

502 Colorado Avenue
MERITS FOR LOAN APPLICATION APPROVAL

DEVELOPER:	Community Corporation of Santa Monica (CCSM)
DEVELOPMENT TYPE:	Capital Improvement
AFFORDABILITY:	Very Low-Income
POPULATION:	Small Households
REQUESTED LOAN:	\$295,747

Summary

CCSM submitted a Housing Trust Fund application to the City of Santa Monica for a proposed capital improvements loan. Citywide Housing Trust Funds (CHTF) will be used to finance the proposed loan in the amount of \$295,747 for security upgrades. The Property was built in 2002 in the Downtown neighborhood and contains 44 very-low, studio apartments. The property has experienced a general increase in trespassers. These changes have significantly compromised security at the property with trespassers climbing the existing fence to sleep in the property or to conduct illegal activities. This regular breach in security causes distress to the residents, reduces the operating budget due to unexpected repairs and maintenance caused by trespassers, and increases service calls to City Police.

The table on the following page lists the criteria by which the loan request was evaluated and the merits upon which the loan request was granted.

LOAN REQUEST EVALUATION 502 Colorado Avenue	
CRITERIA	MERITS
(1) Significantly increases affordable housing opportunities for households who have difficulty finding housing including the homeless, large families, the disabled, seniors, and persons traditionally served by Single-Room Occupancy housing.	<i>The capital improvement would increase the overall safety and well-being of current and future households living at the property. The property provides affordable housing opportunities for persons traditionally served by single-room occupancy in Santa Monica.</i>
(2) Cost-effective or achieve the lowest possible subsidy per unit for City resources.	<i>The loan would provide funds needed for security upgrades. CCSM procured three estimates for capital improvements and selected the lowest bid by a firm in good standing.</i>
(3) Benefit a high percentage of very low- and low-income households by ensuring deeper affordability.	<i>The 44 residences target very low-income households at or below 50% of the area median income (AMI).</i>

LOAN REQUEST EVALUATION
502 Colorado Avenue

CRITERIA	MERITS
<p>(4) Located in areas currently underserved by affordable housing developments.</p>	<p><i>The proposed development is in the Downtown Neighborhood. Attached is a map illustrating the locations of City-funded affordable housing and further discusses the geographic distribution of City-funded affordable housing. Given the proximity to transit (both the Expo Line and bus routes), bike lanes, schools, supermarkets, parks, and other services, the property provides affordable housing opportunities for very low-income households as well as convenient access to valuable community amenities.</i></p>
<p>(5) Address an area of need identified in the Housing Element of the City of Santa Monica.</p>	<p><i>Santa Monica’s Housing Element includes the goal of producing housing for all income categories (Goal 2.0), including providing financial assistance to nonprofit housing developers for affordable housing (Objective 2.c) and facilitating the development of special-needs housing (Objective 2.f). The Housing Element also includes the goal of providing housing assistance and supportive services to very low-, low-, and moderate-income households and households with special needs (Goal 5.0), including facilitating the reduction of the number of homeless individuals living on the streets of Santa Monica through the provision of a range of housing options, with an emphasis on affordable, permanent, supportive housing (Objective 5.f).</i></p>
<p>(6) Addresses a particular need identified in the Council-approved Housing Trust Funds Plan.</p>	<p><i>The HTF Guidelines Initial Plan was approved by City Council in July 2018 and identifies affordable housing for four target populations: seniors, persons living with disabilities/persons experiencing homelessness, larger families, and small families/individuals. The property addresses the identified need of affordable housing for persons living with disabilities as well as individuals.</i></p>
<p>(7) Loan Applicant’s past and projected effectiveness implementing the City-established local preferences (i.e. households which live or work in Santa Monica).</p>	<p><i>CCSM is an experienced affordable housing provider in Santa Monica and has implemented live/work priorities in its portfolio throughout the City. CCSM understands and accepts that opportunities to occupy affordable housing in the property will be determined by a City-administered or City-approved waitlist sorted by priority households. The first priority for affordable housing is for households being displaced from housing in Santa Monica as a result of an Ellis Act or owner-occupancy eviction, code enforcement action, or natural disaster, etc. The second highest priority for affordable housing is for households that live or work in Santa Monica.</i></p>