The 2013-2021 Housing Element

Planning for housing through 2021 in the City of Santa Monica

Composite of presentations to Santa Monica City Commissions between July and September 2012
Presentation Overview: Starting Up the Housing Element

• Purpose, Structure, Process
• Housing: A High Priority for the City of Santa Monica
• Current Policy: The 2008-14 Housing Element and the RHNA
• Challenges and Goals for the 2013-2021 Housing Element
• Purpose of this discussion: Gathering your input on your key issues
What is in a Housing Element?

- Per State Law, a Housing Element must include:
  - Review of Past Performance
  - To monitor program outcomes
  - A Housing Needs Assessment
  - A Sites Inventory and Analysis
  - An analysis of Potential Constraints on Housing
  - Identification of Housing Programs
  - Quantified Objectives
2008-2014 Housing Element Goals

- Eight Primary Goals
  - Generally encourage a regulatory framework and programs to facilitate production of high quality housing and neighborhoods
    - Zoning Update with Design Guidelines; Revisiting in-lieu fees.
  - Protect existing supply of affordable housing and tenants
    - Rent Control; Section 8; deed restrictions
  - Provide housing assistance and supportive services to those in need
    - Connect housing and services; address special needs; strive for “complete” neighborhoods
  - Eliminate discrimination
  - Encourage public participation
Santa Monica’s 2008-2014 Housing Element

- City Council adopted in November 2008; Certified by HCD in February 2009.
  - Adopted during LUCE planning with some major policy directions deferred to outcome of LUCE – Transit-oriented land use and housing
- Recipient: 2009 SCAG Compass Blueprint Excellence Award
  - Visionary Planning for Sustainability
Why are we doing the Housing Element – again?

- State Requirement for Southern California (SCAG) region:
  - Moved up 5th cycle to time with SCAG’s Regional Transportation Plan (RTP) and Sustainable Community Strategy (SCS)
  - Requires Council adoption by October 13, 2013
    - 120-day grace period
    - If deadline is missed, Element is valid 4 years instead of 8
Preparation Timeline

- Outreach (July-December)
  - Commission Presentations: July-September
  - Provider/Developer community (Sept. 19)
  - Neighborhoods
  - City Council Study Session (Tentative – December)
- Draft for HCD/public review: Early 2013
  - Additional Outreach (Spring)
    - CEQA review – public process
- Adoption (by October 2013)
  - Planning Commission recommendation (Fall)
  - Council Approval
## Outreach to City Commissions

<table>
<thead>
<tr>
<th>Commission Schedule</th>
<th>Meeting Date</th>
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<tbody>
<tr>
<td>Commission for the Senior Community</td>
<td>July 18, 2012</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>July 25, 2012</td>
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<tr>
<td>Disabilities Commission</td>
<td>August 6, 2012</td>
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<tr>
<td>Commission on the Status of Women</td>
<td>August 8, 2012</td>
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<tr>
<td>Rent Control</td>
<td>August 15, 2012</td>
</tr>
<tr>
<td>Social Services Commission</td>
<td>August 27, 2012</td>
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<tr>
<td>Housing Commission</td>
<td>September 20, 2012</td>
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HOUSING: A HIGH PRIORITY FOR THE CITY OF SANTA MONICA
HOUSING POLICY IN THE LAND USE AND CIRCULATION ELEMENT (LUCE)  
Adopted July 6, 2010

Protects existing neighborhoods and creates new capacity on boulevards and in activity centers

- Opportunities for SM residents, employees and next generation in higher density, transit-oriented, mixed-use “complete neighborhoods.”
- Continued commitment to affordable housing
- Maintain character of residential neighborhoods; reduce development pressure
- Area & Specific Plans: to coordinate public and private projects and achieve the long-term goals

- Preserves 96% of the City
- Reduces amount of land area available for change
Commitment to Developing Affordable Housing Citywide

- Affordable Housing Trust Fund
  - Past Successes; Future Challenges post-RDA
Using Development to Help Provide Affordable Housing

- Inclusionary housing – all residential projects over 2 units must provide:
  - On-site
  - Off-site (within ¼ - mile radius)
  - In-lieu fee (to Affordable Housing Trust Fund)

- Luce “Tier 2 & 3” Requirements
  - Community Benefits – Affordable Housing (beyond Inclusionary requirement) is the #1 Priority as a community benefit
Affordable Housing as a Preferred Project

- **Zoning Code Standards**
  - Waivers of some standards, such as reduced parking, additional height
  - Protection in terms of equal quality to market-rate units
  - Process Streamlining: 100% affordable allowed by right in most zoning districts, with increased density in residential zones.
    - Non-discretionary also reduces CEQA burden
Rent Control

Goal: Protect existing supply of affordable housing

- Tenant protection:
  - Tenant Eviction Program (Consumer Protection Unit & Rent Control Board)
  - Legislation: Investigate and support legislation that protects tenants
  - Protect and assist mobile home park tenants
Addressing Homelessness with Specific Goals

- HE incorporates goals of 2008 Action Plan for Addressing Homelessness in Santa Monica
  - Facilitate reduction of individuals living on Santa Monica streets through providing housing options
    - Emphasis on case management of affordable, permanent, supportive housing
    - Identify and help the most chronic and vulnerable
    - Develop strategies to link newly homeless individuals with services in their communities of origin.
  - Maintain a Senior Homeless Prevention Program
- New HE: will evaluate and adjust goals as appropriate.
THE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)
### 2008-14 RHNA – How did we do?

<table>
<thead>
<tr>
<th>New Units Permitted and Completed/Scheduled for Completion Between Jan. 1, 2006 and June 11, 2012</th>
<th>TOTAL</th>
<th>%</th>
<th>V LOW</th>
<th>LOW</th>
<th>MODERATE</th>
<th>MARKET</th>
<th>Affordable as % of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Commercial Zones</td>
<td>972</td>
<td>63%</td>
<td>133</td>
<td>6</td>
<td>408</td>
<td>425</td>
<td>56%</td>
</tr>
<tr>
<td>New Single Family in ALL Residential Zones</td>
<td>183</td>
<td>12%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>New Multifamily Units in Residential Zones</td>
<td>388</td>
<td>25%</td>
<td>118</td>
<td>79</td>
<td>191</td>
<td></td>
<td>51%</td>
</tr>
<tr>
<td>All Zones Citywide</td>
<td>1,543</td>
<td>100%</td>
<td>251</td>
<td>85</td>
<td>408</td>
<td>799</td>
<td>48%</td>
</tr>
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### 2008-2014 RHNA Allocation (Quantified Objective)

<table>
<thead>
<tr>
<th>Units in excess and as a % of Housing Element Quantified Objective</th>
<th>662</th>
<th>164</th>
<th>107</th>
<th>114</th>
<th>277</th>
<th>58%</th>
</tr>
</thead>
<tbody>
<tr>
<td>New multi-family housing units only (excl. SFD)</td>
<td>1,360</td>
<td></td>
<td></td>
<td></td>
<td></td>
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In the past six years, housing units – both affordable and market rate – have been built in Santa Monica exceeding the RHNA by 233%.

55% of the multi-family units were deed-restricted affordable.
2014-2021 RHNA

<table>
<thead>
<tr>
<th>Housing Units (Total)</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate</th>
<th>Market Rate</th>
<th>Affordable % (including Moderate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1674</td>
<td>428</td>
<td>263</td>
<td>283</td>
<td>700</td>
<td>58%</td>
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Regional Housing Needs Assessment (RHNA) allocated to reflect SCAG’s 2% Compass Blueprint strategy, with housing near new transit opportunities.

- Will include some larger projects in early construction
- Projects in the Pipeline: (more than 2,000 proposed units in applications)
  - Downtown
  - Bergamot Mixed-Use and Transit Village area
  - Activity Centers on Boulevards
- Suitable Sites Analysis
  - Based on LUCE designations
POPULATION TRENDS AND CHALLENGES FOR THE NEXT HOUSING ELEMENT
Population Trends

Population by Age Groups over Time

- Preschool (<5 yrs)
- School Age (5-17 yrs)
- College Age (18-24 yrs)
- Young Adults (25-44 yrs)
- Middle Age (45-64 yrs)
- Seniors (65+ years)

Age distribution has mostly been stable (within 1%) in the youngest and oldest sectors over the last 20 years. Biggest fluctuations:
- Young Adults (25-44) are down from 43% to 36%
- Older Adults (45-64) are up from 20% to 28%

Median Age Trend: Santa Monica and Los Angeles County

- 1990: Santa Monica 37.9, LA County 40.4
- 2000: Santa Monica 39.3, LA County 40.4
- 2010: Santa Monica 34.8, LA County 40.4
Housing Units in 2010, bedrooms

Total: 48,665 housing units

- None: 2,962
- 1 Bdrm: 17,972
- 2 Bdrms: 17,709
- 3 Bdrms: 7,114
- 4 Bdrms: 1,768
- 5 or more: 1,140

As of 2010

Source: 2010 American Community Survey
2010 Housing stock distribution compared with currently proposed projects

Total: 48,665 housing units
Proposed: 2,741 new units

Sources: 2010 American Community Survey, City of Santa Monica
Rental Units in 2010, bedrooms

Source: 2010 American Community Survey
2010 Rental Housing stock distribution compared with currently proposed projects

Total: 33,067 rental units
Proposed: 2,741 new units

Sources: 2010 American Community Survey, City of Santa Monica
Challenges Ahead

- RDA: Loss of Largest Funding Source for Affordable Housing
  - Projects under construction
    - 183 very low-income units
    - 168 low-income units
  - Projects currently in the pipeline
    - 32 very low-income units
    - 45 low-income units
  - Additional units through DAs
  - Replacement money to build affordable housing – still unknown
    - What are the ways forward?
Questions for the Commission

• What are the Commission’s policy priorities? What are the main challenges for developing housing (Code, physical, access, financial, etc.) that you see and what suggestions do you have for addressing them??

• What comments and suggestions do you have for working toward ensuring that the housing stock provides opportunities for socio-economic diversity and people with special needs??

• What services and amenities are most important to provide in or near new housing projects?
The 2013-2021 Housing Element
Planning for housing through 2021