

# City of Santa Monica

## 2015- 2019 Consolidated Plan & FY2015 - 2016 Action Plan

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

Adopted May 12, 2015



# Executive Summary

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

### 1. Introduction

The 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 that will be undertaken by the City of Santa Monica with the funds that the City receives 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.

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 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.

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.

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 City’s objectives, goals and anticipated outcomes are shown in the following table.

<b>Priority Need Name</b>	<b>Priority Level</b>	<b>Population</b>	<b>Goals Addressing</b>
Provide Safe, Affordable Housing Opportunities through, Homeowner Rehabilitation, Emergency Repairs, Increased Ownership Opportunities, Increased Supply of Single-family Housing,	High	Low--income Households Families Homeless Persons and Families Elderly People with Disabilities	Affordable Housing Homeless Prevention
Provide Supportive Housing for Persons with Special Needs	High	Elderly People with Disabilities Persons with HIV/AIDS	Affordable Housing
Homeless Activities, including Homeless Prevention, Emergency Shelters and Supportive Housing	High	Chronic Homeless Persons threatened with homelessness Families with children Elderly Youth People with Disabilities Mentally Ill Persons with HIV/AIDS Victims of domestic violence Persons with Alcohol or other addictions	Affordable housing Homeless prevention Suitable Living Environment Improved quality of life
Public Service Programs,	High	Extremely low, very	Suitable Living

especially for the Elderly, Youth, the Homeless and Persons with Disabilities		low, and low-income Families with children Homeless Persons Elderly Youth People with Disabilities Mentally Ill Persons with HIV/AIDS Victims of domestic violence Persons with Alcohol or other addictions	Environment Quality of Life Community Services
Economic Development	High	Extremely low, very low, and low-income residents Businesses	Economic Opportunity
Public Facilities/Infrastructure, including street paving	High	Extremely low, very low, and low-income residents People with Disabilities Seniors	Suitable Living Environment Improve Quality of Life
Fair Housing	High	All residents	Fair Housing

### 3. Evaluation of past performance

Many of the objectives in the previous Consolidated Plan are on track to be attained.

The City of Santa Monica 2013 Resident Survey identified homelessness as the 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 “Opening Doors”. 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.

The City did not use CDBG funds for economic development activities during this program year. Rather, the City has sought to create local jobs through the negotiated development agreement process whereby conditions are imposed on major commercial developments to give local preference for hiring Santa Monica residents.. During program year 2014, 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.

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 Commission and Advisory Board meetings, online/website communication, 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 annual performance reports over the next five fiscal years.

Well publicized City Commission meetings and Advisory Group meetings were held in November and December of 2014, and one of the Commission meetings was an advertised Public Hearing. The draft Consolidated Plan and first year Annual Action Plan were available for a thirty-day public review and comment period starting on April 10, 2015. The completed plans were presented to the City Council at another advertised Public Hearing on May 12, 2015. These sessions are part of a concerted effort to obtain as much public input as possible in the preparation of the Plans.

#### **5. Summary of public comments**

The City received public comments at the Public Hearings and several Commission meetings and these are presented in the Public Comment Appendix section of this submission.

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

The City accepted all comments that were offered and integrated them into the plans.

## **7. Summary**

The City participates in the CDBG and HOME programs and is required to prepare and submit an action plan for HUD approval in order to receive these Community Development Block Grant and HOME funds.

This Consolidated Plan and first year Annual Action Plan set forth a description of activities for the use of funds that will become available during the coming Federal fiscal year, determines goals for individuals and households to be served, and describes the implementation plan and geographic location of the activities to be undertaken. The formula allocation for the Community Development Block Grant program is \$1,010,493, the HOME allocation is \$424,213 with approximately \$87,000 in CDBG program income and \$100,000 in HOME program income. Additional local resources are leveraged to fund programs.

The 2015-16 Action Plan has identified specific needs and objectives for the program year. As 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 persons, 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) an end to housing discrimination.

## 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	City of Santa Monica	<ul style="list-style-type: none"> <li>• Community and Cultural Services Department</li> </ul>
HOME Administrator	City of Santa Monica	<ul style="list-style-type: none"> <li>• Housing and Economic Development Department</li> </ul>

**Table 1 – Responsible Agencies**

### Narrative

The City of Santa Monica’s Human Services Division (Community and Cultural Services Department) serves as the lead agency in coordinating the development of the Consolidated Plan. Administration of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds is shared by the Community and Cultural Services Department (CCS) and the Housing and Economic Development Department (HED). The Human Services Division oversees most of the CDBG funding, while the Housing Division oversees a portion of CDBG funding as well as all HOME funding. The two Divisions work closely to ensure they meet shared project goals and take a consistent approach to administering projects. In addition, these divisions work with public agencies, for-profit, and non-profit organizations that play a part in the provision of affordable housing and community services.

### Consolidated Plan Public Contact Information

#### CDBG Program

Community and Cultural Services Department  
**Human Services Division**  
 City of Santa Monica  
 1685 Main Street  
 Santa Monica, California 90401

Tel: 310/458-8701  
 Fax: 310/458-3380  
 E-mail: HumanServices.Mailbox@SMGOV.NET

#### HOME Program

Housing and Economic Development Department  
**Housing Division**  
 City of Santa Monica  
 1901 Main Street, Suite B  
 Santa Monica, CA 90405

Tel: 310/458-8702  
 Fax: 310/998-3298

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(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)).**

**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**

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.

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

**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 participates in quarterly Continuum of Care (CoC) meetings to discuss funding priorities, evaluation tools and performance measures are discussed. All CoC funded programs are required to submit Annual Performance Reports (APR) to the CoC lead agency. The City manages an independent Homeless Management Information System (HMIS) that is funded through HUD CoC and 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 based on 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.

**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**

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, Social Services Commission, Disabilities Commission, Commission for the Senior Community, Virginia Avenue Park Advisory Board, and Commission on the Status of Women to receive input and identify the highest community needs and priorities.

The City also partners with over 30 local non-profit organizations to ensure the adequate provision of housing and community services in Santa Monica. The organizations are invited to the 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 can be found in the 2011-15 Human Services Grants Program plan 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 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-Malibu Unified School District, United Way, and Westside Council of Governments.

Housing development and voucher administration is administered by the Housing Trust Fund Guidelines through 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. The City Council approves projects and programs that meet the City’s goals. 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 administers the Trades Intern Program to promote the active creation of jobs targeting low-income youth and adults.

Agency/Group/ Organization	Agency/Group /Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Housing Commission	City Commission	Housing Need	Commission Meeting, Group Meeting and Discussion
Social Services Commission	City Commission	Non-Housing Community Service Needs-Homeless	Commission Meeting, Group Meeting and Discussion
Disabilities Commission	City Commission	Housing and Non-Housing Community Service Needs-Disabilities	Commission Meeting, Group Meeting and Discussion
Commission for the Senior Community	City Commission	Housing and Non-Housing Community Service Needs - Seniors	Commission Meeting, Group Meeting and Discussion
Commission on the Status of Women	City Commission	Non-Housing Community Service Needs	Commission Meeting, Group Meeting and Discussion
Early Education Child Care Task Force	Advisory Group	Non-Housing Community Service Needs - Women	Advisory Group Meeting and Discussion
Virginia Avenue Park Advisory Board	Advisory Group	Non-Housing Community Service Needs	Advisory Board Meeting, Group Meeting and Discussion
Cradle to Career Group	Advisory Group	Non-Housing Community Service Needs and Economic Development	Work Group Meeting and Discussion
City Inter-departmental Working Group	Task Force	Public Facilities, Infrastructure, Public Services, Economic Development, Housing	Group Meetings

St. Joseph Center	Not-for Profit	Homeless	Commission Meetings, Public Hearings
Meals on Wheels West	Not-for Profit	Elderly	Commission Meetings, Public Hearings
Hospitality Training Academy	Not-for Profit	Economic Development, Job Training	Commission Meetings, Public Hearings
Venice Family Clinic	Not-for Profit	Family Services	Commission Meetings, Public Hearings
Chrysalis	Not-for Profit	Economic Development, Job Training	Commission Meetings, Public Hearings
Heart and Soul Productions	Not-for Profit	Homeless	Commission Meetings, Public Hearings
Upward Bound House	Not-for Profit	Homeless	Commission Meetings, Public Hearings
Wise and Healthy Aging	Not-for Profit	Elderly	Commission Meetings, Public Hearings
Jewish Vocational services	Not-for Profit	Homeless, Job Training for Youth, Employment	Commission Meetings, Public Hearings
Westside Food Bank	Not-for Profit	Public Service	Commission Meetings, Public Hearings
CLARE	Not-for Profit	Youth	Commission Meetings, Public Hearings
St. John's Child and Family Development Center	Not-for Profit	Youth and Families	Commission Meetings, Public Hearings
Legal Aid Foundation of Los Angeles	Not-for Profit	Low Income Housing	Commission Meetings, Public Hearings
Pico Youth & Family Center	Not-for Profit	Youth and Families	Commission Meetings, Public Hearing
Santa Monica College	School	Education	Commission Meetings , Public Hearing
Santa Monica Boys and Girls Club	Not-for-Profit	Low-income Families,	Commission Meeting, Public Hearing
OPCC	Not-for Profit	Homeless and Housing	Commission Meeting, Public Hearing
Step Up on Second	Not-for Profit	Homeless, Economic Development and Housing	Commission Meeting , Public Hearing

Center for Civic Mediation	Not-for Profit	Youth and Families	Commission Meeting, Public Hearing
Connections for Children	Not-for Profit	Youth and Families	Commission Meeting, Public Hearing
Family Services of Santa Monica	Not-for Profit	Youth and Families	Commission Meeting, Public Hearing
The Growing Place	Not-for Profit	Youth and Families	Commission Meeting, Public Hearing
New Directions	Not-for Profit	Homeless	Commission Meeting, Public Hearing
Westside Center for Independent Living	Not-for Profit	Low-income Families, People with disabilities, Seniors and Housing	Commission Meeting, Public Hearing

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

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

To the best of its ability, the City has outreached 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?
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	Housing Authority	Fair Housing Objectives & Plan
Human Services Grant Program Funding Rationale and Request for Proposals	City	Coordination of Efforts
Home for Good	United Way of Greater LA	Homelessness Strategy
Evaluation of Services for Older Adults in Santa Monica (2008)	City	Services for Senior Citizens
Youth Violence Prevention in Santa Monica: An Action Plan for 2010	City	Programs for Youth and Teens

2012/2013 and 2014 Youth Wellbeing Report Card	City	Programs for Youth and Teens
Opening Doors	U.S. Interagency Council on Homelessness	Homelessness Strategy
Hearth Act	U.S. Department of HUD	Homelessness Strategy
City of Santa Monica Youth Budget	City	Programs for Youth and Teens
RAND Study on Early and School –Age Care in Santa Monica	City	Programs for Youth
Youth Violence Prevention in Santa Monica: An Action Plan	City	Programs for Youth
Santa Monica Rent Control Board Consolidated Annual Report	City	Guidelines and Housing
Action Plan: A Locally Developed, Coordinated Public Transit-Human Services Transportation Plan For Los Angeles County	Los Angeles County	Programs for Seniors

**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 Homeless Services Authority, Los Angeles County Housing Authority, Santa Monica-Malibu Unified School District, United Way, and Westside Council of Governments.

## **PR-15 Citizen Participation**

### **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 Commission and Advisory Board meetings, online/website communication, 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 annual performance reports over the next five fiscal years.

Well publicized City Commission meetings and Advisory Group meetings were held in November and December of 2014, and one of the Commission meetings was an advertised Public Hearing. The draft Consolidated Plan and first year Annual Action Plan were available for a thirty-day public review and comment period starting on April 10, 2015. The completed Plans were presented to the City Council at another advertised Public Hearing on May 12, 2015. 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	Disabilities Commission Meeting	Persons with Disabilities	Eight commission members, local non-profit service providers and City staff	Discussion of needs and priorities	All Comments Accepted	
2	Commission on the Status of Women Meeting	Policy and issues relevant to women and girls	9 commission members, City staff, and members of the public.	Discussion of needs and priorities	All Comments Accepted	
3	Social Services Commission Meeting and <b>First Public Hearing</b>	Preserve and enhance the quality of life for all residents.	Nine commission members and 38 members of the public, including representatives from local non-profit service providers	Discussion of needs and priorities	All Comments Accepted	
4	Commission for the Senior Community Meeting	Senior	Seven commission members and eight members of the public, including representatives from local non-profit providers	Discussion of needs and priorities	All Comments Accepted	
5	Early Child Task Force Meeting	Child care & Education	Nineteen Attendees	Discussion of needs and priorities	All Comments Accepted	
6	Santa Monica Cradle to Career Work Group	Education/Economic Development	27 attendees	Discussion of needs and priorities	All Comments Accepted	
7	Housing	Housing Providers	Five Commissioners	Discussion of needs	All Comments	

	Commission Meeting		and members of the public	and priorities	Accepted	
8	Virginia Avenue Park Advisory Board	Pico Neighborhood community needs.	Nine attendees	Discussion of needs and priorities	All Comments Accepted	
9	Public Review & Comment Period	The Public	Not Applicable	Commission letter of support.	All Comments Accepted	
10	Public Hearing	The Public	Council, City staff and members of the Public.	Council Discussion	All Comments Accepted	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This section describes in detail the needs of Santa Monica's low-income population over the next five years. Needs are determined through analysis of demographic data, such as the Census and the American Community Survey, through the use of the data presented in the HUD template, and through consultations with social service agencies and the public. Additional information on documented needs in Santa Monica was determined through an analysis of the Housing Element, Analysis of Impediments to Fair Housing and, Rent Control Board Annual Report.

The City of Santa Monica is committed to documenting and responding to the needs of its residents through an approach that involves intensive community engagement, listening, and consultation with community partners and stakeholders. In addition, a needs assessment was determined by the analysis of data from the Census and American Community Survey for Santa Monica. In Santa Monica, housing affordability, homelessness, and poverty are major concerns. The City is tasked with identifying the areas of greatest need and the areas in which funding can have the greatest impact given the limited resources available.

Figures from the 2013 American Community Survey indicate that 46.2 percent of homeowners in Santa Monica are cost burdened and are spending more than 30 percent of their income for housing. The median mortgage payment in Santa Monica is \$3,480, which is over twice the US median mortgage payment of \$1,540, and even homeowners without a mortgage in Santa Monica are paying almost twice the amount of their unmortgaged counterparts across the nation as a whole. The situation for renters is much the same with 48.6 percent of renters being cost burdened and rents being 169.5 percent of the national median rent figure.

Though the Median Household income in Santa Monica is \$73,649, poverty is a concern, as 11.2 percent of the population had an income in the preceding twelve months that was below the established poverty level of \$23,850. In Santa Monica, 14.7 percent of the elderly, and 6.2 percent of persons under the age of 18 are living in poverty.

US Department of Housing and Urban Development (HUD) has provided detailed data as part of its Comprehensive Housing Affordability Strategy materials to assist in preparing the Consolidated Plan and implementing HUD programs. HUD established five income categories for its analysis of incomes. The five income ranges are:

Extremely Low (0-30% of the median income),  
Very Low-income (31-50% of the median income),  
Low-income (51-80% of the median),  
Moderate-income (81-100% of the median), and  
Upper-income (100% and above of the median).

The following table shows the income distribution of households in the City based upon these income ranges. The 2015 HUD Median Income figure for a family of four in the Los Angeles Metropolitan area, which includes Santa Monica, is \$63,000. The HUD calculations for this figure may be found at <http://www.huduser.org/portal/datasets/il/il2014/2014MedCalc.odn>

HUD AREA MEDIAN FAMILY INCOME – SANTA MONICA 2015			
Income Category	2015 HUD Median Family Income \$63,000	Approx. # of Families	Approx. % of Families
<30% AMI	\$18,900	1,205	6.8%
31-50% AMI	\$31,500	1,058	6.0%
51-80% AMI	\$50,400	1,604	9.0%
81-100% AMI	\$63,000	1,155	6.5%
101-120% AMI	\$75,600	1,063	6.0%
>121% AMI	\$76,230	11,651	65.7%
<b>Source: HUD Income Limits Documentation System</b>			

By HUD definitions, 3,867 (21.8 %) of Santa Monica households are in the low-income categories.

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

### Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	84,084	89,153	6%
Households	44,503	46,937	5%
Median Income	\$50,714.00	\$71,400.00	41%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI**	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,375	4,585	6,140	3,895	24,940
Small Family Households *	1,025	660	1,325	1,065	8,610
Large Family Households *	115	115	150	105	690
Household contains at least one person 62-74 years of age	1,415	820	900	585	3,325
Household contains at least one person age 75 or older	1,705	920	745	325	1,230
Households with one or more children 6 years old or younger *	215	200	280	310	2,100

\* the highest income category for these family types is >80% HAMFI

\*\*Housing Urban Development Area Median Income (HAMFI): Median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and income limits for HUD programs.

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

## 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	400	195	240	45	<b>880</b>	0	0	0	10	<b>10</b>
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	125	50	110	<b>335</b>	10	0	0	4	<b>14</b>
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	35	110	65	<b>230</b>	0	0	40	0	<b>40</b>
Housing cost burden greater than 50% of income (and none of the above problems)	4,130	1,720	1,285	245	<b>7,380</b>	480	535	475	200	<b>1,690</b>
Housing cost burden greater than 30% of income (and none of the above problems)	880	1,130	2,035	1,155	<b>5,200</b>	10	170	145	155	<b>480</b>
Zero/negative Income (and none of the above problems)	475	0	0	0	<b>475</b>	155	0	0	0	<b>155</b>

**Table 7 – Housing Problems Table**

Data Source: 2007-2011 CHAS

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,600	2,070	1,690	470	8,830	490	535	515	215	1,755
Having none of four housing problems	1,590	1,605	3,405	2,700	9,300	70	375	530	520	1,495
Household has negative income, but none of the other housing problems	475	0	0	0	475	155	0	0	0	155

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	895	450	670	2,015	40	90	160	290
Large Related	50	50	35	135	15	0	35	50
Elderly	1,950	1,000	495	3,445	310	350	240	900
Other	2,490	1,635	2,260	6,385	125	265	195	585
Total need by income	5,385	3,135	3,460	11,980	490	705	630	1,825

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

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	815	280	305	1,400	40	75	160	275
Large Related	50	30	15	95	15	0	35	50
Elderly	1,270	590	220	2,080	300	245	105	650
Other	2,340	1,045	765	4,150	125	220	180	525
Total need by income	4,475	1,945	1,305	7,725	480	540	480	1,500

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	60	130	160	160	510	10	0	20	0	30
Multiple, unrelated family households	0	10	0	10	20	0	0	20	4	24
Other, non-family households	10	70	45	30	155	0	0	0	0	0
Total need by income	70	210	205	200	685	10	0	40	4	54

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 12 – Crowding Information – 2/2

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

According to the ACS figures the percentage of persons living alone in Santa Monica (49.0%) is almost twice the US percentage (27.5%).

Figures from Table 6 show that there are 1,685 small family households in the extremely low- and very low-income range. Assuming that approximately half of these households are persons living alone, it can be assumed that there are approximately 800 single person low-income households who could need housing assistance. However, the statistics provided do not specifically identify single person households, so we have assumed that one half of the small family households are single persons.

**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.**

ACS figures indicate that there are 8,926 persons with a disability in Santa Monica, which is 9.9 percent of the population, a figure lower than the national percentage. However, 36 percent of those over the age of 65 report a disability. In addition, HMIS data indicates that local homeless service providers served over 2,500 individuals in Fiscal Year 2013/14, of who 1,957 reported a physical or mental health condition including 1,572 who reported a mental illness, 787 who reported alcohol abuse, and 521 who reported a physical disability. In all, 662 individuals reported having three or more such conditions.

The City of Santa Monica Police Department reports there are 253 victims of domestic violence, 87 victims of rape and sexual assault and battery victims and 8 victims of stalking. Statistics from the Ocean Park Community Center’s domestic violence program, Sojourn, indicates that their 24/7 hotline receives an average of 125 calls from Santa Monica residents each year. Their services provide shelter or support services to an average of 50 Santa Monica residents, half of whom reside in the 90404 area. Each year the Sojourn Court advocate provides legal assistance to an average of 100 domestic violence victims. In an effort to ensure a continuum of services to those affected by domestic violence the City funds the Westside Domestic Violence Network to provide training and networking opportunities to regional domestic violence service

providers. In addition, funding is provided to the Legal Aid Foundation of Los Angeles to assist victims of domestic violence in obtaining supportive services.

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

According to the data in Tables 7, 9 and 10, the most prevalent problem is housing cost burden, that is, households paying over 30 percent of income for shelter. In addition to cost burden, tenants seeking housing in Santa Monica struggle to find a unit that meets the market rents. Employment opportunities and coastal environment are attracting more young single workers who compete for the same units as very low and low-income tenants. The instances of overcrowding are small in comparison to the cost burden figures.

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

Yes, the greatest number of cost burdened households are among the extremely low-income Renter households in which there are 4,475 households with a cost burden greater than 50 percent and 5,385 households in which the burden is greater than 30 percent. There are 6,995 very low- and low-income households with a burden greater than 30 percent as well. Elderly Owner households are the most numerous group with a cost burden greater than 30 percent and are also the largest group with a cost burden greater than 50 percent.

The figures in Tables 9 and 10 shows that the 3,445 extremely low-income elderly and 6,385 extremely low-income other renter households constitute 82.0 percent of renter households with a cost burden.

### **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**

The rising rents in Santa Monica have placed many low-income and fixed-income persons at greater risk of homelessness. Low-income households at imminent risk of homelessness often have members who have recently lost a job, are under-employed, or have experienced a medical emergency which has depleted any household savings and/or impacted the ability to work. Such households may have exhausted the support of friends or family, who are often in the same economic situation. Lacking education or skills, or facing medical conditions or lack of transportation, these persons in these households cannot readily obtain living wage employment.

Formerly homeless and marginally-housed households who receive short-term assistance face many of the same challenges of finding affordable housing and suitable employment. To support those households to transition to self-sufficiency, the City funds a variety of non-profit programs that provide employment training and placement, subsidized child care, money management, and transportation assistance as well as help with credit and legal issues. Access to healthcare, life skills training, and additional education and/or training, including GED programs, and English as a Second Language, are valuable, if not necessary, in most situations. Eligible households are also referred to the Santa Monica Housing Authority and other entities for long-term housing subsidies when available.

Specific information about the types of households most at risk are described in the following response.

**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:**

Households at risk of homelessness are defined as individuals or families facing immediate eviction and who cannot relocate to another permanent residence. Statistics on this population cannot be obtained directly, but data on overcrowding and cost burdened households provides some insight into the extent of the problem in Santa Monica. Particular attention is accorded to households in the extremely low-income range as these represent the most stressed and vulnerable group.

Overcrowding (more than 1.01 persons per room) and severe overcrowding (> 1.51 persons per room) are possible factors in creating an at-risk household. The figures in Tables 7 and 11 indicate that there are 485 Renter households in the lowest income categories and 50 Owner households in the lowest income categories with either overcrowding or severe overcrowding problems.

However, as shown in Tables 9 and 10, there are a total of 4,475 extremely low-income Renter households with a cost burden greater than 50 percent and another 5,385 extremely low-income Renter households with a cost burden greater than 30 percent. Though the numbers are not as large, there are 480 extremely low-income Owner households with a cost burden greater than 50 percent and another 490 extremely low-income Owner households with a cost burden greater than 30 percent.

The average household in Santa Monica numbers 1.92 persons, so that there could be over 20,000 extremely low-income Renters and Owners on the edge of homelessness.

Youth aged 24 years and younger make up 21.2% of the population, and families (which include at least one parent and one child) represent 14.9% or 6,539 of all Santa Monica households. In addition, 6% of Santa Monica families with at least one child under the age of 18 have a family

income below the federal poverty line. Compared with the rest of Los Angeles County, Santa Monica has a more educated and affluent population; however, the cost of living is also much higher than in many parts of Los Angeles.

Santa Monica operates a variety of programs and initiatives to support the health and wellbeing of youth and families, in particular low-income families and at-risk youth. Specifically, at-risk older youth – also referred to as “opportunity youth” are a focus on the City’s efforts. These youth are defined as youth between the ages of 16 to 24 who are not in school or working and/or lack supportive networks. Such youth face significant barriers transitioning into adulthood and attaining self-sufficiency. A concentrated effort to outreach to, engage, and support this vulnerable population has become a high priority at the local, state, and federal levels. In FY 14/15, the City’s Youth Resource Team 2.0 initiative, which serves such at-risk youth, will provide services to 39 youth, which includes an additional 64 family members.

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

Lack of affordable housing, especially among extremely low- and very low-income renters, is the principal factor linked to housing instability in Santa Monica. However, the cost of housing maintenance can force some owners into homelessness. For example, elderly households may not have the resources to maintain their homes, leading to violations of housing codes and/or habitability standards that jeopardize their ability to stay in the home. People with physical disabilities are also at risk, as lack of home modifications or deterioration of their condition may force them from their homes. Households with behavioral health conditions may also be at risk of homelessness if negative behavior leads to eviction and/or criminal charges that prevent them from relocating to other housing options.

## 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

HUD has identified four housing problems, which are (1) overcrowding, (2) lack of complete kitchen, (3) lack of complete plumbing, and (4) cost burden. Overcrowding means that more than one person per room lives in a housing unit.

HUD defines disproportionate need as the “(housing) need for an income and racial category that is 10 percentage points higher than the income group as a whole”. This need is based upon the calculated proportion of a population group with the need, rather than the number of households.

### 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	5,175	680	535
White	3,545	460	390
Black / African American	250	30	50
Asian	410	35	70
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	755	145	30

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

\*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	3,590	675	0
White	2,680	410	0
Black / African American	130	75	0
Asian	200	30	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	540	145	0

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

Data Source: 2007-2011 CHAS

\*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	3,795	1,610	0
White	3,065	1,110	0
Black / African American	105	45	0
Asian	260	105	0
American Indian, Alaska Native	35	10	0
Pacific Islander	0	0	0
Hispanic	270	325	0

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

Data Source: 2007-2011 CHAS

\*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	2,180	1,975	0
White	1,695	1,465	0
Black / African American	45	50	0
Asian	220	180	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	265	0

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

Data Source: 2007-2011 CHAS

\*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**

The only group to evidence a disproportionate housing problem need was the fifteen Native American households in the 0 to 30 percent of AMI range, Table 13.

## 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

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%

HUD defines disproportionate need as the “(housing) need for an income and racial category that is 10 percentage points higher than the income group as a whole”. This need is based upon the calculated proportion of a population group with the need, rather than the number of households.

### 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	4,565	1,290	535
White	3,155	855	390
Black / African American	225	55	50
Asian	370	75	70
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	650	255	30

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

\*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	2,375	1,885	0
White	1,725	1,360	0
Black / African American	65	140	0
Asian	185	45	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	359	330	0

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

Data Source: 2007-2011 CHAS

\*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	2,125	3,280	0
White	1,740	2,435	0
Black / African American	65	80	0
Asian	90	270	0
American Indian, Alaska Native	35	10	0
Pacific Islander	0	0	0
Hispanic	185	410	0

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

Data Source: 2007-2011 CHAS

\*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**

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	650	3,505	0
White	565	2,600	0
Black / African American	10	85	0
Asian	35	370	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	370	0

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

Data Source: 2007-2011 CHAS

\*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**

There are three groups with a disproportionate need with respect to severe housing problems:

- Native Americans in the 0 to 30 percent AMI group
- Asian households in the 30-50 percent AMI group
- Native American households in the 50-80 percent AMI group

## 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:

HUD defines disproportionate need as the “(housing) need for an income and racial category that is 10 percentage points higher than the income group as a whole”. This need is based upon the calculated proportion of a population group with the need, rather than the number of households.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	25,785	9,045	9,990	625
White	20,645	7,335	7,655	400
Black / African American	435	215	365	50
Asian	2,175	670	705	115
American Indian, Alaska Native	65	0	15	0
Pacific Islander	10	0	0	0
Hispanic	2,135	655	1,015	60

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

Data Source: 2007-2011 CHAS

### Discussion:

The only group with a disproportionate cost burden is African Americans that are paying over 50 percent of income for housing.

## **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?**

The only group to evidence a disproportionate housing problem need was the fifteen Native American households in the 0 to 30 percent of AMI income range.

There are three groups with a disproportionate need with respect to severe housing problems:

- Native Americans in the 0 to 30 percent AMI group
- Asian households in the 30-50 percent AMI group
- Native American households in the 50-80 percent AMI group

The only group with a disproportionate cost burden is African American households paying over 50 percent of income for housing.

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

The identified needs are the principal housing needs of these groups. The need for good paying jobs, training and educational opportunities, as well as a range of social support programs are imperative in order to improve neighborhood conditions.

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

Using figures from the 2010 Census, the City calculated the percentages of racial and ethnic populations in excess of the Los Angeles County average at the Block Group level. The City thus has a concentration of Hispanic persons (greater than 47.7%) in Block Group 701801-3, and concentrations of Asian persons (greater than 13.7%) in 702201-1, 702300-3, 701801-1 and 701801-4. African-American persons are concentrated (a percentage greater than 8.7%) in 701902-3, 701801-5, 701803-1, 701802-4, 701702-2, and 701801-5.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Los Angeles County Housing Authority (LACHA) owns and operates five public housing projects, in Santa Monica. These projects contain a total of 81 units. The City of Santa Monica does not administer any public housing. These developments were built by Los Angeles County prior to the City establishing its own Housing Authority.

According to the latest Housing Authority report, the Santa Monica Housing Authority administers 1,092 Housing Choice Vouchers (Section 8) and 243 Continuum of Care special needs vouchers.

### 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	1092	9	1,081	0	1	1

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

## 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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	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

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	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:**

The most recent Santa Monica Housing Authority Annual Plan reports that there are 5,907 families with self-reported disabilities on the current wait list. This is 20 percent of the total wait list. There is no breakdown of the specific needs of either current voucher holders or those on the wait list.

The Santa Monica Housing Authority has a strategy to address the needs of persons with disabilities. Available assistance is targeted to families with disabilities by applying for special-purpose vouchers targeted to families with disabilities, should they become available, affirmatively marketing to local non-profit agencies that assist families with disabilities, and continuing to administer the Continuum of Care program that requires participants to be both chronically homeless and disabled. Participants with a disability are referred to the Westside Center for Independent Living (WCIL) for assistance with disability related issues and ADA needs through program funded by the City of Santa Monica Human Services Grants Program. Property owners are referred to the City's Residential Rehabilitation Program to enhance accessibility on their property with a small grant. Older adults with and without disabilities can also access services that promote aging at home through City-funded programs available from WISE & Healthy Aging. Older persons and persons with disabilities are given preference for these programs.

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

The most immediate housing needs of Public Housing and Housing Choice voucher holders with respect to accessibility issues appears to be for additional affordable accessible units, and for a means of matching accessible units with households in need. The increasing number of elderly and younger persons with a disability creates additional need for accessible units. In general, the lack of affordable housing coupled with a lack of landlords willing to accept a voucher that pays much less than the market rents creates a scarcity of available units for those who receive vouchers.

In broader terms, these households often need jobs or improved job skills as well as support services, such as access to day care, health care, and transportation to improve their employment situation and increase their self-sufficiency. The City-funded programs through Chrysalis and Hospitality Training Academy for employment, Westside Center for Independent Living for persons with disabilities, and WISE & Healthy Aging for older adults, and St. Joseph Center for families are in place to address these needs.

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

The needs described above for accessible units are similar to those faced by most low-income households in the City. However, these needs are often exacerbated by having a larger household size, fewer resources, less education and lower income levels than the population at large.

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

### **Introduction:**

The City's Action Plan to Address Homelessness identifies street homelessness as a key measure of the impact of homelessness, and the effectiveness of the City's homeless initiatives. In order to capture this data, the City of Santa Monica conducts a city-wide homeless count annually. The visual count covers every street, alley and park in the city, as well as interim housing programs, hospital emergency rooms and the jail. In January 2015, the count identified 738 individuals, 329 of whom were found unsheltered on the streets, in cars or in encampments. While the overall Point-in-Time (PIT) count is slightly lower than in 2014 (742), the number of unsheltered individuals increased 16%. In addition to this single point-in-time count, the City reviews HMIS data to track the number of active participants being served by local providers. In FY13/14, 3,071 individuals received some type of services, 2,188 were single individuals, and 318 were households with children. 565 self-identified as veterans.

The City provides over \$2.6 million annually for services dedicated to helping homeless people transition from the streets to permanent housing and then keeping them housed. The City promotes best practice approaches to ending homelessness, including Housing First and harm reduction; the use of a common assessment tool to identify the most vulnerable and prioritize them for services through the use of a by-name Service Registry; outreach and coordination of services with the Santa Monica Police Department, Santa Monica Fire Department, City Attorney's Office, Los Angeles County Department of Mental Health, and Los Angeles Superior Court; working with hospitals to strengthen discharge planning; the use of alternative sentencing through the Santa Monica Homeless Community Court; and the availability of flexible move-in and eviction prevention funds through City General Fund.

**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):**

The foundation of homeless service delivery in Santa Monica is the maintenance of a Service Registry of its most chronic and vulnerable homeless individuals. The Service Registry allows the City and service providers to prioritize limited housing and services to those most likely to die on the streets without intervention. The Registry originated through a street survey of homeless people in 2008 and is continually updated, with agencies and first responders identifying individuals who are the most chronic and meet the City's priority criteria. To date, there have been 365 unduplicated individuals on the Service Registry, of which 65% of the vulnerable Registry participants have been permanently housed through collaboration between the City, Housing Authority, and its partner agencies. The table below provides the most recent information available for individuals on the Service Registry, including both vulnerable and non-vulnerable, and the number of participants currently in housing. In support of the Department of Veterans Affairs initiative to end veteran homelessness, the City also tracks and reports on services and outcomes to veterans.

Number of Santa Monica Service Registry Clients		Vulnerable		Non-Vulnerable	
		Total Population	Veterans*	Total Population	Veterans*
Total Unduplicated Participants	365	268	40	97	12
Number of Service Registry Clients Currently Housed		Vulnerable		Non-Vulnerable	
		Total Population	Veterans*	Total Population	Veterans*
Total	262	205	31	53	7
Permanent	221	173	28	44	7
Emergency/Transitional	41	32	3	9	0

\* Source: HMIS database based on results of individual vulnerability surveys completed by participants. Veteran status has been verified by the Department of Veterans Affairs West Los Angeles VA Medical Center.

The homeless services system utilized by the City of Santa Monica is the Homeless Management Information System (HMIS). The system stores client level data about the individuals and households who utilize homeless programs and services.

**Definitions:**

- Number of persons experiencing homelessness on a given night-unduplicated count of all persons within the City of Santa Monica on the night of the Annual point in Time Homeless Count on January 28, 2015
- Number experiencing homelessness each year – unduplicated count of all persons enrolled during the program year
- Number becoming homeless each year – unduplicated count of persons with new entries into a shelter appearing in HMIS during the year
- Number exiting homelessness each year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD

Note: All data is representative of the active 2014 HMIS programs (Emergency Shelter, Transitional Housing, and Safe Haven). The definitions above reflect data collected during the 2014 Annual Homeless Assessment Report (AHAR) timeframe (October 1, 2013 – September 30, 2014) from HMIS.

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)	78	2	318	*	50	*
Persons in Households with Only Children	0	0	0	0	0	*
Persons in Households with Only Adults	258	400	2188	*	425	*
Chronically Homeless Individuals	*	*	*	*	*	*
Chronically Homeless Families	*	*	*	*	*	*
Veterans	*	*	565	*	*	*
Unaccompanied Child	*	*	*	*	*	*
Persons with HIV	*	*	6	*	*	*

Data Source: HMIS, 2015 Point-in-time count

\* Reliable data is not available.

**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):**

The City of Santa Monica is an active member of the Los Angeles County/City Continuum of Care (LA CoC), Service Planning Area (SPA) 5 for West Los Angeles. As part of the CoC requirement, the Los Angeles Homeless Services Authority (LAHSA) coordinates a biennial Point in Time Homeless Count. The 2013 results for the LA CoC enumerated 53,798 individuals experiencing homelessness in Los Angeles, of which 4,662 reside in the West Los Angeles SPA 5. The 2013 Point in Time Count within the boundaries of the City of Santa Monica enumerated 780 individuals experiencing homelessness. Information from the SPA 5 count, which includes the City, indicates that the majority of individuals experiencing homelessness residing in SPA 5 are individuals in households without children, 3,933. There are 220 households with at least one adult and one child and 84 unaccompanied youth. The count in SPA 5 enumerated 127 individuals comprising 33 chronically homeless family units, and a total of 1,029 chronically homeless individuals. There are 545 Veterans, 31 of whom are female.

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

The 2015 Point in Time Count estimated within the City of Santa Monica there are 80 individuals who are part of households with at least one adult and one child that are experiencing homelessness. The vast majority of individuals in households of adults with children (97.5%) are living in shelter. Only 2 individuals comprised of one adult with a child (2.5%), are living in an unsheltered situation.

The 2013 Point in Time Count for SPA 5 identified 545 Veterans experiencing homelessness within the West Los Angeles service area. Of these, 31 Veterans are female.

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

The 2015 Point in Time Homeless Count within the City of Santa Monica enumerated 738 individuals experiencing homelessness. This is a 0.5% decrease 2014 (742 individuals experiencing) and a 24% decrease from the 2009 baseline year (915 individuals experiencing homelessness.) The count identified 336 (46%) individuals residing in a shelter or an institution and 402 (54%) individuals living in an unsheltered, street homeless situation.

Between 2014 and 2015 there is a 15% decrease (from 396 to 336) in the number of homeless individuals residing in shelter or an institution. The year-on-year decrease is due largely to planned renovations at two major facilities. Bed capacity was reduced gradually over time as individuals moved into other housing options. With that taken into account, the 2015 numbers align with the fairly steady trend since the baseline year of 2009 when there were 439 homeless individuals residing in shelter or an institution.

The 2015 point-in-time count identified a 16% year-on-year increase from 2014 to 2015 in the number of individuals who are street homeless, from 364 to 402. At the same time, the number of individuals who are street homeless or residing in vehicles continues to be lower than the 2009 baseline year, from 480 to 402, or 16% fewer individuals.

HOMELESS COUNT TOTALS	2009	2010	2011	2012	2013	2014	2015
Street, Shelter & Institution Counts	915	742	740	769	780	742	738
<b>STREET COUNT</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Street Count-Individuals	391	264	263	264	316	289	329
Street Count-Vehicles/Encampments	89	55	51	52	64	57	73
Street Count Sub-Total	480	319	314	316	380	346	402
<b>SHELTER &amp; INSTITUTION COUNT</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
Shelter & Emergency Motel Count	428	420	424	426	392	388	329
Institution (Hospital) Count	2	2	0	2	3	2	2
Institution (Jail) Count	5	1	2	6	5	6	5
UBH Winter Shelter Program	N/A	N/A	N/A	19	N/A	N/A	N/A
Shelter & Institution Count Sub-Total	435	423	426	453	400	396	336

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

### **Introduction:**

Some population groups require supportive services and/or supportive housing, either on a permanent basis, or on a temporary basis. Many special needs populations are very low-income households (below 50% of Median Family Income) because they are not able to work or can only work on a part-time basis. Special population groups include the elderly and frail elderly, the physical and developmental disabilities, persons with a severe mental illness or persons with substance abuse issues.

Many individuals with a disability rely on Supplemental Security Income (SSI) for financial support. SSI provides income support to persons 65 years and over, people with a disability have limited incomes, finding affordable and accessible housing is often a serious challenge. Even when new affordable rental housing is developed, the rental rates for the housing units are often too high for many persons with a disability earning less than 80% of AMI.

In addition, these persons often require special assistance, program activities to enhance their quality of life, and respite care for their caregivers. Support for municipal programs as well as assistance to not-for-profit organizations is necessary for the implementation of these activities.

HUD has identified special needs populations and has provided some data on several of these groups. However, detailed information on special needs populations is often not available from census or HUD data sources. The City has used information from reliable sources or calculations from entities such as Association for Retarded Citizens (ARC) (for the developmentally disabled), the National Institutes of Mental Health, or the National Institute of Alcohol and Alcohol Abuse to estimate the numbers of persons in those categories. Where possible, figures from reliable local sources are used to support these analyses.

While the City's resources are not sufficient to address the needs of all these groups, the City is committed to supporting other entities in their efforts to provide needed resources. The City Human Services Division and Housing Division staff members work closely with organizations that serve the needs of these populations through on-going participation in a wide range of committees and community-based efforts.

The Non-Homeless special needs populations receive support from other agencies, both County and State, which target these populations. Santa Monica will continue to collaborate with these agencies, to the extent possible with limited funding, to meet the needs established within the Consolidated Plan for this sub-population.

The special need priorities described below will be addressed to some extent by affordable housing strategies such as homeowner rehabilitation, home modifications for people with disabilities and new housing development. Each of these affordable housing strategies will provide additional consideration when serving persons with special needs.

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

In Santa Monica, as in most communities, some groups have more difficulty in finding decent, affordable housing and accessing services due to their special needs. These groups may also need specialized support services. HUD identifies several special needs groups, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS, persons with alcohol or other drug addiction, victims of domestic violence, large households, and single parent-headed households. Santa Monica addresses the needs of the HUD defined special needs groups, and further provides CDBG, HOME and other City-secured resources to other groups who are integral members of the community, including infants, toddlers, school-age youth and older youth, and homeless persons.

The City of Santa Monica's Community and Cultural Services Department partners with both private and public organizations to improve residents' quality of life. The Human Services Grants Program is a major City resource that assists special needs populations. Operating fund grants are available to numerous local nonprofits, many recognized regionally and nationally for innovative and successful approaches to the needs of their special needs constituents. For example, in the 2014-15 fiscal year, the City granted funds to 21 nonprofit human service organizations for over 47 different programs to meet the needs of infants, children, youth families, people with disabilities, seniors, victims of domestic violence, and low-income people including homeless persons. The Housing and Economic Development Department also partners with Step Up on Second to provide resources for special needs housing acquisition. In Summer 2015, Step Up on Colorado will open and provide supportive housing for special needs populations.

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

### The Elderly and Frail Elderly

The U.S. Department of Housing and Urban Development (HUD) defines the elderly as those persons 62 years of age or older. The elderly are considered a special needs group because they can have difficulty finding and retaining adequate affordable housing due to limited incomes, health care costs, disabilities, and the need for proximity to public transportation. The distinction between elderly and frail elderly is based on the individual's ability to independently perform routine daily activities. Frail elderly are usually defined as those persons over the age of 75 that need assistance with activities such as eating, bathing, using the restroom, shopping, or going outside.

ACS data is not provided at the age break (62) that HUD uses. Thus, in this discussion, the elderly (those 65 and older) constituted approximately 13,949 persons or 15.4 percent of the total population in the City. Fifty percent of the elderly are frail elderly (persons 75 or older), totaling approximately 7,019 frail elderly in Santa Monica. Santa Monica's elderly population continues to grow in size and in the level of supportive services needed.

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes. The frail elderly may need additional supportive services, including in-home services, to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures.

### Persons with Disabilities

A disability is a mental or physical condition that impairs one or more major life activities. Disabilities can hinder access to conventional housing units and prevent a person from earning adequate income. Therefore, the portion of the population with a disability is considered more vulnerable and a group with special needs.

The 2013 figures for disability indicate that 9.9 percent of the City's population has some disability. This represents approximately 8,926 persons. This percentage is below the national figure of 12.1 percent. Information about specific types of disability is not available from the Census data.

Housing for people with a disability must include a variety of options to meet the unique needs of persons with diverse types of disabilities. Service needs included housing retention, placement, and modification programs, independent living services, supportive living options, supportive and mainstream employment, affordable, accessible housing and rental subsidies for independent living.

### The Developmentally Disabled

The Association for Retarded Citizens (ARC) indicates that the base definition of developmentally disabled is an IQ score less than 70. ARC indicates that the nationally accepted percentage of the population that can be categorized as developmentally disabled is two and one-half to three percent of the population. Thus, based upon the 2013 ACS population figure of 90,752, there are an estimated 233 developmentally disabled persons in Santa Monica.

There are an increasing number of adults that need residential and other specialized supports. There are also an increasing number of elderly parents who have been taking care of their son or daughter with special needs for their entire life, but who are approaching an age where they can no longer do so. Families continue to request respite services and in-home services for children and adults as the available providers and options are not meeting the current level of need. Some families indicate that they would be willing to pay for these services. There is an increase of individuals who need intense support. Many have accompanying severe mental illness, medical, and/or behavioral problems.

Housing options for the developmentally disabled should present a choice and integrate them into the community. This includes supervised apartments, supported living, skilled development homes, family care homes, supportive housing, and independent living.

### The Physically Disabled

In Santa Monica, the number of persons under the age of 18 with disabilities is 303, while the number of persons aged 18 to 64 with disabilities is 3,802, or 6.0 percent of the persons in that age group. The number of persons 65 and over with disabilities is 4,821 or 36.0 percent of that age group. These figures, based upon the Census Bureau definition of disability, include a wide range of disabilities and a precise figure for persons with physical disabilities is difficult to determine.

However, deducting the number of developmentally disabled persons from the census figure for disabled persons gives an approximate figure of 8,623 persons who may be physically disabled. Data on persons with sensory, mental health and other specific disabilities is not readily available.

Persons with physical disabilities may require assistance with daily living, transportation, and additional requirements for their housing including, for example, accessible units which include, among other amenities, special types of kitchen and bathroom fixtures and special fire alarms.

### Elderly and Persons with Disabilities – Common Housing Needs

The elderly and people with disabilities are more likely to face housing problems and have difficulty affording housing, as noted, and often face similar challenges finding suitable housing. The elderly and people with disabilities also have a need for accessible housing, whether it be 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 due to increasing physical conditions.

A need for housing with nearby access to supportive services was identified for people with disabilities, mentally ill persons, those with developmental disabilities, and victims of domestic violence. Seniors need affordable housing and community-based services that can be accessed when needed to facilitate independence and aging in place. Paratransit service is also a priority need for these populations.

### Mentally Ill Persons

Individuals experiencing severe and persistent mental illness are often financially impoverished due to the long-term debilitating nature of the illness. The housing needs for this population are similar to other low and moderate income individuals except for an additional need for a range of supportive and clinical services, ideally integrated with housing options to ensure continued stability.

### Persons with Alcohol and Drug Dependencies

The City has no direct data upon which to reliably estimate the number of persons with alcohol/other drug addiction problems. However, various organizations and bodies have supplied figures on this topic from a national perspective.

The National Institute of Alcohol Abuse and Alcoholism estimates that 16 to 17 percent of the male population and 6 percent of the female population over the age of 18 have a drinking problem. These estimates mean that in Santa Monica an estimated 5,955 males and 2,441 women could be in need of supportive services for alcohol alone.

According to the 2012 *National Survey on Drug Use and Health (NSDUH)*, conducted by the Substance Abuse and Mental Health Services Administration (SAMHSA), an estimated 23.9 million Americans in 2012 had substance dependence or abuse (9.2 percent of the total population aged 12 or older). Applying these statistics to Santa Monica's population, approximately 7,652 persons aged 12 and older had substance dependence or abuse in 2013. Treatment and support can include clinical treatment, medications, faith-based approaches, peer support, family support, and self-care in a stable and safe living environment.

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

The lengthening lifespan of persons infected with HIV, combined with the addition of new medications and treatments, means that more persons with HIV and AIDS are living in Los Angeles County. People living with HIV/AIDS often face similar challenges and need similar resources to meet their housing needs as the general low-income and very low-income population living with a disability. A small number can meet their housing needs through receipt of housing assistance such as Section 8 or through Housing Opportunities for Persons with HIV/AIDS (HOPWA). People who cannot obtain

affordable housing inevitably pay a larger percentage of their income toward housing costs or resort to sharing a unit with additional people to lower the per-person cost. Individuals who pay a high percentage of their incomes for housing and those who are living doubled- or tripled-up are known to be at increased risk of becoming homeless.

Persons with HIV/AIDS face a number of housing barriers, including discrimination, housing availability, transportation and housing affordability. The co-incidence of other special needs problems with HIV/AIDS can make some individuals even more difficult to house. Substance abuse is a difficult issue and the incidence of mental illness among the HIV/AIDS community is also high. There is a high need for additional supportive housing services for persons with HIV/AIDS.

People living with HIV/AIDS have varied housing and housing-related service needs. Some people need emergency one-time or periodic monetary assistance to pay their rent or mortgage. Others require supportive housing attached to on-site services, such as services to assist residents with taking their medications or support their treatment, substance abuse or mental health services, , or life skills training.

The US Center for Disease Control estimates that 0.3 percent of the US population currently lives with HIV/AIDS, and that 15.8 percent of those infected are not aware of their infection. Applying the 0.3 percent figure to Santa Monica would indicate that 272 persons are affected.

However, statistics from the Los Angeles County Department of Health Services publication, "2013 ANNUAL HIV SURVEILLANCE REPORT," indicate that in Los Angeles County there are 47,148 persons living with HIV infection and 27,314 persons living with Stage 3 (AIDS).

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

### **Describe the jurisdiction’s need for Public Facilities and Public Improvements (infrastructure):**

The City is fortunate to have a range of public facilities for its residents, but there are still areas of need. Santa Monica’s infrastructure and public facility needs are centered on creating and maintaining sustainable environments, including integrating the Exposition Light Rail line into the community, increasing accessibility for pedestrians, bike riders and persons with disabilities, and creating adequate recreational environments in low-income areas.

Improvements to infrastructure which enhance accessibility (including modifications for people with disabilities as well as pedestrian and bike pathways) have been and continue to be a high priority need. Such improvements ensure that members of the public with disabilities have full and complete access to public facilities, sidewalks, parks and beaches, and thoroughfares. Accessibility improvements will also benefit seniors, who, as discussed above, are anticipated to increase their population share over the next five years.

Priority need public facilities are those that serve young children, youth, seniors, people with disabilities, and low-income neighborhoods. There is a very high need for childcare facilities serving infants and toddlers. Other public facility needs include rehabilitation of park lands and facilities, and acquisition of new park land for parking and recreational use. Types of public facilities include child care centers, senior centers, and parks. Both new facilities and improvements to existing facilities remain priority needs. Improvements were cited as needed to enhance capacity and to increase utilization.

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

Public facility and infrastructure needs and priorities 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 Commission meetings and public hearings described in the public participation section of this Plan. Representatives from the participating communities discussed and ranked facility and infrastructure needs.

The City is also in touch with public agency officials and organization heads, forwarding program information to them prior to meetings and hearings. The Human Services Division is in contact with both County and State departments and agencies and often raises issues and concerns or makes requests about improvements or conditions in the low/mod neighborhoods. The City has considered the many and varied needs, and the funding and project selection process reflect the input and weighing of needs and requests in light of the overall objective and availability of funds.

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

The public services category encompasses the many social service programs that are offered in the City. Santa Monica wishes to do all that it can to improve the quality of life for its most vulnerable low- and moderate-income populations, including the older adults, people with disabilities, youth and families, and the homeless. Many of the non-profit agencies serving the neediest in the City’s low-income neighborhoods rely on City funding and CDBG funds to serve the greatest number of citizens

possible. Public Services play a vital role in providing for some of the most vulnerable residents, and Public Services are increasingly in demand.

Priority need populations identified were youth, seniors, persons with disabilities, and homeless persons. Service priorities for these populations were varied, but the emphasis is on providing deeper service levels, and includes employing best-practice, clinical and outreach strategies to meet the needs of the hardest to serve, and those who have historically resisted services.

Youth have a range of needs, which are tied to age. Young children, especially infants and toddlers, have a need for high-quality affordable childcare, which is lacking in the City due to the high costs of facility rental and a lack of trained staff. School-age youth need services related to academic achievement, after-school care, mental health, and health care. A specific need exists for programs that serve teens and older youth (ages 16- 24). These programs include enrichment programs, violence and gang prevention and early intervention, and preparation for higher education and employment.

The needs of seniors and people with physical disabilities frequently overlap. Both populations have a high need for accessibility improvements, particularly those that will allow them to age in place and live independently. A one-stop, comprehensive senior center to serve older adults, seniors, including frail seniors and caregivers, is in place, and continuing quality services that represent a full range of recreational, social connection, nutrition, care management, legal services, mental health and health services are also priorities. Transportation is also a need, including door-through-door transit options.

Chronically homeless and special needs populations need access to comprehensive services. These services include shelter, case management, employment training, substance abuse treatment, mental health services, and health care. Services should be provided in locations that are easy for homeless and special needs populations to access, such as on-site at shelter facilities or permanent supportive housing. Homelessness prevention is also a high need. The current economic situation is causing many individuals and families to become homeless, due to unemployment, foreclosure, or eviction.

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

As described above, public services needs and priorities, as with public facility needs, were identified through the input of community leaders, citizen participation, and the several Commission meetings and public hearings for the development of the City's Consolidated Plan. These inputs were described in the public participation section of this Plan. The City is also in touch with agency officials and organization heads in other municipalities and with county, state, and regional organizations.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Population growth follows job growth and the demand for housing will be influenced by the location, type, and wage levels of the City. The affordability component of housing demand, however, is based upon local wages and salaries that are translated into household incomes. The availability of an existing supply of various housing types and price levels must be maintained to meet the housing demand of the variety of occupations that comprise the local economic base.

The size of the City's labor force has been stagnant since 2010, according to Bureau of Labor Statistics (BLS) figures. The workforce was 57,235 in 2010, growing only to 58,055 in 2013, though it did increase to 59,201 in November of 2014. The average number of persons employed and unemployed were also generally stable over the period, though the number of unemployed declined from 8.1 percent in 2013 to 6.5 percent in November of 2014 as the national unemployment rate began to decline. The most recent BLS figures show an unemployment rate of 6.5 percent, which represents 3,844 persons. The need for training and retraining remains in order to attract and keep good paying jobs in the City.

The implication for the housing market is that the combination of low population growth and low employment growth create a stagnant demand for housing. This in turn serves to drive housing costs downward. However in light of the City's already high housing costs and the limited opportunities for new housing construction because of the limited amount of available land, housing costs will remain high. At the same time the aging of the housing stock will call for increased maintenance, repairs and upgrades in order to keep units attractive and marketable.

The following market analysis will also demonstrate that low incomes and limited job opportunities for "living wage" jobs keep household incomes low in the face of increasing rents. As noted in the Needs Assessment, Santa Monica, like the rest of the nation, has seen stagnant income levels over the past decade, so that even those working in "good" jobs are losing ground financially. Those in higher paying jobs and with 1-2 person households who have disposable income can pay higher rents and are competing against those with housing subsidies. The rent figures continue to increase as the supply of quality units remains unstable. At the same time, high prices, demands for increased down payment, and stricter lending criteria keep many households from purchasing homes, which also increases the pressure on the rental market.

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

### Introduction

A basic premise of all housing markets is that there should be a spectrum of housing choices and opportunities for all residents. This concept recognizes that housing choice and needs differ in most communities because of factors such as employment mix, household income, the age of the population, proximity to employment, and personal preference. Local housing markets and labor markets are linked to one another, and local housing markets provide choices and opportunities for current and future workers. Extremely low-income and very low-income households are being forced to find housing outside of Santa Monica in more affordable communities.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,241	18%
1-unit, attached structure	2,004	4%
2-4 units	5,665	11%
5-19 units	20,791	41%
20 or more units	12,926	25%
Mobile Home, boat, RV, van, etc.	246	0%
<b>Total</b>	<b>50,873</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	97	.01%	3,432	10%
1 bedroom	1,023	8%	15,940	47%
2 bedrooms	5,072	39%	11,810	35%
3 or more bedrooms	6,910	53%	2,653	8%
<b>Total</b>	<b>13,102</b>	<b>100%</b>	<b>33,835</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

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

During the program year, the City has addressed worst case housing needs by assisting very low and low-income households who would otherwise be forced to pay more than 30% of their gross income for housing.

The City is working with local nonprofit housing providers to meet established local priorities and goals of affordable housing for the lowest income households including those that are mentally ill and homeless. 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, sensory, developmental)
- Victims of domestic violence
- Youth
- Members of the Santa Monica Service Registry

As noted earlier, by HUD definitions, 3,867 (21.8 %) of Santa Monica households are in the low-income categories.

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

The Santa Monica Housing Authority does not expect to lose any units from the current affordable housing inventory in the near future. However, overall annual budget authority is shrinking as fewer persons can lease in Santa Monica.

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

In Santa Monica, 49.0 percent of households are one-person households, a percentage almost double that of the national figure of 27.5 percent. Also average household size is 1.92 persons, well below the national figure of 2.63 persons. Thus, there is a need for smaller units. At the same time, the percentage of housing units with no bedroom or one bedroom is 43.8 percent which is well above the national level of 13.2 percent. Thus in terms of unit size, there is a match between market demand and the supply of smaller units. However the majority of these units are market rate and not affordable to extremely low-income or very low-income households.

According to the 2013 ACS figures, the City housing stock has a high concentration of structures with ten or more units (44.2%) compared to the national percentage (13.0%). Very few housing units in Santa Monica are 1-unit attached or 1-unit detached single-family homes. The structures with higher numbers of units are most likely apartment buildings, but this matches the market demand as 72.6 percent of households are renter households.

The figures in Tables 26 and 27 above show a similar match between the number of renter households and rental units, as well as a match between the number of owners and the number of smaller (single family) housing units. Affordability and ownership are discussed below in MA-15.

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

The greatest need for housing does not center upon size or type of tenure, but, as will be seen below, upon affordability. Low-income households are certainly stressed by the cost of housing, but it appears that even moderate-income households are facing a cost burden in Santa Monica.

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

### **Introduction**

As noted earlier, a basic premise of housing markets is that there should be a spectrum of housing choice and opportunity for residents. Housing choice and resident needs will vary because of employment mix, household incomes, age of the population, and personal preference. However, housing markets and labor markets are inextricably linked and the level of affordable housing demand is largely a function of job growth and retention. Employment growth will occur through the retention and expansion of existing firms, and new economic growth will result from start-ups, spin-offs, and relocations. Population growth follows job growth and the demand for housing will be influenced by the location, type, and wage levels of the City.

The affordability component of housing demand, however, is based upon local wages and salaries that are translated into household incomes. Therefore, the availability of an existing supply of various housing types and price levels must be maintained to meet the housing demand of the variety of occupations that comprise the local economic base.

According to data from Trulia, a respected source of real estate data, the average sales price for a home in Santa Monica in the period from October 2014 to January 2015 (the most recent data) was \$1,042,500. Using the rule of thumb that a house should cost no more than two and one-half times one's income, a family would need an income of \$417,000 to afford an average priced home. The HUD median income in Santa Monica is \$60,600, leaving a gap of \$356,400 for a median income household to overcome to acquire the average-priced home. However, an analysis of the income ranges reveals that approximately 21.0 percent of households in Santa Monica have incomes below the \$60,600 figure.

According to the 2014 Consolidated Annual Report for the Santa Monica Rent Control Board, the Median Rent for a two-bedroom apartment in the City was \$2,495. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$99,800 annually. At the City's 2015 living wage, a worker would need to work 3.1 jobs to afford the apartment. The result of high rental housing costs and a large number of low-income households is housing instability, cost burden, "doubling up" and a need for individuals and families to work more than one job just to "afford" the rent.

These figures mean that it is more difficult for many households to meet monthly expenses, especially when housing costs more than 30% of their income, more difficult to save for a down payment for a home, and more difficult to qualify for a mortgage to purchase home, especially in light the current tight lending market.

The HUD provided figures in the tables below do not fully illustrate the scale of the affordability issue in Santa Monica. Some of the data below is older and other elements are based upon county or regional data which understate the high costs of both rental and owner housing. These do illustrate the problem of affordability, even if they do not show its true dimensions.

## Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	479,200	987,300	106%
Median Contract Rent	747	1,387	86%

**Table 28 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,692	8.0%
\$500-999	7,952	23.5%
\$1,000-1,499	8,576	25.4%
\$1,500-1,999	8,161	24.1%
\$2,000 or more	6,454	19.1%
<b>Total</b>	<b>33,835</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

Data Source: 2007-2011 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,690	No Data
50% HAMFI	4,245	85
80% HAMFI	9,490	210
100% HAMFI	No Data	260
<b>Total</b>	<b>15,425</b>	<b>555</b>

**Table 30 – Housing Affordability**

Data Source: 2007-2011 CHAS

## Monthly Rent HUD figures - 2014

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	924	1,008	1,212	1,391	1,533
Low HOME Rent	738	791	948	1,096	1,222

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

There is a significant gap in affordable housing for low-income RENTER households in particular. As noted above, the market rent for a two-bedroom unit in Santa Monica is \$2,495 and a renter household must earn \$26.88 per hour to rent a two-bedroom apartment without spending more than 30% of household income. This wage is well above that of the City's Living Wage Ordinance and that earned by the City's low-income households.

Affordability gaps for OWNER units within the low household income categories are fairly normal as ownership opportunities within these lower income levels is cost prohibitive, and thus renting becomes the means to obtain housing. The most recent ACS data indicate that cost burdened owners number 4,233 and are 46.2 percent of owners in the City. ACS figures also show that cost burdened renters number 15,868 (48.6% of renter households), and the greatest number of these are paying over 35 percent of income for housing.

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

Affordability will continue to be a problem as the housing market recovers. Homeownership will be difficult both because of strict lending requirements and increasing prices of both the home and the cost of renovations or repairs. Rental prices, already difficult for low-income households, will worsen as prices for units increase in the face of increased demand. Stagnant wages further increase the affordability gap.

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

Fair Market Rents are above the HOME Rent levels in all the cases shown except for efficiency units. Further, these Fair Market Rent calculations from HUD are reflective of the Los Angeles MSA and well below the actual costs of units in Santa Monica, as shown in the Rent Control Board's latest report.

The difference between the actual figures and the HOME rents will make it all the more difficult to maintain the stock of affordable units. The need for affordable units remains critical, and the City continues to prioritize initiatives to preserve affordable units and produce additional units to meet demand.

The City faces a number of problems in providing a sufficient supply of affordable housing. As noted, low incomes and limited job opportunities for "living wage" jobs keep household incomes low in the face of increasing rents. It should also be noted that Santa Monica, like the rest of the nation, has seen stagnant income levels over the past decade, so that even those working in "good" jobs are losing ground financially. The rent figures continue to increase as the supply of units remains unstable in light of limited new construction. At the same time, demands for increased down payment and stricter lending criteria keep many households from purchasing homes, which also increases the pressure on the rental market.

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

### Introduction

A majority (79.5%) of the City’s housing stock is more than thirty years old. This threshold is important because at that point the need for major repairs becomes evident. Utility and maintenance costs are typically higher with older units and major rehabilitation projects are more common. Structures older than 70 years are assumed to have exceeded their useful life. The City expects that many of the apartment units will require some type of rehabilitation based on the age of the housing stock.

### Definitions

For the purposes of this plan, units are considered to be in “standard condition” when the unit is in compliance with the local building code, which is based on the International Building Code. Units are considered to be in “substandard condition but suitable for rehabilitation” when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit. This definition does not include units that require only minor cosmetic work or maintenance work.

HUD has identified four housing problems, which are 1) overcrowding, 2) lacks complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding means that there is more than one person per room living in a housing unit. The lack of complete kitchen or lack of plumbing is self-apparent.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (extent of housing overcrowding). The U.S. Census defines “complete plumbing facilities” to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,204	40%	15,121	45%
With two selected Conditions	14	0%	795	2%
With three selected Conditions	13	0%	100	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,871	60%	17,819	53%
<b>Total</b>	<b>13,102</b>	<b>100%</b>	<b>33,835</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	627	5%	1,422	4%
1980-1999	2,697	21%	3,689	11%
1950-1979	5,120	39%	21,549	64%
Before 1950	4,658	36%	7,175	21%
<b>Total</b>	<b>13,102</b>	<b>101%</b>	<b>33,835</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2007-2011 CHAS

## 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	9,778	75%	28,724	85%
Housing Units build before 1980 with children present	430	3%	205	1%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 35 - Vacant Units**

## Need for Owner and Rental Rehabilitation

The aging housing stock in some parts of the City requires maintenance and often upgrades and renovation for outdated plumbing and electrical work to accommodate modern equipment, fixtures, and living needs. In particular, 25.2 percent of rental and owner units, 11,833 units, were constructed before 1950 and are likely in need of repair or upgrades.

Table 32 shows that 40.0 percent of owner occupied and 45.0 percent of renter occupied units have at least one of the four housing problems identified in the Census. As noted in the Needs Assessment, the majority of these units are cost burdened or severely cost burdened. However, as noted in Commission meetings and discussion, upkeep and maintenance are key issues especially for elderly homeowners living on a fixed income, and for many renters living in older buildings with absentee landlords.

There is a significant need for both owner and rental housing rehabilitation, as evidenced by participants in past rehabilitation programs and feedback received during the consultation/participation phase of preparing this document, as well as for home modification programs that allow seniors and people with disabilities to age in place and live independently

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

As shown in Table 33, 75.0 percent of the City's owner housing stock and 85.0 percent of rental units were constructed before 1980, and thus most likely to contain lead-based paint. Table 34 indicates that there are 430 pre-1980 owner-occupied housing units with children present and another 205 such rental units with children present. The City's population is 21.0% extremely low-, very low-, and low-income households, who have the difficult task of locating safe and affordable rental housing. Poverty and parental supervision are risk factors in determining the prevalence of lead poisoning.

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

### Introduction

The Los Angeles County Housing Authority (LACHA) owns and operates five public housing developments in Santa Monica, which contain a total of eighty-one units. The LACHA has in place a modernization program to improve the living environment of each project. The City of Santa Monica does not administer any public housing and these developments were built by Los Angeles County prior to the City establishing its own Housing Authority.

The Santa Monica Housing Authority administers 1,092 Housing Choice Vouchers.

### 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				1,092	9	1,081	0	1	1
# of accessible units									

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The Los Angeles County Housing Authority (LACHA) owns and operates five public housing developments in Santa Monica, which contain a total of eighty-one units, and the Santa Monica Housing Authority administers 1,092 Housing Choice Vouchers.

### 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:

The City is not aware of the condition of the LACHA units. All the City's units occupied by voucher holders meet HUD Housing Quality Standards.

## Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition

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

Three of the LACHA-owned public housing developments are in need of rehabilitation and have deferred maintenance due to a State-financing program which limits rents in a manner which threatens the financial feasibility of this housing and does not provide enough subsidy to effectively maintain the properties).

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

The Santa Monica Housing Authority is collaborating with LACHA to refinance and rehabilitate three of the LACHA-owned public housing developments in which the financial feasibility is threatened by a restrictive/inflexible State housing program. The Santa Monica Housing Authority will be allocating project-based vouchers to these three developments which will leverage capital financing sources (such as low income housing tax credit equity and a bank loan) to fund the refinancing and rehabilitation.

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

### **Introduction**

Homelessness affects many people from all social, economic, and racial backgrounds. The causes of homelessness are varied and include loss of employment, mental illness, substance abuse, a health crisis, domestic violence, foreclosure, limited income (such as SSI, for elderly and people with disabilities which prevent them from aging in place due to high cost of living) and loss of familial support.

Individuals or families that are homeless have a variety of special needs, including emergency shelter, counseling, 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 whose last permanent address is in Santa Monica; and vulnerable members of Santa Monica's workforce.

The City maintains a high level of direct investment in homeless services, funding six core non-profit agencies through a combination of City General funds, County Proposition A, and federal funds. Within the City of Santa Monica there are 314 permanent supportive housing beds and 432 transitional and emergency beds.

Santa Monica is one of 88 cities within a large and populous county. While homelessness is an issue throughout the county, not all areas are providing the services needed to address homelessness. Santa Monica is committed to doing its "fair share" of providing essential and effective services to homeless individuals in our community. We work with our 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.

**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)	15		83	15	
Households with Only Adults	100		234	267	32
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**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**

City promotes “best practice” approaches to ending homelessness, including Housing First, helping service providers to prioritize treatment and find appropriate housing solutions, collaboration with hospitals to strengthen discharge planning, the Santa Monica Homeless Community Court, Project Homecoming (permanent housing via family reunification), and coordinated assessment using the Vulnerability Index to create a Service Registry (a list that identifies the City’s most vulnerable chronically homeless individuals). This approach has also involved 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.

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.

During program year 2013, coordinated assessment became a county-wide project under the Coordinated Entry System. After a successful pilot in the Los Angeles Skid Row area, the Coordinated Entry System (CES) pilot project was expanded to seven additional communities county-wide, including the Westside. While Santa Monica has been coordinating and prioritizing housing and services for the most acute individuals for many years, this practice is now being implemented on a county-wide scale. A key goal of CES is to improve coordination between non-profit providers and county mainstream healthcare services such as Department of Mental Health, Department of Public Health, and Department of Health Services.

A key component of service coordination is aligning resources towards shared goals. To this end, local agencies continued 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 city, community, and regional public, non-profit, private, and community service organizations to achieve the goals of the City’s Action Plan to Address Homelessness. The City’s homeless population is primarily single adult individuals, the majority of whom are chronically homeless; however, the community does maintain services for families, veterans and unaccompanied youth.

The City’s Plan to Address Homelessness contains several innovative programs, including the Homelessness Community Court, Project Homecoming, and the Service Registry. The Homeless Community Court treats the criminal justice system as an entry point to providing services, including

mental health treatment and case management, for chronically homeless persons. Project Homecoming focuses on reuniting homeless persons with family or friends in their communities of origin. The Service Registry is a listing of chronically homeless persons that is distributed to government and social service agencies in order to help connect these individuals with permanent housing.

OPCC serves the City of Santa Monica and is the largest and most comprehensive provider of housing and services in Santa Monica to low-income and homeless youth, adults and families, battered women and their children, and people living with mental illness, particularly homeless mentally ill women. OPCC operates six facilities and a total of 257 shelter and transitional beds, as well as housing vouchers from the Housing Authorities of the County of Los Angeles and the City of Los Angeles, and VASH vouchers from the VA. OPCC provides the following services:

- Emergency and transitional housing, and permanent housing with supportive services;
- Case management, mental health services, substance abuse counseling;
- Emergency food pantry, clothing and showers; and
- Support Services and housing for veterans (VASH).

The non-profit Upward Bound House operates Family Place, 21 units of transitional housing facility for homeless families, and Senior Villa, an affordable housing facility for the very low-income elderly, both located in Santa Monica. Upward Bound also provides a number of services within the City of Santa Monica. These services include:

- Housing and emergency shelter for homeless families with minor children;
- Very low-income senior housing;
- Case management; and
- Money management training.

Another service provider funded by the City of Santa Monica is, St. Joseph Center, which provides services and emergency shelter in Santa Monica and in West Los Angeles County. St. Joseph Center administers housing vouchers for the Housing Authorities of the County of Los Angeles and is a subrecipient of the City of Los Angeles, as well as the VASH vouchers from the VA. St. Joseph's Center provides the following services:

- Family services: family center, food pantry, infant and toddler development center;
- Homeless services: café, homeless service center, outreach, case management, senior services, culinary training program; and
- Representative payee services.

Step Up on Second is a non-profit permanent supportive housing (PSH) developer based in Santa Monica specializing in housing and services to people with mental illness. Working closely with the Los Angeles County Department of Mental Health, within Santa Monica, Step Up offers:

- 82 units of PSH for chronically homeless individuals with severe and persistent mental illness;
- 8 units of PSH for homeless unaccompanied youth;
- Day services center offering food, clothing, laundry, case management, outreach, benefits advocacy, and access to housing; and
- 32 units of PSH in development (opening May 2015).

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

### **Introduction**

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 Consolidated Plan for these sub-populations.

The special need priorities described below will be addressed to some extent by affordable housing strategies such as homeowner rehabilitation, home modification, and new housing development. Each of these affordable housing strategies will provide additional consideration when serving persons with special needs.

Supportive housing refers to housing and supportive service needs of persons who are not homeless but who may require supportive housing. These populations include elderly, frail elderly, persons with disabilities (including mental, physical and developmental), persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families. Persons with mental illness, disabilities, and substance abuse problems need an array of services to keep them adequately housed and prevent bouts of homelessness. Indeed, mental illness and substance abuse are two of the largest contributing factors to homelessness.

**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**

The numbers of and supportive needs of these groups was described above in Section NA-45. The City will support and encourage social and public service providers to seek funding assistance from Federal, State and private sector resource to fund individual programs and continue to fund new supportive housing developments.

**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 Los Angeles County Department of Mental Health. Each institution is responsible for appropriate discharge planning, including identifying next-step housing. The City of Santa Monica works collaboratively through a social action task force, coordinated by Santa Monica UCLA Hospital. This task force meets regularly to ensure that those who have been identified as the most vulnerable and chronically homeless within our community receive the appropriate services upon discharge from the local hospital. Additionally, OPCC is implementing a pilot program that places an OPCC staff person on-site in St. John's emergency room to assist with discharge planning for homeless Santa Monica clients.

**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))**

The City's Human Services Division administers the Human Services Grants Program that funds nonprofit organizations to create a safety net of services that improve the quality of life for our residents. These funds complement the HUD programs and provide additional services and assistance to the City's low-income residents. In addition, the City will continue to fund non-profit organizations which provide emergency home repairs, legal representation for wrongful evictions, and fair housing services.

**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))**

NOT APPLICABLE

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

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

Through vehicles such as zoning ordinances, subdivision controls, permit systems, and housing codes and standards, the City has attempted to ensure the health, safety, and quality of life of its residents while minimizing the barriers that may impede the development of affordable housing. None of these measures is intended to restrict the affordability of housing, though these regulations may on occasion affect the pricing of housing.

Since 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. The City continues to make modifications to its General Plan and Zoning Ordinance that facilitate the production of affordable housing. On July 6, 2010, the City Council adopted the updated Land Use and Circulation Element of the General Plan, which continues land use policies that facilitate and incentivize affordable housing development.

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 residents. 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 approach has historically been to provide an active program to make "gap" financing available for affordable housing development. 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. Recently, Council identified \$30 million in dedicated funds for housing development over the next two years.

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, the protection and rehabilitation of affordable units, the provision of assistance to low and moderate income households and households with special needs and the elimination of housing discrimination. Also, the City does have a Rent Control program in place, and this serves as another means to preserve affordable housing.

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

### Introduction

The City has a number of needs in order to support economic development, which is critical to growth and revitalization. As noted in the Housing Needs Assessment and the Housing Market Analysis, good, well-paying jobs are the means to secure economic stability, improve neighborhoods and sustain decent housing options.

The Great Recession of 2007-2009 and continued economic downturn has resulted in higher unemployment rates in Santa Monica and the Los Angeles metropolitan area, and fewer jobs are available at all levels. Although the recession officially ended in June 2009, recovery for vulnerable populations has been slow and unsteady, making income disparities even wider. Competition for entry-level jobs is still challenging, and these jobs often do not lead to a career and an income sufficient to support a family. Youth (ages 16-24) have been especially impacted by the economic downturn, finding that even low-wage entry level jobs are unavailable to them.

Thus, the City's economic development needs center upon obtaining new jobs and providing the workforce to take those jobs. Education and job training (and retraining) are crucial to having a competitive workforce.

### 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	287	21	1	0	-1
Arts, Entertainment, Accommodations	5,054	14,126	12	19	7
Construction	681	1,374	2	2	0
Education and Health Care Services	5,210	10,993	13	15	2
Finance, Insurance, and Real Estate	3,450	6,378	9	9	0
Information	7,257	8,271	18	11	-7
Manufacturing	1,761	966	4	1	-3
Other Services	2,467	5,973	6	8	2

Professional, Scientific, Management Services	6,337	11,175	16	15	-1
Public Administration	0	4	0	0	0
Retail Trade	3,468	8,570	9	12	3
Transportation and Warehousing	651	396	2	1	-1
Wholesale Trade	1,654	3,366	4	5	0
<b>Total</b>	<b>38,277</b>	<b>71,613</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 39 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	54,774
Civilian Employed Population 16 years and over	50,421
Unemployment Rate	7.95
Unemployment Rate for Ages 16-24	27.31
Unemployment Rate for Ages 25-65	6.02

**Table 40 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	22,889
Farming, fisheries and forestry occupations	1,561
Service	2,605
Sales and office	10,600
Construction, extraction, maintenance and repair	919
Production, transportation and material moving	684

**Table 41 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,177	60%
30-59 Minutes	14,847	34%
60 or More Minutes	2,754	6%
<b>Total</b>	<b>43,778</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2007-2011 ACS

## 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	811	220	833
High school graduate (includes equivalency)	3,013	359	1,437
Some college or Associate's degree	7,614	1,077	2,654
Bachelor's degree or higher	32,814	1,791	4,660

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	13	74	194	349	914
9th to 12th grade, no diploma	424	207	424	616	654
High school graduate, GED, or alternative	1,233	687	1,571	2,551	2,477
Some college, no degree	2,345	1,550	2,238	4,547	2,533
Associate's degree	319	679	782	1,549	750
Bachelor's degree	1,930	9,476	5,673	7,263	2,580
Graduate or professional degree	213	4,507	4,557	7,789	3,177

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,886
High school graduate (includes equivalency)	32,238
Some college or Associate's degree	40,543
Bachelor's degree	58,190
Graduate or professional degree	77,420

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

According to Table 39, Information is the major employment sector in the City, followed by the Professional, Scientific, and Management sector, with Education and Health Care Services third, Arts, Entertainment and Accommodations fourth, and Retail Trade fifth.

This is somewhat at odds with the 2013 ACS figures, which show Education and Health Care employment first with over 11,000 employees, the Professional, Scientific, and Management sector second with 10,225 employees, Information third (6,232 employees), Arts, Entertainment and Accommodations fourth, and Retail Trade fifth. Though many of the positions in these employment sectors are good paying jobs, there are many low pay or minimum wage jobs, especially in the retail, accommodation and health care sectors.

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

The greatest need for the City 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 Table 45 show what is commonly known - that the higher one's level of education, the greater one's earnings. 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 44 - over 2,300 persons in the working age cohorts (18 - 65) do not have a high school diploma and another 6,042 have 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 and transit-oriented development, and the promotion of the arts and culture for economic growth, and community revitalization as essential components of the City's growth plans.

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 elsewhere, funds programs that support training, workforce development, and other economic development related efforts and programs.

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

The educational and training level of the workforce does not match the needs of many of today's industries and businesses. The City's employment opportunities are in some measure limited by the quality of the labor force. The need to support job training, retraining, and employment placement programs for low-income persons, with an emphasis on serving older youth, remains. 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.**

The City does support a number of training programs including the Santa Monica Community Youth Program which provides career-planning services, job placement assistance and work experience opportunities to youth ages 16 to 24. The City participates in the Literacy AmeriCorps program through the City's Chrysalis program which is a Literacy Tutor Program in partnership with adult schools.

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

No, the City does not at this time.

**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.**

Not Applicable

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

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

Cost burden and severe cost burden represent the most prevalent housing problem in Santa Monica. The 21 percent of the City's households in the three lowest HUD income categories face difficulties in obtaining affordable housing that is decent and safe. These populations are distributed across the City. It may be reasonably asserted that households with multiple housing problems are not concentrated in any particular area. In only two of the City's Census Tracts was the level of poverty above 15 percent according to data from the CPD Maps database. These are Tracts 701902 (21.4% poverty and 701802 (19.6% poverty).

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

Based upon a definition of concentration as any group comprising more than 50% of an area's population, there are no concentrations of minorities in Santa Monica per the data available in CPD Maps.

Using figures from the 2010 Census, the City calculated the percentages of racial and ethnic populations in excess of the Los Angeles County average at the Block Group level. The City thus has a concentration of Hispanic persons (greater than 47.7%) in Block Group 701801-3, and concentrations of Asian persons (greater than 13.7%) in 702201-1, 702300-3, 701801-1 and 701801-4. African-American persons are concentrated (a percentage greater than 8.7%) in 701902-3, 701801-5, 701803-1, 701802-4, 701702-2, and 701801-5.

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

In general, these areas, including the two Census Tracts noted above, are characterized by smaller older single-family homes. More affluent buyers will tend to favor newer construction in other neighborhoods. Rental structures are also older and typically smaller. The rental market in these neighborhoods is stronger in the face of increased demand, especially for more modern or better kept buildings. Rents tend to increase, even for lower-quality buildings, exacerbating the cost burden issue for low-income households.

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

Figure 1 displays community assets and amenities that represent strategic investment opportunities for these areas, including:

1. Fire Stations
2. Public Libraries
3. Parks
4. Health Facilities
5. Schools
6. Publicly Assisted Affordable Rental Housing

# 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) an end to housing discrimination.

The latest HUD data indicate that there are 36 low/mod block groups in Santa Monica, distributed among nineteen 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 (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 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 including rental rehabilitation, as well as homeowner repair 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 rating with efforts to improve accessibility to public facilities.

Fair Housing is a concern and receives a High ranking.

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

1. Area Name: The latest HUD data indicate that there are 36 low/mod Block Groups in Santa Monica, distributed among nineteen of the 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 see FIGURE 2: Low & Moderate Income Census Tract 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 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 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) an end to housing discrimination.

**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 and make CDBG loans for rehabilitation. 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.

**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.

**Table 46 - Geographic Priority Areas**

**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 and public discussions. These discussions confirmed the already known needs of these areas, complementing or corroborating the data.

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

### **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.

1	<b>Priority Need Name</b>	<b>Provide Safe, Affordable Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Income Low Income Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Low and moderate income residents
	<b>Associated Goals</b>	Provide Safe, Affordable Housing Provide Housing for Persons with Special Needs
	<b>Description</b>	Affordable Housing –rental assistance, emergency home repairs, housing rehabilitation
	<b>Basis for Relative Priority</b>	This need emerged in the course of examining the data, but was also frequently mentioned in the course of Commission and public discussions.
2	<b>Priority Need Name</b>	<b>Provide Supportive Housing for Special Needs</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low-Moderate Large Families Families with Children Elderly Frail 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
	<b>Geographic Areas Affected</b>	Low and moderate income residents
	<b>Associated Goals</b>	Provide Housing for Persons with Special Needs
	<b>Description</b>	Hosing appropriate to the needs of the elderly, persons with disabilities, and other special needs

	<b>Basis for Relative Priority</b>	This need emerged in the course of examining the data, but was also frequently mentioned in the course of Commission and public discussions.
<b>3</b>	<b>Priority Need Name</b>	<b>Homeless Activities</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low-Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children People with disabilities Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide activities
	<b>Associated Goals</b>	Homeless Activities
	<b>Description</b>	Homeless prevention, emergency shelters, transitional housing
	<b>Basis for Relative Priority</b>	This need emerged in the course of examining the data, but was also frequently mentioned in the course of Commission and public discussions.
	<b>4</b>	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Income Low Income Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children

		Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail 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
	<b>Geographic Areas Affected</b>	Low and moderate income residents
	<b>Associated Goals</b>	Public Service Programs
	<b>Description</b>	Programs and assistance especially for the homeless, elderly, youth, and persons with disabilities
	<b>Basis for Relative Priority</b>	This need emerged in the course of examining the data, but was also frequently mentioned in the course of Commission and public discussions.
<b>5</b>	<b>Priority Need Name</b>	<b>Public Service -Economic Development</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Individuals Veterans Persons with HIV/AIDS
	<b>Geographic Areas Affected</b>	Low and moderate income residents
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	Job training, especially for youth
	<b>Basis for Relative Priority</b>	This need emerged in the course of examining the data, but was also frequently mentioned in the course of Commission and public discussions.

6	<b>Priority Need Name</b>	<b>Public Facilities/Infrastructure</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low and moderate income residents
	<b>Associated Goals</b>	Public Facilities/Infrastructure
	<b>Description</b>	Repairs and improvements to public facilities and improvements for municipal infrastructure, accessibility and safety.
	<b>Basis for Relative Priority</b>	This need emerged in the course of examining the data, but was also frequently mentioned in the course of Commission and public discussions.
7	<b>Priority Need Name</b>	<b>Public Service- Legal Services/Fair Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail 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

<b>Geographic Areas Affected</b>	Citywide activities
<b>Associated Goals</b>	Fair Housing
<b>Description</b>	Fair housing programs and services
<b>Basis for Relative Priority</b>	This need emerged in the course of examining the data, but was also frequently mentioned in the course of Commission and public discussions.

**Table 47 – Priority Needs Summary**

**Narrative (Optional)**

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 public safety and accessibility improvements and 7) an end to housing discrimination.

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. 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. Thus, the City will focus on multiple efforts including rental rehabilitation, as well as homeowner repair to provide affordable housing and 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.

Fair Housing is a concern and receives a High ranking.

## 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 qualified for the HOME program by the Santa Monica Housing Authority.
New Unit Production	The City will fund the development of new units of affordable housing through the construction of new units, though resources are limited and costs are high with \$30 million committed for this purpose.
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.
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 48 – Influence of Market Conditions**

## 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 and/or decreasing 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 2015 allocation amounts and projecting those amounts over the four remaining years covered by the Consolidated Plan.

If there are further funding cuts to CDBG over the coming years, the City will adjust accordingly and craft Annual Action Plans reflective of funding realities.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Total: \$	Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,010,493	87,000	419,000	1,516,493	4,389,972	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental rehab TBRA	424,213	100,000	0	524,213	1,696,852	

Table 49 - 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 Grant funding, 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. The City's HSGP program provides support for programs meeting the priorities noted here, and enables the City to better meet these needs.

**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 three residential rental properties, one of which is a mobile home park. The mobile home park is deed-restricted as affordable housing and has been used to address the needs of extremely low income, very low income and low income households. Occupancy of the mobile home park is restricted to qualifying low-income households. There are some vacant mobile home spaces and this presents an opportunity for low-income households to obtain affordable housing.

The other two properties owned by the City will be transitioned to a nonprofit organization and during 2015 and dedicated as affordable housing. One of the properties is fully occupied but the other property has some vacancies which, after completing needed rehabilitation, will provide opportunities for low-income households to obtain affordable housing.

## **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.

Implementation of CDBG and HOME funds are shared by the Community and Cultural Services Department (CCS) and the Housing and Economic Development Department (HED) of the City of Santa Monica. The Human Services Division of CCS oversees most of the CDBG funding (HED administers a residential rehabilitation program funded by CDBG), while the Housing Division of HED oversees HOME funding. The two divisions work closely to ensure shared project goals are met and take a consistent approach to administering projects. In addition, these divisions work with public agencies, for-profit entities, and many non-profit organizations that play a part in the provision of affordable housing and community services.

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 over 24 local non-profit organizations to ensure the adequate provision of housing and community services in Santa Monica. More information on the City's non-profit partners can be found in the 2011-15 Human Services Grants Program adopted by Council on June 21, 2011.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Commission	City Commission	Advisory	City
Social Services Commission	City Commission	Advisory	City
Disabilities Commission	City Commission	Advisory	City
Planning Commission	City Commission	Advisory and Implementation	City
Recreation and Parks Commission	City Commission	Advisory	City
Commission for the Senior Community	City Commission	Advisory	City
Commission on the Status of Women	City Commission	Advisory	City
Early Education Child Care Task Force	Advisory Group	Advisory	City
Virginia Avenue Park Advisory Board	Advisory Group	Advisory	City
C2C Committee	Community Group	Advisory	City
City Interdepartmental Working Group	City Staff	Advisory	City

**Table 50 - Institutional Delivery Structure**

### **Assessment 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.

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.

**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>			
Other			

**Table 51 - 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	Provide Safe, Affordable Housing Opportunities through tenant-based rental assistance, housing rehabilitation, Emergency Repairs,	2015	2019	Affordable Housing	Citywide	Affordable Housing Homeless Prevention	CDBG: \$1,500,000 HOME: \$2,358,960	Homeowner Housing Rehabilitated: 100 Household Housing Unit  Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted
2	Provide Housing for Persons with Special Needs	2015	2019	Affordable Housing, Suitable Living Environment	Citywide	Affordable Housing	CDBG: \$146,576	Rental units rehabilitated: 150 Household Housing Unit
3	Homeless Activities, including Homeless Prevention, Emergency Shelters	2015	2019	Affordable Housing	Citywide	Affordable housing Homeless prevention Suitable Living Environment Improved quality of life	CDBG: \$223,120	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
4	Public Service Programs, especially for the Elderly, Youth, the Homeless and Persons with Disabilities	2015	2019	Suitable Living Environment	Citywide	Suitable Living Environment Quality of Life Community Services	CDBG	20 Persons Assisted

5	Public Service - Economic Development	2015	2019	Economic Development	Low/Mod Areas	Economic Development	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
6	Public Facilities/Infrastructure, including street paving	2015	2019	Suitable Living Environment	Citywide	Suitable Living Environment Improve Quality of Life	CDBG: \$3,961,595	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	Public Service-Fair Housing	2015	2019	Fair Housing	Citywide	Fair Housing	CDBG: \$400,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

**Table 52 – Goals Summary**

**Goal Descriptions**

- Affordable Housing –rental assistance, emergency home repairs, housing rehabilitation
- Public Services – Programs for the homeless, elderly, youth, and persons with disabilities
- Fair Housing – Fair housing programs and services
- Public Facilities – Repairs and improvements to public facilities
- Infrastructure – Improvements for municipal infrastructure
- Homeless Activities – homeless prevention, emergency shelters, transitional housing
- Economic Development – job training and loan programs

**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)**

See table above.

**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**

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

No

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

Not Applicable

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

### **Barriers to Affordable Housing**

#### **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 actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices 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 Analysis of Impediments for Fair Housing Choice (AI) which was adopted by Council on November 27, 2012. The City of Santa Monica’s

AI provides a review of public and private sector regulations, policies and procedures, practices, and laws to determine the associated impact on access to fair housing choice. The report is available at: <http://www.smgov.net/departments/council/agendas/2012/20121127/s2012112709-B-1.pdf>

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.
- Investigating complaints involving charges of discrimination based on race, age, children, marital status, sex, sexual orientation, national origin, disability, religion, or infection with AIDS.

In addition to fair housing complaint investigation, 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 the 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 approach has historically been to provide an active 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, the 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**

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

The City's Action Plan for Addressing Homelessness in Santa Monica, adopted in February 2008 has made the reduction of street homelessness a high priority. The City is focusing its efforts on the priority populations defined in the Plan: the most chronic and vulnerable of the homeless population living on the streets of Santa Monica; persons whose last permanent address is in Santa Monica; and vulnerable members of Santa Monica's workforce. The City is also developing strategies to identify new homeless individuals in Santa Monica and link persons who become homeless with services near their communities of origin.

Homeless persons and families have both housing and service needs. The immediate long-term housing need is for permanent supportive housing. Homelessness results from a combination of factors related to the persons and families who are homeless and the socioeconomic systems that support them. Personal factors include generational poverty, weak or absent family and social networks, inadequate education or job skills, family break-up resulting from violence or divorce, catastrophic illness, mental illness, and substance abuse/addiction. Socioeconomic factors include an inadequate supply of affordable housing, reduction in health and human services, the high cost of child care and transportation, and the lack of jobs that pay living wages. The affordable housing strategies will help to address these needs.

The homeless population is diverse in nature and need, and varies by type of homelessness and family type. There are two subpopulations of homelessness in Santa Monica: the chronically homeless and the transitionally homeless. The chronically homeless, most often individuals, have been homeless for a year or longer or have experienced several episodes of homelessness in the last three years. They typically have significant untreated or undertreated mental illness or social disorders in addition to substance abuse issues and physical health problems. The chronically homeless are the most visible and have the most service demands.

#### **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.

**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. 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.

One strategy of the Consolidated Plan seeks to align all available local, regional, state, and federal resources to achieve the vision of the Action Plan to Address Homelessness in Santa Monica. Homeless services funded by the City of Santa Monica are designed to move homeless persons from the streets to permanent housing.

Traditionally, City-supported agencies have included Chrysalis, the CLARE Foundation, New Directions, OPCC, 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.

In 2009, the City successfully implemented a new 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.

The City will seek to leverage funding from outside sources to assist in meeting the goals and objectives of supportive service needs. The City's Housing Division currently administers five Continuum of Care grants and the Human Services Division administers a four-year grant to operate programs through four agencies (OPCC, St. Joseph Center, Step Up on Second, and New Directions) through the HUD Supportive Housing Program. In an ongoing effort to sustain stable funds, the City, in cooperation with LAHSA and service providers, will continue to advocate for stable and longer-term funding and submit renewal applications as required.

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 Section 8 units 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. Finally, efforts by the Section 8 staff to educate and fully explain the benefits of the lead-based paint grant program to property owners have overcome some of the reluctance by owners to participate in the program.

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

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

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

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.

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. In Fiscal Year 2014/15 the living wage was set at \$15.37 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 identify deficiencies and promote corrections in order to improve, reinforce, or augment the City's ability to adhere to the Consolidated Plan objectives and annual goals.

To ensure the accomplishments of the 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 monthly 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, provides technical assistance as needed to subrecipients.

All Requests for Proposals (RFP's) 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. Sub recipient 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 project progress toward objectives, problems and/or resolution to meeting goals, and quantitative participation data by ethnicity, income, and household status. Periodic reports and payment requests are reviewed for compliance with the project agreement, budget consistency, and documentation of expenditures. Subrecipients are advised of any procedural errors and/or ineligible activities, and provided with technical assistance as needed.

Upon project completion, 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 on-site

inspections to ensure continued compliance with federal housing quality standards. City conducts program and fiscal monitoring of nonprofit agencies to review program participant information and the agencies are properly accounting for grant funds. Affordable housing developments are also required to submit rent revenues as well and conduct annual tenant recertification of eligibility.

## **2015-16 Action Plan 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 and/or decreasing 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 2015 allocation amounts and projecting those amounts over the four remaining years covered by the Consolidated Plan.

If there are further funding cuts to CDBG over the coming years, the City will adjust accordingly and craft Annual Action Plans reflective of funding realities.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Administration	\$219,499	\$0	\$0	\$219,499	\$877,996	Based upon 20% of allocation and program income
CDBG	Federal	Public Services	\$164,624	\$0	\$0	\$164,624	\$658,496	Based upon 15% of allocation and program income
CDBG	Federal	CDBG Housing, Infrastructure, Public Facilities, Economic Development	\$622,946	\$0	\$0	\$622,946	\$2,491,784	
CDBG	Federal	Prior Year Resources	\$0	\$0	\$419,000	\$419,000	\$0	
CDBG	Federal	Program Income	\$0	\$87,000	\$0	\$87,000	\$348,000	
HOME	Federal	Administration	\$52,421	\$0	\$0	\$52,421	\$209,684	Based upon 10% of allocation and program income
HOME	Federal	Program Activities	\$371,792	\$0	\$0	\$371,792	\$1,487,168	
HOME	Federal	Program Income	\$0	\$100,000	\$0	\$100,000	\$400,000	

Table 53 - 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 Grant funding, 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 three residential rental properties, one of which is a mobile home park. The mobile home park is deed-restricted as affordable housing and has been used to address the needs of extremely low income, very low income and low income households. Occupancy of the mobile home park is restricted to qualifying low income households. There are some vacant mobile home spaces and this presents an opportunity for low income households to obtain affordable housing.

The other two properties owned by the City will be transitioned to a nonprofit organization and during 2015 and dedicated as affordable housing. One of the properties is fully occupied but the other property has some vacancies which, after completing needed rehabilitation, will provide opportunities for low income households to obtain affordable housing.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Safe, Affordable Housing Opportunities through tenant-based rental assistance, housing rehabilitation, Emergency Repairs,	2015	2019	Affordable Housing	Citywide	Affordable Housing Homeless Prevention	CDBG: \$300,000 HOME: \$471,792	Twenty rehabs per year – TBRA 25
2	Provide Housing for Persons with Special Needs	2015	2019	Affordable Housing, Suitable Living Environment	Citywide	Affordable Housing	CDBG: \$36,664 HOME: \$0	Thirty persons per year –
3	Homeless Activities, including Homeless Prevention, Emergency Shelters	2015	2019	Affordable Housing	Citywide	Affordable housing Homeless prevention Suitable Living Environment Improved quality of life	CDBG: \$44,624 HOME: \$0	50 Persons

4	Public Service Programs, especially for the Elderly, Youth, the Homeless and Persons with Disabilities	2015	2019	Suitable Living Environment	Citywide	Suitable Living Environment Quality of Life Community Services	CDBG	20 persons
5	Public Service- Economic Development, Job Training	2015	2019	Economic Development	Low/Mod Areas	Economic Opportunity	CDBG: \$40,000 HOME: \$0	500 persons
6	Public Facilities/Infrastructure, including street paving	2015	2019	Suitable Living Environment	Citywide	Suitable Living Environment Improve Quality of Life	CDBG: \$792,319 HOME: \$0	Public Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
7	Public Service- Fair Housing	2015	2019	Fair Housing	Citywide	Fair Housing	CDBG: \$80,000 HOME: \$0	600 persons per year

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Table 54 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	<b>Provide Safe, Affordable Housing</b>
	<b>Goal Description</b>	Rental assistance, emergency home repairs, home rehabilitation
2	<b>Goal Name</b>	<b>Provide Housing for Persons with Special Needs</b>
	<b>Goal Description</b>	Provide housing meeting the needs of seniors, persons with disabilities and other special needs
3	<b>Goal Name</b>	<b>Homeless Activities</b>
	<b>Goal Description</b>	Homeless prevention, emergency shelters, transitional housing
4	<b>Goal Name</b>	<b>Public Service Programs</b>
	<b>Goal Description</b>	Programs for the elderly, youth, and persons with disabilities
5	<b>Goal Name</b>	<b>Public Service Economic Development Programs</b>
	<b>Goal Description</b>	Job Training
6	<b>Goal Name</b>	<b>Public Facilities/Infrastructure</b>
	<b>Goal Description</b>	Siting and installation of pedestrian-oriented lighting within CDBG eligible neighborhoods to enhance safety, accessibility, promote walking and facilitate resident's access to transit and light rail, parks, schools and other community facilities.
7	<b>Goal Name</b>	<b>Public Service Fair Housing Programs</b>
	<b>Goal Description</b>	Fair housing programs and services

## 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 meetings with appropriate housing and social service agencies regarding the housing needs of children, elderly persons, persons with disabilities, homeless persons. Public input was also solicited through Commission meetings and public hearings. All projects selected to receive funding meet objectives and goals set by the City to address housing and social needs.

#### Projects

#	Project Name	Amount
	<b>CDBG</b>	
1	Residential Rehabilitation	\$300,000
2	Public Facility Projects – Street Lighting	\$792,319
3	Home Access Program	\$36,644
4	Public Service – Employment Program	\$40,000
5	Public Service – Chronic Homeless	\$44,624
6	Public Service – Legal/Fair Housing Services	\$80,000
7	Administration	\$219,499
	<b>HOME</b>	
1	Tenant Based Rental Assistance	\$471,792
2	Administration	\$52,421

**Table 55 – Project Information**

#### 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 and public hearings with the objective of using the limited resources to have the greatest impact in meeting the most pressing needs. These inputs were described in the public participation section of this Plan. The City is also in touch with agency officials and organization heads in other municipalities and with county, state, and regional organizations.

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, though Santa Monica’s

unemployment rate has dropped to 6.5 percent in recent months. 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. The reductions to the CDBG and HOME entitlement programs have resulted in decreased funding available to support housing, public facility improvements, and administrative reimbursement due to federal budget policies on sequestration.

These decreases have also reduced the City's capacity to fund eligible capital improvement projects moving forward. Any additional cuts to the City's entitlement allocation 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 and boards 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 and boards 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.

A common theme is that the 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 will 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 (“red tape”), 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, or are elderly and for 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.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>Residential Rehabilitation</b>
	<b>Target Area</b>	Low/Mod areas
	<b>Goals Supported</b>	Provide Safe, Affordable Housing
	<b>Needs Addressed</b>	Provide Safe, Affordable Housing
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	The City will offer a residential repair and rehabilitation program for housing units owned or occupied by low-income households
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 units
	<b>Location Description</b>	
<b>Planned Activities</b>		
2	<b>Project Name</b>	<b>Public Infrastructure</b>
	<b>Target Area</b>	Low/Mod areas
	<b>Goals Supported</b>	Public Facilities/Infrastructure
	<b>Needs Addressed</b>	Public Facilities/Infrastructure
	<b>Funding</b>	CDBG: \$792,319
	<b>Description</b>	Street Lighting Improvements- Siting and installation of pedestrian-oriented lighting within CDBG eligible neighborhoods to enhance safety, accessibility, promote walking and facilitate resident's access

		to transit and light rail, parks, schools and other community facilities.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2000 households
	<b>Location Description</b>	
	<b>Planned Activities</b>	<b>Street Lighting Improvements-</b> The City will make infrastructure improvements in eligible low and moderate income census tracts by installing new pedestrian oriented lighting in eligible areas.
<b>3</b>	<b>Project Name</b>	<b>Home Access Program</b>
	<b>Target Area</b>	Low/Mod areas
	<b>Goals Supported</b>	Provide Housing for Persons with Special Needs
	<b>Needs Addressed</b>	Provide Supportive Housing for Special Needs
	<b>Funding</b>	CDBG: \$36,644
	<b>Description</b>	Provides minor home modifications for low-income persons with disabilities
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 households
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide minor home modifications for low-income persons with disabilities
<b>4</b>	<b>Project Name</b>	<b>Employment Program</b>
	<b>Target Area</b>	Low/Mod areas
	<b>Goals Supported</b>	Homeless Activities

		Public Service Programs
	<b>Needs Addressed</b>	Homeless Activities Public Service Programs
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Provide a program that assists low-income and homeless persons by helping participants remove barriers to employment, secure jobs, retain those jobs, and increase skills levels for advancement with a goal of self-sufficiency.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 persons
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide a program that assists low-income and homeless persons by helping participants remove barriers to employment, secure jobs, retain those jobs, and increase skills levels for advancement with a goal of self-sufficiency.
<b>5</b>	<b>Project Name</b>	<b>Chronic Homeless Program</b>
	<b>Target Area</b>	Low/Mod areas
	<b>Goals Supported</b>	Homeless Activities
	<b>Needs Addressed</b>	Homeless Activities
	<b>Funding</b>	CDBG: \$44,624
	<b>Description</b>	Provide assertive outreach and intensive case management to chronically homeless persons in the CHP Assertive Case Management and Homeless Community Court Programs.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of</b>	50 persons

	<b>families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide assertive outreach and intensive case management to chronically homeless persons in the CHP Assertive Case Management and Homeless Community Court Programs.
<b>6</b>	<b>Project Name</b>	<b>Legal Services/Fair Housing Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Provide a full range of legal services to low-income residents to promote access to justice and strengthen communities
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 persons
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide a full range of legal services to low-income residents to promote access to justice and strengthen communities
<b>7</b>	<b>Project Name</b>	<b>CDBG Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Safe, Affordable Housing Provide Housing for Persons with Special Needs Homeless Activities

	Public Service Programs Economic Development Public Facilities/Infrastructure Fair Housing
<b>Needs Addressed</b>	Provide Safe, Affordable Housing Provide Supportive Housing for Special Needs Homeless Activities Public Service Programs Economic Development Public Facilities/Infrastructure Fair Housing
<b>Funding</b>	CDBG: \$219,499
<b>Description</b>	Administer the CDBG program in compliance with federal regulations and local policies
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
<b>Location Description</b>	
<b>Planned Activities</b>	Administer the CDBG program in compliance with federal regulations and local policies
<b>8</b>	
<b>Project Name</b>	<b>Tenant Based Rental Assistance</b>
<b>Target Area</b>	Low/Mod areas
<b>Goals Supported</b>	Provide Safe, Affordable Housing
<b>Needs Addressed</b>	Provide Safe, Affordable Housing
<b>Funding</b>	HOME: \$471,792
<b>Description</b>	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 qualified for the HOME program by the Santa Monica Housing Authority
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 families
	<b>Location Description</b>	
	<b>Planned Activities</b>	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 qualified for the HOME program by the Santa Monica Housing Authority
<b>9</b>	<b>Project Name</b>	<b>HOME Administration</b>
	<b>Target Area</b>	Low/Mod areas Citywide
	<b>Goals Supported</b>	Provide Safe, Affordable Housing
	<b>Needs Addressed</b>	Provide Safe, Affordable Housing
	<b>Funding</b>	HOME: \$52,421
	<b>Description</b>	Administer the HOME program in compliance with federal regulations and local policies
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administer the HOME program in compliance with federal regulations and local policies

## 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

### Geographic Distribution

1. Area Name: The latest HUD data indicate that there are 36 low/mod Block Groups in Santa Monica, distributed among nineteen of the 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 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) an end to housing discrimination.

**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 good jobs.

**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.

Target Area	Percentage of Funds
Low/Mod	95

**Table 56 - Geographic Distribution**

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

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 public safety and accessibility improvements and 7) an end to housing discrimination.

The City has worked closely with the public and civic leaders to ascertain the priority needs within the targeted areas.

# 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, and development costs are also very high. 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.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	1145
Special-Needs	30
Total	1225

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	45

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

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

### **Introduction**

The Santa Monica Housing Authority was consulted during this consolidated planning process. It is the intention of the Authority to continue to provide safe, attractive affordable housing to its HCV clients Continuum of Care and HOME participants.

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

In recent years, the City has coordinated with Housing Authority to determine 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 RDA vouchers and contributes to staff costs due to sequestration.

### **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

## **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**

As part of the Coordinated Entry System (CES) for Los Angeles County, Santa Monica homeless service agencies are all using the VI-SPDAT triage pre-assessment tool. The VI-SPDAT is a well-researched survey instrument being utilized by over 70 communities that assesses an individual's strengths and challenges in areas of housing, risky behavior, socialization, and wellness (health and behavioral health). The VI-SPDAT surveys resulting numerical score is used to determine the most appropriate intervention for each individual, with low scoring individuals receiving light services and high scoring individuals receiving intensive services up to and including permanent supportive housing. CES has already completed VI-SPDATs on 1,019 individuals in Santa Monica and West Los Angeles. CES is receiving funding from United Way of Greater Los Angeles and the Hilton Foundation to expand CES efforts and reach more unsheltered individuals over the next two years.

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

The City will continue to support over 400 interim housing beds in the community. While this number is insufficient to house all of the individuals identified in the point-in-time count, this number is more than a "fair share", proportional to the City's size, and the distribution and density of homeless individuals across LA's Continuum of Care. Interim housing beds are designed to be short-term programs for

individuals who have been identified as appropriate for PSH, and are either awaiting a voucher or searching for a unit.

**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**

The goals and actions to address the issues noted above 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;
- 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.

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

### **Introduction:**

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

A key part to affirmatively further fair housing is the preparation of an Analysis of Impediments to Fair Housing Choice (AI) which was adopted by Council on November 27, 2012. The City of Santa Monica's 2012 AI provides a review of public and private sector regulations, policies and procedures, practices and laws to determine the associated impact on access to fair housing choice. The report is available at: <http://www.smgov.net/uploadedFiles/Departments/PCD/Plans/General-Plan/Housing-Element/Analysis-Fair-Housing-Public-Review-Draft.pdf>

**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**

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

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

### **Introduction:**

#### **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 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. 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, as well as homeowner repair to provide affordable housing 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. Lead was found mostly in small amounts such as frames on the doors and was usually on the exterior of the house. All of the lead that was 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**

As noted above, 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. In Fiscal Year 2014/15 the living wage was set at \$15.37 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 and 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.

## 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	\$87,000
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>\$87,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0

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#### 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:
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.

**Appendix - Alternate/Local Data Sources/Maps**

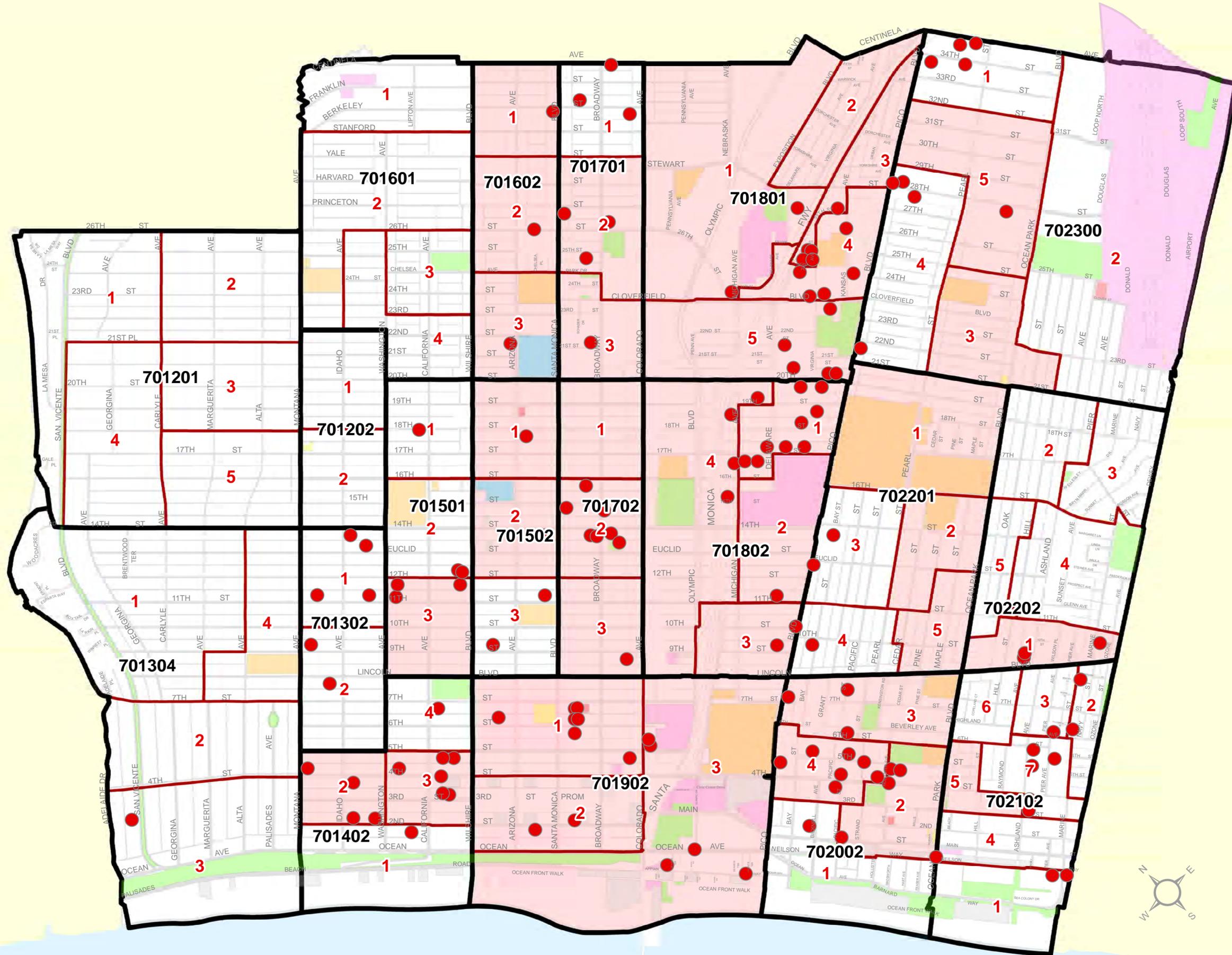
**Figure 1: Community Assets and Amenities**

**Figure 2: Low & Moderate Income Census Tract Areas**

**CITY OF SANTA MONICA**

**Low & Moderate Income Census Tract Areas**

**FIGURE 1**



- Census Tracts
- Block Groups
- Low & Moderate Income Areas
- Publicly Assisted Affordable Rental Housing
- City Land
- Fire Station
- Hospital
- Library
- Park
- Parking
- School

Santa Monica is an exception city. Low & Moderate Income Areas are defined by census block groups with 38.8% 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**

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



Pacific

Ocean

FIGURE 2

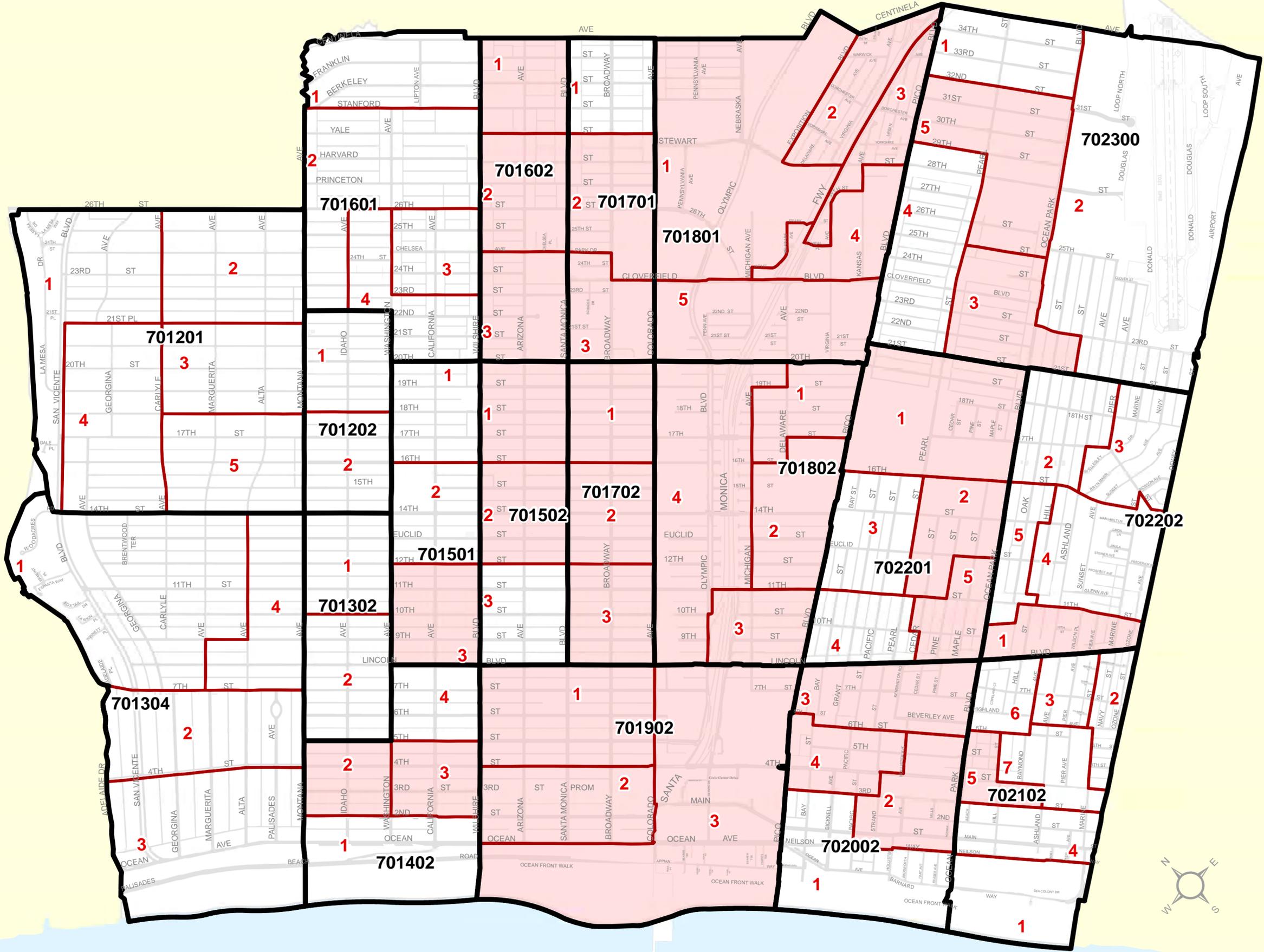
CITY OF SANTA MONICA

Low & Moderate Income Census Tract Areas

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

Santa Monica is an exception city. Low & Moderate Income Areas are defined by census block groups with 38.8% 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.



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



# Non-State Grantee Certifications

**Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.**

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

*Elaine Polach*

5/13/15

Signature/Authorized Official

Date

Elaine M. Polacheck

Name

Interim City Manager

Title

1685 Main St

Address

Santa Monica, CA 90401

City/State/Zip

(310) 458-8301

Telephone Number

This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

**Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

**Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2\_\_\_\_, 2\_\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

**Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

*E. M. Polachek*

5/10/15

Signature/Authorized Official

Date

Elaine M. Polachek

Name

Interim City Manager

Title

1685 Main St

Address

Santa Monica, CA 90401

City/State/Zip

(310) 458-8301

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input type="checkbox"/> This certification does not apply.
<input checked="" type="checkbox"/> This certification is applicable.

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Elaine M. Polachek  
Signature/Authorized Official

5/10/15  
Date

Elaine M. Polachek

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Interim City Manager

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Telephone Number

- This certification does not apply.**  
 **This certification is applicable.**

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

\_\_\_\_\_  
Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of \_\_\_\_\_, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related .

authorities as specified in 24 CFR Part 58.

11. The requirements of 24 CFR 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 USC 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

N/A

\_\_\_\_\_  
Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

<input type="checkbox"/> This certification does not apply. <input checked="" type="checkbox"/> This certification is applicable.
--

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

- By signing and/or submitting this application or grant agreement, the grantee is providing the certification.  
 The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.  
 Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.  
 Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).  
 If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
- The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Santa Monica, CA	1685 Main St	Santa Monica	Los Angeles	CA	90401
City of Santa Monica, CA	1901 Main Street	Santa Monica	Los Angeles	CA	90401

Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

City of Santa Monica

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

1. All "direct charge" employees;
  2. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



5/13/15

Signature/Authorized Official

Date

Elaine M. Polachek

Name

Interim City Manager

Title

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