

HOUSING IN SANTA MONICA

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AFFORDABILITY REQUIREMENTS

Affordable Housing Production Program (AHPP)

Base Requirements (On-Site)

- 5% of total units restricted to household at 30% Area Median Income (AMI), or
- 10% at 50% AMI, or
- 20% at 80% AMI, or
- 100% at 120% AMI

Tier 2 Requirement

- AHPP Base requirement + 50%
- No Moderate (120% AMI) Option Available

Affordable Housing Fee (Adjusted Annually)

Per Square Foot Fee

- \$29.79 (apartments)
- \$34.80 per SE (condos)
- Different fees applied for for-sale condos located in multi-family districts

Off-Site Option

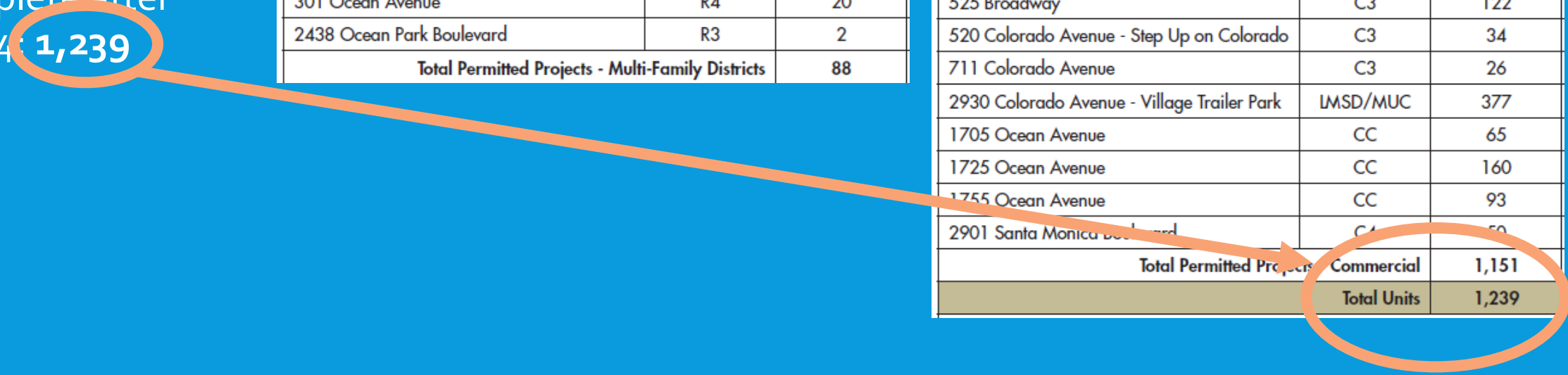
- Developer must own land
- 100% Affordable project must be located within ¼ mile of market rate project
- 100% Affordable project must satisfy AHPP unit requirement for market rate project

HOUSING ELEMENT

- Regional Housing Needs Assessment (RHNA) 2014-2021: **1,674**
- Housing Element – Projects anticipated to complete after 1/1/2014: **1,239**

Address	Zone	# of Units
Permitted Projects - Multi-Family Districts		
954 5th Street	R2	3
2510 7th Street	OP2	8
1518 11th Street	R3	6
1621 Franklin Street	R2	4
1959 High Place	R2	45
301 Ocean Avenue	R4	20
2438 Ocean Park Boulevard	R3	2
Total Permitted Projects - Multi-Family Districts		88

Address	Zone	# of Units
Permitted Projects - Commercial		
1318 2nd Street	BSC4	53
1437 5th Street	C3C	50
1514 7th Street	C3	26
603 Arizona Avenue	C3	39
401 Broadway	BSC3	56
525 Broadway	C3	122
520 Colorado Avenue - Step Up on Colorado	C3	34
711 Colorado Avenue	C3	26
2930 Colorado Avenue - Village Trailer Park	LMSD/MUC	377
1705 Ocean Avenue	CC	65
1725 Ocean Avenue	CC	160
1755 Ocean Avenue	CC	93
2901 Santa Monica Boulevard	C4	50
Total Permitted Projects - Commercial		1,151
Total Units		1,239



RESIDENTIAL DEVELOPMENT ACTIVITY

Development Activity Tracking (Pipeline)

28 Current Development Agreements

- **16 currently active** (1218 Units)
 - 11 Projects are mixed-use housing projects

Active D.A. Projects (7.16.15)

Address	# of Units
1415 5th Street	64
1325 6th Street	61
1543 7th Street	62
500 Broadway	262
601 Colorado	90
1430 Lincoln	100
1443 Lincoln	60
1560 Lincoln	100
1601 Lincoln	90
1802 Santa Monica	23
3008 Santa Monica	27
Wyndham Hotel	25
Miramar Hotel	160
Ocean Avenue Hotel	46
4th/5th and Arizona	48
1318 4th Street (ArcLight Cinemas)	-
Total Units	1218

RESIDENTIAL DEVELOPMENT ACTIVITY

Development Activity Tracking (Pipeline)

28 Current Development Agreements

• **12 Projects in Revision**

Inactive D.A. Projects (7.16.15)

Address	# of Units
1235 5th Street	27
501 Broadway	65
525 Colorado	77
1431 Colorado	50
1318 Lincoln	60
1641 Lincoln	78
1650 Lincoln	100
1660 Lincoln	
234 Pico	91
3032 Wilshire	100
Total Units	648