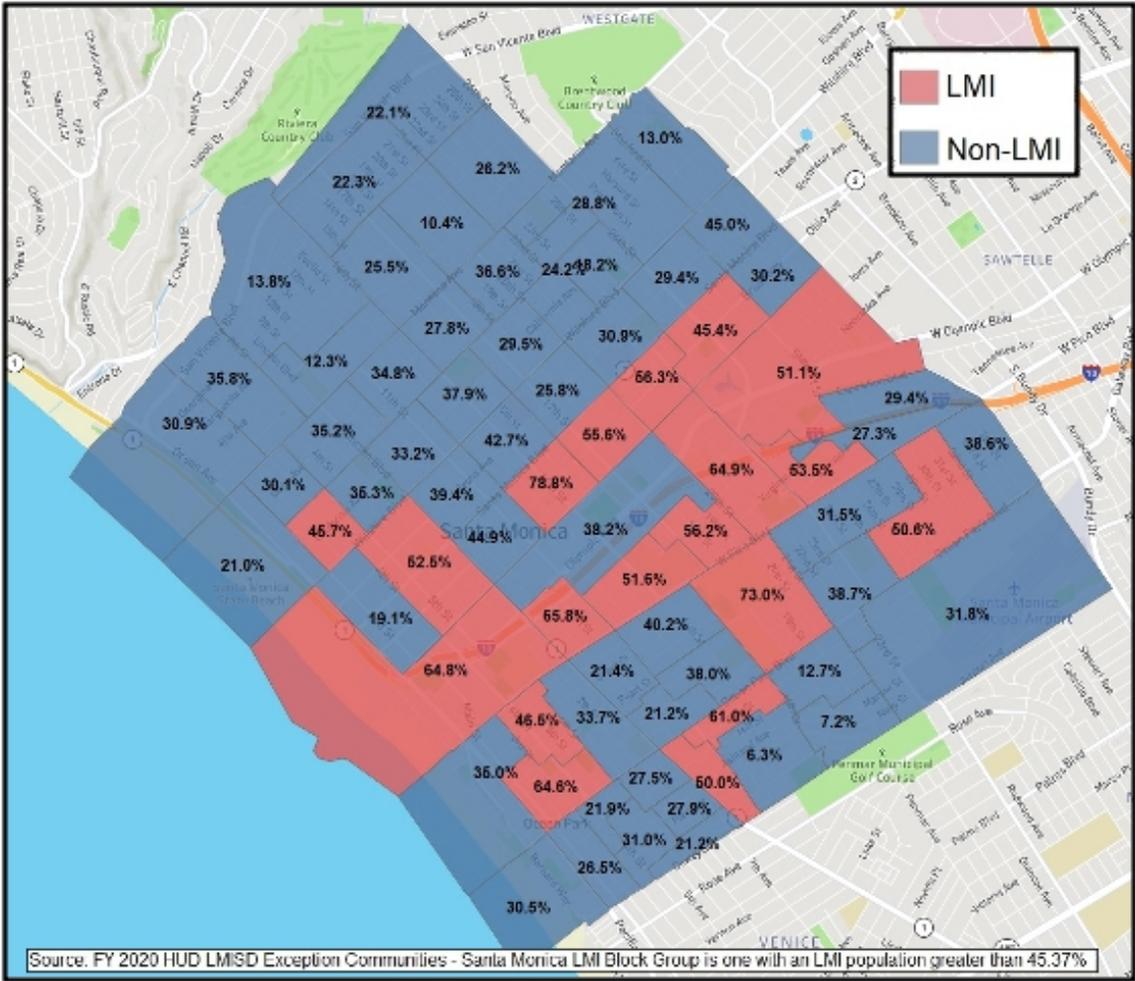
**CITY OF SANTA MONICA**  
Low & Moderate Income Block Groups



Santa Monica is an exception city. Low & Moderate Income Areas are defined by census block groups with 45.37% or more of the population considered low/moderate.

CDBG law authorizes an exception for grantees with few or no areas in which 51% of the residents are low and moderate income to be able to undertake area benefit activities.

**CITY OF SANTA MONICA**  
**Percent of Low & Moderate Income by Block Groups**



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**MA-20**

**Definition Substandard Units**

Substandard Units

Substandard buildings are defined pursuant to Health and Safety Code Section 17920.3 or its successor provisions. (Added by Ord. No. 1945CCS § 23, adopted 6/8/99)

*Section 17920.3*

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

- (1) Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
- (2) Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- (3) Lack of, or improper kitchen sink.
- (4) Lack of hot and cold running water to plumbing fixtures in a hotel.
- (5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- (6) Lack of adequate heating.
- (7) Lack of, or improper operation of required ventilating equipment.
- (8) Lack of minimum amounts of natural light and ventilation required by this code.
- (9) Room and space dimensions less than required by this code.
- (10) Lack of required electrical lighting.
- (11) Dampness of habitable rooms.
- (12) Infestation of insects, vermin, or rodents as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the infestation can be determined by a code enforcement officer, as defined in Section 829.5 of the Penal Code, upon successful completion of a course of study in the appropriate subject matter as determined by the local jurisdiction.
- (13) Visible mold growth, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, excluding the presence of mold that is

minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use.

(14) General dilapidation or improper maintenance.

(15) Lack of connection to required sewage disposal system.

(16) Lack of adequate garbage and rubbish storage and removal facilities, as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the lack of adequate garbage and rubbish removal facilities can be determined by a code enforcement officer as defined in Section 829.5 of the Penal Code.

(b) Structural hazards shall include, but not be limited to, the following:

(1) Deteriorated or inadequate foundations.

(2) Defective or deteriorated flooring or floor supports.

(3) Flooring or floor supports of insufficient size to carry imposed loads with safety.

(4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.

(6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

(8) Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

(9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

(c) Any nuisance.

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.

(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.

(g) Faulty weather protection, which shall include, but not be limited to, the following:

(1) Deteriorated, crumbling, or loose plaster.

(2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

(3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(h) Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(i) All materials of construction, except those that are specifically allowed or approved by this code, and that have been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.

(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

(o) Inadequate structural resistance to horizontal forces.

“Substandard building” includes a building not in compliance with Section 13143.2.

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

(Amended by Stats. 2015, Ch. 720, Sec. 3. (SB 655) Effective January 1, 2016.)

## **SP-25**

### **Priority Needs**

Priorities are based on input from the public participation process, recommendations of City staff, and input and recommendations from participating organizations.

The strategies described herein establish Santa Monica's priorities for assisting low- and moderate-income persons and neighborhoods with funds made available through the Consolidated Plan. The affordable housing and development needs of a community will always outweigh the resources available to address those needs. Therefore, it is necessary to prioritize the use of available funds to the highest and best use to meet the most pressing needs for housing, the homeless, the special needs populations, and community development.

In addition, this Strategic Plan describes planning and administrative initiatives that the City will undertake in conjunction with its funded projects. These include actions to remove regulatory barriers to affordable housing, reduce the threat of lead-based paint hazards, reduce the number of households living in poverty, improve the local institutional structure and coordination among local agencies, affirmatively further fair housing choice, and ensure compliance with all applicable regulations through monitoring.

The priorities were selected based on a review and analysis of the information summarized in the Consolidated Plan, namely the community participation process, consultations, the needs assessment, and housing market analysis. Strategies are designed to meet the priority needs and based on past performance and best practices of communities with similar programs. Only projects that clearly demonstrate the capacity to serve one of the priorities below will receive funding through the Consolidated Plan. These priorities will be incorporated into all requests for proposals over the next five years.

CDBG activities are selected based on eligibility and need. All organizations requesting CDBG funds for public services, through a formal application process, must demonstrate that the activity is located in an LMI (low and moderate income) area, benefits a Low and Moderate Clientele, or benefits low and moderate income households.

Over the course of the Five-Year plan, the City will also work with community stakeholders to identify underserved needs based on the most recent available data. The use of underserved need factors will provide needed flexibility to respond to the changing needs of the community. Together, the priorities and the underserved needs will form the criteria for the proposal process that ensures selected partners have capacity to effectively carry out funded projects in a timely manner and the selected projects serve the most critical of needs within the community.

As discussed in the Executive Summary, due to effects of the COVID-19 pandemic, the priorities and goals for the FY 2020-21 Annual Action Plan will primarily address the intensified pressures on housing affordability.

**SP-40**

**Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan including private industry, non-profit organizations, and public institutions.**

Historically, implementation of CDBG and HOME funds has been shared by the City's Community and Cultural Services Department (CCS) and the Housing and Economic Development Department (HED). CCS's Human Services Division oversaw CDBG funding, while HED's Housing Division oversaw HOME funding. Beginning in FY 2020-21, CCS and HED's Housing Division are merging to form the new Community Services Department. CDBG/HOME administration will live in the new Housing and Human Services Division, ensuring a consistent approach to administering projects and progressing towards goals. In addition, the new division will continue to work with public agencies, for-profit entities, and the many non-profit organizations that play a part in the provision of affordable housing and community services in Santa Monica.

Social service delivery is coordinated through the City's annual Action Plan and Human Services Grants Program funding process. Housing production and rehabilitation in Santa Monica is generally governed by Housing Trust Fund Guidelines. The City Council reviews proposed projects, programs and funds those that meet the City's goals, as identified in the Consolidated Plan. In addition, there is the Westside Shelter and Hunger Coalition (WSHC) with representatives from agencies involved with emergency shelter, affordable housing, and supportive services on the Westside of Los Angeles. WSHC 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 non-profit 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, Los Angeles County Metropolitan Transportation Authority, Santa Monica College, Santa Monica-Malibu Unified School District, United Way, the Veterans Administration and Westside Council of Governments.

The City also partners with 20 local non-profit organizations to ensure the adequate provision of housing and community services in Santa Monica through the Human Services Division's 2015-21 Human Services Grants Program, adopted by Council on June 23, 2015.

## AP-35

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The selected projects are deemed to be of the highest priority and meet the greatest need. As described above, Consolidated Plan needs and priorities were identified through the input of community leaders, citizen participation, and the several Commission meetings with the objective of using the limited resources for the greatest impact in meeting the most pressing needs. These inputs were described in the public participation section of this Plan. In addition, the City's Housing and Human Services Division continues to track any possible impacts and are exploring creative ways to use existing resources to assist those in need.

Many factors still hinder a full economic recovery in Santa Monica and California in general, including instability in world economies, stagnant wages in the US, and slow recovery in the commercial real estate market. In addition, unemployment at the national, state, and local level remains relatively high, and a "jobless recovery" continues in many parts of the nation and state. While the housing market is still recovering from the crisis, the residential real estate market continues to grow and is increasing.

A major impediment to local economic recovery is the December 29, 2011, California Supreme Court decision to uphold Assembly Bill 26, which required the dissolution of the Redevelopment Agency in California, effective February 1, 2012. This meant \$1.7 billion statewide will be collected from California cities. Locally, this decision has been devastating for Santa Monica as redevelopment was the principal funding source for the community's priority projects including affordable housing. Over the past 10 years, the Santa Monica Redevelopment Agency invested nearly \$300 million in the community. Specifically, redevelopment funds have been used to provide hundreds of new and rehabilitated affordable housing units as well as make housing more affordable by providing rental assistance for more than 80 very low-income seniors.

While indicators show a little more life in the economic recovery, there are still many households in Santa Monica that are struggling. The City's Human Services, Economic Development, and Housing Divisions continue to track any possible impacts and are exploring creative ways to use existing resources to assist those in need.

City revenues are projected to increase at an average rate of 2.4% as major tax sources, including sales, transient occupancy, utility users, property, and business license taxes, slowly improve. The recession and federal, state, and county funding cutbacks, including changes to the welfare system, have all impacted the City's ability to address the social service and housing needs in Santa Monica.

These decreases have also reduced the City's capacity to fund eligible capital improvement projects moving forward. Any cuts to the City's entitlement allocation would limit housing, public services activities, commercial, and public facility funding. To prioritize the use of limited funding, the City of Santa

Monica in collaboration with non-profit service providers and City commissions has identified specific challenges to meeting underserved needs and will consider these challenges when funding social services programs.

Discussions with City staff, non-profit service providers, and City commissions provided insight into specific challenges to meeting underserved needs. These include the following:

- There are a greater number of people seeking assistance, including people who have not previously required housing or social service assistance. These households are not familiar with navigating the social service agency programs.
- Resources available to address underserved needs are not sufficient and have declined substantially as a result of the economic downturn of 2008. Resources at non-profit agencies are generally less than required to meet the level of need and include funding, staff, staffing levels recruiting and retaining with the appropriate skills and knowledge, facilities, and leadership. Despite the very large amounts of funding put forth by the City and private sources in support of housing and community development activities, more funding is needed. Many organizations have seen private donations drop as households are impacted by the economic recession.

The City, State of California, Federal government and many non-profits face stagnating revenues or budget deficits. When other funding sources cannot be found to supplant those lost, service cutbacks are often the only way to balance budgets. The State of California has cut many social service programs, and is considering more and deeper cuts that are likely to negatively impact low-income households.

Lack of accessibility to services can be the result of lack of transportation for those in need, services that are not delivered in a culturally appropriate manner or in the appropriate language, burdensome prerequisites to accessing services, and services that are not provided in proximity to those in need. Lack of transportation is a particular challenge for those who do not drive, do not have a car, are elderly, or are persons with disabilities. Transportation to services needs to be appropriate for the population in need, such as "door-through-door" transit for the elderly and persons with disabilities.

The lack of awareness of the availability of services by those in need and a lack of knowledge about how to access services are significant obstacles to the provision of services. Outreach to those in need should be significant and culturally appropriate.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Maplebrook Neighborhood Study-Training
	<b>List the name of the organization or individual who originated the data set.</b> N/A
	<b>Provide a brief summary of the data set.</b> N/A
	<b>What was the purpose for developing this data set?</b> N/A
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> N/A
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> N/A
	<b>What is the status of the data set (complete, in progress, or planned)?</b> N/A
	<b>Data Source Name</b> 2006-2010 ACS, 2013-2017 ACS
2	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau
	<b>Provide a brief summary of the data set.</b> The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.
	<b>What was the purpose for developing this data set?</b> Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Santa Monica, CA

	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2006-2010 ACS, 2013-2017 ACS 5-Year Estimates</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
3	<p><b>Data Source Name</b></p> <p>2012-2016 CHAS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Santa Monica, CA</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2012-2016 CHAS</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
4	<p><b>Data Source Name</b></p> <p>2013-2017 ACS 5-Yr Estimates</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Santa Monica, CA</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2013-2017 ACS 5-Year Estimates</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
5	<p><b>Data Source Name</b></p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>2013-2017 ACS and 2017 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Santa Monica, CA</p>

	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
6	<p><b>Data Source Name</b></p> <p>HUD 2019 FMR and HOME Rents</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Santa Monica, CA</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2019</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
7	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAS, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Santa Monica, CA</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2019</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
8	<p><b>Data Source Name</b></p> <p>2019 Housing Inventory Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>COC</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2019</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>