



AGENDA

REGULAR MEETING OF THE
HOUSING COMMISSION
SANTA MONICA, CALIFORNIA



Ken Edwards Center
1527 4th Street
Santa Monica, CA 90401

Thursday, March 21, 2019
4:30 PM

Notice is hereby given that a regular meeting of the Housing Commission will be held at 4:30pm on Thursday, March 21, 2019, at the Ken Edwards Center for the purpose of conducting the following business:

The Housing Commission of the City of Santa Monica, in accordance with City Council, does resolve as follows:

In order to safeguard participatory democracy in Santa Monica, all persons attending public meetings in Santa Monica should strive to:

1. Treat everyone courteously;
2. Listen to others respectfully;
3. Exercise self-control;
4. Give open-minded consideration to all viewpoints;
5. Focus on the issues and avoid personalizing debate;
6. Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions. [[RESOLUTION](#)]

1. CALL TO ORDER

Roll Call.

2. PUBLIC INPUT

(Public comment is permitted only on items not on the agenda that are within the subject matter jurisdiction of the Housing Commission.)

3. APPROVAL OF MINUTES

February 21, 2019 Housing Commission meeting. [[DRAFT MINUTES](#)]



The meeting place is wheelchair-accessible. If you require any special disability related accommodations (i.e. sign language interpreting, access to an amplified sound system, etc.), please contact the Housing Division at (310) 458-8702 or TTY (310) 458-8696 at least three days prior to the scheduled meeting. This agenda is available in alternate format upon request by calling the Housing Division office. Underground parking is available. Limited validations available at the Commission Meeting. Call Big Blue Bus at (310) 451-5444 for additional transportation information.

4. DISCUSSION ITEMS

None.

5. ACTION ITEMS

A. DRAFT FY 2019-20 ACTION PLAN

Discussion and possible action regarding the draft FY 2019-20 Action Plan, which proposes activities for use of federal Community Development Block Grant and HOME funding implementing the 2015-2019 Consolidated Plan. [[DRAFT PLAN](#)] [[STAFF HANDOUT](#)]

B. WORK PLAN

Discussion of annual work plan and potential priorities, and possible action setting long-range agenda and work plan.

6. HOUSING MANAGER'S REPORT

Update on any City Council agenda items and administrative issues related to affordable housing.

7. CHAIR/COMMISSIONER'S REPORT

Information on housing issues, recent or future City Council actions, other City Commissions, and issues affecting housing in the City of Santa Monica.

8. ADJOURNMENT OF THE HOUSING COMMISSION

No other business will be conducted at the Meeting.

Any documents produced by the City and distributed to a majority of the Housing Commission regarding any item on this agenda will be made available for viewing at the Santa Monica Housing Division office located at 1901 Main Street, Suite B, Santa Monica, California during normal business hours. Documents are also available at www.smgov.net/housing.

Please note that this agenda is subject to change up to 24 hours prior to the scheduled meeting. We encourage you to check the agenda 24 hours prior to the meeting.



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DRAFT MINUTES
CITY OF SANTA MONICA
HOUSING COMMISSION MINUTES
February 21, 2019



1. CALL TO ORDER & ROLL CALL

A regular meeting of the Santa Monica Housing Commission was called to order by Chair Soloff at 4:34 p.m. on Thursday, February 21, 2019, at the Ken Edwards Center, 1527 4th Street.

A. ROLL CALL

- **Present:** Chair Soloff
Vice Chair Hilton
Commissioner Bloch
Commissioner Buchanan
Commissioner Gerwitz (departed at 8:12 p.m.)
Commissioner Katz
Commissioner Keintz
- **Absent:** None
- **Staff Present:** Director of Housing & Economic Development, Andy Agle
Commission Secretary, Alison Hughes

2. PUBLIC INPUT

- **Jocelyn Cortese** – expressed support for The People Concern organization and the City's affordable housing program.
- **Daniel Castilleja** – Samoshel resident, expressed his appreciation for The People Concern. [[WRITTEN COMMENT](#)]
- **Denise Barton** – spoke regarding her experience with the Santa Monica Housing Authority.
- **Attara Enerva** – spoke regarding her experience as a case manager for The People Concern. [[WRITTEN COMMENT](#)]

- **Andrea Rackley** – Director of Development at The People Concern, talked about the benefits to Santa Monica residents provided by her organization.

3. **APPROVAL OF MINUTES**

Approval of minutes for the January 17, 2019 Housing Commission meeting.

Motion by Chair Soloff, seconded by Commissioner Bloch to approve the January 17, 2019 minutes with the following revisions by Vice Chair Hilton:

-POD Transportation Allowance, Vice Chair Hilton abstained; he said for some POD program participants, a monthly \$51.50 senior bus pass is insufficient to cover monthly transportation needs.

-Item 7, abridged Vice Chair Hilton's report.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch,
Commissioner Gerwitz, Commissioner Katz, Commissioner
Keintz
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

4. **DISCUSSION ITEMS**

None.

5. **ACTION ITEMS**

A. AFFORDABLE HOUSING ON CITY-OWNED PROPERTY

Presentation and discussion of potential for affordable housing development on City-owned properties, and possible action regarding a recommendation to City Council.

Staff presentation by Director of Housing & Economic Redevelopment, Andy Agle.

PUBLIC INPUT

- **Tara Barauskas** – expressed support for the use of city-owned land to provide affordable housing.
- **Catherine Eldridge** – spoke regarding her experience with Santa Monica’s City Council.

Motion by Chair Soloff, seconded by Commissioner Bloch to recommend that City Council adopt the proposal of staff to issue an RFP for affordable housing at the 1813 Fourth Street site, with provisions that will assure both the lands and the units will be permanently used for the affordable housing purposes.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch, Commissioner Buchanan, Commissioner Gerwitz, Commissioner Katz, Commissioner Keintz

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

Motion by Chair Soloff seconded by Commissioner Gerwitz to recommend that City Council make affordable housing a high priority for the site plan at 612 Colorado Avenue, and that considerations include both the possibility of dual use of the site with the Big Blue Bus as well as the possibility of moving the Big Blue Bus to other City-owned land and this site being used exclusively for affordable housing with ground floor retail. It is further recommended by the Commission that consideration be given to the suggestion of staff that this may be an appropriate site for replacement of Samoshel.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch, Commissioner Buchanan, Commissioner Gerwitz, Commissioner Katz, Commissioner Keintz

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

B. POTENTIAL AMENDMENT OF SMMC SECTION 9.64.030

Discussion of proposed revision to the Affordable Housing Production Program (AHPP), Section 9.64.030, presented on page 14 of Exhibit A of the Staff Report for Item 9-A of the February 20, 2019 Planning Commission meeting, regarding a possible expansion of the exemption from AHPP requirements beyond the current exemption for “a multi-family rental housing project that will be developed by a nonprofit housing provider receiving financial assistance through one of the City’s Housing Trust Fund programs.

PUBLIC INPUT

- **Tara Barauskas** – discussed the benefits of CCSM providing affordable housing options.
- **Catherine Eldridge** – stated the public is a necessary part of the City’s process.

Motion by Commissioner Bloch, seconded by Chair Soloff, to recommend that City Council defer its final consideration of the proposed amendments to the ordinance until such time that a feasibility study is conducted as expeditiously as possible, to ensure the requirements of Proposition R are being met, which requires a minimum of 30% of newly constructed units be affordable housing.

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch, Commissioner Gerwitz, Commissioner Katz, Commissioner Keintz

NOES: NONE

ABSTAIN: Commissioner Buchanan

ABSENT: NONE

Motion by Commissioner Gerwitz, seconded by Commissioner Keintz, for the Housing Commission to recommend that City Council adopt an interim ordinance for a 90-day period.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch, Commissioner Buchanan, Commissioner Gerwitz, Commissioner Katz, Commissioner Keintz

NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

C. POTENTIAL AMENDMENT OF SMMC SECTION 9.64.050

Discussion of proposed revision to the Affordable Housing Production Program, Section 9.64.050, presented in the Staff Report for Item 10-A of the February 20, 2019 Planning Commission meeting, regarding the temporary removal of the option for a development to satisfy its AHPP obligation by providing five percent of the project's total units to households earning no more than 30% area median income, and possible recommendation to City Council.

Motion by Chair Soloff, seconded by Commissioner Bloch to support the proposed interim ordinance temporarily suspending the extremely low-income option, and that the economic feasibility study which is required to allow for a permanent ordinance should be expedited, and the City follows the laws regarding the applicability of pre-existing zoning ordinances to developments in the pipeline.

The motion was approved by the following vote:

AYES: Chair Soloff, Vice Chair Hilton, Commissioner Bloch,
Commissioner Katz, Commissioner Keintz
NOES: NONE
ABSTAIN: NONE
ABSENT: Commissioner Gerwitz

D. WORK PLAN

Discussion of annual work plan and potential priorities, and possible action setting long-range agenda and work plan.

6. HOUSING MANAGER'S REPORT

Andy Agle reported on the following:

- Canavan Associates would like feedback from the Commissioners regarding community outreach ideas.
- HUD has a confirmed budget.

- On February 12, 2019, City Council approved a new contract for housing compliance monitoring software. This will replace the current, more manual system which limits staff ability to provide detailed reports to the Commission.

7. CHAIR/COMMISSIONER'S REPORT

Chair Soloff reported he has already responded to Canavan and indicated in his response that they need to talk to the recipients of the service.

8. ADJOURNMENT OF THE HOUSING COMMISSION

On the order of the Chair, the Housing Commission meeting was adjourned at 8:45 p.m.

The next regular Housing Commission meeting date is scheduled on Thursday, March 21, 2019 at 4:30 p.m.

ATTEST:

Michael Soloff
Chair, Housing Commission

Alison Hughes
Housing Commission Secretary

ITEM 5A

City of Santa Monica

FY 2019-20 Action Plan

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

Public Review Draft - March 2019



Executive Summary

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

1. Introduction

The Fiscal Year 2019-20 Annual Action Plan represents the fifth and final year of the City of Santa Monica 2015-19 Consolidated Plan as adopted by Council on May 12, 2015 and approved by the U.S. Department of Housing and Urban Development (HUD). The Action Plan is prepared in response to a consolidated process developed by 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 CDBG and HOME funds, and in order to receive its CDBG and HOME entitlement the City must submit this Annual Action Plan to HUD. The CDBG and HOME funds are intended to provide lower and moderate-income households with viable communities, including decent housing, a suitable living environment, affordable housing, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, public services, economic development, planning, and program administration. The Action 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 for the upcoming fiscal year that describes programs and projects to be undertaken to meet established goals; and 4) a basis for assessing performance.

It is important to note that the Consolidated Plan sets the five-year framework to be achieved over the FY 2015-19 period and identifies a list of community priority needs. The seven Consolidated Plan Goals represent high priority needs for the City of Santa Monica and serve as the basis for FY 2019-20 programs and activities identified in this Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

Priorities are based on input and recommendations from City staff, local organizations and the public participation process. The strategies described herein establish Santa Monica's priorities for assisting

low and moderate income persons and neighborhoods with funds made available through the 2015-19 Consolidated Plan and Annual Action Plans. 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 budgeted project amounts included in this Action Plan are based on prior year entitlement allocations, as the annual allocation amount has not yet been announced. Per guidance from HUD dated February 13, 2019, in order to account for any adjustments to the City’s final allocations from HUD, a contingency provision is required to guide adjustments to match actual allocation amounts; this will be addressed by proportionally increasing or decreasing funding levels for Public Infrastructure, Tenant-Based Rental Assistance, and Planning, Administration, and CHDO Reserve to match actual allocation amounts. For details regarding the activities identified in this Action Plan and their relation to the objectives listed below, please refer to sections AP-20 (Annual Goals and Objectives) and AP-35 (Projects).

The City’s objectives, goals and anticipated outcomes identified in the 2015-19 Consolidated Plan are shown in the following table.

Annual Goals

Priority Need Name	Priority Level	Population	Goals Addressing
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 at risk of homelessness Families with children Elderly Youth People with Disabilities Mentally Ill Persons living 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, especially for the Elderly, Youth, the Homeless and Persons with Disabilities	High	Extremely low, very 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	Suitable Living 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

The City continues to address key strategic program goals and objectives in the 2015-19 Consolidated Plan. Accomplishments by City Departments and numerous non-profit organizations were submitted to HUD via the Consolidated Annual Performance and Evaluation Report and the Integrated Disbursement and Information System. For example, the list below identifies some of the accomplishments during the third year of the 2015-19 Consolidated Plan.

- 34 households received financial assistance to subsidize rental expenses (HOME);
- Home accessibility modifications to 33 units for special needs populations, elderly and frail elderly (CDBG);
- Repair and rehabilitation of 8 housing units owned or occupied by low-income households (CDBG);
- Legal services to 822 low-income program participants to promote access to justice, fair housing and strengthen communities (CDBG);
- Job training, readiness workshops, and employment to 1,159 participants (CDBG); and
- Public service programs that provide housing and supportive services to 77 persons experiencing homelessness (CDBG).

The City recognizes that the evaluation of past performance is critical to ensuring the City and its sub-recipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The City continues to track performance of programs and the FY2015-19 strategies to ensure progress toward established five-year goals.

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 continues to guide the preparation of the Consolidated Plan, annual action plans, and annual performance reports.

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 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.

In accordance with the Citizen Participation Plan, an advertised public hearing was held at the January 22, 2019 City Council meeting to receive input on the development of the FY 2019-20 Action Plan. The Action Plan will be made available for an advertised 30-day public review period from March 15, 2019 to April 15, 2019. Advertised public hearings will be held at the March 21, 2019 meeting of the Housing Commission and the March 25, 2019 Social Services Commission meeting. The final draft Action Plan will be considered and approved by the City Council at its April 23, 2019 meeting. The public review period and public hearings will be noticed in accordance with the Citizen Participation Plan and include official

notices in the Santa Monica Daily Press. These sessions are part of a concerted effort to obtain significant public input during preparation of the plan.

Following Council and HUD approval, the adopted, HUD-accepted Action Plan will be made available online, and hard copies are available upon request at the City of Santa Monica Human Services Division office (1685 Main Street Room 212, Santa Monica, CA 90401 on the 2nd Floor). Hard copies can be obtained by contacting the Human Services Division office at (310) 458-8701 or humanservices.mailbox@smgov.net.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received during the Public Hearing at the January 22, 2019 City Council meeting. Any comments received during the 30-day public review period at the March 21, 2019 Housing Commission meeting, the March 25, 2019 Social Services Commission Meeting, and the April 23, 2019 Council meeting will be included in the final Action Plan document.

All input received will be incorporated into the Action Plan prior to final submission to HUD. Copies of the public hearing notices will be attached herein and will also be available at the City's Community and Cultural Services Department, Human Services Division. A summary of comments received from members of the public will be contained in the Public Participation Summary document attached to this Action Plan.

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

Not applicable.

7. Summary

Not applicable.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	Claire Hester	Community and Cultural Services
HOME Administrator	Barbara Collins	Housing and Economic Development

Table 1 – Responsible Agencies

Narrative (optional)

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 and Action Plans. 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 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.

Currently the City is using HOME funding for Tenant Based Rental Assistance (TBRA). During FY 2017-18, the number of households assisted has increased to 34 families. The City continues to closely monitor the federal funding and adjusts its lease up as necessary. Members of the public interested in the City’s HOME or Housing programs can find information at <https://www.santamonica.gov/housing-live-in-affordable-housing> or go to 1901 Main Street, Suite A, Santa Monica, CA 90405. The City follows the income limits established by HUD to determine eligibility for programs and for income targeting purposes. Income eligibility is determined by comparing the annual income of an applicant to the applicable income limits for their family size. In order to be income eligible a family must be a very low-income, low-income, or moderate-income family.

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

E-mail: smhousing.mailbox@smgov.net

DRAFT

AP-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))

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 housing and services for people who are homeless.

Locally, the City also enhances coordination of housing and services, both private and public, through monthly Chronic Homeless Project (CHP) case conferencing meetings, which brings together representatives from the Santa Monica Housing Authority, SMPD, SM Fire and Human Services with City-funded homeless providers and county mainstream programs (Dept. of Mental Health). The CHP meetings focus on case planning and steps necessary to house the most vulnerable, chronically homeless individuals and families. CHP meetings are also a forum for supporting formerly homeless CHP participants in need of extra housing retention efforts. Local efforts are based on prioritizing the most acute and long-term homeless individuals in the City, based on VI-SPDAT scores and contact with local agencies and first responders. Based on annual homeless count data, this is consistent with the local unsheltered population which is all single individuals, almost entirely adults.

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, coordinates 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. The City has increased investment in services for this population by funding a multi-disciplinary street team to deliver intensive services to 25 individuals who are the highest utilizers of the City’s police and fire services. The City is also investing in more place-based outreach and engagement strategies to address the impacts of homelessness on public spaces. This includes additional funding for multiple outreach teams, placing trained social workers at the City Library, hiring more Library Services Officers, and increasing the size of the Police Department’s Homeless Liaison Program. The City is also investing resources to activate the community in addressing homelessness. HSD also supports a community-wide safety net that provides services to youth, families, and low-income households to promote housing stability, economic opportunities, education, and health.

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

The City coordinates with the Continuum of Care by actively participating in the Los Angeles County Homeless Initiative which is driven by the County Executive Office and the Los Angeles Homeless Services Authority, as the CoC lead agency. Santa Monica is focusing especially on County strategies that create a coordinated system, subsidize housing and increase the supply of affordable 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, and faith based communities) housing and services. A Santa Monica city staff member, representing the Westside Council of Governments, is participating on LAHSA's newly established Regional Homeless Advisory Council which will establish a CoC Governance Board. The City extends its involvement with regional partners by continuing to work with United Way of Greater LA Home for Good plan, to address chronic and veteran homelessness in Los Angeles County. Home For Good is focused on aligning existing resources and improving coordination of private and public funding.

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 standardize the assessment process to ensure people who are homeless are matched to the most appropriate housing options, while enhancing coordination of housing and services through intensive collaboration. CES brings together local resources with county departments, housing authorities, mainstream benefits, the Veterans Administration (VA), and private sector partners. HSD and the Housing Department also participate in CoC planning meetings, quarterly CoC meetings and LAHSA Commission meetings to provide comment on critical CoC issues such as performance measures, evaluation tools, and NOFA prioritization.

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

While the City does not administer ESG funds, the City does participate in quarterly Continuum of Care (CoC) meetings as well as relevant governance meetings of the CoC lead agency where funding priorities, evaluation tools and performance measures are discussed and adopted. 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 convenes HMIS Steering Committee meetings 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 jurisdiction’s consultations with housing, social service agencies and other entities

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Commission
	Agency/Group/Organization Type	City Commission
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meeting, Group Meeting and Discussion
2	Agency/Group/Organization	Social Service Commission
	Agency/Group/Organization Type	City Commission
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Community Service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meeting, Group Meeting and Discussion
3	Agency/Group/Organization	Disabilities Commission
	Agency/Group/Organization Type	City Commission
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Persons with Disabilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meeting, Group Meeting and Discussion
4	Agency/Group/Organization	Commission for the Senior Community
	Agency/Group/Organization Type	City Commission

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Seniors
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meeting, Group Meeting and Discussion
5	Agency/Group/Organization	Commission on the Status of Women
	Agency/Group/Organization Type	City Commission
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Services for Women
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meeting, Group Meeting and Discussion
6	Agency/Group/Organization	Child Care & Early Education Task Force
	Agency/Group/Organization Type	Advisory Group
	What section of the Plan was addressed by Consultation?	Community Service Needs for Youth and Families
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Advisory Group Meeting and Discussion
7	Agency/Group/Organization	Virginia Park Advisory Board
	Agency/Group/Organization Type	Advisory Group
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Advisory Board Meeting, Group Meeting and Discussion

8	Agency/Group/Organization	Cradle to Career Group
	Agency/Group/Organization Type	Advisory Group
	What section of the Plan was addressed by Consultation?	Economic Development Community Service for Youth and Families
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Work Group Meeting and Discussion
9	Agency/Group/Organization	Senior Housing Task Force
	Agency/Group/Organization Type	Housing Task Force
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Community Service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Group Meetings
10	Agency/Group/Organization	St. Joseph Center
	Agency/Group/Organization Type	Services-homeless Non-Profit

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
11	Agency/Group/Organization	Meals on Wheels West
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Non-Profit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Seniors, Persons with Disabilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
12	Agency/Group/Organization	Hospitality Training Academy
	Agency/Group/Organization Type	Services-Employment Non-Profit
	What section of the Plan was addressed by Consultation?	Economic Development Job Training
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings

13	Agency/Group/Organization	Venice Family Clinic
	Agency/Group/Organization Type	Services-Health Non-Profit
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Family Health Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
14	Agency/Group/Organization	Chrysalis
	Agency/Group/Organization Type	Services-Employment Non-profit
	What section of the Plan was addressed by Consultation?	Economic Development Job Training
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
15	Agency/Group/Organization	Heart and Soul Productions
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
16	Agency/Group/Organization	Upward Bound House
	Agency/Group/Organization Type	Services-homeless Non-Profit

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
17	Agency/Group/Organization	WISE & Healthy Aging
	Agency/Group/Organization Type	Services-Elderly Persons Non-Profit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Seniors
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
18	Agency/Group/Organization	Jewish Vocational Services
	Agency/Group/Organization Type	Services-Employment Non-Profit
	What section of the Plan was addressed by Consultation?	Economic Development Job Training for Youth, Employment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
19	Agency/Group/Organization	Westside Food Bank
	Agency/Group/Organization Type	Non-Profit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public Service, Meal Program
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings

20	Agency/Group/Organization	CLARE Foundation
	Agency/Group/Organization Type	Services-homeless Non-Profit
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
21	Agency/Group/Organization	Providence Saint John's Child and Family Development Center
	Agency/Group/Organization Type	Services-Health Non-Profit
	What section of the Plan was addressed by Consultation?	Community Service for Youth and Families
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
22	Agency/Group/Organization	Legal Aid Foundation of Los Angeles
	Agency/Group/Organization Type	Services - Housing Non-Profit
	What section of the Plan was addressed by Consultation?	Low Income Housing/Legal support
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings

23	Agency/Group/Organization	Santa Monica college
	Agency/Group/Organization Type	School
	What section of the Plan was addressed by Consultation?	Education
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
24	Agency/Group/Organization	Santa Monica Boys and Girls Club
	Agency/Group/Organization Type	Non-Profit
	What section of the Plan was addressed by Consultation?	Youth and Families
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
25	Agency/Group/Organization	OPCC
	Agency/Group/Organization Type	Services-homeless Non-Profit
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
26	Agency/Group/Organization	Step Up On Second, Inc.
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
27	Agency/Group/Organization	Connections for Children
	Agency/Group/Organization Type	Services-Children Non-Profit
	What section of the Plan was addressed by Consultation?	Youth & Families
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
28	Agency/Group/Organization	Family Service of Santa Monica/Vista Del Mar
	Agency/Group/Organization Type	Services-Children Non-Profit
	What section of the Plan was addressed by Consultation?	Youth and Families
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
29	Agency/Group/Organization	Growing Place
	Agency/Group/Organization Type	Services-Children Non-Profit
	What section of the Plan was addressed by Consultation?	Youth & Families, childcare

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings
30	Agency/Group/Organization	Disability Community Resource Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Non-profit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Low-income families, people with disabilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Commission Meetings, Public Hearings

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

The City continues to consult with a wide variety of agencies and organizations involved in activities that are relevant to CDBG and HOME activities and programs.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LAHSA	Funding priorities, evaluation tools and performance measures are discussed and adopted.
Land Use and Circulation Element	City	City Vision and Goals
Housing Element	City	City Guidelines and Plans for Housing
Action Plan to Address Homelessness	City	Homelessness Strategy

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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	City	Coordination of Efforts
Home for Good	United Way of Greater LA	Homelessness Strategy
Evaluation of Services for Older Adults	City	Services for Senior Citizens
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	Homeless Strategy
City of Santa Monica Youth Budget	City	Programs for Youth and Teens
Youth Violence Prevention in Santa Monica	City	Programs for Youth
Santa Monica Rent Control Board Report	City	Guidelines and Housing
Action Plan: Public Transit	Los Angeles County	Programs for Seniors
RAND Study on Care in Santa Monica	City	Programs for Youth
Downtown Community Plan	City	City Vision and Goals

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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. The Human Services and Housing Divisions meet regularly

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 discuss high priority community needs.

The City also partners with over 20 local non-profit organizations to ensure the adequate provision of housing and community services in Santa Monica. Organizations may attend commission meetings, public hearings, or Council meetings where their ideas, expressions of need, and input on program activities can be heard. More information on the City's non-profit partners can be found in the 2015-19 Human Services Grants Program plan at 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, Tax Credit Allocation Committee, RAND, Pico Neighborhood, SMPD, Santa Monica-Malibu Unified School District, United Way, and Westside Council of Governments.

Funding for affordable housing is provided to nonprofit affordable housing organizations pursuant to the City's Housing Trust Fund Guidelines and rental housing vouchers are provided pursuant to the Santa Monica Housing Authority's 5-Year Administrative and Annual Plans. 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, the Westside Coalition has representatives from agencies involved with emergency shelter, affordable housing, and supportive services on the Westside of Los Angeles. The Coalition meets monthly to coordinate efforts, including advocacy in 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.

AP-12 Participation – 91.105, 91.200(c)

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

When developing the 2015-19 Consolidated Plan, the City launched a collaborative effort to consult with elected officials, commissioners, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan. The City's outreach and consultation strategies include the formation of community outreach partnerships with housing, service, and mental health providers; workforce developers; community advocates; and others. This 2019-20 Action Plan is informed by three advertised public meetings and an advertised 30-day public review period to solicit input from the community at large. In addition, City staff meet regularly to ensure that allocation of entitlement grant funds and proposed projects meet the goals and strategies outlined in the City's 2015-19 Consolidated Plan.

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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	City Council Public Meetings	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Broad Community	25-50 members of the public attend	No comments were received at the January 22, 2019 Council meeting. + April 23, 2019 meeting (TBD)	Not Applicable.	

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)
2	30-Day Public Review Period	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Broad Community	Posted March 15, - April 15, 2019. Daily local newspaper, the Santa Monica Daily Press, is widely distributed with a circulation of 28,000 and readership of 48,000.	(TBD)		

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)
3	Public Hearings	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Broad Community</p>	<p>Public Hearings at the 03/21/2019 Meeting of the Housing Commission and the 03/25/2019 Meeting of the Social Services Commission were publicized in the daily local paper, the Santa Monica Daily Press.</p>	(TBD)		
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Daily local newspaper, the Santa Monica Daily Press, is widely distributed with a circulation of 28,000 and readership of 48,000.</p>	(TBD)	N/A	www.smdp.com

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)
5	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	City website where various grants are publicized. Members of the public are directed to this site.	(TBD)	N/A	www.smgov.net/h sd

Table 4 – Citizen Participation Outreach

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 estimated HUD allocations. The estimated figures for "Expected Amount Available Remainder of ConPlan" reflect anticipated funding for the final year of the Consolidated Plan and are based on prior allocation amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,148,780	56,638	573,223	1,778,641	1,778,641	Program Income from MERL loan repayments and interest earned. Unexpended project funds from prior years (displaced by receipt of program income).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	483,500	100,000	0	583,500	583,500	-

Table 5 - 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 recognizes that the annual entitlement and formula allocations are not sufficient to meet all of its needs, and that leveraging resources is critical to achieving the goals. The City continues to cultivate funding partners who can match the City's investment of CDBG and HOME funds. Even with the use of the City's Human Services Grants Program funding, 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 sources and/or in-kind services. The City's Human Services Grants Program provides support for programs meeting the priorities noted here, and enables the City to better meet these needs. The HOME program uses local funding to meet the 25% matching requirements.

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

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

Discussion

Please see the preceding responses.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Safe, Affordable Housing	2015	2019	Affordable Housing	Low/Mod areas	Provide Safe, Affordable Housing	CDBG: \$0 HOME: \$478,800	Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted
2	Provide Housing for Persons with Special Needs	2015	2019	Affordable Housing	Low/Mod areas	Provide Safe, Affordable Housing Provide Supportive Housing for Special Needs	CDBG: \$36,644 HOME: \$0	Rental units rehabilitated: 30 Household Housing Units
3	Homeless Activities	2015	2019	Homeless	Citywide	Homeless Activities	CDBG: \$44,624 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
4	Public Service Programs	2015	2019	Non-Homeless Special Needs	Low/Mod areas	Public Service Programs	CDBG: \$0 HOME: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2015	2019	Non-Housing Community Development	Low/Mod areas	Economic Development	CDBG: \$40,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Jobs created/retained: 0 Jobs
6	Public Facilities/Infrastructure	2015	2019	Non-Housing Community Development	Low/Mod areas	Public Facilities/Infrastructure	CDBG: \$1,336,289 HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1,610 Households Assisted
7	Fair Housing	2015	2019	Non-Homeless Special Needs Fair Housing	Citywide	Fair Housing	CDBG: \$80,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Safe, Affordable Housing
	Goal Description	Rental assistance, emergency home repairs, home rehabilitation.

2	Goal Name	Provide Housing for Persons with Special Needs
	Goal Description	Provide housing meeting the needs of seniors, persons with disabilities and other special needs by the Disability Community Resource Center.
3	Goal Name	Homeless Activities
	Goal Description	Homeless prevention, emergency shelters, transitional housing by St. Joseph Center.
4	Goal Name	Public Service Programs
	Goal Description	Programs for the elderly, youth, and persons with disabilities
5	Goal Name	Economic Development
	Goal Description	Job training program and services by Chrysalis.
6	Goal Name	Public Facilities/Infrastructure
	Goal Description	Land acquisition in low/moderate income area for a public facility project.
7	Goal Name	Fair Housing
	Goal Description	Fair housing programs and services by LAFLA

Projects

AP-35 Projects – 91.220(d)

Introduction

The development of the Annual Action Plan is informed by meetings and discussions between the staff of the City's Human Services Division and other City Departments, as well as the City's regular interactions with housing and social service agencies involved in delivering services for vulnerable populations in Santa Monica. Public input was solicited through an advertised 30-day public review period and public hearings at City Council and Commission meetings. All projects selected to receive funding meet objectives and goals set by the City to address housing and service needs.

Projects

#	Project Name
1	CDBG: 19th St. Land Acquisition
2	CDBG: Employment Program - Chrysalis
3	CDBG: Independent Living & Home Access Program - DCRC
4	CDBG: Chronic Homeless Program - St. Joseph Center
5	CDBG: Legal Services Program - Legal Aid Foundation of Los Angeles
6	HOME: Tenant-Based Rental Assistance
7	CDBG: Administration
8	HOME: Administration
9	HOME: CHDO Reserve

Table 7 - Project Information

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

The selected activities 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 several Commission meetings and public hearings with the objective of using limited resources to have the greatest impact in meeting the most pressing needs. These inputs were described in the public participation section of the 2015-19 Consolidated Plan. The City is also in touch with agency officials and organization heads in other municipalities and with county, state, and regional organizations. In addition, 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.

The City of Santa Monica's economy remains relatively strong due in large part to its geographic location and its diversified tax base revenue, including sales, transient occupancy, utility users, property, and business license taxes. However, there are signs of moderation in the local economy's growth rate. City

revenues are projected to increase at a modest average rate of 2.3% over the next ten years, as the City absorbs the impacts of a changing economic landscape. The 00's 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. In addition, the rise in market rents and decontrol of rental units are increasing the difficulty of finding affordable housing in Santa Monica.

The historical reductions to the CDBG and HOME entitlement programs have resulted in decreased funding available to support housing, public facility improvements, and administrative reimbursement. 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 will 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 and housing. The city will continue to monitor the state and federal budgets to identify indicators of a future recession or budget cuts.

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AP-38 Project Summary

Project Summary Information

Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
CDBG: 19th St. Land Acquisition	Public Facilities/Infrastructure	Low/Mod areas - Other	Public Facilities/Infrastructure	CDBG : \$1,336,289
Description	Acquire 8,002 sq. ft. vacant land parcel from the City's Housing Fund for a public facility project in a low/moderate income area. While this parcel was deemed not suitable for the development of affordable housing, a community process to determine the highest and best recreational use of this site will lead to development of a park that could include community gardens, outdoor fitness equipment, and/or a children's playground to benefit the residents of the neighborhood.			
Target Date for Completion	06/30/2020			
1 Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	1,610			
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	2018 19th Street, Santa Monica CA 90404			
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Land acquisition that would facilitate the General Fund purchase of the property from the Housing Fund to be used as park space, community gardens, outdoor fitness equipment, or a children's playground.			
CDBG: Independent Living & Home Access Program	Provide Housing for Persons with Special Needs	Citywide - Other	Provide Supportive Housing for Special Needs	CDBG : \$36,644
Description	Provide minor home modifications for low-income persons with disabilities			
2 Target Date for Completion	06/30/2020			
Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				

Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)		Provide minor home modifications for low-income persons with disabilities		
CDBG: Employment Program - Chrysalis				
	Homeless Activities Public Service Programs	Citywide - Other	Homeless Activities Public Service Programs	CDBG : \$40,000
Description		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.		
Target Date for Completion		06/30/2020		
3 Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)		Provide a program that assists low-income and homeless persons by helping participants remove barriers to employment, secure jobs, retain those jobs, and increase skills levels for advancement with a goal of self-sufficiency		
CDBG: Chronic Homeless Program - St. Joseph Center				
	Homeless Activities	Citywide - Other	Homeless Activities	CDBG : \$44,624
Description		Provide assertive outreach and intensive case management to chronically homeless persons in the CHP Assertive Case Management and Homeless Community Court Programs.		
4 Target Date for Completion		06/30/2020		
Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				

Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)		Provide assertive outreach and intensive case management to chronically homeless persons in the CHP Assertive Case Management and Homeless Community Court Programs.		
CDBG: Legal Services Program - Legal Aid Foundation of Los Angeles				
	Fair Housing Public Service Programs	Citywide - Other	Fair Housing Public Service Programs	CDBG : \$80,000
Description		Provide a full range of legal services to low-income residents to promote access to justice and strengthen communities		
Target Date for Completion		06/30/2020		
5	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)			
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)		Provide a full range of legal services to low-income residents to promote access to justice and strengthen communities		
CDBG: Administration				
6	Economic Development Fair Housing Homeless Activities Provide Housing for Persons with Special Needs Provide Safe, Affordable Housing Public Facilities/Infrastructure Public Service Programs	Low/Mod areas - Other Citywide - Other	Economic Development Fair Housing Homeless Activities Provide Safe, Affordable Housing Provide Supportive Housing for Special Needs Public Facilities/Infrastructure Public Service Programs	CDBG : \$241,084
Description		Administer the CDBG program in compliance with federal regulations and local policies		
Target Date for Completion		06/30/0020		

	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Administer the CDBG program in compliance with federal regulations and local policies			
	HOME: Tenant Based Rental Assistance	Provide Safe, Affordable Housing	Low/Mod areas - Other Citywide - Other	Provide Safe, Affordable Housing	HOME : \$483,500
	Description	The HOME TBRA program provides rental subsidies for qualifying low-income households.			
	Target Date for Completion	06/30/2020			
7	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The HOME TBRA program provides rental subsidies for low-income households, which may include priorities for households at-risk of losing their housing and becoming homeless, including seniors, persons living with disabilities, and rent-burdened households, as well as seniors and persons living with disabilities who are homeless. The Santa Monica Housing Authority reviews applicants for program eligibility.			
	HOME: Administration	Provide Safe, Affordable Housing	Citywide - Other	Provide Safe, Affordable Housing	HOME : \$47,880
8	Description	Administer the HOME program in compliance with federal regulations and local policies			
	Target Date for Completion	06/30/2020			

Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Administer the HOME program in compliance with federal regulations and local policies			
HOME: CHDO Reserve	Provide Safe, Affordable Housing	Citywide - Other	Provide Safe, Affordable Housing	HOME : \$56,820
Description	Per regulation 92.300, the City is reserving 15% of the HOME allocation for a CHDO.			
Target Date for Completion	06/30/2020			
Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Per regulation 92.300 the City is reserving 15% of the HOME allocation for a CHDO			

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

The latest Low- and Moderate-Income Summary Data based on the 2011-15 American Community Survey indicates that there are 14 low- and moderate-income block groups in Santa Monica, distributed among 10 of the City’s 19 Census Tracts. A map in the appendix to this Plan shows the location of these Block Groups.

Geographic Distribution

Target Area	Percentage of Funds
Low/Mod areas	95
Citywide	5

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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.

Discussion

The resources available under the FY 2019-20 Action Plan are limited. The City targets funding according to priority needs throughout the City, with an emphasis on helping the lowest-income households. Depending on the type of need being addressed, resources may or may not be geographically targeted. Public services for FY 2019-20 are not geographically targeted. Services will be provided to eligible program participants in such a manner as to provide the greatest level of availability to the widest area possible. Assistance to projects that improve public facilities/infrastructure will be undertaken in a specific location within a low-income area. A project may only be funded outside of this area if the project primarily benefits low-income households or persons presumed to be low-income, such as adults with disabilities. 100% of the funds are allocated to projects that meet the low-income limited clientele, low-mod housing or low-mod area national objective.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

A barrier to affordable housing in the City of Santa Monica is the affordable rental housing stock and the lack of funding for new construction and rehabilitation.

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 factors 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	0
Non-Homeless	55
Special-Needs	30
Total	85

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	85

Table 10 - 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 Housing Choice Voucher, Continuum of Care and HOME tenants.

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

In recent years, the City has coordinated with the Housing Authority to determine issues and will continue to do so, though the City does not have public housing or plan to provide funding for any Housing Authority programs or projects. The City currently provides funds for rental housing vouchers previously funded by the City's former Redevelopment Agency, as well as contributes to staff costs.

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

The Santa Monica Housing Authority does not own any housing and therefore does not have any public housing.

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

The City's Public Housing Authority is a high performer.

Discussion

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

Introduction

The needs of homeless persons and persons with special needs are complex and require a wide range of specialized services. Numerous agencies are often involved to prevent homelessness and support persons who are homeless, providing distinct services such as housing, mental health, employment training, eviction prevention and legal services, and case management services. A number of activities and services are funded to help the needs of homeless households and other special needs populations. Overall, these services address the high priority of reducing homelessness as well as providing intervention services to prevent homelessness.

There are several special needs groups identified as having a higher need for affordable housing. These groups include: older adults who are frail and/or low-income, persons living with disabilities (mental, physical, developmental), victims of domestic violence at risk youth and aging-out foster youth, and members of the Santa Monica Service Registry, which is a cohort of the most vulnerable homeless individuals as determined by length of time on the streets, age, and physical and mental health conditions.

Older adults, persons living with disabilities, and chronically homeless Service Registry participants are more likely to experience difficulty maintaining safe and stable housing, affording housing, and navigating service systems that provide support. Older adults and persons living with disabilities also have a need for physically accessible housing, whether for new housing, rehabilitated existing housing, or the adaptation of the housing they currently occupy. In addition to general challenges, older adults may need support to live independently with dementia, declining mobility, and other age-related illness.

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 survey produces a numerical score which indicates 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. Funding for CES has increased significantly to expand efforts and reach more unsheltered individuals with additional funds from LAHSA

to complement investments by United Way of Greater Los Angeles and the Hilton Foundation.

In addition to participating in CES, the City provides ongoing funding for Assertive Case Management Teams and outreach staff at local non-profits who engage homeless individuals on the streets and provide case management and housing navigation assistance in the field. City efforts are leveraged with County-funded outreach teams such as the Integrated Mobile Health Team (IMHT) and Street Medicine teams which provide medical and behavioral health care to homeless people on the streets with the purpose of linking them to appropriate housing. The City continues to support an interdisciplinary mobile treatment team, which began during FY 2016-17 and is funded through City General Funds and now in partnership with LA County, that engages chronically homeless individuals with substance abuse disorders in public spaces, provide comprehensive physical and behavioral health assessments and utilize peer counselors and social workers to engage them in on-going treatment and housing. In Fall 2017 City Council authorized an additional \$1.4M in one-time funds to implement place-based outreach strategies in public spaces with high concentrations of homeless individuals yet to be linked to services.

The City also utilizes first responders as a means of engaging and assessing the needs of homeless individuals. The Santa Monica Police Department maintains a specialized Homeless Liaison Program (HLP) Team of eight officers and a sergeant who work in conjunction with local nonprofits and City departments (Human Services, the City Attorney's Office, Fire, and Housing) to identify vulnerable individuals and coordinate services. SMPD also provides training to all patrol officers on safe and appropriate methods for engaging and de-escalating people with mental illness. SMPD has developed the only POST-approved homeless curriculum in the state, which has been offered to sworn and civilian personnel from across the country. The Fire Department is also working to update their electronic records system to include additional homeless assessment questions that can be shared with Human Services and local providers to help connect vulnerable individuals to on-going care after emergency services.

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.

As the County and City of LA continue implementation of their respective homeless strategies, the City will be looking for opportunities to collaborate on projects on the Westside of LA County that will build housing and service capacity in the region.

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

Please see answer below.

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 support populations with special needs to live independently
- Improve access to services for special needs persons
- Assist homeless individuals and those at risk of homelessness with access to permanent affordable housing and necessary supportive services including legal services
- Coordinate homeless services and encourage collaboration among service providers

As part of the City's Human Services Grants Program, homeless agencies and other non-profits are funded to provide post-housing placement retention services, supportive services to build income, stabilize health and behavioral health issues, legal services and benefits assistance that enable people to retain their housing. The City has recently expanded efforts to prevent people from losing their housing, especially those who are low-income/fixed income, disabled, elderly and/or living in rent controlled, deed restricted or Section 8 housing. The City will continue the Senior Housing Task Force, a collaborative group of City and County departments and non-profit agencies that meets monthly to identify older adults at imminent risk of losing their housing due to unsafe living conditions. The Task Force provides intensive interventions to bring housing up to safe and habitable standards and negotiates to prevent eviction. The City also has strict tenant harassment laws, and provides funding to Legal Aid Foundation of Los Angeles to investigate harassment claims and provide legal representation to low-income tenants to prevent unlawful evictions which often target the elderly, people with disabilities and Section 8 tenants. In addition, the City maintains a Flexible Funding pool of General Fund dollars that can be used for costs associated with eviction prevention, including short-term direct rental assistance, moving costs, damage mitigation, utility assistance, etc. These funds are often leveraged with

federal Family Self Sufficiency resources that provides assistance to Section 8 households to build economic self-sufficiency and reduce dependence on public benefits.

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

DRAFT

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

Introduction:

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:

https://www.smgov.net/Departments/HED/Housing_and_Redevelopment/Housing/Reports/Housing_Reports.aspx

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.

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 Santa Monica Analysis of Impediments to Fair Housing Choice evaluates a wide range of housing issues and potential barriers to fair housing. The AI builds upon this analysis, outlines conclusions, and provides recommended actions for the City and its community partners to address identified impediments to fair housing choice. The Recommended Actions to Address Impediments attachment summarizes impediments identified in Santa Monica's AI, and identifies the actions taken by the City to address and the actions that are ongoing and needed for completion. The City of Santa Monica continues to monitor, analyze, and address market conditions and governmental factors that may act as barriers to affordable housing. Staff is currently working on preparing the Affirmatively Furthering Fair Housing plan, the new format of the AI (even though the federal government has postponed the deadline for completing the AFFH plan). See Appendix 1 for recommended actions to address identified impediments.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The continued growth of regional needs for homeless services and housing retention is the greatest challenge to meeting underserved needs. Significant ballot measures in LA County, LA City and City of Santa Monica were passed by voters in 2016 and 2017 to increase the resources available to tackle this problem via boosting affordable housing production and increase funding for services. To overcome this significant challenge, locally, the City will increase efficiencies by facilitating more collaboration with other agencies and organizations, and identifying more opportunities to leverage funds. Additionally, the City, through a grant provided by United Way, will be producing a training curriculum to increase capacity of staff at local businesses and other community members to engage with homelessness as an issue and on a person-to-person basis. The City is also supporting the convening of a community homelessness steering committee to organize the work to address homelessness with stakeholders beyond staff at the city and local non-profits.

Regionally, the City will continue to participate in working groups to strategize the application of these new resources to fund the critical services proposed in the City and County of LA homeless strategies, adopted in February 2016. The plans provide the blueprint to increase the supply of affordable housing, expand the availability of housing options, coordinate services and housing systems, and improve economic opportunities for low-income households. To the extent possible, the City will apply its leadership in this area to support these efforts by sharing best practices, providing technical assistance and helping to activate other communities in being accountable for local needs.

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 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 emergency shelter to homelessness prevention 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 to take the following actions this program year to meet lead-based paint requirements:

- 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; and
- Provide lead-based paint testing and remediation to existing single- and multi-family units, targeting low and moderate income households.

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 low-income households 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:

- 1) Pre-vocational and job readiness skills training including assessment and assistance with applications, resumes, job-seeking skills and work performance standards;
- 2) Job development and placement for temporary and permanent employment opportunities with businesses, industry, and government;
- 3) Apprenticeships and training linkages with skills center and other vocational resources;
- 4) 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;
- 5) Youth skill-building and development to design innovative and creative alternatives to criminal involvement, youth violence, isolation, and loss of opportunities for growth;
- 6) 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;
- 7) 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;
- 8) Independent living skills and assistance and peer counseling to ensure full self-sufficiency and independence among elderly and disabled individuals;
- 9) Child care subsidies (infant, preschool and elementary) and assistance to working parents;
- 10) 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.

Actions planned to develop institutional structure

Please see answer below.

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.

The City currently coordinates housing and services for homeless and formerly homeless households through monthly Chronic Homeless Project case conferencing meetings, led by Human Services with representatives from all City-funded homeless programs, County Mental Health and SMPD. The Senior Housing Task Force is also enhancing coordination between housing and social service agencies and allowing for early intervention to prevent housed older adults from becoming homeless due to complications of cognitive decline. Policy coordination occurs through formal quarterly meetings with Human Services and Housing Authority staff, in addition to frequent informal communications to collaborate on shared program participant issues.

Discussion:

Also, the City will encourage the efforts of the Santa Monica Housing Authority which administers the Section 8 vouchers within the City.

Program Specific Requirements

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

Introduction:

The City currently uses various administrative mechanisms to monitor progress of HUD-funded projects and activities that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan and Action Plan activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The City's primary monitoring goals are:

- Provide technical assistance to grant administrators and staff
- Ensure activities are carried out in compliance with federal, state, and local requirements
- Identify deficiencies and promote corrections in order to improve the City's ability to adhere to the Consolidated Plan objectives and annual goals

City staff participate in quarterly meetings and communicate with subrecipients as needed to discuss project or program progress.

All Requests for Proposal (RFPs) and contracts are reviewed carefully to ensure compliance with HUD and local requirements for program delivery, financial management, procurement, personnel matters, and other such requirements. Subrecipients are required to enter into agreements that specify objectives, scope of work, applicable timelines, performance targets, budget, federal, state, and local regulatory requirements, and monitoring and reporting requirements.

In addition, the City may undertake activities through the City's Capital Improvement Program (CIP), which funds the acquisition, expansion or rehabilitation of land, buildings, and other major infrastructure. Projects included in the CIP budget exceed \$50,000 and involve public works construction.

During project implementation, subrecipients are required to submit periodic reports detailing progress toward objectives, problems and/or resolution to meeting goals, and quantitative participation data by ethnicity, income, and household status. Periodic reports and payment requests are reviewed for compliance with the project agreement, budget consistency, and documentation of expenditures. Subrecipients are advised of any procedural errors and/or ineligible activities, and provided with technical assistance as needed.

Upon project completion, project sponsors are required to submit completion reports identifying program/project accomplishments, including number of persons or households served, ethnicity, and income level.

The City and subrecipients shall comply with participant eligibility requirements for CDBG funded

projects as detailed in 24 CFR Subpart C of the HUD Regulations and 24 CFR Part 92 for HOME projects. The City or subrecipients collect income verification documentation at the time of intake and at least annually while the participant is receiving CDBG-funded services or during project construction.

Projects are subject to on-site performance and financial audits during implementation or completion. Priority for on-site audits is given to high-risk programs.

Affordable housing development projects must submit annual compliance reports throughout the period of required affordability. 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.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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	100,000
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
Total Program Income:	100,000

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

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

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

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

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

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

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

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

The HOME TBRA program provides rental subsidies for households whose income is at or below 60% AMI up to 24 months or longer with an extension and if funding is available. Targeted populations include tenants at-risk of losing their housing and becoming homeless (such as rent burdened households), seniors, persons living with permanent disabilities, and persons experiencing homelessness. The program is managed by the Santa Monica Housing Authority (SMHA) and operated with guidance from the SMHA Administrative Plan. Required lease terms are specific to HOME regulations. Required lease terms are specific to HOME regulations. Further details about the TBRA program can be obtained from SMHA staff at 310-458-8743.

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