

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing

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# PHA Plans

5-Year Plan for Fiscal Years 2009-10 – 2013-14  
Annual Plan for Fiscal Years 2009-2010

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICE**

**Five-Year Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Five Year Plan

## Table of Contents

*Five-Year Plan*

Cover Page

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Agency Identification

Agency Mission

Goals and Objectives

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Approved by City Council

## PHA Plan Agency Identification

### 1.0 PHA Information

**PHA Name:** City of Santa Monica Housing Authority

**PHA Number:** CA111

**PHA Type:**  HCV (Section 8)

**PHA Fiscal Year Beginning: (07/2009)**

**2.0 Inventory** (based on ACC units at the time of FY beginning in 1.0 above)

Number of HCV units: 1092

**3.0 Submission Type:** 5-Year and Annual Plan

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2009 – 2014**  
 [24 CFR Part 903.6]

### **5.1 Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (Select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

### **5.2 Goals and Objectives**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

***HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.***

- PHA Goal: Expand the supply of assisted housing  
 Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments:
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
 Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score) 2009 -2010 achieve High Performer status:
  - Increase customer satisfaction by acknowledging all complaints within 24-hours:
  - Concentrate on efforts to improve specific management functions: Improve Section 8 lease up rate to 99% and reduce search time to an average of 30 days.
  - Renovate or modernize public housing units:



- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Based upon the availability of CDBG funding, continue to advocate that priority be given in the City's Rental Repair Program to owners of Section 8 buildings.

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords:
- Increase voucher payment standards:
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

By the fall of 2009, establish a new master wait list for housing opportunities offered by the City of Santa Monica. Existing priorities and criteria will continue to be applied to each housing applicant. Those seeking affordable housing will have a greater opportunity and more choice in housing type through this process. The Administrative Plan is currently under revision and will define the specific process to be applied to the housing opportunity master wait list.

Continue to promote the utilization of deed restricted housing by Section 8 tenants in order to increase mixed income opportunities for Section 8 tenants. Mandate that all new inclusionary housing select tenants from the housing opportunity wait list. Maintain an owner generated, weekly listing of apartments specifically available to all SMHA assisted tenants, including those whose status is pending, with vouchers issued by the SMHA. In addition, all people from any Housing Authority who are requesting the list as a reasonable accommodation are eligible to receive the list. However, because our voucher payment standards are low, the owner-generated listings normally contain only 1 to 5 units. Continue to go to owner association meetings to increase interest in all of the SMHA rental assistance programs, including the Section 8 program. Staff is currently assessing ways to increase landlord participation including but not limited to utilizing project-based vouchers. In 2009, SMHA will initiate a competitive process to allocate up to 20% of the total allocation of Housing Choice Vouchers (if available) to new, rehabilitated, or existing development(s) in the City of Santa Monica. This will expand the opportunities for some of the Section 8 recipients who have difficulty competing for housing in the open market.

Continue to respond expeditiously to any questions or complaints about housing programs administered by the SMHA. Within this context, continue to make

referrals to the appropriate agency including referrals to the City Attorney's Office, Rent Control, Legal Aid, owner associations, and others.

***HUD Strategic Goal: Improve community quality of life and economic vitality***

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups: (elderly, persons with disabilities)
  - Other: (list below)
- Continue to coordinate with the Housing Production and Preservation Division to develop greater opportunities for special needs housing development and rehabilitation integrated into the City of Santa Monica.

***HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals***

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities:
  - Other: (list below)
- There are currently 61 participants in the Family Self-Sufficiency Program (FSS). In 2008, a total of \$50,370 in escrow accounts was disbursed to 8 FSS participants who saved it during the 07-08 fiscal year. As of February 2009, SMHA maintains escrow savings accounts totaling \$194,858. The average escrow balance is \$6,495. SMHA continues to contract with the St. Joseph's Center for FSS case management and referral services. It is difficult to attract persons to the FSS program due to the high cost of living in Santa Monica. Those who participate are very successful and achieve their goals at the end of the five-year period.

The Shelter Plus Care (S+C) program provides housing and supportive services to formerly homeless persons with chronic mental illness, substance abuse, and or

HIV/AIDS and other disabilities. SMHA will pursue additional vouchers when funding is available through a Notice of Funding Announcement. In 2008-09 SMHA exceeded the objectives in the grant including the number of people served. The City of Santa Monica is targeting 125 vulnerable chronically homeless persons to house under the housing first model. Staff is working in collaboration to link those persons to the Shelter Plus Care program.

A Senior /Homeless Prevention and Rental Assistance program funded by City of Santa Monica through redevelopment funds (RDA 20% set-a-side) was implemented by the Housing Division in January 2007. The program provides housing vouchers to homeless households and prevention grants to persons at risk of becoming homeless who are age 55-years or older and actively engaged in case management services. Seniors at risk of being evicted through no fault of their own are eligible for a one-time grant of \$2,000 to prevent them from becoming homeless. Case management is a requirement and is provided by community based non-profit agencies including St. Joseph's Center, OPPC, and WISE Senior Services. With the decline in the economy, service resources including case management will be stretched, and it is a concern if providers will be able to address the needs.

***HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans***

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

The Homeless Transitional Set-Aside program provides Section 8 and HOME Transitional Based Rental Assistance (TBRA), vouchers to formerly homeless persons and victims of domestic violence who graduate from transitional housing programs funded by the City of Santa Monica. As units are vacated they are reserved for recently referred program graduates. Referrals are accepted from Sojourn, the domestic violence program of the Ocean Park Community Center (OPCC), Family Place, St. Joseph's Center, and two city funded homeless transitional housing programs.

In February 2008, both the HOME funded Chronic Homeless Program and the Redevelopment Senior programs provided rental assistance to eligible participants

who reside in Licensed Board and Care facilities operating in the City of Santa Monica.

***Other PHA Goals and Objectives: (list below)***

None

Approved by City Council

**Annual PHA Plan**  
**PHA Fiscal Year 2009-10**

[24 CFR Part 903.7]

All shaded text in the body of the document does not apply to Santa Monica Housing Authority

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Abbreviated Plan:**
  - High Performing PHA**
  - Small Agency (<250 Public Housing Units)**
  - Administering Section 8 Only**
  
- Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

The City of Santa Monica Housing Authority's (SMHA) Annual Plan outlines its primary focus of remaining competitive in the rental market in order to provide a range of affordable housing opportunities for very low, low and moderate income households and individuals. The Plan outlines the City's efforts to provide community-based services that enable many elderly and disabled participants to thrive and live independently in the community of their choice.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments: (Not Applicable)**

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Other (List below, providing each attachment name)
  - Attachment A: City of Santa Monica's Housing Element
  - Attachment B: Public comments
  - Attachment C: Housing Commission comments
  - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Santa Monica Housing Commission is appointed by the City Council and acts as an advisory board to the Council.

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
NA	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
NA	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies, Opportunity wait list process
NA	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
NA	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
NA	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NA	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	PHAS: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) List individually; use as many lines as necessary	(Specify as needed)

## 9.0 Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type *FY2009-10 One-Year Action Plan. No updated data currently available							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	5,646	5	5	2	2	5	2
Income >30% but <=50% of AMI	4,624	5	5	2	2	5	2
Income >50% but <80% of AMI	5,774	5	5	3	4	2	4
Elderly	4,700	5	5	3	4	2	4
Families with Disabilities	Info. not available						
Black	911	5	5	3	2	5	4
Asian	685	5	5	2	2	5	2
White	12,311	5	5	2	2	5	2
Hispanic	Unduplicated count is not available						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: FY 2005-2010 and 2005/06 One-Year Action Plan
- U.S. Census data: 2004 Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study

Indicate year:

- Other sources: (list and indicate year of information) City of Santa Monica
- Housing Element adopted in 2008

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,716	1,944	250 estimated based on projected attrition due to death, and program terminations for non-compliance such as unreported income (EIV). Anticipate EIV related turn over to be reduced since we have used it for more that 1 annual recertification cycle.
Extremely low income <=30% AMI	2,853 (77%) of the total number of applicants		Based on self reported income by wait list applicants
Very low income (>30% but <=50% AMI)	611 (16%) of the total number of applicants		
Low income (>50% but <80% AMI)	252 (7%)	NA	
Families with children	Data not captured on SMHA 1 page housing opportunity application		Data not captured on SMHA 1 page housing opportunity application
Elderly families	786 (21%)		
Families with Disabilities	1,582 (43%)		Self report by applicant subject to verification during eligibility process
Black	1,518 (41%)		
Native American*	65 (1%)* Both Native American & Pacific Islander		
Pacific Islander*	See above		

Housing Needs of Families on the Waiting List			
Caucasian*	1,320 (35%)		* Includes Hispanic and non-Hispanic Whites
Unreported	708 (19%)		
<i>* All Waiting List information is self reported by applicant and does not include bedroom size needed by applicants. New applications were accepted in July and August 2006.</i>			
Characteristics by Bedroom Size (Public Housing Only)	Data not captured on our 1 page housing opportunity application	Household size is used as a surrogate for bedroom size requested*	Information not captured Data not captured on SMHA one-page "housing opportunity" application
1BR		*1,772 (48%)	
2 BR		1,024 (28%)	
3 BR		480 (13%)	
4 BR	4 or more household members	440 (12%)	
5 BR			
5+ BR			
Is the waiting list closed (select one)? No Yes X			
If yes:			
<i>How long has it been closed (# of months) 30 months</i>			
<i>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> Yes</i>			
<i>Does the PHA permit specific categories of families onto the waiting list, even if generally closed?</i>			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Transitional housing set-a-side applicants, and those income eligible people displaced by governmental action (Ellis Act).			

### 9.1 Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (I) Strategies

**Need: Shortage of affordable housing for all eligible populations**

#### **Strategy A: Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources

- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Develop a competitive process to award up to 20% of the ACC as project based vouchers. In fall 2009, SMHA will implement a new housing opportunity wait list, which will incorporate Section 8, FSS, inclusionary housing, RDA and other programs integrating existing priorities and regulatory requirements.

**Strategy B: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional vouchers should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing and service resources.
- Other: (list below)

Collaborate with the HACLA and the Veteran's Administration to secure VASH vouchers for Santa Monica veterans.

Issue a competitive Request for Proposals (RFP) to identify and select housing sites in new or existing locations and assign up to 20% of the SMHA ACC of Section 8 Housing Choice vouchers as project-based. Frequently it is challenging for SMHA voucher holders to persuade a landlord to select them as a tenant. Assigning vouchers to sites will provide a greater success rate for the voucher holder and for the Section 8 utilization.

*Need: Specific Family Types: Families at or below 30% of median*

**Strategy C: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy D: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

SMHA maintains a preference for households in which at least one adult family member is working a minimum of 35 hours per week in Santa Monica.

**Need: Specific Family Types: The Elderly**

**Strategy E: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- In FY 06-07 the Housing Authority was granted authority to use \$1.3 million in City Redevelopment Agency Funds (RDA) to provide homeless prevention for persons who are at imminent risk of homelessness and housing subsidies for the chronically homeless with an emphasis on persons who are 55 and older (see above).
- Other: (list below)

Collaborate with the Housing and Preservation Division to identify new opportunities for senior/disabled housing developments and rehabilitated housing sites.

**Need: Specific Family Types: Families with Disabilities**

**Strategy F: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Continue to administer the Shelter Plus Care (SPC), program that requires participants to be both homeless and disabled. A HUD SPC tenant-based renewal grant in the amount of \$1,907,412 was awarded to SMHA for the contract year beginning 8/1/2008. A SPC Project Based renewal grant in the amount of \$108,972 was awarded effective June 1, 2008. Both grants are subject to the annual renewal application process. A 5-year SPC Project Based grant in the amount of \$1,754,280 was awarded to Step Up on 5<sup>th</sup> Street in 2006. The development is complete and currently undergoing the tenant selection process for lease up of 33 units. HUD

awarded a new 5-year SPC Tenant Based grant in January 2008 to the SMHA in the amount of \$ 1,216,800. It is estimated to serve approximately 24 households.

Disabled participants are referred to the Westside Center for Independent Living (WCIL) for assistance with disability related issues and ADA needs funded by the City of Santa Monica Human Services Division. Property owners are referred to the City's Rental Repair Program to enhance accessibility on their property with a small grant.

***Need: Specific Family Types: Races or ethnicities with disproportionate housing needs***

**Strategy G: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

\* Minority populations are over-represented in the SMHA programs compared to the City's overall population. 28% of Santa Monica residents are persons of color versus 43% persons of color currently assisted by the SMHA. Caucasian households comprise 57% of the SMHA's participants while 72% of the City's population is Caucasian. The African-American community comprises 4% of the City's population but 24% of the SMHA's households. Hispanics comprise 13% of the City's population and represent 18% of the SMHA participants. Asian-Americans comprise 1% of the City's population and 1% SMHA households.

The persons served in Santa Monica are extremely poor, elderly, and disabled. Over sixty-four per cent (64%) of all program participants are elderly, disabled or handicapped. Santa Monica's elderly population represents 14.4% of the City's population but 42% of SMHA's population. The average annual gross income of each household is \$14,809, which is \$832 (5%) less than the average income for all cities included in the Los Angeles HUD office region. Thirty-five (5%) SMHA participants are between the ages of 90 and 96 while another 158 (23%) are 80 to 89 years old SMHA dedicates extra resources to linking participants with community-based services. The graying of the population impacts future planning and program development to address the growing needs of a frail, older, population.

\*Data based on the 2000 U.S. Census

The Housing Production and Preservation Division requires affirmative marketing to minority races/ethnicities for all new developments funded by the City of Santa Monica.

The master housing opportunity list will inform all applicants of available housing opportunities funded through the City of Santa Monica.

**Strategy H: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

\* As of January 2007, 63% of our households reside in census tracts with poverty rates ranging from 3% to 17.3% while the remaining 37% reside in tracts with poverty rates that range from 21.2% to 25%. SMHA has a diverse population residing in all neighborhoods and communities throughout the city. However, given the continuing increase in rental costs it is becoming more difficult to maintain a significant program presence in areas of low poverty.

SMHA staff collaborates with the City Council to address fair housing issues and is developing an ongoing dialogue with Legal Aid to address fair housing violations.

**\*Data based on the 2000 U.S. Census**

**(2) Reasons for Selecting Strategies**

*Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:*

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Housing Commission
- Results of consultation with advocacy groups

Other: (list below) Program participants struggle to secure housing units in Santa Monica where the marketplace continues to be robust. The demand for affordable housing in Santa Monica continues to outpace the supply. Santa Monica has a rent control program but State mandated vacancy decontrol has created a rapid and on-going escalation in the cost of rents in Santa Monica. An application to increase the SMHA voucher payment standard was submitted to HUD in March 2007 and denied based on the stable lease up rate of 95%. However, without voucher payment standards that reflect the 40<sup>th</sup> percentile, owners may not participate in the SMHA programs. SMHA payment standards were approved by HUD in May 2006, and are below the 40<sup>th</sup> percentile established by the Rent Control Board. Without approval to increase the payment standard, the ability of the Housing Authority to maximize the voucher programs will continue to be challenging. Staff continues to explore alternative revenue sources to supplement HUD rental assistance funding.



## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance*	\$13,802,200 in Housing Assistance and \$1,478,444 Estimated Administrative Fees & Budget Allocations from all sources	1092 Section 8 Housing Choice vouchers. Administrative fees include all sources of administrative funds used by the SMHA.
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$135,700	Shelter Plus Care case management contract with St. Joseph's Center
i) HOME	\$635,670	Rental assistance for a 3 year period
Other Federal Grants (list below)		
Shelter Plus Care	\$1,748,461 Tenant Based Rental assistance \$99,891 Project Based Rental Assistance	Two overlapping SPC renewal contracts prorated for 7/1/08 thru 6/09
2. Prior Year Federal Grants (unbigoted funds only) (list below)	FY 2005=\$1,394,566 FY 2006=\$1,002,259	Based on HUD spreadsheet posted in February 2007 on their website.
3. Public Housing Dwelling Rental Income		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
4. Other income (list below)		
Non-federal sources (list below)		
TARP RDA funded Homeless Prevention and Rental Assistance Program.	\$20,000 \$1,000,000	City funded rental assistance for SMHA tenants whose owners have terminated their rental assistance contract. Applies to all rental assistance programs administered by the SMHA.  City funded with Santa Monica Redevelopment Agency 20% set-a-side funds for rental assistance for homeless seniors and homeless prevention grants. Estimate includes projected costs thru 6/30/08.
Total resources*	\$21,371,200	Estimated from all sources of funding

Approved by City

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing (Not Applicable)**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)?
- Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (Select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (List below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)?

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (Select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (Select all that apply)
- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (Select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (Select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

*Exemptions: PHAs that do not administer Section 8 are not required to complete sub-component 3B.*

*Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).*

### (B1) Eligibility

a. *What is the extent of screening conducted by the PHA? (Select all that apply)*

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  Yes.  No: *Does the PHA request criminal records from local law enforcement agencies for screening purposes?*

The SMHA screens new applicants and portable tenants who have not been previously screened. A Memorandum of Understanding was executed with the City of Santa Monica Police Department (SMPD) to perform screening. The SMHA will continue to screen for sex offenders thru the California Housing Authority Association (CHAA) that has greater access to sex offender records than local police and sheriff departments.

The Earned Income Verification (EIV) database has enhanced SMHA anti-fraud activities since access in early 2006. The SMHA contracts with a fraud investigator who collaborates with the Santa Monica Police Department, HUD's Office of Inspector General and the District Attorney's Office to prosecute felony welfare fraud cases. SMHA continues to have a high success rate of prosecutions and recovery.

c.  Yes  No: *Does the PHA request criminal records from State law enforcement agencies for screening purposes?*

See 1b above.

d.  Yes  No: *Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)*

**A SMHA staff member is authorized by the U. S. Department of Justice to access records.**

e. *Indicate what kinds of information you share with prospective landlords? (Select all that apply)*

- Criminal or drug-related activity
- Other (describe below)

The name of previous landlord/owner is given if requested as permitted by HUD. The SMHA informs landlords that they must apply the same screening and due diligence to all applicants.



**(B2) Waiting List Organization (now “Housing Opportunity list”)**

a. *With which of the following program waiting lists is the Section 8 tenant-based assistance waiting lists merged? (Select all that apply)*

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

In fall 2009, the existing waiting lists will be purged for programs including HOME funded subsidies, dedicated City of Santa Monica Redevelopment Agency funds, and inclusionary housing opportunities and a new master wait list will be established. This will provide greater opportunities for applicants to access all the housing programs offered by the City of Santa Monica. The list will be governed by the protocol and criteria established by the funding source and governing regulatory restrictions. The SMHA Administrative Plan is currently under revision to reflect this change and other updates.

b. *Where may interested persons apply for admission to the Section 8 tenant-based assistance? (Select all that apply)*

- PHA main administrative office
- Other (list below)

The Section 8 wait list is currently closed to new applicants except for those identified in the Administrative Plan. SMHA is investigating the possibility of utilizing an on-line web-based application process that would permit on-line and telephone applications. This would allow applicants to access the program from anywhere there is a computer which includes the City of Santa Monica City Hall, and all libraries. Additionally, SMHA is planning to provide a computer in the lobby of its administrative offices for resources and the application.

**(B3) Search Time**

Yes  No: *Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:*

If the applicant can demonstrate an acceptable level of effort by documenting their efforts on a Proof of Effort sheet, a 60-day extension may be granted. Clients are entitled to a reasonable accommodation and can be granted additional time.

**(B4) Admissions Preferences**

a. *Income targeting*

Yes  No: *Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?*

b. Preferences

1.  Yes  No: *Has the PHA established preferences for admission to Section 8 tenant-based assistance? (Other than date and time of application) (If no, skip to subcomponent)*

2. *Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)*

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness - City funded Transitional Housing Program graduates as per Administrative Plan. Vouchers allocated to graduates of Family Place and Turning Point programs.
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- Homelessness – Chronically homeless as defined in the City of Santa Monica Service Registry

3. *If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.*

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 2 Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families- Families of current members of the U.S. military, families of U.S. veterans, or surviving spouses of U.S. veterans are in the first tier of each rank.
- 2 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
- An eviction due to the Ellis Act or Civil Code section 798.56(g) of the Mobile home Residency Law.
  - Termination resulting from funding shortfalls: Families have been terminated from the PHA's HCV program due to insufficient program funding and are at greatest risk of homelessness.
- 2 Singles Lack of Preference: Single applicants (1 person household) who are elderly, displaced, or disabled families shall have priority over other singles within the same tier (other singles are individuals living alone who are not elderly, disabled, or displaced by government action).

4. Among applicants on the Housing opportunity wait list with equal preference status, how are applicants selected? (Select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (Select one)

- This preference has previously been reviewed and approved by HUD

6. Relationship of preferences to income targeting requirements: (Select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

Based on the 2000 U.S. Census, there are 8,636 (10.4%) residents who live at or below the Federal poverty guideline and represent ten percent (4,425) of Santa Monica households. The average annual family income for current participants of SMHA programs is \$15,184 15% of the City's median family income of \$96,096. It is important to note, that the current HUD very-low income limits, which determine income eligibility, is \$26,550 for a one person household in comparison to the average Santa Monica income which is 57% below HUD income limits for a

one person household. Our participants are extremely poor, likely to be elderly or disabled, and in many cases, both elderly and disabled (58%).

#### Special Purpose Section 8 Assistance Programs

a. *In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained?* (Select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. *How does the PHA announce the availability of any special-purpose Section 8 programs to the public?*

- Through published notices
- Other (list below)

Referrals are made from non-profit homeless agencies in Santa Monica for the Redevelopment Agency funded program, Shelter Plus Care programs and from homeless transitional housing facilities for the Transitional Homeless Set-Aside program. In addition, the Chronic Homeless Project Committee refers participants for the HOME funded chronic homeless voucher program. The Committee consists of representatives from a number of local agencies and the County's Department of Mental Health. Victims of domestic violence are referred through Sojourn, which operates in a consortium with other domestic violence shelters.

#### **4. PHA Rent Determination Policies (Not Applicable)**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing (NA)**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---Or---

The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

**b. Minimum Rent**

1. What amount best reflects the PHA's minimum rent? (Select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**c. Rents set at less than 30% than adjusted income**

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

**d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (Select all that apply?)**

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

- For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

**e. Ceiling rents**

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (Select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (Select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. *What is the PHA's payment standard? (Select the category that best describes your standard)*

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

The rental market is extremely competitive and our vouchers must offer a fair return on the investment of property owners in Santa Monica. Otherwise participants will continue to largely not be able to locate housing in our city. Area rents are exceptionally high and HUD approved a 4th voucher payment standard in May 2006 as follows: \$1,009 for 0-bdrm, \$1,352 for 1-bdrm, \$1,843 for 2-bdrm, \$2,411 for 3-bdrm. A 5<sup>th</sup> payment standard application was submitted in March 2007, but rejected by HUD because of the SMHA 95% lease up rate. The 2007 application to HUD documented rental data on 3,172 rent controlled units in Santa Monica. The rent cost data clearly illustrated that the current payment standard is in the twenty first to twenty third percentiles and illuminates that without approval of an increased payment standard the lease up rate may decline. The current lease up rate is at 95%, which may be correlated to economic decline and a softening in the market.

The Section 8, HOME TBRA and Shelter Plus Care programs are dependent on keeping the payment standard linked to the fortieth percentile of rent-controlled rents as established by bedroom size. Landlords in Santa Monica are extremely unlikely to continue accepting Section

8, HOME, or Shelter Plus Care vouchers without a payment standard that reflects the 40<sup>th</sup> percentile rent-controlled rent. The success or failure of the City's Chronic Homeless Program depends largely on a Voucher Payment Standard that is competitive and therefore reflects the fortieth percentile of the City's Rent Control housing stock.

b. *If the payment standard is lower than FMR, why has the PHA selected this standard?* (Select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. *If the payment standard is higher than FMR, why has the PHA chosen this level?* (Select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

History proves that with a Voucher Payment Standard, which reflects the fortieth percentile of the Rent Control marketplace, owners may not participate.

d. *How often are payment standards reevaluated for adequacy?* (Select one)

- Annually
- Other (list below)

e. *What factors will the PHA consider in its assessment of the adequacy of its payment standard?* (Select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Factors such as documented Santa Monica rents from a database of 27,445 rent controlled units, the number of landlord who terminate contracts with SMHA (opt outs), tenant's success in leasing new units during the search time, and other market factors. Staff does a bi-monthly analysis of the cost of Rent Control units and will continue to do so.

## **(2) Minimum Rent**

a. *What amount best reflects the PHA's minimum rent?* (Select one)

- \$0
- \$1-\$25
- \$26-\$50



b.  Yes  No: *Has the PHA adopted any discretionary minimum rent hardship exemption policies?* (If yes, list below)

Participants may use their utility allowance credit to offset their minimum rent requirement.

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section.

Section 8 only PHAs must complete parts A, B, and C (2)

### **A. PHA Management Structure**

*Describe the PHA's management structure and organization.*

(Select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Santa Monica Housing Authority (SMHA) and the Housing Production and Preservation Division are part of the Housing Division of the City of Santa Monica, Housing & Economic Development Department (HED). Each division has an Administrator who reports to the Housing Manager, who then reports to the HED Director. The HED Director reports to the City Manager who acts as the Executive Director of the Housing Authority.

### **B. HUD Programs Under PHA Management**

— List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	N/A	N/A
Section 8 Vouchers	1,052 (93%) lease up on 1-09 with the goal of attaining 1,070 (99%) by the Fall of 2009	120 vouchers annually on average. Given the large number of senior clients, this will increase significantly over time.
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	141 Shelter Plus Care (SPC). 115% lease rate due to participant's ability to pay a portion of the contract rent.	8% on average

	Allowable, as per HUD SPC regulations.	
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs (List individually)	HOME TBRA	6% to 7% per year

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

Administrative Plan and various issue specific brochures, mailings, and handouts.

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing NA**

- 1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

- 2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (Select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

**B. Section 8 Tenant-Based Assistance**

- 1.  Yes  No: *Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?*

If yes, list additions to federal requirements below:

SMHA contracts for professional services with a knowledgeable independent agent to act as a Hearing Officer for program participants who request an Informal Hearing.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (Select all that apply)

- PHA main administrative office  
 Other (list below)

Request must be in writing as per Administrative Plan.

## **7. Capital Improvement Needs (Not Applicable)**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-Or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?  
(If no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-Or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) (Not Applicable)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (If no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

## **8. Demolition and Disposition (Not Applicable)**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities (Not Applicable)**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by

elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
<input type="checkbox"/>	Occupancy by only the elderly <input type="checkbox"/>
<input type="checkbox"/>	Occupancy by families with disabilities <input type="checkbox"/>
<input type="checkbox"/>	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
<input type="checkbox"/>	Approved; included in the PHA’s Designation Plan <input type="checkbox"/>
<input type="checkbox"/>	Submitted, pending approval <input type="checkbox"/>
<input type="checkbox"/>	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/>	New Designation Plan
<input type="checkbox"/>	Revision of a previously approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

**(Not Applicable)**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/>	Assessment underway
<input type="checkbox"/>	Assessment results submitted to HUD
<input type="checkbox"/>	Assessment results approved by HUD (if marked, proceed to next question)
<input type="checkbox"/>	Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/>	Conversion Plan in development
<input type="checkbox"/>	Conversion Plan submitted to HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Conversion Plan approved by HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/>	Units addressed in a pending or approved demolition application (date submitted or approved: )
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
<input type="checkbox"/>	Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/>	Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/>	Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c (h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: 1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	<input type="checkbox"/> HOPE I
<input type="checkbox"/>	<input type="checkbox"/> 5(h)
<input type="checkbox"/>	<input type="checkbox"/> Turnkey III
<input type="checkbox"/>	<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	<input type="checkbox"/> Submitted, pending approval
<input type="checkbox"/>	<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	



(DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: *Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)*

The extremely high cost of home ownership in Santa Monica continues to make it very difficult to operate a successful home ownership component. The price of owner occupied single-family homes and condos vary according to zip code but regardless of the neighborhood, owner occupied housing in Santa Monica is beach front and very expensive. Homeownership dues, property taxes and improvements of condominiums also pose barriers to ownership. Based on tables published in “Data Quick Real Estate News”, the estimated median value for a single-family home in the City of Santa Monica is \$853,400. The economic impacts faced by many jurisdictions has not been present in Santa Monica or resulted in a foreclosure problem. Home prices have remained much the same. SMHA works closely with case managers from St. Joseph’s Center to identify FSS participants who may qualify for homeownership. SMHA will also work with Community Corporation of Santa Monica (CCSM), a local non-profit developer of 1,400 affordable housing units in the city, to market to their new ownership opportunity to FSS participants. A small number of FSS graduate have utilized their escrow to purchase homes in areas outside of Santa Monica.

2. Program Description:

a. Size of Program

Yes  No: *Will the PHA limit the number of families participating in the Section 8 homeownership option?*

*If the answer to the question above was yes, which statement best describes the number of participants? (Select one)*

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- More than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

### **(Not Applicable)**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d) (7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

The Housing Authority signed a cooperative GAIN agreement with the Department of Social Services in 1997. We have been unable to date to secure a copy from the County of Los Angeles.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)

- Public housing rent determination policies

- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for Section 8 homeownership option participation
- Other policies (list below)

SMHA and the City of Santa Monica Human Services Division jointly fund case management services for FSS participants. Case management services include, but are not limited to the following: vocational and educational assessment, training and educational referrals, child-care referrals, job readiness training, household budgeting training, etc. In addition, SMHA tenants are referred to various community-based services where appropriate. SMHA contracts with a Licensed Clinical Social Worker to assist with service provider referrals for participants and assesses participant needs to access and retain necessary support to remain housed.

b. Economic and Social self-sufficiency programs

Yes  No: *Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following tables; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)*

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
Family Self Sufficiency	50			Section 8
Case Management	all	All participants	PHA office and St. Josephs Center	Section 8
Emergency Grants	As needed	Need	PHA office	Section 8
Escrow Accounts	75 totaling \$100,000	Available to all	PHA office	Section 8
Child Care	As needed	Specific criteria	Connections for Children	Section 8
Transportation	As needed	As needed	Big Blue Bus	Section 8
Family Unification	As needed		Dept. of Children and Family Services	Section 8
Children Services	As needed		Dept. of Children and Family Services	
Family preservation including housing search, moving expenses, utility deposits and legal expenses. Also security deposits, purchase of furniture,	As needed		Multi-agency program funded by Los Angeles County.	

parenting skills, etc.				
Shelter Plus Care	141	Case management agency referrals		
Security and utility deposits, reimburse owners for damage caused by tenants or up to 80% of one-month loss of contract rent if tenant moves without notice.	141 and as needed	SPC tenants only		
Case management, assist participants in finding housing and moving, referrals to supportive services, teach independent living skills, help maintain sobriety, help with employment or volunteer activities, arrange social activities	As needed		Ocean Park Community Center, St. Joseph's Center, Step Up on Second Street, and Didi Hirsch Community Mental Health Services, Edelman Mental Health Center and City of Santa Monica Coordinated Case Management	
WIND (Women In New Directions) peer support services for mentally ill women in the SPC program, day center and lunch	As needed		Ocean Park Community Center	

**(2) Family Self Sufficiency program/s**

**a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2004-05 Estimate)</b>	<b>Actual Number of Participants (As of: 02/01/09)</b>
Public Housing		
Section 8	235 with 112 remaining	61

b.  Yes  No: *If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?*

All new Section 8 participants receive FSS briefing materials and a letter soliciting their participation in the program. In addition, all Homeless Transitional Housing participants are required to participate in FSS. 24 current FSS participants have escrow accounts that total \$194858.04 as of 2/1/08.

If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

1. *The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:* (Select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

### D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

## **13. PHA Safety and Crime Prevention Measures**

### **(Not Applicable)**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply)?

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (List below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (List below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (List below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

Approved by City Council

## **14. RESERVED FOR PET POLICY (Not Applicable)**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: *Is the PHA required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h))?*  
(If no, skip to component 17.)
2.  Yes  No: *Was the most recent fiscal audit submitted to HUD?*
3.  Yes  No: *Were there any findings as the result of that audit?*
4.  Yes  No: *If there were any findings, do any remain unresolved?*  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: *Have responses to any unresolved findings been submitted to HUD?*  
If not, when are they due (state below)? \_\_\_\_\_

## **17. PHA Asset Management (Not Applicable)**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: *Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?*
2. *What types of asset management activities will the PHA undertake? (Select all that apply)*
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)



3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: *Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?*

The Housing Commission discussed the DRAFT 5-Year and Annual Plan at the meeting conducted on March 19, 2009 and recommendations are included in Attachment C.

2. *If yes, the comments are:* (if comments were received, the PHA **MUST** select one)

See Attachment C (Attachment Housing Commission Comments)

Provided below:

3. *In what manner did the PHA address those comments?* (Select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

See Attachment C for comments and responses

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: *Does the PHA meet the exemption criteria provided section 2(b) (2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)*

2.  Yes  No: *Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)*

3. Description of Resident Election Process

a. *Nomination of candidates for place on the ballot:* (Select all that apply)

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

The Santa Monica City Council appoints the Commission and two of the Commissioners are Section 8 residents, and one Commissioner must be 62 years of age or older.

b. *Eligible candidates:* (Select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

All Section 8 participants who are 18 year old or older are eligible to apply through the City Clerk's office.

c. *Eligible voters:* (Select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

City Council appoints 2 Section 8 residents to the Housing Commission, one of who must be at least 62 years of age or older. All Commissioners have voting rights. The Commission acts as an advisory committee to the City Council and has seven committee members.

### **C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. *Consolidated Plan jurisdiction:* (City of Santa Monica)

2. *The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:* (Select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (List below)
- Other: (list below)

The City of Santa Monica's adopted the FY 2008 Housing Element and it reiterates that the Section 8 program is integral to the City's efforts to preserve its affordable housing stock. The Santa Monica Housing Element contains the most recent assessment of housing needs and the resources and programs to address them. Much of the housing needs data is extrapolated from the Housing Element.

1. The 2005-2010 Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Plan identifies the Section 8 program, the HOME TBRA program, and the Shelter Plus Care program as essential to address the affordable housing needs of very-low income households and the City's homeless population.

The Consolidated Plan also recognizes the Housing Authority's strategy of adapting its rental assistance programs to the Costa-Hawkins market place.

The City's efforts to secure and implement an enhanced voucher payment standard from HUD and subsequent renewal applications for the Shelter Plus Care program are current and on-going strategies targeted to the City's housing and homeless needs. The former strategy has allowed the SMHA rental assistance programs to remain somewhat competitive in the rental marketplace, while rents in general continue to rise. The approval of higher Voucher Payment standards was essential and has allowed the Section 8 program to maintain a tenuous foothold in the City's rental marketplace and therefore remain a cornerstone program in the City's efforts to provide affordable housing to very low-income tenants. The March 2007, submission of our application to increase Section 8 payments standards evidences our adherence to a market based strategy.

The Shelter Plus Care program has received HUD approval for its 13th annual Shelter Plus Care program. The funding will allow the program to continue its position as a cornerstone program in the City's efforts to provide affordable housing to homeless residents who are also disabled. In December 2008, SMHA received an additional 25 Shelter Plus Care vouchers.

The Housing Authority also "set aside" 20 vouchers a year for the 4 years for graduates of the 2 non-profit homeless transition facilities located in Santa Monica. The program is now integrated into the constellation of programs administered by the SMHA. Graduates receiving vouchers must also participate in the FSS program in order to assist them in gaining economic self-sufficiency. Transitional vouchers that are "turned over" will be reserved for the transitional program. The SMHA is fully integrated into the City's Chronic Homeless Program and provides housing vouchers for eligible participants. The Shelter Plus Care, HOME TBRA, RDA City funded Senior Homeless Assistance and the Section 8 programs are the source of housing assistance available to participants.

4. *The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:* (describe below)

All the items indicated in #3 above

## 10.0 Additional Information

(a) **Progress in Meeting Mission and Goals.** *Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-year Plan*

SMHA continues with a tradition of success to address housing needs in the city. The work of the Housing Authority is consistent with the mission and objectives outlined in the previous 5-year and annual plans. Details of program success is included in the narrative of this plan and reported on the HUD Annual Performance Review (APR) for each funded activity.

(b) **Significant Amendment and Substantial Deviation/Modification.** *Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"*

SMHA defines a "Significant Amendment and Substantial Deviation/Modification" when changes are made to the preferences/priorities on the waiting list (Currently defined in the Administrative Plan), if programs or number of persons to be served is reduced due to the loss of supporting revenue, if changes are made to the FMR but only if it adversely impacts tenants, and changes to the appeals/grievance process if tenants are negatively impacted. When significant changes are proposed SMHA will post a 45-day public review notice (24 CFR 903.17(r)), assure that the amendment is consistent with the Consolidated Plan 24 CFR 903.15 (unless action is taken due to funding reduction of programs) and must be approved by the Housing Commission. HUD approval is required prior to implementation of amendments. An exception to this definition will be made for any of the above changes that are adopted to reflect changes in HUD regulatory requirements and will not be considered significant amendments by HUD.

Significant changes to this plan include:

1. This plan recommends changes to the waiting list to establish a master "opportunity list" that integrates all SMHA waiting lists to provide greater opportunities for applicants and provides economies of scale to administer them. Existing preferences and priorities will remain driven by the funding sources of the existing and new programs.
2. Issuing a Request for Proposals (RFP) to select sites for Project-based Section 8 Housing Choice Vouchers of up to 20% of the ACC of 1092 (218 vouchers) if available to help participants find housing opportunities and maximize utilization of the program.
3. Defining significant changes.

## 11.0 Required Submission for HUD Field Office Review

**In addition to the PHA Plan template (HUD 50075), PHA's must submit the following documents.**

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHA's receiving CFP grants only)

- (c) Form HUD-50071, Certifications of Payments to Influence Federal Transactions (PHA's receiving CFP grants only)
- (d) Form SF-LLL, Disclosure of Lobbying Activities (PHA's receiving CFP grants only)
- (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHA's receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements
- (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHA's receiving CFP grants only)
- (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHA's receiving CFP grants only)

Approved by City Council

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

**Attachment A:** City of Santa Monica's Housing Element  
[Draft 2008-2014 Housing Element](#)

**Attachment B:** Public comments

**Attachment C:** Housing Commission comments

**Attachment D:** CHAS dataset for the City of Santa Monica  
<http://socds.huduser.org/CHAS/reportsaff.odb>

Approved by City Council

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

APPROVED



**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

APPROVED





## **Contact Information**

For comments, corrections or information please contact Ms. Julie Lansing, Administrator, either by telephone at: (310) 458-8740 or through e-mail at: [Julie.lansing.smgov.net](mailto:Julie.lansing.smgov.net)

Written comments should be directed to: Annual Plan, Santa Monica Housing Authority, 1901 Main Street, Suite A, Santa Monica, CA 90405

The Santa Monica Housing Authority is required by HUD to post a notice for a 45-day public comment period. All comments received by the Santa Monica Housing Authority will be added to the 5-Year and Annual Plans in Attachment B of the Annual Plan and will be considered for inclusion, HUD regulations do not require the Santa Monica Housing Authority to revise the text in the body of the Draft Plan to include comments or proposed changes. HUD 24-CFR-903.17

**Attachment A - City of Santa Monica's 2008 Adopted Housing Element**

Approved by City Council

## **Attachment B - Public Comments**

The Santa Monica Housing Authority received no written public comments.

Verbal comments were made regarding why the Housing Authority did not prioritize Domestic Violence victims and inquired regarding the Limited English Proficiency Program and what the City does for non-English applicants and recipients.

Response: The Housing Commission did not prioritize Victims of Domestic Violence but the Authority administers assistance for this population. The City provides translation services for non-English applicants and recipients as well as providing forms in Spanish. The Authority will finalize the LEP when the Administrative Plan is adopted in fall 2009.

Verbal comments were received on April 14, 2007 regarding a priority for residents who may be displaced through the mobile home closure process and a strong desire to protect residents in the same way that persons under eviction through the Ellis Act are protected.

Response: The staff supports a change to the priority to include the following language and change to the policy. “An eviction pursuant to the Ellis Act or Civil Code section 798.56(g) of the Mobile home Residency Law”.

## Attachment C – Housing Commission Comments

The Housing Commission considered the Draft Annual and Five Year Plans and recommended that the City Council adopt them with the following change.

### 4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

#### **Local Preferences [24 CFR 982.207; HCV p. 4-16]**

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

#### PHA Policy

##### **Tier 1:**

Displaced Preference: Involuntarily displaced applicants are applicants who have or will (within twelve months from the date of verification) be required to vacate housing in the City of Santa Monica as a result of:

- A disaster (fire, flood, earthquake, etc.) that occurred through no fault of the applicant, or
- Federal, state or local government action related to code enforcement, public improvement or development, or
- An eviction pursuant to the Ellis Act

In order to receive the preference as Displaced, applicants who have been displaced must not be living in “standard, permanent replacement housing”.

Standard replacement housing is defined as housing that is decent, safe and sanitary (according to HUD HQS), that is adequate for the family size (according to HUD HQS) and that the family is occupying pursuant to a lease or occupancy agreement. Minor HQS violations

that are few in a number does not disqualify replacement housing. Standard replacement housing does not include transient facilities, hotels, motels, or temporary shelters.

- Termination Resulting From Funding Shortfalls: Families that have been terminated from the PHA's HCV program due to insufficient program funding and are at greatest risk of homelessness.

**The wait list for tier 1 applicants shall remain open at all times.**

**Tier 2:**

- Residential Preference: Applicants who are residents of the City of Santa Monica.
- Applicants who are not residents of the City of Santa Monica who are working a minimum of 36 hours per week (or hired to work a minimum of 36 hours per week) in the City of Santa Monica (Applicants who work for a temporary agency located outside of the City of Santa Monica who do not live in Santa Monica do not qualify for preference if they are on a temporary assignment).
- Applicants on the service registry as established by the City of Santa Monica qualify for the residency preference.
- Homeless applicants who are not on the service registry must be currently receiving services from a recognized homeless service agency which provides case management services, and must have been receiving such services continuously for a minimum of six months previous to the date of selection from the waiting list.

**Order of Selection Within Tiers:**

- U.S. Military Preference: Families of current member of the U.S. military, families of U.S. veterans, or surviving spouses of U.S. veterans are in the first tier of each rank. Note: Homeless veterans will be referred to the Veterans Administration's VASH program without losing their placement on the HCV waiting list.
- Singles Lack of Preference: Single applicants (1 person household) who are Elderly, Displaced, or Disabled families shall have priority over Other Singles within the same tier (other singles are individuals living alone who are not elderly, disabled, or displaced by government action).



**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing

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# PHA Plans

5-Year Plan for Fiscal Years 2009-10 – 2013-14  
Annual Plan for Fiscal Years 2009-2010

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICE**

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HUD 50075  
OMB Approval No: 2577-0226  
Expires: 04/30/2011

**Five-Year Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Five Year Plan

Table of Contents

*Five-Year Plan*

Cover Page

Table of Contents

Agency Identification

Agency Mission

Goals and Objectives

Page #

1

2

3

3

Approved by City Council

## PHA Plan Agency Identification

### 1.0 PHA Information

**PHA Name:** City of Santa Monica Housing Authority

**PHA Number:** CA111

**PHA Type:**  HCV (Section 8)

**PHA Fiscal Year Beginning:** (07/2009)

**2.0 Inventory** (based on ACC units at the time of FY beginning in 1.0 above)

Number of HCV units: 1092

**3.0 Submission Type:** 5-Year and Annual Plan

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2009 – 2014**  
 [24 CFR Part 903.6]

### **5.1 Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (Select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

### **5.2 Goals and Objectives**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

***HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.***

- PHA Goal: Expand the supply of assisted housing  
 Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments:
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
 Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score) 2009 -2010 achieve High Performer status:
  - Increase customer satisfaction by acknowledging all complaints within 24-hours:
  - Concentrate on efforts to improve specific management functions: Improve Section 8 lease up rate to 99% and reduce search time to an average of 30 days.
  - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Based upon the availability of CDBG funding, continue to advocate that priority be given in the City's Rental Repair Program to owners of Section 8 buildings.

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords:
- Increase voucher payment standards:
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

By the fall of 2009, establish a new master wait list for housing opportunities offered by the City of Santa Monica. Existing priorities and criteria will continue to be applied to each housing applicant. Those seeking affordable housing will have a greater opportunity and more choice in housing type through this process. The Administrative Plan is currently under revision and will define the specific process to be applied to the housing opportunity master wait list.

Continue to promote the utilization of deed restricted housing by Section 8 tenants in order to increase mixed income opportunities for Section 8 tenants. Mandate that all new inclusionary housing select tenants from the housing opportunity wait list. Maintain an owner generated, weekly listing of apartments specifically available to all SMHA assisted tenants, including those whose status is pending, with vouchers issued by the SMHA. In addition, all people from any Housing Authority who are requesting the list as a reasonable accommodation are eligible to receive the list. However, because our voucher payment standards are low, the owner-generated listings normally contain only 1 to 5 units. Continue to go to owner association meetings to increase interest in all of the SMHA rental assistance programs, including the Section 8 program. Staff is currently assessing ways to increase landlord participation including but not limited to utilizing project-based vouchers. In 2009, SMHA will initiate a competitive process to allocate up to 20% of the total allocation of Housing Choice Vouchers (if available) to new, rehabilitated, or existing development(s) in the City of Santa Monica. This will expand the opportunities for some of the Section 8 recipients who have difficulty competing for housing in the open market.

Continue to respond expeditiously to any questions or complaints about housing programs administered by the SMHA. Within this context, continue to make

referrals to the appropriate agency including referrals to the City Attorney's Office, Rent Control, Legal Aid, owner associations, and others.

***HUD Strategic Goal: Improve community quality of life and economic vitality***

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:
  - Designate developments or buildings for particular resident groups: (elderly, persons with disabilities)
  - Other: (list below)
- Continue to coordinate with the Housing Production and Preservation Division to develop greater opportunities for special needs housing development and rehabilitation integrated into the City of Santa Monica.

***HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals***

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities:
  - Other: (list below)
- There are currently 61 participants in the Family Self-Sufficiency Program (FSS). In 2008, a total of \$50,370 in escrow accounts was disbursed to 8 FSS participants who saved it during the 07-08 fiscal year. As of February 2009, SMHA maintains escrow savings accounts totaling \$194,858. The average escrow balance is \$6,495. SMHA continues to contract with the St. Joseph's Center for FSS case management and referral services. It is difficult to attract persons to the FSS program due to the high cost of living in Santa Monica. Those who participate are very successful and achieve their goals at the end of the five-year period.

The Shelter Plus Care (S+C) program provides housing and supportive services to formerly homeless persons with chronic mental illness, substance abuse, and or

HIV/AIDS and other disabilities. SMHA will pursue additional vouchers when funding is available through a Notice of Funding Announcement. In 2008-09 SMHA exceeded the objectives in the grant including the number of people served. The City of Santa Monica is targeting 125 vulnerable chronically homeless persons to house under the housing first model. Staff is working in collaboration to link those persons to the Shelter Plus Care program.

A Senior /Homeless Prevention and Rental Assistance program funded by City of Santa Monica through redevelopment funds (RDA 20% set-a-side) was implemented by the Housing Division in January 2007. The program provides housing vouchers to homeless households and prevention grants to persons at risk of becoming homeless who are age 55-years or older and actively engaged in case management services. Seniors at risk of being evicted through no fault of their own are eligible for a one-time grant of \$2,000 to prevent them from becoming homeless. Case management is a requirement and is provided by community based non-profit agencies including St. Joseph's Center, OPPC, and WISE Senior Services. With the decline in the economy, service resources including case management will be stretched, and it is a concern if providers will be able to address the needs.

***HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans***

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

The Homeless Transitional Set-Aside program provides Section 8 and HOME Transitional Based Rental Assistance (TBRA), vouchers to formerly homeless persons and victims of domestic violence who graduate from transitional housing programs funded by the City of Santa Monica. As units are vacated they are reserved for recently referred program graduates. Referrals are accepted from Sojourn, the domestic violence program of the Ocean Park Community Center (OPCC), Family Place, St. Joseph's Center, and two city funded homeless transitional housing programs.

In February 2008, both the HOME funded Chronic Homeless Program and the Redevelopment Senior programs provided rental assistance to eligible participants

who reside in Licensed Board and Care facilities operating in the City of Santa Monica.

***Other PHA Goals and Objectives: (list below)***

None

Approved by City Council



**Annual PHA Plan**  
**PHA Fiscal Year 2009-10**

[24 CFR Part 903.7]

All shaded text in the body of the document does not apply to Santa Monica Housing Authority

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Abbreviated Plan:**
- High Performing PHA**
  - Small Agency (<250 Public Housing Units)**
  - Administering Section 8 Only**
- Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

The City of Santa Monica Housing Authority's (SMHA) Annual Plan outlines its primary focus of remaining competitive in the rental market in order to provide a range of affordable housing opportunities for very low, low and moderate income households and individuals. The Plan outlines the City's efforts to provide community-based services that enable many elderly and disabled participants to thrive and live independently in the community of their choice.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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7. Capital Improvement Needs	31-32 N/A
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14. Pets (Inactive for January 1 PHAs)	44-44 N/A
15. Civil Rights Certifications (included with PHA Plan Certifications)	44-44
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**Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

**Required Attachments: (Not Applicable)**

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Other (List below, providing each attachment name)
  - Attachment A: City of Santa Monica's Housing Element
  - Attachment B: Public comments
  - Attachment C: Housing Commission comments
  - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Santa Monica Housing Commission is appointed by the City Council and acts as an advisory board to the Council.

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
NA	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
NA	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies, Opportunity wait list process
NA	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
NA	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
NA	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NA	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	PHAS: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) List individually; use as many lines as necessary	(Specify as needed)

## 9.0 Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type *FY2009-10 One-Year Action Plan. No updated data currently available							
Family Type	Overall	Afford-ability	Supply	Quality	Access- -ibility	Size	Location
Income <= 30% of AMI	5,646	5	5	2	2	5	2
Income >30% but <=50% of AMI	4,624	5	5	2	2	5	2
Income >50% but <80% of AMI	5,774	5	5	3	4	2	4
Elderly	4,700	5	5	3	4	2	4
Families with Disabilities	Info. not available						
Black	911	5	5	3	2	5	4
Asian	685	5	5	2	2	5	2
White	12,311	5	5	2	2	5	2
Hispanic	Unduplicated count is not available						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: FY 2005-2010 and 2005/06 One-Year Action Plan
- U.S. Census data: 2004 Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study

Indicate year:

- Other sources: (list and indicate year of information) City of Santa Monica
- Housing Element adopted in 2008

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,716	1,944	250 estimated based on projected attrition due to death, and program terminations for non-compliance such as unreported income (EIV). Anticipate EIV related turn over to be reduced since we have used it for more that 1 annual recertification cycle.
Extremely low income <=30% AMI	2,853 (77%) of the total number of applicants		Based on self reported income by wait list applicants
Very low income (>30% but <=50% AMI)	611 (16%) of the total number of applicants		
Low income (>50% but <80% AMI)	252 (7%)	NA	
Families with children	Data not captured on SMHA 1 page housing opportunity application		Data not captured on SMHA 1 page housing opportunity application
Elderly families	786 (21%)		
Families with Disabilities	1,582 (43%)		Self report by applicant subject to verification during eligibility process
Black	1,518 (41%)		
Native American*	65 (1%)* Both Native American & Pacific Islander		
Pacific Islander*	See above		

Housing Needs of Families on the Waiting List			
Caucasian*	1,320 (35%)		* Includes Hispanic and non-Hispanic Whites
Unreported	708 (19%)		
* All Waiting List information is self reported by applicant and does not include bedroom size needed by applicants. New applications were accepted in July and August 2006.			
Characteristics by Bedroom Size (Public Housing Only)	Data not captured on our 1 page housing opportunity application	Household size is used as a surrogate for bedroom size requested*	Information not captured Data not captured on SMHA one-page "housing opportunity" application
1BR		*1,772 (48%)	
2 BR		1,024 (28%)	
3 BR		480 (13%)	
4 BR	4 or more household members	440 (12%)	
5 BR			
5+ BR			
Is the waiting list closed (select one)? No Yes X			
If yes:			
<i>How long has it been closed (# of months) 30 months</i>			
<i>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> Yes</i>			
<i>Does the PHA permit specific categories of families onto the waiting list, even if generally closed?</i>			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Transitional housing set-a-side applicants, and those income eligible people displaced by governmental action (Ellis Act).			

### 9.1 Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy A: Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources



- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Develop a competitive process to award up to 20% of the ACC as project based vouchers. In fall 2009, SMHA will implement a new housing opportunity wait list, which will incorporate Section 8, FSS, inclusionary housing, RDA and other programs integrating existing priorities and regulatory requirements.

**Strategy B: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional vouchers should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing and service resources.
- Other: (list below)

Collaborate with the HACLA and the Veteran's Administration to secure VASH vouchers for Santa Monica veterans.

Issue a competitive Request for Proposals (RFP) to identify and select housing sites in new or existing locations and assign up to 20% of the SMHA ACC of Section 8 Housing Choice vouchers as project-based. Frequently it is challenging for SMHA voucher holders to persuade a landlord to select them as a tenant. Assigning vouchers to sites will provide a greater success rate for the voucher holder and for the Section 8 utilization.

***Need: Specific Family Types: Families at or below 30% of median***

**Strategy C: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy D: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

SMHA maintains a preference for households in which at least one adult family member is working a minimum of 35 hours per week in Santa Monica.

**Need: Specific Family Types: The Elderly**

**Strategy E: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- In FY 06-07 the Housing Authority was granted authority to use \$1.3 million in City Redevelopment Agency Funds (RDA) to provide homeless prevention for persons who are at imminent risk of homelessness and housing subsidies for the chronically homeless with an emphasis on persons who are 55 and older (see above).
- Other: (list below)

Collaborate with the Housing and Preservation Division to identify new opportunities for senior/disabled housing developments and rehabilitated housing sites.

**Need: Specific Family Types: Families with Disabilities**

**Strategy F: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Continue to administer the Shelter Plus Care (SPC), program that requires participants to be both homeless and disabled. A HUD SPC tenant-based renewal grant in the amount of \$1,907,412 was awarded to SMHA for the contract year beginning 8/1/2008. A SPC Project Based renewal grant in the amount of \$108,972 was awarded effective June 1, 2008. Both grants are subject to the annual renewal application process. A 5-year SPC Project Based grant in the amount of \$1,754,280 was awarded to Step Up on 5<sup>th</sup> Street in 2006. The development is complete and currently undergoing the tenant selection process for lease up of 33 units. HUD

awarded a new 5-year SPC Tenant Based grant in January 2008 to the SMHA in the amount of \$ 1,216,800. It is estimated to serve approximately 24 households.

Disabled participants are referred to the Westside Center for Independent Living (WCIL) for assistance with disability related issues and ADA needs funded by the City of Santa Monica Human Services Division. Property owners are referred to the City's Rental Repair Program to enhance accessibility on their property with a small grant.

***Need: Specific Family Types: Races or ethnicities with disproportionate housing needs***

**Strategy G: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

\* Minority populations are over-represented in the SMHA programs compared to the City's overall population. 28% of Santa Monica residents are persons of color versus 43% persons of color currently assisted by the SMHA. Caucasian households comprise 57% of the SMHAs' participants while 72% of the City's population is Caucasian. The African-American community comprises 4% of the City's population but 24% of the SMHA s' households. Hispanics comprise 13% of the City's population and represent 18% of the SMHA participants. Asian-Americans comprise 1% of the City's population and 1% SMHA households.

The persons served in Santa Monica are extremely poor, elderly, and disabled. Over sixty-four per cent (64%) of all program participants are elderly, disabled or handicapped. Santa Monica's elderly population represents 14.4% of the City's population but 42% of SMHA's population. The average annual gross income of each household is \$14,809, which is \$832 (5%) less than the average income for all cities included in the Los Angeles HUD office region. Thirty-five (5%) SMHA participants are between the ages of 90 and 96 while another 158 (23%) are 80 to 89 years old SMHA dedicates extra resources to linking participants with community-based services. The graying of the population impacts future planning and program development to address the growing needs of a frail, older, population.

\*Data based on the 2000 U.S. Census

The Housing Production and Preservation Division requires affirmative marketing to minority races/ethnicities for all new developments funded by the City of Santa Monica.

The master housing opportunity list will inform all applicants of available housing opportunities funded through the City of Santa Monica.

**Strategy H: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

\* As of January 2007, 63% of our households reside in census tracts with poverty rates ranging from 3% to 17.3% while the remaining 37% reside in tracts with poverty rates that range from 21.2% to 25%. SMHA has a diverse population residing in all neighborhoods and communities throughout the city. However, given the continuing increase in rental costs it is becoming more difficult to maintain a significant program presence in areas of low poverty.

SMHA staff collaborates with the City Council to address fair housing issues and is developing an ongoing dialogue with Legal Aid to address fair housing violations.

**\*Data based on the 2000 U.S. Census**

**(2) Reasons for Selecting Strategies**

*Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:*

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Housing Commission
- Results of consultation with advocacy groups

Other: (list below) Program participants struggle to secure housing units in Santa Monica where the marketplace continues to be robust. The demand for affordable housing in Santa Monica continues to outpace the supply. Santa Monica has a rent control program but State mandated vacancy decontrol has created a rapid and on-going escalation in the cost of rents in Santa Monica. An application to increase the SMHA voucher payment standard was submitted to HUD in March 2007 and denied based on the stable lease up rate of 95%. However, without voucher payment standards that reflect the 40<sup>th</sup> percentile, owners may not participate in the SMHA programs. SMHA payment standards were approved by HUD in May 2006, and are below the 40<sup>th</sup> percentile established by the Rent Control Board. Without approval to increase the payment standard, the ability of the Housing Authority to maximize the voucher programs will continue to be challenging. Staff continues to explore alternative revenue sources to supplement HUD rental assistance funding.

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance*	\$13,802,200 in Housing Assistance and \$1,478,444 Estimated Administrative Fees & Budget Allocations from all sources	1092 Section 8 Housing Choice vouchers. Administrative fees include all sources of administrative funds used by the SMHA.
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$135,700	Shelter Plus Care case management contract with St. Joseph's Center
i) HOME	\$635,670	Rental assistance for a 3 year period
Other Federal Grants (list below)		
Shelter Plus Care	\$1,748,461 Tenant Based Rental assistance \$99,891 Project Based Rental Assistance	Two overlapping SPC renewal contracts prorated for 7/1/08 thru 6/09
2. Prior Year Federal Grants (unbigoted funds only) (list below)	FY 2005=\$1,394,566 FY 2006=\$1,002,259	Based on HUD spreadsheet posted in February 2007 on their website.
3. Public Housing Dwelling Rental Income		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
4. Other income (list below)		
Non-federal sources (list below)		
TARP RDA funded Homeless Prevention and Rental Assistance Program.	\$20,000 \$1,000,000	City funded rental assistance for SMHA tenants whose owners have terminated their rental assistance contract. Applies to all rental assistance programs administered by the SMHA.  City funded with Santa Monica Redevelopment Agency 20% set-a-side funds for rental assistance for homeless seniors and homeless prevention grants. Estimate includes projected costs thru 6/30/08.
Total resources*	\$21,371,200	Estimated from all sources of funding

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing (Not Applicable)**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)
- When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)?
- Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
  - PHA development site management office
  - Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (Select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:



In what circumstances will transfers take precedence over new admissions? (List below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)?

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (Select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

- a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (Select all that apply)
- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (Select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (Select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

*Exemptions: PHAs that do not administer Section 8 are not required to complete sub-component 3B.*

*Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).*

### (B1) Eligibility

a. *What is the extent of screening conducted by the PHA? (Select all that apply)*

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  Yes.  No: *Does the PHA request criminal records from local law enforcement agencies for screening purposes?*

The SMHA screens new applicants and portable tenants who have not been previously screened. A Memorandum of Understanding was executed with the City of Santa Monica Police Department (SMPD) to perform screening. The SMHA will continue to screen for sex offenders thru the California Housing Authority Association (CHAA) that has greater access to sex offender records than local police and sheriff departments.

The Earned Income Verification (EIV) database has enhanced SMHA anti-fraud activities since access in early 2006. The SMHA contracts with a fraud investigator who collaborates with the Santa Monica Police Department, HUD's Office of Inspector General and the District Attorney's Office to prosecute felony welfare fraud cases. SMHA continues to have a high success rate of prosecutions and recovery.

c.  Yes  No: *Does the PHA request criminal records from State law enforcement agencies for screening purposes?*

See 1b above.

d.  Yes  No: *Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)*

**A SMHA staff member is authorized by the U. S. Department of Justice to access records.**

e. *Indicate what kinds of information you share with prospective landlords? (Select all that apply)*

- Criminal or drug-related activity
- Other (describe below)

The name of previous landlord/owner is given if requested as permitted by HUD. The SMHA informs landlords that they must apply the same screening and due diligence to all applicants.

**(B2) Waiting List Organization (now “Housing Opportunity list”)**

a. *With which of the following program waiting lists is the Section 8 tenant-based assistance waiting lists merged? (Select all that apply)*

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

In fall 2009, the existing waiting lists will be purged for programs including HOME funded subsidies, dedicated City of Santa Monica Redevelopment Agency funds, and inclusionary housing opportunities and a new master wait list will be established. This will provide greater opportunities for applicants to access all the housing programs offered by the City of Santa Monica. The list will be governed by the protocol and criteria established by the funding source and governing regulatory restrictions. The SMHA Administrative Plan is currently under revision to reflect this change and other updates.

b. *Where may interested persons apply for admission to the Section 8 tenant-based assistance? (Select all that apply)*

- PHA main administrative office
- Other (list below)

The Section 8 wait list is currently closed to new applicants except for those identified in the Administrative Plan. SMHA is investigating the possibility of utilizing an on-line web-based application process that would permit on-line and telephone applications. This would allow applicants to access the program from anywhere there is a computer which includes the City of Santa Monica City Hall, and all libraries. Additionally, SMHA is planning to provide a computer in the lobby of its administrative offices for resources and the application.

**(B3) Search Time**

Yes  No: *Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:*

If the applicant can demonstrate an acceptable level of effort by documenting their efforts on a Proof of Effort sheet, a 60-day extension may be granted. Clients are entitled to a reasonable accommodation and can be granted additional time.

**(B4) Admissions Preferences**

a. *Income targeting*

Yes  No: *Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?*

b. Preferences

1.  Yes  No: *Has the PHA established preferences for admission to Section 8 tenant-based assistance? (Other than date and time of application) (If no, skip to subcomponent)*

2. *Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)*

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness - City funded Transitional Housing Program graduates as per Administrative Plan. Vouchers allocated to graduates of Family Place and Turning Point programs.
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- Homelessness – Chronically homeless as defined in the City of Santa Monica Service Registry

3. *If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.*

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 2 Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families- Families of current members of the U.S. military, families of U.S. veterans, or surviving spouses of U.S. veterans are in the first tier of each rank.
- 2 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
- An eviction due to the Ellis Act or Civil Code section 798.56(g) of the Mobile home Residency Law.
  - Termination resulting from funding shortfalls: Families have been terminated from the PHA's HCV program due to insufficient program funding and are at greatest risk of homelessness.
- 2 Singles Lack of Preference: Single applicants (1 person household) who are elderly, displaced, or disabled families shall have priority over other singles within the same tier (other singles are individuals living alone who are not elderly, disabled, or displaced by government action).

4. Among applicants on the Housing opportunity wait list with equal preference status, how are applicants selected? (Select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (Select one)

- This preference has previously been reviewed and approved by HUD

6. Relationship of preferences to income targeting requirements: (Select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

Based on the 2000 U.S. Census, there are 8,636 (10.4%) residents who live at or below the Federal poverty guideline and represent ten percent (4,425) of Santa Monica households. The average annual family income for current participants of SMHA programs is \$15,184 15% of the City's median family income of \$96,096. It is important to note, that the current HUD very-low income limits, which determine income eligibility, is \$26,550 for a one person household in comparison to the average Santa Monica income which is 57% below HUD income limits for a

one person household. Our participants are extremely poor, likely to be elderly or disabled, and in many cases, both elderly and disabled (58%).

#### Special Purpose Section 8 Assistance Programs

a. *In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained?* (Select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. *How does the PHA announce the availability of any special-purpose Section 8 programs to the public?*

- Through published notices
- Other (list below)

Referrals are made from non-profit homeless agencies in Santa Monica for the Redevelopment Agency funded program, Shelter Plus Care programs and from homeless transitional housing facilities for the Transitional Homeless Set-Aside program. In addition, the Chronic Homeless Project Committee refers participants for the HOME funded chronic homeless voucher program. The Committee consists of representatives from a number of local agencies and the County's Department of Mental Health. Victims of domestic violence are referred through Sojourn, which operates in a consortium with other domestic violence shelters.

#### **4. PHA Rent Determination Policies (Not Applicable)**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing (NA)**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---Or---



The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

**b. Minimum Rent**

1. What amount best reflects the PHA's minimum rent? (Select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**c. Rents set at less than 30% than adjusted income**

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

**d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (Select all that apply?)**

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

- For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

**e. Ceiling rents**

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (Select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (Select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

- g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)
- The section 8 rent reasonableness study of comparable housing
  - Survey of rents listed in local newspaper
  - Survey of similar unassisted units in the neighborhood
  - Other (list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. *What is the PHA's payment standard? (Select the category that best describes your standard)*
- At or above 90% but below 100% of FMR
  - 100% of FMR
  - Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)

The rental market is extremely competitive and our vouchers must offer a fair return on the investment of property owners in Santa Monica. Otherwise participants will continue to largely not be able to locate housing in our city. Area rents are exceptionally high and HUD approved a 4th voucher payment standard in May 2006 as follows: \$1,009 for 0-bdrm, \$1,352 for 1-bdrm, \$1,843 for 2-bdrm, \$2,411 for 3-bdrm. A 5<sup>th</sup> payment standard application was submitted in March 2007, but rejected by HUD because of the SMHA 95% lease up rate. The 2007 application to HUD documented rental data on 3,172 rent controlled units in Santa Monica. The rent cost data clearly illustrated that the current payment standard is in the twenty first to twenty third percentiles and illuminates that without approval of an increased payment standard the lease up rate may decline. The current lease up rate is at 95%, which may be correlated to economic decline and a softening in the market.

The Section 8, HOME TBRA and Shelter Plus Care programs are dependent on keeping the payment standard linked to the fortieth percentile of rent-controlled rents as established by bedroom size. Landlords in Santa Monica are extremely unlikely to continue accepting Section

8, HOME, or Shelter Plus Care vouchers without a payment standard that reflects the 40<sup>th</sup> percentile rent-controlled rent. The success or failure of the City's Chronic Homeless Program depends largely on a Voucher Payment Standard that is competitive and therefore reflects the fortieth percentile of the City's Rent Control housing stock.

b. *If the payment standard is lower than FMR, why has the PHA selected this standard?* (Select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. *If the payment standard is higher than FMR, why has the PHA chosen this level?* (Select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

History proves that with a Voucher Payment Standard, which reflects the fortieth percentile of the Rent Control marketplace, owners may not participate.

d. *How often are payment standards reevaluated for adequacy?* (Select one)

- Annually
- Other (list below)

e. *What factors will the PHA consider in its assessment of the adequacy of its payment standard?* (Select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Factors such as documented Santa Monica rents from a database of 27,445 rent controlled units, the number of landlord who terminate contracts with SMHA (opt outs), tenant's success in leasing new units during the search time, and other market factors. Staff does a bi-monthly analysis of the cost of Rent Control units and will continue to do so.

## **(2) Minimum Rent**

a. *What amount best reflects the PHA's minimum rent?* (Select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: *Has the PHA adopted any discretionary minimum rent hardship exemption policies?* (If yes, list below)

Participants may use their utility allowance credit to offset their minimum rent requirement.

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

### **A. PHA Management Structure**

*Describe the PHA's management structure and organization.*

(Select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Santa Monica Housing Authority (SMHA) and the Housing Production and Preservation Division are part of the Housing Division of the City of Santa Monica, Housing & Economic Development Department (HED). Each division has an Administrator who reports to the Housing Manager, who then reports to the HED Director. The HED Director reports to the City Manager who acts as the Executive Director of the Housing Authority.

### **B. HUD Programs Under PHA Management**

— List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	N/A	N/A
Section 8 Vouchers	1,052 (93%) lease up on 1-09 with the goal of attaining 1,070 (99%) by the Fall of 2009	120 vouchers annually on average. Given the large number of senior clients, this will increase significantly over time.
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	141 Shelter Plus Care (SPC). 115% lease rate due to participant's ability to pay a portion of the contract rent.	8% on average

	Allowable, as per HUD SPC regulations.	
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs (List individually)	HOME TBRA	6% to 7% per year

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
  - (2) Section 8 Management: (list below)
- Administrative Plan and various issue specific brochures, mailings, and handouts.

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing NA**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (Select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: *Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?*

If yes, list additions to federal requirements below:

SMHA contracts for professional services with a knowledgeable independent agent to act as a Hearing Officer for program participants who request an Informal Hearing.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (Select all that apply)

- PHA main administrative office  
 Other (list below)

Request must be in writing as per Administrative Plan.

## **7. Capital Improvement Needs (Not Applicable)**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-Or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?  
(If no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-Or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) (Not Applicable)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (If no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

**8. Demolition and Disposition (Not Applicable)**

[24 CFR Part 903.7 9 (h)]



Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities (Not Applicable)**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by

elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
<input type="checkbox"/>	Occupancy by only the elderly <input type="checkbox"/>
<input type="checkbox"/>	Occupancy by families with disabilities <input type="checkbox"/>
<input type="checkbox"/>	Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	
<input type="checkbox"/>	Approved; included in the PHA’s Designation Plan <input type="checkbox"/>
<input type="checkbox"/>	Submitted, pending approval <input type="checkbox"/>
<input type="checkbox"/>	Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/>	New Designation Plan
<input type="checkbox"/>	Revision of a previously approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

**(Not Applicable)**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/>	Assessment underway
<input type="checkbox"/>	Assessment results submitted to HUD
<input type="checkbox"/>	Assessment results approved by HUD (if marked, proceed to next question)
<input type="checkbox"/>	Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/>	Conversion Plan in development
<input type="checkbox"/>	Conversion Plan submitted to HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Conversion Plan approved by HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/>	Units addressed in a pending or approved demolition application (date submitted or approved: )
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
<input type="checkbox"/>	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
<input type="checkbox"/>	Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/>	Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/>	Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c (h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: 1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	<input type="checkbox"/> HOPE I
<input type="checkbox"/>	<input type="checkbox"/> 5(h)
<input type="checkbox"/>	<input type="checkbox"/> Turnkey III
<input type="checkbox"/>	<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program
<input type="checkbox"/>	<input type="checkbox"/> Submitted, pending approval
<input type="checkbox"/>	<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	

(DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: *Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)*

The extremely high cost of home ownership in Santa Monica continues to make it very difficult to operate a successful home ownership component. The price of owner occupied single-family homes and condos vary according to zip code but regardless of the neighborhood, owner occupied housing in Santa Monica is beach front and very expensive. Homeownership dues, property taxes and improvements of condominiums also pose barriers to ownership. Based on tables published in “Data Quick Real Estate News”, the estimated median value for a single-family home in the City of Santa Monica is \$853,400. The economic impacts faced by many jurisdictions has not been present in Santa Monica or resulted in a foreclosure problem. Home prices have remained much the same. SMHA works closely with case managers from St. Joseph’s Center to identify FSS participants who may qualify for homeownership. SMHA will also work with Community Corporation of Santa Monica (CCSM), a local non-profit developer of 1,400 affordable housing units in the city, to market to their new ownership opportunity to FSS participants. A small number of FSS graduate have utilized their escrow to purchase homes in areas outside of Santa Monica.

2. Program Description:

a. Size of Program

Yes  No: *Will the PHA limit the number of families participating in the Section 8 homeownership option?*

*If the answer to the question above was yes, which statement best describes the number of participants? (Select one)*

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- More than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

### **(Not Applicable)**

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d) (7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

The Housing Authority signed a cooperative GAIN agreement with the Department of Social Services in 1997. We have been unable to date to secure a copy from the County of Los Angeles.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)

- Public housing rent determination policies

- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for Section 8 homeownership option participation
- Other policies (list below)

SMHA and the City of Santa Monica Human Services Division jointly fund case management services for FSS participants. Case management services include, but are not limited to the following: vocational and educational assessment, training and educational referrals, child-care referrals, job readiness training, household budgeting training, etc. In addition, SMHA tenants are referred to various community-based services where appropriate. SMHA contracts with a Licensed Clinical Social Worker to assist with service provider referrals for participants and assesses participant needs to access and retain necessary support to remain housed.

b. Economic and Social self-sufficiency programs

Yes  No: *Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following tables; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)*

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
Family Self Sufficiency	50			Section 8
Case Management	all	All participants	PHA office and St. Josephs Center	Section 8
Emergency Grants	As needed	Need	PHA office	Section 8
Escrow Accounts	75 totaling \$100,000	Available to all	PHA office	Section 8
Child Care	As needed	Specific criteria	Connections for Children	Section 8
Transportation	As needed	As needed	Big Blue Bus	Section 8
Family Unification	As needed		Dept. of Children and Family Services	Section 8
Children Services	As needed		Dept. of Children and Family Services	
Family preservation including housing search, moving expenses, utility deposits and legal expenses. Also security deposits, purchase of furniture,	As needed		Multi-agency program funded by Los Angeles County.	

parenting skills, etc.				
Shelter Plus Care	141	Case management agency referrals		
Security and utility deposits, reimburse owners for damage caused by tenants or up to 80% of one-month loss of contract rent if tenant moves without notice.	141 and as needed	SPC tenants only		
Case management, assist participants in finding housing and moving, referrals to supportive services, teach independent living skills, help maintain sobriety, help with employment or volunteer activities, arrange social activities	As needed		Ocean Park Community Center, St. Joseph's Center, Step Up on Second Street, and Didi Hirsch Community Mental Health Services, Edelman Mental Health Center and City of Santa Monica Coordinated Case Management	
WIND (Women In New Directions) peer support services for mentally ill women in the SPC program, day center and lunch	As needed		Ocean Park Community Center	

**(2) Family Self Sufficiency program/s**

**a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2004-05 Estimate)</b>	<b>Actual Number of Participants (As of: 02/01/09)</b>
Public Housing		
Section 8	235 with 112 remaining	61

b.  Yes  No: *If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?*

All new Section 8 participants receive FSS briefing materials and a letter soliciting their participation in the program. In addition, all Homeless Transitional Housing participants are required to participate in FSS. 24 current FSS participants have escrow accounts that total \$194858.04 as of 2/1/08.

If no, list steps the PHA will take below:



### C. Welfare Benefit Reductions

1. *The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:* (Select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

### D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

## **13. PHA Safety and Crime Prevention Measures**

### **(Not Applicable)**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply)?

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (List below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (List below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (List below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

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## **14. RESERVED FOR PET POLICY (Not Applicable)**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: *Is the PHA required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h))?*  
(If no, skip to component 17.)
2.  Yes  No: *Was the most recent fiscal audit submitted to HUD?*
3.  Yes  No: *Were there any findings as the result of that audit?*
4.  Yes  No: *If there were any findings, do any remain unresolved?*  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: *Have responses to any unresolved findings been submitted to HUD?*  
If not, when are they due (state below)?

## **17. PHA Asset Management (Not Applicable)**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (Select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: *Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?*

The Housing Commission discussed the DRAFT 5-Year and Annual Plan at the meeting conducted on March 19, 2009 and recommendations are included in Attachment C.

2. *If yes, the comments are:* (if comments were received, the PHA **MUST** select one)

- See Attachment C (Attachment Housing Commission Comments)  
 Provided below:

3. *In what manner did the PHA address those comments?* (Select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments

List changes below:

- Other: (list below)

See Attachment C for comments and responses

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: *Does the PHA meet the exemption criteria provided section 2(b) (2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)*
2.  Yes  No: *Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)*

### **3. Description of Resident Election Process**

- a. *Nomination of candidates for place on the ballot:* (Select all that apply)

- Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)

The Santa Monica City Council appoints the Commission and two of the Commissioners are Section 8 residents, and one Commissioner must be 62 years of age or older.

b. *Eligible candidates:* (Select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

All Section 8 participants who are 18 year old or older are eligible to apply through the City Clerk's office.

c. *Eligible voters:* (Select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

City Council appoints 2 Section 8 residents to the Housing Commission, one of who must be at least 62 years of age or older. All Commissioners have voting rights. The Commission acts as an advisory committee to the City Council and has seven committee members.

### **C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. *Consolidated Plan jurisdiction:* (City of Santa Monica)

2. *The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:* (Select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (List below)
- Other: (list below)

The City of Santa Monica's adopted the FY 2008 Housing Element and it reiterates that the Section 8 program is integral to the City's efforts to preserve its affordable housing stock. The Santa Monica Housing Element contains the most recent assessment of housing needs and the resources and programs to address them. Much of the housing needs data is extrapolated from the Housing Element.

1. The 2005-2010 Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Plan identifies the Section 8 program, the HOME TBRA program, and the Shelter Plus Care program as essential to address the affordable housing needs of very-low income households and the City's homeless population.

The Consolidated Plan also recognizes the Housing Authority's strategy of adapting its rental assistance programs to the Costa-Hawkins market place.

The City's efforts to secure and implement an enhanced voucher payment standard from HUD and subsequent renewal applications for the Shelter Plus Care program are current and on-going strategies targeted to the City's housing and homeless needs. The former strategy has allowed the SMHA rental assistance programs to remain somewhat competitive in the rental marketplace, while rents in general continue to rise. The approval of higher Voucher Payment standards was essential and has allowed the Section 8 program to maintain a tenuous foothold in the City's rental marketplace and therefore remain a cornerstone program in the City's efforts to provide affordable housing to very low-income tenants. The March 2007, submission of our application to increase Section 8 payments standards evidences our adherence to a market based strategy.

The Shelter Plus Care program has received HUD approval for its 13th annual Shelter Plus Care program. The funding will allow the program to continue its position as a cornerstone program in the City's efforts to provide affordable housing to homeless residents who are also disabled. In December 2008, SMHA received an additional 25 Shelter Plus Care vouchers.

The Housing Authority also "set aside" 20 vouchers a year for the 4 years for graduates of the 2 non-profit homeless transition facilities located in Santa Monica. The program is now integrated into the constellation of programs administered by the SMHA. Graduates receiving vouchers must also participate in the FSS program in order to assist them in gaining economic self-sufficiency. Transitional vouchers that are "turned over" will be reserved for the transitional program. The SMHA is fully integrated into the City's Chronic Homeless Program and provides housing vouchers for eligible participants. The Shelter Plus Care, HOME TBRA, RDA City funded Senior Homeless Assistance and the Section 8 programs are the source of housing assistance available to participants.

4. *The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:* (describe below)

All the items indicated in #3 above

## 10.0 Additional Information

(a) **Progress in Meeting Mission and Goals.** *Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-year Plan*

SMHA continues with a tradition of success to address housing needs in the city. The work of the Housing Authority is consistent with the mission and objectives outlined in the previous 5-year and annual plans. Details of program success is included in the narrative of this plan and reported on the HUD Annual Performance Review (APR) for each funded activity.

(b) **Significant Amendment and Substantial Deviation/Modification.** *Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"*

SMHA defines a "Significant Amendment and Substantial Deviation/Modification" when changes are made to the preferences/priorities on the waiting list (Currently defined in the Administrative Plan), if programs or number of persons to be served are reduced due to the loss of supporting revenue, if changes are made to the FMR but only if it adversely impacts tenants, and changes to the appeals/grievance process if tenants are negatively impacted. When significant changes are proposed SMHA will post a 45-day public review notice (24 CFR 903.17(r)), assure that the amendment is consistent with the Consolidated Plan 24 CFR 903.15 (unless action is taken due to funding reduction of programs) and must be approved by the Housing Commission. HUD approval is required prior to implementation of amendments. An exception to this definition will be made for any of the above changes that are adopted to reflect changes in HUD regulatory requirements and will not be considered significant amendments by HUD.

Significant changes to this plan include:

1. This plan recommends changes to the waiting list to establish a master "opportunity list" that integrates all SMHA waiting lists to provide greater opportunities for applicants and provides economies of scale to administer them. Existing preferences and priorities will remain driven by the funding sources of the existing and new programs.
2. Issuing a Request for Proposals (RFP) to select sites for Project-based Section 8 Housing Choice Vouchers of up to 20% of the ACC of 1092 (218 vouchers) if available to help participants find housing opportunities and maximize utilization of the program.
3. Defining significant changes.

## 11.0 Required Submission for HUD Field Office Review

**In addition to the PHA Plan template (HUD 50075), PHA's must submit the following documents.**

- (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHA's receiving CFP grants only)



- (c) Form HUD-50071, Certifications of Payments to Influence Federal Transactions (PHA's receiving CFP grants only)
- (d) Form SF-LLL, Disclosure of Lobbying Activities (PHA's receiving CFP grants only)
- (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHA's receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements
- (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHA's receiving CFP grants only)
- (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHA's receiving CFP grants only)

Approved by City Council

## Attachments

Use this section to provide any additional attachments referenced in the Plans.

**Attachment A:** City of Santa Monica's Housing Element  
[Draft 2008-2014 Housing Element](#)

**Attachment B:** Public comments

**Attachment C:** Housing Commission comments

**Attachment D:** CHAS dataset for the City of Santa Monica  
<http://socds.huduser.org/CHAS/reportsaff.odt>

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# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

APPROVED

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

APPROVED

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				

APP



## **Contact Information**

For comments, corrections or information please contact Ms. Julie Lansing, Administrator, either by telephone at: (310) 458-8740 or through e-mail at: [Julie.lansing.smgov.net](mailto:Julie.lansing.smgov.net)

Written comments should be directed to: Annual Plan, Santa Monica Housing Authority, 1901 Main Street, Suite A, Santa Monica, CA 90405

The Santa Monica Housing Authority is required by HUD to post a notice for a 45-day public comment period. All comments received by the Santa Monica Housing Authority will be added to the 5-Year and Annual Plans in Attachment B of the Annual Plan and will be considered for inclusion, HUD regulations do not require the Santa Monica Housing Authority to revise the text in the body of the Draft Plan to include comments or proposed changes. HUD 24-CFR-903.17



**Attachment A - City of Santa Monica's 2008 Adopted Housing Element**

Approved by City Council

## **Attachment B - Public Comments**

The Santa Monica Housing Authority received no written public comments.

Verbal comments were made regarding why the Housing Authority did not prioritize Domestic Violence victims and inquired regarding the Limited English Proficiency Program and what the City does for non-English applicants and recipients.

Response: The Housing Commission did not prioritize Victims of Domestic Violence but the Authority administers assistance for this population. The City provides translation services for non-English applicants and recipients as well as providing forms in Spanish. The Authority will finalize the LEP when the Administrative Plan is adopted in fall 2009.

Verbal comments were received on April 14, 2007 regarding a priority for residents who may be displaced through the mobile home closure process and a strong desire to protect residents in the same way that persons under eviction through the Ellis Act are protected.

Response: The staff supports a change to the priority to include the following language and change to the policy. “An eviction pursuant to the Ellis Act or Civil Code section 798.56(g) of the Mobile home Residency Law”.

## Attachment C – Housing Commission Comments

The Housing Commission considered the Draft Annual and Five Year Plans and recommended that the City Council adopt them with the following change.

### 4-III.C. SELECTION METHOD

PHAs must describe the method for selecting applicant families from the waiting list, including the system of admission preferences that the PHA will use [24 CFR 982.202(d)].

#### Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan, and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

#### PHA Policy

##### **Tier 1:**

Displaced Preference: Involuntarily displaced applicants are applicants who have or will (within twelve months from the date of verification) be required to vacate housing in the City of Santa Monica as a result of:

- A disaster (fire, flood, earthquake, etc.) that occurred through no fault of the applicant, or
- Federal, state or local government action related to code enforcement, public improvement or development, or
- An eviction pursuant to the Ellis Act

In order to receive the preference as Displaced, applicants who have been displaced must not be living in “standard, permanent replacement housing”.

Standard replacement housing is defined as housing that is decent, safe and sanitary (according to HUD HQS), that is adequate for the family size (according to HUD HQS) and that the family is occupying pursuant to a lease or occupancy agreement. Minor HQS violations

that are few in a number does not disqualify replacement housing. Standard replacement housing does not include transient facilities, hotels, motels, or temporary shelters.

- Termination Resulting From Funding Shortfalls: Families that have been terminated from the PHA's HCV program due to insufficient program funding and are at greatest risk of homelessness.

**The wait list for tier 1 applicants shall remain open at all times.**

**Tier 2:**

- Residential Preference: Applicants who are residents of the City of Santa Monica.
- Applicants who are not residents of the City of Santa Monica who are working a minimum of 36 hours per week (or hired to work a minimum of 36 hours per week) in the City of Santa Monica (Applicants who work for a temporary agency located outside of the City of Santa Monica who do not live in Santa Monica do not qualify for preference if they are on a temporary assignment).
- Applicants on the service registry as established by the City of Santa Monica qualify for the residency preference.
- Homeless applicants who are not on the service registry must be currently receiving services from a recognized homeless service agency which provides case management services, and must have been receiving such services continuously for a minimum of six months previous to the date of selection from the waiting list.

**Order of Selection Within Tiers:**

- U.S. Military Preference: Families of current member of the U.S. military, families of U.S. veterans, or surviving spouses of U.S. veterans are in the first tier of each rank. Note: Homeless veterans will be referred to the Veterans Administration's VASH program without losing their placement on the HCV waiting list.
- Singles Lack of Preference: Single applicants (1 person household) who are Elderly, Displaced, or Disabled families shall have priority over Other Singles within the same tier (other singles are individuals living alone who are not elderly, disabled, or displaced by government action).

## Section 4. Housing and Community Development Strategy

The Housing and Community Development Strategy for the City of Santa Monica addresses the following:

- Resources available to address housing and community development needs
- General priorities for assisting households
- Strategies and activities to assist those households in need
- Specific objectives to be accomplished over the next five years

### 4.1 Resources for Housing and Community Development Activities

The City of Santa Monica currently receives entitlement grants from HUD through the HOME Investment Partnership Act (HOME) and Community Development Block Grant (CDBG) programs, and administers a variety of HUD-assisted programs including Section 8 Vouchers, Family Unification, Family Self-Sufficiency, and Shelter Plus Care programs. In addition, the City provides funding to housing and community development activities through its own local resources. Table 4-1 identifies major potential funding sources that Santa Monica may pursue in order to expand affordable housing opportunities to existing and future residents and to address community development needs.

Table 4-1  
Public and Private Resources Available for  
Housing and Community Development Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant	Grants awarded to the City on a formula basis for housing and community development activities.  Santa Monica currently receives approximately \$1,553,000 in CDBG funds annually	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Home Buyer Assistance</li> <li>• Economic Development</li> <li>• Homeless Assistance</li> <li>• Public Services</li> <li>• New Construction</li> </ul>
HOME	Flexible grant program awarded to the City on a formula basis for housing activities.  Santa Monica currently receives approximately \$801,000 in HOME funds annually	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Home Buyer Assistance</li> <li>• Rental Assistance</li> <li>• New Construction</li> </ul>
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>

Table 4-1  
Public and Private Resources Available for  
Housing and Community Development Activities

Program Name	Description	Eligible Activities
Shelter Plus Care Program	<p>Grants for rental assistance that are offered with support services to homeless with disabilities. Rental assistance can be:</p> <p><u>Section 8 Moderate Rehabilitation (SRO)</u> - project based rental assistance administered by the local PHA with state or local government application.</p> <p><u>Sponsor-Based Rental Assistance</u> - provides assistance through an applicant to a private non-profit sponsor who owns or leases dwelling units in which participating residents reside.</p> <p><u>Tenant-Based Rental Assistance (TBRA)</u> - grants for rental assistance.</p> <p><u>Project-Based Rental Assistance</u> - grants to provide rental assistance through contracts between grant recipients and owners of buildings.</p>	<ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Homeless' Assistance</li> <li>• Support Services</li> </ul>
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvements or other projects. The jurisdictions must pledge it to future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Home Buyer Assistance</li> <li>• Economic Development</li> <li>• Homeless Assistance</li> <li>• Public Services</li> </ul>
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	<ul style="list-style-type: none"> <li>• Transitional Housing</li> <li>• Permanent Housing for Disabled</li> <li>• Supportive Housing</li> <li>• Support Services</li> <li>• Safe Havens</li> </ul>

Table 4-1  
Public and Private Resources Available for  
Housing and Community Development Activities

Program Name	Description	Eligible Activities
<b>2. State Programs</b>		
School Facilities Program	A downpayment assistance program using school facility fees collected from developers. Low-income buyers of affordable housing are eligible to receive down payments assistance from the State.	<ul style="list-style-type: none"> <li>• Downpayment Assistance</li> </ul>
Multi-family Housing Programs (MHP)	Tax-exempt bonds (Proposition 46) provide below-market interest rate financing to builders and developers of multi-family and elderly rental housing. For public entities, for-profit and non-profit corporations.	<ul style="list-style-type: none"> <li>• New Construction, rehabilitation and preservation of permanent and transitional rental housing for low-income households.</li> </ul>
California Housing Finance Agency (CalHFA)	CalHFA sells tax-exempt bonds (Proposition 46) to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CalHFA purchase.	<ul style="list-style-type: none"> <li>• First Time Home Buyers Assistance</li> <li>• Multi-family new construction and preservation loans</li> <li>• Mortgage Insurance</li> </ul>
Low-Income Housing Tax Credits (LIHTC)	Federal and State tax credits enable developers to raise equity through the sale of tax benefits to large investors for the construction of affordable rental housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Acquisition and rehabilitation of eligible projects.</li> </ul>
<b>3. Local Programs</b>		
Tenant Ownership Rights Charter Amendment (TORCA) Shared Appreciation Loan Program	TORCA tax revenues shall be used for homeownership and for the development of low/mod income housing.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Home Ownership Loans</li> </ul>
Santa Monica Redevelopment Agency	20 percent of Agency funds are set aside for affordable housing activities governed by state law.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>
Affordable Housing Production Program (AHPP)	Developers of market-rate housing may satisfy their AHPP requirement by providing on-site or off-site units at below market rents to low-income households or deeding land to the City or payment of an affordable housing fee.	<ul style="list-style-type: none"> <li>• New Construction</li> </ul>
Development Agreements	City receives revenues for affordable housing as part of negotiated development agreements.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Child care services</li> </ul>
Office Mitigation	Local program requiring developers of commercial office space to either provide low income housing or pay an in-lieu fee.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> </ul>

Table 4-1  
Public and Private Resources Available for  
Housing and Community Development Activities

Program Name	Description	Eligible Activities
General Fund	City contributes approximately \$4.9 million annually in general funds	<ul style="list-style-type: none"> <li>• Social Service Delivery and Emergency Housing Assistance</li> </ul>
<b>4. Private Resources/Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae)	<p>Loan applicants apply to participating lenders for the following programs:</p> <p>Fixed rate mortgages issued by private mortgage insurers.</p> <p>Mortgages which fund the purchase and rehabilitation of a home.</p> <p>Low down-payment mortgages for Single-Family Homes in underserved low-income and minority communities.</p>	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> <li>• Rehabilitation</li> </ul>
Federal Home Loan Bank Affordable Housing Program (AHP)	Direct subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects.	<ul style="list-style-type: none"> <li>• New Construction</li> </ul>
Freddie Mac	Home Works - Provides 1 <sup>st</sup> and 2 <sup>nd</sup> mortgages that include rehabilitation loans. City provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance combined with Rehabilitation</li> </ul>
Lease Purchase Program	The City could participate in a Joint Powers Authority that issues tax-exempt bonds. Bonds enable City to purchase homes for households earning up to 140 percent MFI. JPA pays 3 percent down and closing costs. Lease purchasers make monthly payments equivalent to mortgage payments with the option to buy after three years.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>



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## 4.2 Housing and Community Development Activities

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The City undertakes a variety of activities using a wide range of funding sources to address the housing and community development needs of residents and businesses in Santa Monica. The Consolidated Plan focuses on the City's housing and community development programs using HUD Community Planning and Development (CPD) entitlement grants – Community Development Block Grants (CDBG) and HOME Investment Partnership Act (HOME) funds. Non-entitlement grant-funded programs are also described to provide an overall picture of the City's strategies in addressing housing and community development needs. However, information on program objectives and funding allocations is only provided for CDBG- and HOME-funded programs. A priority need ranking has been assigned to each priority action according to the following HUD-specified ranking:

**High Priority:** Activities to address this need will be funded by the City during the five-year period.

**Medium Priority:** If funds are available, activities to address this need may be funded by the City during the five-year period. Also, the City may take other actions to help this group locate other sources of funds.

**Low Priority:** The City will not directly fund activities using funds to address this need during the five-year period, but other entities' applications for federal assistance might be supported and found to be consistent with this Plan.

**No Such Need:** The City finds there is no need or that this need is already substantially addressed. The City will not support other entities applications for federal assistance for activities where no such need has been identified.

### 4.2.1 Priority Housing Needs

Housing priorities, programs, and objectives to be pursued over the next five years are described below. Quantified objectives of CDBG and HOME-funded activities by household type, tenure, and income are summarized in Table 4-2.

#### **Priority 1A: Expand the Supply of Housing Affordable to Lower and Moderate Income Households, particularly for Renters**

##### **Statement of Need**

According to the 2004 CHAS data based on the 2000 Census, approximately 30 percent of all Santa Monica households earned low and moderate incomes. In addition, almost 40 percent of all City households experienced some kind of housing problem.<sup>1</sup> The level of housing problems was somewhat greater among renters (40 percent) than owners (38 percent).

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<sup>1</sup> CHAS definitions: The tabulation of households with "housing problems" includes those that: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden, including utilities, exceeding 30 percent of gross income; or 4) have a severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Santa Monica has lost a significant number of affordable rental units since 1986 as a result of the Ellis Act which permits landlords to remove units from the rental market without obtaining a removal permit from the City's Rent Control Board. The Costa-Hawkins provisions that allow rent increases upon vacancy of units also resulted in significant losses in the affordable housing units.

### **Entitlement Grant-Funded Programs**

#### **Program 1A-1: Multifamily Housing Production Program**

The City of Santa Monica actively assists in the production of affordable rental housing and operates a number of programs to assist with development financing. Types of financing assistance include pre-development loans, bridge loans, site acquisition, and permanent financing. In addition to HOME and CDBG monies, Santa Monica has created several local programs that generate revenues dedicated to the production of affordable housing (Redevelopment set-aside, TORCA Trust Fund, and Citywide Housing Trust Fund). In addition to publicly assisted housing, affordable housing has also been produced in private developments as a result of regulatory agreements, settlement agreements, and rent control removal permit requirements. The City works extensively with the non-profit housing sector, which further leverages City funding with other public and private sources of funds to maximize the number and affordability of units provided.

#### Five-Year Objectives

- Assist in the development of 57 new units of affordable rental housing through new construction and acquisition using CDBG funds.

#### **Program 1A-2: Tenant Based Rental Assistance Program (TBRA)**

The Santa Monica Housing Authority administers the Section 8 Housing Voucher program for the City. As of April 2005, the Housing Authority administered 1,082 Section 8 vouchers, 140 Shelter Plus Care and 24 Tenant Based Rental Assistance Program vouchers for City residents. The City uses HOME funds for the Tenant-Based Rental Assistance Program (TBRA) for Section 8 tenants, helping to sustain tenants with supplemental funding from the City when their rent increases above Section 8 allowable costs.

#### Five-Year Objectives

- Provide 128 households with rental assistance using HOME funds.

### **Non-Entitlement Grant-Funded Programs**

#### **Inclusionary Housing**

The City's Affordable Housing Production Program implements Proposition R. It requires developers to help meet the need for affordable housing through a variety of mechanisms, including the payment of an affordable housing fee. Specifically, Proposition R requires 30 percent of all newly constructed multi-family projects with two or more units, including both rental and ownership projects, to be affordable to low and moderate income households. Of the affordable units, at least 50 percent must be affordable to households with incomes at or below 60 percent of the area median income and the remaining must be affordable to households at or below incomes between 60 and 100 percent of the area median income.

**Priority 1B: Conserve the Supply of Housing Affordable to Lower and Moderate Income Households, particularly for Renters.**

**Statement of Need**

Most residential structures begin to show signs of deterioration as they approach 30 years. Typically, homes older than 30 years begin to require major rehabilitation work to their major components, such as roofing, siding, plumbing, and electrical systems. Approximately 68 percent of the housing in Santa Monica was built prior to 1970, indicating the potential for a significant portion of the housing stock requiring major repair/rehabilitation works. Particularly in the Pico neighborhood where many elderly homeowners are living on fixed incomes, rehabilitation assistance can make the difference between living in adequate and inadequate housing.

**Entitlement Grant-Funded Programs**

**Program 1B-1: Acquisition/Rehabilitation Program**

The City provides for affordable housing through acquisition and rehabilitation of existing structures. Over the next five-years, the City will assist in acquiring and rehabilitating properties for special needs households such as homeless and at-risk individuals.

**Five-Year Objectives**

- Assist in the acquisition and rehabilitation of 8 units of multi-family rental housing for special needs households using HOME funds. Units will be affordable to extremely low and low income households.

**Program 1B-2: Residential Repair Program**

The City provides financial assistance for a variety of repairs through two programs: (1) the *Multi-Family Rental Rehabilitation Program* for owners of multi-family rental properties occupied by low and moderate income tenants; and (2) the *Owner-Occupied Rehabilitation Program* for low and moderate income owners. Eligible repairs include such items as health and safety code violations, testing and remediation of environmental hazards such as lead-based paint, unsafe or inoperable electrical wiring or fixtures, unsanitary plumbing fixtures, leaking roofs, peeling interior/exterior paint, accessibility improvements such as ramps, and other general repairs.

1. **Multi-Family Rental Rehabilitation Program:** This program provides financial assistance in the form of: (a) matching grants for property owners whose buildings are 51 percent occupied by low-income tenants; and (b) grants for testing and remediation of specific hazards in units occupied by Section 8 households with children under six years.
2. **Owner-Occupied Rehabilitation Program:** This program provides financial assistance in the form of grants to: (a) elderly low and moderate income homeowners (over 62 years old); (b) low income households with a disabled family member; and (c) low and moderate income mobile home owner/occupants to make necessary minor repairs.

**Five-Year Objectives**

- Provide rehabilitation assistance to 200 low and moderate income households (35 low income owner-occupied units and 165 rental units occupied by low-income tenants) using CDBG funds.

**Non-Entitlement Grant-Funded Programs**

**Section 8 Rental Assistance**

Currently, the Santa Monica Housing Authority administers a total of 1,082 Section 8 vouchers, 140 Shelter Plus Care vouchers, and 24 HOME TBRA vouchers (Program 1A-2 above). Among these vouchers, 878 (67 percent) are used by elderly, disabled/handicapped households and 501 (38 percent) are used by households with two or more members (includes elderly and handicapped households).

**Rent Control**

The City adopted the Rent Control Law in April 1979. The law protects tenants from arbitrary evictions and excessive rent increases and preserves the supply of the City's affordable rental housing stock. However, passage of the Ellis Act and Costa Hawkins Act has substantially undermined the effectiveness of rent control. Nevertheless, the City will continue to administer the rent control program as a means of conserving its existing supply of affordable housing.

**Priority 1C: Expand Homeownership Opportunities for Low and Moderate Income First-Time Homebuyers**

**Statement of Need**

With its prime beach-front location, for-sale housing prices in Santa Monica are significantly higher than prices in most other communities in the County. Median prices of condominiums in February 2005 ranged from \$390,000 in ZIP Code 90404 to \$945,000 in ZIP Code 90402. Given these price levels, homeownership is out of reach for most lower and moderate income households. In order to permit tenants to enjoy the stability, security, and financial benefits of homeownership, the City will continue to support efforts to expand homeownership opportunities for low and moderate income households.

**Entitlement Grant-Funded Programs**

**Program 1C-1: Mobile Home Improvement Program**

The City supports mobile home park communities as an affordable housing alternative. Because the privately-owned Village Trailer Park and City-owned Mountain View Mobile Home Park both consist of older mobile home units, financial assistance will be provided to the low income owners who wish to substantially repair or replace their units with new models that meet current standards.

**Five-Year Objectives**

- Provide financial assistance to low and moderate income households. It is estimated that 25 units will be assisted using CDBG funds.

## Non-Entitlement Grant-Funded Programs

### TORCA (Tenant Ownership Rights Charter Amendment) Shared Appreciation Loan Program

In 1984, Santa Monica adopted TORCA (further amended in 1992 and 2002), which permits conversion of apartment units to condominium ownership only if two-thirds or more of the building's tenants agree to the conversion and one-half or more intend to buy their units. As a means of assisting low and moderate income tenants to purchase their units, the City has established an ownership assistance loan program funded by a tax levied on units converted to condominium ownership. The loan program provides eligible low and moderate income tenants with downpayment assistance and below-market interest rate loans to purchase their units.

Table 4-2  
Summary of Households Housing Needs and  
Five-Year CDBG and HOME Objectives

Households Priority Housing Needs		Income	Priority Need Level	Unmet Need <sup>1</sup>	Goals <sup>3</sup>
Renter	Small Related (2-3 persons) <sup>2</sup>	0-30%	High	390	98
		31-50%	High	470	84
		51-80%	Medium	625	15
	Large Related (5+ persons) <sup>2</sup>	0-30%	Medium	103	21
		31-50%	High	87	61
		51-80%	High	170	21
	Elderly	0-30%	Low	991	10
		31-50%	Medium	725	20
		51-80%	High	688	20
	All Other (Non-family households)	0-30%	Low	1,545	0
31-50%		Low	1,545	0	
51-80%		Low	1,424	0	
Owner	0-30%	Low	453	10	
	31-50%	High	296	10	
	51-80%	Medium	487	40	
Special Populations		0-80%	High		8
Total Goals (Including Special Needs)					418
Total Section 215 Goals <sup>4</sup>					410
Total 215 Renter Goals					350
Total 215 Owner Goals					60

Notes:

1. Unmet needs are based on 2004 HUD CHAS data for households with housing problems by household income and type.
2. A small related household is defined by HUD as a household of 2 to 4 persons, which includes at least one person related to the householder by birth, marriage, or adoption. A large related household is a household of 5 or more persons, which includes at least one person, related to the householder by blood, marriage or adoption.
3. Housing goals include anticipated accomplishments under the following programs: homeownership assistance programs; owner-occupied rehabilitation programs; renter-occupied rehabilitation programs.
4. Section 215 Goals are affordable housing that fulfill the criteria of Section 215 of the National Affordable Housing Act. For rental housing, a Section 215 unit occupied by a low income household and bears a rent that is less than the Fair Market Rent or 30 percent of the adjusted gross income of a household whose income does not exceed 65 percent of the AMI. For an owner unit assisted with homebuyer assistance, the purchase value cannot exceed HUD limit. For an ownership unit assisted with rehabilitation, the mortgage amount cannot exceed HUD limit.

## **4.2.2 Priority Homeless Needs**

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**Priority 2A: Coordinate Housing and Support Services for the Homeless and Those Threatened with Homelessness Following a Housing First and Continuum of Care Model. Evaluate services and service delivery provided through the Continuum of Care.**

**Priority 2B: Collaborate with City, County Mental Health and local non-profit service providers to provide individualized intervention, treatment and housing placement plans for chronically homeless clients, and to locate a sobering center in Santa Monica or adjacent area.**

### **Statement of Need**

Santa Monica is unique for a city of its size in having a comprehensive continuum of care for the homeless. This continuum of care model is characterized by the following components: outreach, emergency services, intake and assessment, emergency shelter, case management and supportive services, transitional housing, permanent housing and aftercare. The City's five-year strategy for homeless services seeks to: 1) continue to implement a comprehensive continuum of care system by maintaining the existing inventory of homeless services and evaluate the services and service delivery offered by the continuum; and 2) address gaps and strengthen the delivery of services in Santa Monica and the Westside, targeting services to assist those chronic, most difficult to reach and "service resistant" homeless people who have been on Santa Monica's streets for an extended period of time and ensure that they find permanent housing with supportive services. The goals are to:

- Effectively assist homeless individuals and families in returning to a self-sufficient status;
- Eliminate unnecessary duplication of services; and
- Emphasize long-term solutions to homelessness by using an active intervention approach that combines housing, counseling, case management, and job training.

Homeless services funded by the City of Santa Monica are designed to help move homeless persons from the streets to permanent housing. Traditionally, City-supported agencies have included Chrysalis, the CLARE Foundation, New Directions, OPCC (formerly Ocean Park Community Center), St. Joseph's Center, Step Up on Second, the Salvation Army, Upward Bound House, the Westside Food Bank and the YWCA's Transitional Housing Program. Each of these agencies shares a common computerized data bank to track participants where possible.

In July 2004, City staff initiated the development and implementation of a collaborative pilot project to reduce the number of chronically homeless persons living on Santa Monica streets and other outdoor public places by helping them to secure housing, benefits and supportive services, including mental health treatment and/or substance abuse treatment. This pilot project is consistent with the goals of many communities that have responded to the call from Federal and local leaders to develop plans and strategies to end chronic homelessness. The Santa Monica pilot project focused on those chronically homeless persons who have been homeless in Santa Monica for at least five years, are most visible in the community, are high users of police, paramedic, and emergency room resources, but are the least successful in accessing services in the homeless continuum of care designed to move them off the streets. In addition, staff is

seeking the most effective options for expanding services—locally and regionally—to address public inebriation among chronically homeless persons.

The City will seek to leverage funding from outside sources to assist in meeting the goals and objectives of supportive service needs (see discussions under Non-Entitlement Grant-Funded Programs). The City currently administers a three-year grant to operate five specialized programs (Chrysalis, OPCC, St. Joseph Center, Step Up on Second, and New Directions) through the HUD Supportive Housing Program. However, national and local competition for Supportive Housing Program funds has increased dramatically in the past five years. In an ongoing effort to sustain stable funds, the City, in cooperation with LAHSA and service providers, will continue to advocate for stable and longer-term funding and submit renewal applications as required.

### **Entitlement Grant-Funded Programs**

#### **Program 2A-1: Emergency Shelter Services**

The City of Santa Monica will support emergency shelter services for 450 homeless persons per year, using CDBG funds. These services will be provided through the 110-bed SAMOSHEL homeless shelter established by the City in September of 1994.

##### **Five-Year Objectives**

- Provide emergency shelter services for 450 homeless persons annually using CDBG funds.

#### **Program 2A-2: Emergency Services to Persons At-Risk of Homelessness**

The City will provide case management services to at-risk, very-low income Shelter Plus Care and Section 8 Self-Sufficiency clients using CDBG funds.

##### **Five-Year Objectives**

- Provide case management services for 190 at-risk persons annually using CDBG funds.

### **Non-Entitlement Grant-Funded Programs**

The City of Santa Monica will support its continuum of care program through non-CDBG funds, which include Shelter Plus Care, City General Funds, and HUD Supportive Housing Program (SHP) funds.

#### **Outreach, Intake and Assessment**

Services within this area provide the initial contact and encouragement for homeless individuals on the streets to be placed back into the mainstream. They are often critical to linking individuals with the longer-term care they need to permanently get off the streets and into housing.

Outreach, intake, and assessment programs and activities are designed to engage homeless persons living on the streets and bring them into the continuum of care system. These include day services where food, showers, laundry facilities, and counselors are available. Intake and assessment is performed to determine the basic immediate needs of the homeless person and to link them to housing, substance abuse treatment, benefits, employment assistance, and other

essential human service programs. A new Access Center that will consolidate point of entry services will promote more organized and targeted outreach and assessment, therefore expediting the process by which clients will receive stabilizing services and begin the process of being housed.

### **Emergency Shelter and Transitional Housing**

Emergency shelter services, in conjunction with outreach intake and assessment services, provide critical crisis intervention, allowing homeless persons to get off the street, stabilize and reorient themselves, and move on to more permanent solutions to end homelessness. There are beds/cots for 350 homeless persons within emergency shelters and 373 beds in transitional housing in Santa Monica, as summarized in Table 3-12. If filled to capacity, short-term transitional housing facilities in Santa Monica would have sheltered 12 percent of the total homeless population estimated to be in the City on any given night.

Most of the beds are available for the general homeless population and are often unable to meet the needs of those homeless individuals with a severe mental illness and/or substance abuse problem. Most programs in this area are designed to provide basic, temporary overnight sleeping accommodations. Though short-term in nature, counseling and case management services are introduced to move homeless individuals and families into transitional and/or permanent housing. Section 3.2.3 of the Needs Assessment provided a detailed inventory of shelters, rehabilitation and transitional housing programs.

### **Permanent Housing (Supported)**

Housing costs in Santa Monica are among the highest in any subregion of Los Angeles County. The need for affordable housing exacerbates homelessness in several ways, creating a larger at-risk population and making it more difficult to recover from homelessness. Rental assistance is crucial to allow individuals and families time to achieve economic and emotional stability. Persons with disabilities, including mental illness, substance abuse, and HIV, are particularly susceptible to returning to the street and require additional support services linked to housing to prevent this recurrence.

Permanent housing carries the notion of permanency and independence. Permanent supportive housing is where persons need support services to maintain their permanency, such as ongoing counseling and case management, substance abuse treatment, mental health care, and other ongoing supports. Currently, there are 36 beds in permanent supportive units in the City with a planned expansion of additional beds at OPCC's Daybreak Shelter and new Safe Haven Program located at 1751 Cloverfield Boulevard. In addition, previously described Section 8 Housing Vouchers, Family Unification, and Shelter Plus Care programs administered by the City provide permanent housing to homeless persons and those threatened by homelessness. Within the next three years, two new supportive housing developments, discussed under Priority 1B, will open, providing additional housing resources for chronic mentally disabled homeless persons.

### **Case Management and Support Services**

Most of the short-term and transitional housing facilities for homeless persons and families provide a variety of services and referrals. As part of the approach to house those people who are chronically homeless, needed support services include health and mental health care, substance abuse counseling, benefits advocacy, money management and independent living skills training, vocational training, employment and career development, and child care and parenting training.



The Special Census indicated that public assistance, counseling, and rehabilitation or drug treatment were used by roughly half of sheltered individuals, but less than one-fifth of unsheltered persons. The contrast between sheltered and unsheltered persons was particularly noteworthy for rehabilitation services with only about one-tenth of unsheltered persons reporting use of rehabilitation service.

Once a person who is homeless has accessed a service, such as a shelter or day center, the provider must have the capacity to assist him or her in overcoming significant barriers to stabilization, job readiness, and, ultimately, self-sufficiency. For example, many individuals must overcome the deleterious effects of life on the street, including the negative impact on medical, dental, and mental health. Many also face a host of legal obstacles such as outstanding warrants or criminal records, lack of proper identification, bankruptcy and/or housing evictions.

#### Chronic Homeless Program/Sobering Station

Chronically homeless persons, including serial inebriates, are often unable to access the services designed to move them into permanent housing. The City's Chronic Homeless Pilot will be continued and expanded. The program uses a team approach to addressing chronic homelessness. The team is comprised of representatives from City departments (Human Services, Police, Fire/Paramedics, and Resource Management/Housing), the County Department of Mental Health, and local non-profit homeless service providers. The role of the team is to develop protocols for the project, identify chronic homeless persons for consideration, develop individualized intervention/treatment plans for each client, coordinate case conferences, advocate for needed resources, identify and address barriers to success, evaluate project outcomes, and enlist community support.

City staff is also pursuing augmenting the Chronic Homeless Program with a sobering center to be located in Santa Monica or an adjacent area. The goals of the sobering center would include: to slow or stop the cycle of chronic alcoholics going in and out of detoxification centers, jail and emergency rooms; to divert this population off the street and into treatment programs; to give people who routinely live on the street an opportunity to create a stable mainstream lifestyle; and to significantly reduce the uncompensated costs, time constraints and personnel burden to healthcare, law enforcement, fire and paramedics, and judicial infrastructure caused by homeless chronic alcoholics.

The City has developed the following outcomes for the homeless population in the continuum of care program:<sup>2</sup>

#### Goal: Obtain and Remain in Permanent Housing

- Upon exiting the program, 5 percent of participants will be placed in transitional housing. Case managers will record exit data including destination, address and phone number in each resident's file.
- Of the individuals placed in transitional housing, 50 percent will remain in housing for at least 6 months after they exit the program. Case managers will make follow up calls to

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<sup>2</sup> 2005-06 Technical Submission to LAHSA.

clients for 6 months and will document follow-up information in each resident's file.

- Upon exiting the continuum of care program, 25 percent of participants will be placed in permanent housing. Case managers will record exit data including destination, address and phone number in each resident's file.
- Of the individuals placed in permanent housing, 5 percent will remain in housing for at least 6 months after they exit the program. Case managers will make follow up calls to clients for 6 months and will document follow-up information in each resident's file.

Goal: Increase Skills and Income

- Of the eligible participants, 15 percent will obtain increased income from mainstream health and human services programs by the time they exit the program. Success in meeting this objective will be measured by data reported on participants who secure income from SSA, SSI, SDI, etc., during the program. Case managers will assist individuals currently lacking the maximum amount of entitlement to obtain mainstream services. At the conclusion of the program year staff will review case notes and service plans and add the number of eligible participants receiving increased income from mainstream sources to determine success.
- Upon exiting the program, 20 percent of participants able to work will obtain full-time employment. Case managers will record employment information in client case files.
- Of the participants who obtain employment, 25 percent will remain employed for at least 4 months. Case managers will make follow up calls to clients for 4 months and will document follow-up information in each resident's file

Goal: Achieve Greater Self-Determination

- Of the participants, 20 percent will achieve at least 50 percent of goals laid out in their case plan by the time they exit the program.

Success in meeting this objective will be measured by annual surveys completed by case managers. Case managers will develop an Individualized Case Management Plan for each participant upon entry. Progress will be monitored with on-going counseling. Dates of completion will be recorded in the Individualized Case Management Plan.

### **4.2.3 Priority Community and Support Services**

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This section addresses Santa Monica's strategies for addressing community development needs. Tables 4-3, 4-4, and 4-5 at the end of this section summarize the potential uses of CDBG and HOME funds in addressing the identified needs.

#### **Priority 3A: Provide Public and Community Services for Low and Moderate Income Persons**

##### **Statement of Need**

According to the 2000 Census, over 13,000 Santa Monica residents were under the age of 19, comprising approximately 15 percent of the City population. There is a growing concern in the City that many youth are facing a sense of frustration; many choose to express their anger in socially unacceptable behavior, including gang violence and graffiti. According to the 2003 Community Voices Final Report, nearly one-quarter of youth respondents had been in trouble with police, and 11 percent indicated that they had been involved with a gang. In addition, the 2003 Community Voices Report, the Child Care Master Plan, and community workshop participants<sup>3</sup> identified a significant unmet need for affordable child care services, particularly for infant and toddlers, as well as after school activities for teens.

February and April 2005 Community Workshops on Gang Violence, attended by over 400 participants, illustrate that the concerns about gang violence have not changed. While these workshops resulted in an opportunity for community members to engage in a dialogue about how to find solutions to gang violence, there is much work still needed to make sure that the developed community action plan happens.

Another area of need is fair housing education. The Fair Housing Unit of the Office of the City Attorney has taken an aggressive approach to educating tenants and property owners about Fair Housing laws. These efforts are particularly important due to current low vacancy rates and rapidly increasing apartment rents in Santa Monica.

##### **Non-Entitlement Grant-Funded Programs**

###### **Children, Youth, and Families**

The City will continue to provide funding to support social service agencies and programs that serve the City's children, youth and families as seen in Attachment F (Youth budget). Youth services such as employment training and placement, counseling and case management, peer support, recreation, and mediation and conflict resolution are needed to provide youth, particularly at-risk youth, with a positive direction in life. The lack of affordable child care services is also a concern to lower and moderate income families. The City will continue to provide childcare subsidies to low income Santa Monica residents.

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<sup>3</sup> 2005-2010 Consolidated Plan Workshop, March 29, 2005.

### **Support Services**

The City will continue to provide funding to support social service agencies and programs that provide affordable legal, medical, and other needed community services for low and moderate income residents.

### **Fair Housing**

The Fair Housing Unit Office of the City Attorney will continue to administer the fair housing program and the Rent Control Board will continue to provide fair housing education to tenants and property owners. The City will also continue to support tenant/landlord counseling services.

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## **Priority 3B: Provide Needed Support Services for Persons with Special Needs**

### **Statement of Need**

Public assistance is typically required to deliver community and support services for persons with special needs. These populations tend to have less income at their disposal, may be unaware of services responding to their special circumstances, and may have difficulty with enrollment or eligibility procedures.

### **Entitlement Grant-Funded Programs**

#### **Program 3B-1: Home Access Program**

The WCIL's (Westside Center for Independent Living) Home Access Program is funded with CDBG funds. The program provides services (occupational therapy evaluations, installation and minor structural modifications) and equipment ("assistive technology" like handrails, ramps and doorbells that flash instead of ringing) to low-income renters in Santa Monica who have a disability and need home modifications to allow them to stay in their rented homes. The program increases the stock of accessible housing in Santa Monica through the provision of modifications for people with disabilities.

Five-Year Objectives

- Provide home modification assistance to 150 persons with disabilities.

#### **Program 3B-2: Accessibility Modifications for Streets and Sidewalks**

The City will provide accessibility improvements where needed throughout the City, addressing requests made by community residents so that streets and facilities will be barrier-free and therefore accessible.

Five-Year Objectives

- Provide 50 accessibility improvements per year.

### **Non-Entitlement-Grant Funded Programs**

#### **Supportive Housing**

Persons living with AIDS and severe mental illness have traditionally been known as the hard-to-house. Supportive housing assistance to accommodate the City's residents with disabilities is much needed to prevent and reduce homelessness. Supportive housing is also needed for seniors to offer housing alternatives to institutionalization.

The City will continue to assist in the provision of affordable, supportive housing for seniors, large families and persons with disabilities as part of a continuum of care approach to addressing housing and support services needs.

#### **Senior Services**

According to the 2000 Census, 14 percent of the City residents were over 65 years of age; many were facing difficult decisions regarding housing, health care, and alternatives to institutionalization. Table 3-11 indicates that 75 percent of the City's extremely low income elderly renters and 77 percent of low income elderly renters experienced a housing cost burden in excess of 30 percent. In addition, many elderly homeowners are on fixed incomes and no longer financially able to make needed repairs on their homes.

Needed services for seniors include housing, case management, money management, in-home services, health services, meals-on-wheels, adult day care, information and referral, and transportation. The City will continue to support social service agencies that provide needed services for seniors.

#### **Services for Persons with Disabilities**

Supportive services are needed to help persons with disabilities to achieve independent living. According to the 2000 Census, approximately 13 percent of the working age population in Santa Monica (ages 16 to 64) had one or more disabilities. Of the residents age 65 and older, more than 41 percent reported one or more disabilities. The City offers a variety of social and recreational activities, community services, and classes for residents of all ages. In addition, nonprofit service providers also play a key role in addressing the special needs of the disabled.

#### **Drug and Alcohol Abuse Services**

The City will continue to support agencies that provide drug and alcohol treatment services for homeless individuals. The goal of these agencies is to break the cycle of homelessness through drug and alcohol recovery, and referral to other needed support services.

#### **Domestic Violence Services**

Many homeless persons in Santa Monica are victims of domestic violence. Victims of domestic violence typically require assistance in these areas: temporary shelters, transitional housing, counseling, and other support services.

### **4.2.4 Priority Public and Community Facilities**

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#### **Priority 4A: Upgrade, Expand, and Create Additional Community, Park, and Recreational Facilities**

##### **Statement of Need**

The City's Parks & Recreation Master Plan calls for a number of expansions and improvements:

- Additional parkland acquisition;
- Expansion and rehabilitation of Virginia Avenue Park, with a youth center and new Police Activities League-operated youth fitness gym to replace the existing fitness gym building; and
- New park buildings including restrooms, concession stands, and storage at nine City parks, including Stewart Street and Memorial Parks.

In addition, the City has identified the need to provide accessibility improvements to restrooms near the high-traffic beach areas and to provide public transportation access to the beach to make it more accessible for youth and seniors.<sup>4</sup>

Overall, the City is a densely developed community with few opportunities for building new community, parks, and recreation facilities. The City will explore potential opportunities for expanding and improving existing buildings and facilities to meet community needs.

### **Entitlement Grant-Funded Programs**

#### **Program 4A-1: Beach Restroom Accessibility Improvements**

The City plans to provide accessibility improvements to public restrooms near the beach. This is a high traffic area, and many of the public restrooms are not accessible for residents and visitors with disabilities.

Five-Year Objectives

- Provide accessibility improvements to public restrooms near beach areas using CDBG funds. It is estimated that nine restrooms will be completed.

#### **Program 4A-2: Community, Park and Recreational Facilities Improvements**

The City will look into providing CDBG funds to upgrade and improve existing buildings and facilities to meet the park and recreation needs of the community, especially for persons of lower and moderate income and those with special needs.

Five-Year Objectives

- Provide park and recreational facility improvements.

### **Non-Entitlement Grant-Funded Programs**

#### **Capital Improvement Plan**

Through capital improvement planning and budgeting processes, the City provides for a range of public and community facility expansions and improvements, including parks and recreation facilities, senior centers, and youth centers. As appropriate, CDBG funds will be used to leverage general and other funding sources.

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<sup>4</sup> Park and Recreation staff 03/17/05

## **4.2.5 Priority Infrastructure Improvements**

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### **Priority 5A: Protect and Enhance Environmental and Public Health by Reducing the Level of Pollutants Entering the Storm Drain System, and Ultimately the Santa Monica Bay**

#### **Statement of Need**

The Pier area and Santa Monica beaches are frequented by many visitors to the City from all over the world as well as by Santa Monica residents. Located at these popular visitor sites in Santa Monica is the mouth of the Pico-Kenter storm drain. When low flow run-off water accumulates here, it becomes stagnant, unsightly, and sometimes unhealthy.

#### **Non-Entitlement Grant-Funded Program**

##### **Santa Monica Urban Runoff Recycling Facility (SMURRF)**

The SMURRF is a state-of-the-art treatment and recycling plant located on the south side of the Pier. It cleans water that normally flows over city streets and lawns into underground storm water pipes and into the ocean, carrying with it the urban pollution that is generated from everyday living and illegal disposal of wastes. This facility treats about 500,000 gallons of runoff per day. This equals about four percent of the City's daily water usage. The treated water is reused for landscape irrigation at city parks and cemeteries, along the Santa Monica Freeway, and for indoor toilet flushing in buildings installed with special pipes for the recycled water.

##### **Continuous Deflective Separation (CDS) Units**

The City used Los Angeles County Proposition A funds to purchase and install CDS units adjacent to the SMURRF in the Pier storm drain and at City yards. When urban runoff passes through these units, a mechanical process removes 100 percent of all floatable materials and up to 90 percent of all materials larger than 0.06 inch.

##### **Urban Runoff and Pollution Control Ordinance**

This ordinance requires every new residential and commercial development reduce runoff from its site by 20 percent. All existing properties are required to adhere to various pollution reduction practices.

##### **Stormwater-Catch Basin Devices**

The City installed and maintained a variety of devices designed to intercept oil, grease, and trash at the catch basins and keep them from entering the storm drains and the Santa Monica Bay.

## **Priority 5B: Protect and Enhance Environmental and Public Health by Reducing the Level of Wastewater Flows and Replacing and Relining Aging Sewer Lines**

### **Statement of Need**

The local sewer collection system is owned by the City and is managed, operated, and maintained by the Water Resources Division of the Environmental and Public Works Management Department. Due to densification in many areas, the City has exceeded its target wastewater flow (8.8 million gallons per day) established for 2000.

### **Non-Entitlement Grant-Funded Programs**

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#### **Sewer Rehabilitation and Replacement Program**

The City has recently completed a City-wide sewer system rehabilitation and replacement program. The system is now designed for full build-out at maximum use allowed by current zoning.<sup>5</sup>

#### **Bay Saver Program**

Since 1990, the City has offered existing residential and commercial property owners rebates and subsidies for the installation of low-flow toilets and free shower heads upon request in their facilities. In addition to reducing the volume of wastewater flows, property owners save money in sewer fees.

#### **Educational Literature**

Brochures and bulletins are distributed to targeted groups and available to the general public which underscore the deleterious consequences of inappropriate and often illegal disposal of toxic and non-dissolvable substances into sinks, toilets and other sewer accesses. For example, substantial restaurant grease and motor oil must be treated as hazardous waste and disposed of by experts in this field.

#### **Hazardous Waste Recycling Center and Hotline**

The City operates its own full-time Hazardous Waste center to advise callers about how to dispose of hazardous materials, and about which cleaning agents are the safest to use. It also receives hazardous materials for proper disposal or recycling. Through inter-city agreements, the center is available to residents of neighboring cities as well.

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<sup>5</sup> Don Patterson, Santa Monica Public Works Department, 4/18/05



**Priority 5C: Enhance the Safety, Improve Traffic Flow and Maintain the Aesthetic Viability of the City by On-Going Maintenance and Improvements to the City's Streets and Sidewalks**

**Statement of Need**

The City, through its Pavement Management Program, has identified a list of streets requiring repair and maintenance during the next five years. Improvements on these streets will be performed according to the schedule developed in the City's Capital Improvements Plan. In addition, other major City thoroughfares require improvements to address safety and aesthetic elements.

**Entitlement Grant-Funded Programs**

**Accessibility Modifications (discussed under Program 3B-2)**

As described earlier, the City will continue to use CDBG funds to provide curb-cut construction where needed throughout the City.

**Non-Entitlement Grant-Funded Programs**

**City Infrastructure Program**

The Environmental and Public Works Management Department evaluates the condition of City streets, sidewalks, curbs, gutters and alleys annually and formulates long- and short-term strategies for cost-effective preventive maintenance, repair, and reconstruction.

**Pavement Management System**

This system outlines the conditions of all streets in Santa Monica and defines the needs of the system for the next seven years (2005-2012); a Capital Improvements Program mirrors the system plan.

**Priority 5D: Provide Aesthetically-Pleasing, Coherent, Energy Efficient, Self-Regulating, and Economical Street Lighting throughout the City**

**Statement of Need**

Installation of lighting on a City block or district requires demonstration of support through completion of a petition signed by 60 percent of the residential units in the area. Following receipt of a petition, an assessment process is initiated in compliance with requirements set forth in Article X111D of the California Constitution. Property owners in the district are then assessed their proportionate cost of the installation in relation to the size of their property. Low and moderate income residents have the same desire to make their neighborhood safe and secure through sufficient street lighting and should be encouraged to communicate their needs to the City, regardless of their ability to pay.

**Non-Entitlement Grant-Funded Programs**

**Annual Needs Assessment**

In addition to responding to petitions for street lighting installation, the City independently determines street lighting needs based on the frequency and degree of required repairs to the lighting system in an area. Community meetings are initiated to discuss the problems, costs of repairs or replacements, and alternative means of payment (cash or payments on bonds).

**Priority 5E: Provide a Safe and Continuous Water Supply to the Consumer by the Continual Operation of the City's Water Storage and Distribution System**

**Statement of Need**

The City's water system operates adequately to meet the domestic needs of the City, and supplies sufficient fire suppression pressure to provide the needed range of fire flows. However, a shortage existed in the City's ability to provide emergency storage. The City plans to augment the existing total storage volume of 40.1 million gallons. Furthermore, approximately 60 percent of the City's water supply mains are made of cast iron and are over 50 years old; replacement may be necessary in the near future. The Sustainable City Plan has adopted a target of reducing water use by 20 percent (baseline year 2000) by 2010.

**Non-Entitlement Grant-Funded Programs**

**Capital Improvement Program for Water Main Replacement**

The City maintains an active Capital Improvement Program for water main replacement, which has consisted of approximately 20,000 lineal feet per year of main replacement in recent years. Given this replacement rate, and a total length of water main of 1,072,896 feet, the entire distribution system will be replaced approximately every 50 years.<sup>6</sup>

**BAY SAVER Fee Ordinance**

The Bay Saver Fee is conservation incentive fee that is assessed to any residential customer whose property has not been retrofitted with water conservation features. The Bay Saver Fee is \$4 per bill for single-family dwellings and \$2.60 per bill for multi-family dwellings. The Fee is removed when residents replace water wasting fixtures with water conserving ones and a free home water assessment is conducted (see program below).

**Free Home Water Assessment Program**

At a resident's request, City staff will provide a free Home Water Assessment. Staff visits the home, checks for indoor leaks, and the flow rate of toilets, showers and faucets. The auditor provides a report with water savings recommendations. Assessments can be performed in homes, condominiums, townhomes and apartments.

**Water Efficient Product Rebate Program**

This program provides a \$100 rebate for Santa Monica residential water customers that purchase and install a high efficiency clothes washer.

**Water Mitigation Program**

No building permit will be issued for any development project, unless it does not affect or alter any plumbing fixture, without paying a Water Mitigation fee. The fee was established to collect an

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<sup>6</sup> Santa Monica Public Works Department, 4/18/05

amount which would be sufficient to mitigate the estimated daily water consumption rate projected for the development. The fee is collected in full except for any development of low and moderate income housing which shall only be required to pay a fee sufficient to mitigate only the estimated net increase in daily water consumption rate projected for the development.

#### **Retrofit upon Sale Program**

This program requires that any building that changes ownership be retrofitted with water-efficient plumbing fixtures. Every bathroom shall be fitted with ultra low flush toilets, low flow showerheads and faucet aerators prior to the change in ownership.

#### **Education**

Environmental and Public Works Management Department aggressively produces educational and informational materials for the public and local media and distributes brochures, and information in conjunction with citywide mailings of the utility bills to customers.

#### **Priority 5F: Meet the State's Solid Waste Management Act of 1989 (AB 939) Diversion Goals and the City's Sustainable Cities Program Guidelines for Environmentally Safe Refuse Disposal**

#### **Statement of Need**

The City's low and moderate income groups are generally located in the more densely populated residential areas, thus generating a greater volume of trash per locale. Educational programs focused on these groups have the greatest potential for return per dollar expended because of the greater number of participants per tailor-made program.

#### **Non-Entitlement Grant-Funded Programs**

##### **Recycling Programs**

The City's Solid Waste Division has developed several recycling opportunities including:

- (1) Containers and promotional material for curbside pick-up of separated trash and yard waste;
- (2) Recycling zones to encourage commercial and industrial companies to drop off recyclables;
- (3) Mixed waste containers to include cardboard waste;
- (4) Contractual program with private haulers to encourage their collaboration with the Recycling Center operations;
- (5) Used tire recycling center at the Solid Waste Transfer Station;
- (6) Collection of hazardous wastes at the Household Hazardous Waste Center;
- (7) Availability of various locations where residents can recycle used motor oil and filters; and
- (8) Distribution of compost bins and a comprehensive and accessible reference book, at discounted prices to residents and non-residents.

##### **Volume-Based Rate Structure**

In April of 1992, the City implemented a volume-based rate structure to entice residents and businesses subscribing to City services to further reduce the amount of trash dumped into trash bins by reducing unit costs for smaller bins. Combined with the aggressive recycling program, the

amount of solid waste being recycled has increased from 14 percent in 1990 to 55 percent in 2000. As identified in the Santa Monica Sustainable City Plan (updated in 2003), the City's overall goal for solid waste management is to increase the amount of solid waste diverted (recycled, composted, etc.) from landfills to 70 percent of total by 2010.

#### **4.2.6 Priority Economic Development and Anti-Poverty Activities**

##### **Priority 6A: Provide for Job Training and Economic Development Activities to Reduce the Number of Persons in Poverty**

###### **Statement of Need**

The Community Voices process identified employment and job training and priority economic development needs in Santa Monica. Specifically, participants of the Community Voices process indicated that increased funding for services that benefit low income individuals and families, such as employment services, is a priority issues in the City. In addition, in February and April 2005 the City held Community Workshops on Gang Violence with over 400 participants. While these workshops resulted in an opportunity for community members to engage in a dialogue about how to find solutions to gang violence, there is much work still needed to reduce violence in the community.

###### **Non-Entitlement Grant-Funded Programs**

Tourism and visitor-related activities are major components of Santa Monica's local economy. The City assists in funding six unique economic development agencies and districts that help foster tourism in the City (see Section 3.6.3, Economic Development, in the Housing and Community Development Needs Assessment for details).

- Pier Restoration Corporation
- Third Street Promenade
- Main Street Business Improvement Association
- Montana Avenue Business Improvement District
- Pico Boulevard Business Improvement District
- Santa Monica Convention and Visitors Bureau

The City also sponsors four Farmer's Markets:

- Wednesday Downtown Market
- Saturday Downtown Market
- Saturday Pico Market
- Sunday Main Street/Ocean Park Market

The City contracts with local non-profit organizations that employ formerly homeless and former substance abusers for maintenance and set-up of the markets.

City Economic Development staff also provides a variety of functions such as business attraction and retention, bringing state and federal economic development funds to the City, and supporting local commercial districts seeking to enhance and improve the economic vitality of their areas.

**4.2.7 Planning and Administration**

**Priority 7A: Provide for Necessary Planning Activities to Develop both Housing and Community Development Plans to Address Anticipated Needs**

**Statement of Need**

To ensure the effective use of limited CDBG and HOME resources, the City needs to continue to understand its housing and community development needs. Preparation of the five-year Consolidated Plan and annual updates, along with more focused planning and special needs studies allows the City to address its changing affordable housing and community development needs. Continued outreach to the City's low and moderate income households should be conducted as part of the CDBG and HOME programs citizen participation requirements. City staff should be abreast of current CDBG and HOME program requirements and future program development through attending training and meetings with related agencies.

**Entitlement Grant-Funded Programs**

**Program 7A-1: CDBG and HOME Program Administration**

Annually update Consolidated Plan Action Plan and conduct other planning activities as appropriate.

**Five-Year Objectives**

- Annually review application of the Consolidated Plan and update the Action Plan and other components as necessary.
- Provide for planning studies and focused studies on special needs groups to provide for effective programmatic response.

**4.2.8 Summary of Five-Year Objectives**

Table 4-3 provides a summary of the City's overall strategy in expending the Consolidated Plan program funds over the next five years. Priorities for funding were based on input from community outreach activities described in Section 2, as well as comments provided by City staff and City Commissions. The distribution of funding allocation is used only as a general estimate. By no means does the table serve as a guarantee of funding for any specific program/activity.

Tables 4-4 and 4-5 summarize the quantified five-year objectives the City intends to pursue to benefit the homeless and special needs populations as well as community development activities using CDBG and HOME funds. Table 4-6 summarizes the City's quantified five-year housing and community development objectives for CDBG and HOME funds.

Table 4-3  
Summary of Five-Year Housing and Community Development Needs

Program/Activity	Estimated Expenditures	
	CDBG	HOME
Housing Activities		
Housing Acquisition/Rehabilitation*	\$1,500,000	\$3,006,875
Housing Development**	\$7,234,437	
Tenant-Based Rental Assistance		\$1,000,000
Residential Rehabilitation for Accessibility Improvements	\$87,125	
Homeless Services		
Emergency Shelter for Homeless Persons	\$1,203,903	
Emergency Services to Persons At-Risk of Homelessness	\$438,500	
Accessibility Improvements		
Beach Restroom Accessibility Improvements	\$250,000	
Street and Sidewalk Accessibility Improvements	\$265,000	
Community Facilities		
Park and Recreational Facilities	\$409,900	
Planning & Administration:	\$611,000	
Total	\$11,999,865	\$4,006,875

\*1,500,000 for Residential Rehabilitation Program

\*\*Includes funding for housing production and Mobile Home Improvement Program

Table 4-4  
Priority Non-Homeless Special Needs

Special Needs Subpopulations	Priority Need Level	Unmet Need	Primary Programs	Dollars to Address Unmet Need	Quantified Objectives
Elderly/Frail Elderly	High	12,078 elderly persons including 4,653 elderly persons with a disability	Home Access Program and ADA improvements	See physically/developmentally disabled programs	
Severe Mental Illness	Low	Estimated 735 persons with severe mental illness	Needs are addressed primarily through the County and local agencies	N/A	N/A
Physically/Developmentally Disabled	High	Estimated 3,085 physically disabled and 903 to 2,709* developmentally disabled persons	Home Access Program and ADA improvements	\$602,125 (\$87,125 Home Access Program and \$515,000 street and beach restroom improvements)	150 persons with disabilities (not including public improvement projects that involve accessibility improvements)
Persons with Alcohol/Drug Addictions	Medium	7,400 Santa Monica residents with substance abuse issues	Needs are addressed primarily through the County and local agencies	N/A	N/A
Persons with HIV/AIDS	Low	178 persons living with AIDS	Needs are addressed primarily through Countywide efforts and local agencies	N/A	N/A

\*Estimated 1 to 3 percent of the City's population.

Table 4-5  
Priority Community Development Needs

Priority Community Development Needs	Priority Level	Quantified Objectives	Dollars to Address Unmet Priority Needs
<b>PUBLIC SERVICE NEEDS (people)</b>			
Homeless Services	High	450 homeless persons annually 190 at-risk persons annually	\$1,642,403
Fair Housing	High	Fair Housing needs are addressed through the Fair Housing Office of the City Attorney	
Senior Services	High	See disability services	
Disability Services	High	150 persons through Home Access Program (additional persons will be assisted through street/sidewalk and beach restroom improvements)	\$87,125
Youth Services	High	City programs and outside agencies	
Child Care Services	High	Child care services are provided by various City programs and outside agencies	
Transportation Services	Medium	---	
Substance Abuse Services	Medium	---	
Employment Training	Medium	---	
Health Services	Medium	---	
Crime Awareness	Medium	---	
Other Public Service Needs	Medium	---	
Lead Hazard Screening	High	Incorporated as part of the City's Housing Programs	



Table 4-5  
Priority Community Development Needs

Priority Community Development Needs	Priority Level	Quantified Objectives	Dollars to Address Unmet Priority Needs
<b>PUBLIC FACILITY NEEDS (projects)</b>			
Senior Centers	Medium	Improvements to park and recreation facilities and nine Beach Restroom Improvements	\$609,900
Handicapped Centers	Medium		
Homeless Facilities	Medium		
Youth Centers	Medium		
Childcare Centers	Medium		
Health Facilities	Medium		
Neighborhood Facilities	Medium		
Parks and/or Recreation Facilities	High		
Parking Facilities	Low		
Non-residential Historic Preservation	Medium		
Other Public Facility Needs	High		
<b>INFRASTRUCTURE (projects)</b>			
Water/Sewer Improvements	Medium	50 accessibility improvements per year	\$250,000
Street Improvements (include ADA improvements)	High		
Sidewalks (include ADA improvements)	High		
Solid Waste Disposal Improvements	Low		
Flood Drain Improvements	Low		
Other Infrastructure Needs	Medium		
<b>ECONOMIC DEVELOPMENT</b>			
ED Assistance to For-Profits (businesses)	Low	Economic development needs are addressed by the Economic Development Division	
ED Technical Assistance (businesses)	Low		
Micro-Enterprise Assistance (businesses)	Low		
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	Low		
C/Infrastructure Development (projects)	Low		
Other C/I Improvements (projects)	Low		
<b>CODE ENFORCEMENT</b>			
Code Enforcement	Medium	---	
<b>PLANNING/ADMINISTRATION</b>			
Planning/Administration (CDBG only)	High	N/A	\$611,000
<b>TOTAL ESTIMATED DOLLARS NEEDED</b>			<b>\$3,200,428</b>

Table 4-6  
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measure	Expected Units/Goal	Quantified Outcomes/Indicator
<b>Homeless Objectives</b>				
Program 2A-1: Emergency Shelter Services and	Five Year Objective: Support emergency shelter services for 450 homeless persons per year	persons	Goal: Obtain and Remain in Permanent Housing	5% of participants will be placed in transitional housing within 6 months of entering the continuum of care.
Program 2A-2: Emergency Services to Persons At-Risk of Homelessness	Five Year Objective: Provide case management services for 190 at-risk persons per year.			25% of participants will be placed in permanent housing within 12 months of entering the continuum of care.
			Goal: Increase Skills and Income	15% of eligible participants will obtain increased income from mainstream health and human services programs within 6 months of entering the continuum of care.
				20% of participants able to work will obtain full-time employment within 12 months of entering the continuum of care.
		Goal: Achieve Greater Self-Determination	20% of participants will achieve at least 50% of goals laid out in their case plan within 6 months of entering the continuum of care.	
<b>Special Needs Objectives</b>				
Program 3B-1: Home Access Program	Five Year Objective: Provide home modification assistance to 150 persons with disabilities.	Persons	150 persons	Assist one percent of the 12,769 disabled persons within Santa Monica.
Program 3B-2: Accessibility Modifications for streets and sidewalks and other facilities	Five Year Objective: Provide 50 accessibility improvements per year.	Accessibility improvements	50 per year	100% of Santa Monica street corners will be accessible with ADA-compliant curb ramps.
Program 4A-1: Beach Restroom Accessibility Improvements	Five Year Objective: Provide accessibility improvements to nine public restrooms near beach areas.	Restrooms	Nine	100% of beach restroom facilities will be made accessible to individuals with disabilities.

Table 4-6  
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measures	Expected Units/Goals	Quantified Outcomes/Indicator
Rental Housing Objectives				
Program 1A-1: Multifamily Housing Production Program	Five Year Objective: Assist in the development of 57 new units of affordable rental housing through new construction and acquisition	The number of households assisted	Construction of 57 rental units	Increase the number of affordable rental units by seven percent
		Overall Outcome: Increase the production of affordable rental units		
Program 1A-2: Tenant Based Rental Assistance Program	Five Year Objective: Provide 128 households with rental assistance.	The number of participants whose rental burden was reduced to 30% of income.	Assist 128 households (25 per year)	The number of households participating in the program will increase by 10 percent and report monthly reduction of their monthly shelter costs to 30% of income.
		Overall Outcome: Reduce the cost burden for renters by an increase in the number of households supported by Tenant-Based Rental Assistance.		
Program 1B-2: Residential Repair Program	Five Year Objective: Provide rehabilitation assistance to 200 low and moderate income households (35 owner-occupied units and 165 renter households)	Post rehabilitation survey of homeowners and renters	Rehabilitate 165 units occupied by low income tenants	80 percent of households whose units were rehabilitated will report a moderate to significant improvement in their living conditions
Owner Housing Objectives				
Program 1B-2: Residential Repair Program	Five Year Objective: Provide rehabilitation assistance to 200 low and moderate income households (35 owner-occupied units and 165 renter households)	Post rehabilitation survey of homeowners and renters	Rehabilitate 35 low-income owner-occupied homes to meet basic health and safety standards.	80 percent of households whose units were rehabilitated will report a moderate to significant improvement in their living conditions.
		Overall Outcome: Improve housing conditions for low income renters and owners.		
Program 1C-1: Mobile Home Improvement Program	Five Year Objective: Provide financial assistance to low and moderate income households. It is estimated that 25 units will be substantially repair or replaced.	Repair or replace mobile homes that need improvement to ensure decent, safe, and sanitary housing.	25 mobile homes	80 percent of households whose units were rehabilitated will report a moderate to significant improvement in their living conditions.
		Overall Outcome: Improve housing conditions for low income renters and owners		

Table 4-6  
Summary of Specific Homeless/Special Needs Objectives

Obj #	Specific Objectives	Performance Measures	Expected Units/Goals	Quantified Outcomes/Indicator
	Special Needs Housing			
Program 1B-1: Acquisition/Rehabilitation Program	Five Year Objective: Assist in the acquisition and rehabilitation of 8 units of housing for special needs households.	Number of special needs housing units completed over five years.	Acquisition/rehabilitation of 8 units for the special needs population.	The decrease in the rate of homeless persons seeking emergency shelter.
		Overall Outcome: Increase the number of units for the special needs population.		
	Community Facilities.			
	See objectives for Program 4A-1: Beach Restroom Accessibility Improvements under Special Needs Households			
	Infrastructure			
	See objectives for Program 3B-2: Accessibility Modifications for Streets and Sidewalks under Special Needs Households			

### **4.3 Removal of Barriers to Affordable Housing**

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The City will continue to monitor, analyze and address market conditions and governmental factors that may act as a barrier to affordable housing.

Market factors that tend to restrict affordable housing production are: high land costs, high construction costs and inadequate financing. The City has little influence on land costs or construction costs. The City does, however, have an active program in place to make below market financing available for affordable housing projects and assists with site acquisition.

Governmental restrictions can also constrain the production and preservation of affordable housing. The City continues to monitor, analyze and address, as necessary, governmental regulations, land use controls and residential development standards which affect the production and preservation of affordable housing.

In December 2001, the City adopted the 2000-2005 Housing Element, which sets forth the City's five-year strategies to preserve and enhance the community's character, expand housing opportunities for all economic segments, and provide guidance for local government decision-making in all matters related to housing. The Housing Element is due for another update by July 2008. The City will re-evaluate the market and governmental conditions as barriers to affordable housing.

### **4.4 Anti-Poverty Strategy**

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California attempts to fight poverty with the CalWORKS program, which is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from dependency. The program's goal is to identify sufficient employment opportunities with sustainable income levels for people transitioning off of welfare. Job-related education and training are provided through the county, private industry and educational institutions.

The City will continue to implement the economic development activities outlined in Section 4.2.6, Economic Development and Anti-Poverty. In addition, the City will prioritize housing and homeless programs that address the following:

- Pre-vocational and job readiness skills training including assessment and assistance with applications, resumes, job-seeking skills, and work performance standards including programs for at-risk youth;
- Job development and placement for temporary and permanent employment opportunities with businesses, industry and government;
- Apprenticeships and training linkages with skills centers and other vocational resources;
- Educational enrichment and parent supports to increase literacy rates and school achievement, increase parent involvement, and lower the school drop-out rate;
- Youth skill-building and development to design innovative and creative alternatives to criminal involvement, youth violence, isolation, and loss of opportunities for growth;

- Legal services to include brief service and full representation in landlord/tenant matters, public benefits assistance, immigration, discrimination, consumer affairs, and other critical legal aid;
- Domestic violence intervention and prevention that offers counsel and advice, immediate assistance in obtaining restraining, stay-away and other protective orders, and critical support services to victims of domestic violence;
- Independent living skills and assistance, and peer counseling to ensure full self-sufficiency and independence among elderly and disabled individuals;
- Child care subsidies and assistance to working parents.

#### **4.5 Lead-Based Paint Reduction Strategy**

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An estimated 8,400 housing units occupied by low and moderate income households in Santa Monica may contain lead-based paint. To reduce lead-based paint hazards, the City takes the following actions:

- Monitor the lead-poisoning data maintained by the Los Angeles County Department of Health Services.
- Incorporate lead-based paint hazard reduction procedures into rehabilitation guidelines and include abatement costs as part of the subsidy.
- 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.
- Address lead-based paint hazards in Section 8 assisted units with children six years and under by providing grants to property owners for lead-based paint hazard reduction or abatement.
- Address blight in individual buildings by eliminating specific conditions that present health and safety hazards to the public.
- Conduct educational seminars for property owners on lead-based paint hazards and provide lead-based paint testing and remediation to existing single- and multi-family units, targeting low and moderate income households.

## **4.6 Institutional Structure**

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The institutional framework within which the City will carry out its housing and community development strategies involves public agencies, for-profit and nonprofit private organizations. The role of key organizations is discussed in this section. This section also discusses potential gaps in the delivery system of housing in the City and how Santa Monica plans to address those gaps.

### **4.6.1 Agencies**

#### **City of Santa Monica**

##### **Commissions**

The City has established various commissions comprised of interested citizens, to monitor the needs of the community and advise the City Council on the best way to address those needs. These include:

- Housing Commission advises and assists the City Council and City staff on the housing policies, programs, and projects they implement, and works to enhance the social, economic and cultural vitality of our community.
- Social Services Commission reviews and makes recommendations on programs to address support service needs, such as outreach, counseling, and assistance programs for the homeless, seniors, people with disabilities, youth and families.
- Planning Commission reviews and makes recommendations to the City Council on land use and planning policies.
- Commission on the Status of Women works to eliminate inequality between the sexes in all areas of life including, but not limited to, employment, health, education, political life and law enforcement.
- Commission for the Senior Community studies and makes recommendations to the City Council on matters pertaining to the elderly, including annual review of the Community Development Plan and funding for service agencies.
- Recreation and Parks Commission serves as an advisory board to the City Council and the Director of Community and Cultural Services in all matters pertaining to public recreation, including playgrounds, music and entertainment

The City Council also appoints citizen task forces to address special issues, such as the Child Care and Early Education Task Force.

##### **Human Services Division, Community and Cultural Services Department**

This division is responsible for human services program and policy development and planning, monitors city-funded human services programs and projects, coordinates and provides technical

assistance for nonprofit agencies and community organizations in applying for and administering grants, and assists in overseeing the Emergency Cold Weather Shelter Program.

The division operates several park- and school-based youth and family programs that provide a range of social services, employment, education, and recreation programs for children, teens, adults and seniors.

**Community Programs Division, Community and Cultural Services Department**

This division is responsible for providing social and recreational opportunities for seniors and persons with disabilities, operating a senior meals program, and administering the City's utility tax exemption program for qualifying low income residents.

**Housing and Redevelopment Division, Resource Management Department**

The Housing and Redevelopment Division administers the Section 8 Housing Voucher program, administers the Affordable Housing Production Program, and administers new construction and acquisition/rehabilitation programs funded with City, state, or federal monies. The Housing and Redevelopment Division is also responsible for administering the TORCA homeownership loan program and reviews, evaluates and implements a variety of housing policies related to preservation and production of affordable housing.

**Planning and Policy Analysis Division, Planning and Community Development Department**

This division is responsible for managing and conducting long-range planning projects for the community including all elements of the General Plan, Specific Plans, Zoning Ordinance amendments, and reports and policy analyses on a broad range of community issues.

**Other Public and Quasi-Public Agencies**

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 Federal Emergency Management Agency, Los Angeles County Department of Health, Los Angeles County Department of Mental Health, Los Angeles County Department of Public Social Services, Los Angeles County Department of Child and Family Services, Los Angeles County Housing Authority, Office of Alcohol and Substance Abuse, Los Angeles Homeless Service Authority, Santa Monica-Malibu Unified School District, State Department of Housing and Community Development, State Department of Housing and Community Development, State Employment Development Department, United Way, and the Westside Council of Governments.

**4.6.2 Non-profit Organizations**

Many nonprofit organizations in Santa Monica have the mission of providing assistance to individuals and families with special needs. Special needs populations in the City include the homeless, elderly and frail elderly persons, persons with disabilities, persons with AIDS and related diseases, persons with substance abuses, families and individuals living below poverty, lower income families with dependent children, and those who are at risk of becoming homeless.

The City works closely with over 35 local nonprofit organizations to ensure the adequate provision of housing and community services in and around Santa Monica. Descriptions of the key social



service agencies serving City residents have been provided in Section 3, Housing and Community Development Needs Assessment of this Consolidated Plan.

#### **4.6.3 Gaps in Service Delivery System**

The major gap in the service delivery system is the lack of adequate funding to address the extensive needs in the community. In recent years, State and federal budget cuts have dampened the City's ability to address the housing and community development needs of its residents. The rapidly widening housing affordability gap also means that the City is able to assist fewer households, each requiring a larger subsidy to achieve decent and affordable housing.

## Section 5. Action Plan for FY 2005/06

The Action Plan delineates the City's uses of Fiscal Year (FY) 2005/2006 Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds.

### 5.1 Housing and Community Development Resources

Santa Monica has access to a variety of federal, state, and local resources to achieve its housing and community development priorities. Specific funding resources will be utilized based on the opportunities and constraints of each particular project or program. Table 4-1 in the Five-Year Consolidated Plan identifies the potential sources of funding available to carry out housing and community development activities in Santa Monica.

The City currently receives entitlement grants from the U.S. Department of Housing and Urban Development (HUD) through HOME Investment Partnership Act (HOME) and Community Development Block Grant (CDBG) programs. The City also administers a variety of HUD-assisted programs including Section 8 Vouchers, Family Self-Sufficiency, and Shelter Plus Care programs. In addition, the City provides funding to housing and community development activities through its own local resources. Table 5-1 identifies the CDBG and HOME funds available to Santa Monica for FY 2005/06.

Table 5-1  
CDBG and HOME Funds Available For FY 2005/06

Funding Sources	Amount
CDBG FY 2005/06 Allocation	\$1,553,719
Program Income	\$2,713,589
CDBG Entitlement plus Program Income (Sub-total)	\$4,267,308
HOME FY 2005/06 Allocation	\$801,375
Total	\$5,068,683

The City will continue to support a wide variety of housing and community development activities in FY 2005/06. To the greatest extent possible, the City will seek to leverage funding from other public and private entities to strengthen programs and activities established in the Five-Year Strategic Plan and this Action Plan. Local funding sources, including redevelopment set-aside, housing trust funds and private conventional loans will be used as the local match for the City's HOME program funds.

## 5.2 FY 2005/06 Activities and Relationship to Five-Year Priorities

The CDBG- and HOME-funded activities to be undertaken in FY 2005/06 are identified in Table 5-2 below, which also provides a summary of their relationship to the programs and priorities established in the Five-Year Housing and Community Development Strategy. Funds will target assistance primarily to extremely low and low income persons Citywide and within the Pico neighborhood. Appendix B contains a listing of proposed projects. The listing describes the amount of funding to be allocated to each proposed activity, the funding sources, the level of accomplishments to be achieved, and the geographic location targeted for assistance.

Table 5-2  
FY 2005/2006 Proposed Projects

FY 2005/06 Project Name	Consolidated Plan (FY 2005/06 through FY 2009/10)			FY 2005/06 Action Plan		
	Priority	Program	5-Year Objectives	1-Year Objectives	Funding	
					B/M	\$
Citywide Affordable Housing Program	Priority 1A	Multi-Family Housing Production	57 units	52 households	B	\$2,982,541*
	Priority 1B	Special Needs Acquisition/Rehabilitatio n	8 units		M	\$601,375**
	Priority 1C	Mobile Home Improvements	25 Units	10 Households	B	\$400,000
Tenant-Based Rental Assistance	Priority 1A	Section 8 Assistance	128 households	25 households	M	\$200,000
Residential Rehabilitation Program	Priority 1B	Residential Rehabilitation	200 households	20 households	B	\$300,000
Residential Accessibility Modifications	Priority 3B	Home Access Program	150 Persons with disabilities	30 persons with disabilities	B	\$17,425
Accessibility Improvements	Priority 3B	Accessibility Modifications for Streets and Sidewalks	250 modifications	15 curb cuts and 1 facility remodeling	B	\$65,000
Emergency Shelter for Homeless Persons	Priority 2A	Emergency Shelter Services	2,250 homeless persons	450 homeless persons	B	\$242,442
Emergency Services to Persons At-Risk of Homelessness	Priority 2A	Shelter Plus Care/Family Self- Sufficiency	950 persons at-risk of homelessness	190 persons at-risk of homelessness	B	\$87,700
Beach Restroom Accessibility Modifications	Priority 4A	Accessibility Improvements	9 restrooms improved	2 restrooms improved	B	\$50,000
CDBG Program Administration	Priority 7A	Planning Activities	Not Applicable	Not Applicable	B	\$122,200
Priority 6A	No specific activity for FY 05/06					
Priority 5A-5F	No specific activity for FY 05/06					

B = Community Development Block Grant (CDBG)

M = HOME

\* 44 units at 26<sup>th</sup> and Santa Monica were funded with prior CDBG (\$1,691,967) for Acquisition/Redevelopment in August 2004. Units will be completed approximately May 2006.

\*\* 8 units (OPCC) were funded with prior HOME funds (\$800,000) in August 2003. Expected completion is late Spring 2006.

\*\* 13 units at 1548 5<sup>th</sup> Street were funded with prior HOME funds (\$1.3 million) in December 2004. Expected completion is FY 06/07.

## **Programs to Address Housing Needs**

The City of Santa Monica is committed to affordable housing, investing in housing development, rehabilitation, rental assistance, preservation and services to create and maintain affordable housing. However, there remains a large need for additional housing. The City provides a number of housing programs that are operated with CDBG and HOME funds.

### **Priority 1A: Expand the Supply of Housing Affordable to Lower and Moderate Income Households, Particularly for Renters**

#### **Program 1A-1: Multifamily Housing Production**

The City of Santa Monica actively assists in the production of affordable rental housing, and operates a number of loan programs to assist with development financing. Types of financing assistance include pre-development loans, bridge loans, site acquisition, and permanent financing.

Proposed Funding: \$2,982,541 in CDBG funds

Proposed Accomplishments: The FY 2005/06 CDBG funds will be used to acquire suitable site(s) for affordable housing development. No construction on the acquired site(s) is expected during FY 2005/06.

However, the City anticipates completion of a development by May 2006: a 44-unit development at 26<sup>th</sup> Street. Construction of these units was funded with prior year CDBG (\$1,691,967) funds.

#### **Program 1A-2: Tenant Based Rental Assistance**

The Santa Monica Housing Authority administers the Section 8 Housing Voucher program for the City. As of April 2005, 1,082 Section 8 vouchers, 140 Shelter Plus Care and 24 HOME Tenant Based Rental Assistance (TBRA) vouchers were administered by the Santa Monica Housing Authority. The City has supported creation of the Tenant Assistance Rental Program (TARP) for Section 8 housing, helping to sustain tenants with supplemental funding from the City when their rent increases above Section 8 allowable costs.

Proposed Funding: \$200,000 in HOME funds

Proposed Accomplishments: During FY 2005/06, the City anticipates utilizing HOME funds to assist 25 households with rental assistance.

### **Priority 1B: Conserve the Supply of Housing Affordable to Lower and Moderate Income Households, Particularly for Renters**

#### **Program 1B-1: Housing Acquisition/Rehabilitation**

The City provides for affordable housing through acquisition and rehabilitation of existing structures. Financial assistance is provided to affordable housing providers, primarily non-profits, to own and operate the units as affordable rental housing.

Proposed Funding: \$601,375 in HOME funds

Proposed Accomplishments:

The City has set aside the FY 2005/06 HOME funds for the acquisition and rehabilitation of properties to support the creation of affordable housing for special needs households. At this funding level, the City anticipates the ability to acquire and rehabilitate three units. However, the actual rehabilitation works are not expected to be completed within FY 2005/06.

Prior year HOME funds were used to assist in the acquisition and rehabilitation of eight multi-family units affordable to extremely low and low income special needs (homeless and at-risk) households. The site and associated programs will be operated by the OPCC. It is expected that the entire facility will be completed in late spring 2006.

**Program 1B-2: Residential Repair Program**

This program provides financial assistance for a variety of repairs through two programs: (1) the *Multi-Family Rehabilitation Program* for owners of multifamily rental properties occupied by low and moderate income tenants; and (2) the *Owner-Occupied Rehabilitation Program* for low and moderate income owners.

Eligible repairs include such items as health and safety code violations, testing and remediation of environmental hazards such as lead-based paint, unsafe or inoperable electrical wiring or fixtures, unsanitary plumbing fixtures, leaking roofs, peeling interior/exterior paint, accessibility improvements such as ramps, and other general repairs.

1. **Multi-Family Rental Rehabilitation Program:** This program provides financial assistance in the form of: (a) matching grants for property owners whose buildings are 51 percent occupied by low-income tenants; and (b) grants for testing and remediation of specific hazards in units occupied by Section 8 households with children under six years.
2. **Owner-Occupied Rehabilitation Program:** This program provides financial assistance in the form of grants to: (a) elderly low and moderate income homeowners (over 62 years old); (b) low income households with a disabled family member; and (c) low and moderate income mobile home owner/occupants to make necessary minor repairs.

Proposed Funding:

\$300,000 in CDBG funds

Proposed Accomplishments:

During FY 2005/06, the City anticipates utilizing CDBG funds to provide minor and moderate rehabilitation assistance to 20 low and moderate income households.

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**Priority 1C: Expand Homeownership Opportunities for Low and Moderate Income First-Time Homebuyers**

**Program 1C-1: Mobile Home Improvement Program**

The City supports mobile home park communities as an affordable housing alternative. Because the privately-owned Village Trailer Park and City-owned Mountain View Mobile Home Park both consist of older mobile home units, financial assistance will be provided to the low income owners who wish to substantially repair or replace their units with models that meet current standards.

Proposed Funding: \$400,000 in CDBG funds

Proposed Accomplishments: During FY 2005/06, the City anticipates utilizing CDBG funds to provide financial assistance to 10 households.

**Homeless Programs**

**Priority 2A: Coordinate Housing and Support Services for the Homeless and Those Threatened with Homelessness Following a Housing First and Continuum of Care Model. Evaluate services and service delivery provided through the Continuum of Care**

The City's five-year strategy for homeless services seeks to: 1) continue to implement a comprehensive continuum of care system by maintaining the existing inventory of homeless services and evaluate the services and service delivery offered by the continuum; and 2) address gaps and strengthen the delivery of services in Santa Monica and the Westside, targeting services to assist those chronic, most difficult to reach and "service resistant" homeless people who have been on Santa Monica's streets for an extended period of time and ensure that they find permanent housing with supportive services. The goals are to:

- Effectively assist homeless individuals and families in returning to a self-sufficient status;
- Eliminate unnecessary duplication of services; and
- Emphasize long-term solutions to homelessness by using an active intervention approach that combines housing, counseling, case management, and job training.

The City's overall funding strategy is to use CDBG funds to provide emergency shelters and homeless prevention services as a supplement to the Supportive Housing Program (SHP) grants-funded continuum of care for the homeless. While the SHP funds will focus on ending chronic homelessness, CDBG funds will primarily be used to address the immediate needs of the homeless and to help prevent homelessness.

**Program 2A-1: Emergency Shelter for Homeless Persons**

The City of Santa Monica will support emergency shelter services for 450 homeless persons per year using CDBG funds. These services will be provided through the 110-bed emergency homeless shelter established by the City in September of 1994.

Proposed Funding: \$242,442 in CDBG funds

Proposed Accomplishments: During FY 2005/06, the City anticipates providing shelter services to 450 homeless persons.

**Program 2A-2: Emergency Services to Persons At-Risk of Homelessness**

The City will provide case management services to at-risk, very-low income Shelter Plus Care and Section 8 Self Sufficiency clients.

Proposed Funding: \$87,700 in CDBG funds

Proposed Accomplishments: During FY 2005/06, the City anticipates providing case management services through the Shelter Plus Care program and Section 8 Self Sufficiency Program to 190 at-risk persons.

**Community and Support Services Programs**

**Priority 3B: Provide Needed Support Services for Persons with Special Needs**

The City of Santa Monica will provide assistance for disabled individuals through the Home Access Program and Accessibility Modifications.

**Program 3B-1: Home Access Program**

The Westside Center for Independent Living's (WCIL's) Home Access program is funded by CDBG program funds. The Home Access program provides services (occupational therapy evaluations, installation and minor structural modifications) and equipment ("assistive technology" like handrails, ramps and doorbells that flash instead of ringing) to low income renters in Santa Monica who have a disability and need home modifications to allow them to stay in their rented home. The program increases the stock of accessible housing in Santa Monica through the provision of modifications for persons with disabilities.

Proposed Funding: \$ 17,425 in CDBG funds

Proposed Accomplishments: During FY 2005/06, the City anticipates utilizing CDBG funds to provide accessibility improvements for 30 households.

**Program 3B-2: Accessibility Modifications**

The City will provide accessibility improvements which include curb-cut construction and facility improvements, where needed throughout the City, addressing requests made by community residents so that streets will be barrier-free for accessible pedestrian travel.

Proposed Funding: \$65,000 in CDBG funds

Proposed Accomplishments: During FY 2005/06, the City anticipates utilizing CDBG funds to provide accessibility improvements for disabled pedestrians. It is anticipated that this program will provide 15 curb cuts and accessibility improvements to one facility.

**Public and Community Facilities Programs**

**Priority 4A: Upgrade, Expand, and Create Additional Community, Park, and Recreational Facilities**

**Program 4A-1: Beach Restroom Accessibility Improvements**

The City has identified the need to provide accessibility improvements to public restrooms near the beach. This is a high traffic area, and many of the public restrooms are not accessible for residents and visitors with disabilities.

Proposed Funding: \$50,000 in CDBG funds

Proposed Accomplishments: During FY 2005/06, the City anticipates providing improvements to two restrooms.

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**Planning and Administration**

**Priority 7A: Provide for Necessary Planning Activities to Develop both Housing and Community Development Plans to Address Anticipated Needs.**

To ensure the effective use of limited CDBG and HOME resources, the City needs to regularly assess its housing and community development needs. Preparation of the five-year Consolidated Plan and annual updates, along with more focused planning and special needs studies allows the City to address its changing affordable housing and community development needs. Staff resources are needed to plan, deliver, and monitor the housing and community development programs and activities. To ensure compliance with CDBG and HOME regulations, staff training is also necessary.

**Program 7A-1: CDBG and HOME Program Administration**

Up to 20 percent of the CDBG and 10 percent of HOME funds can be used to support the general administration of these programs. Funds will be used to administer activities, prepare annual updates, and provide outreach to low and moderate income households. In addition, staff will keep abreast of current program requirements and future program development through attending training and meetings with related agencies.

Proposed Funding: \$122,200 in CDBG funds

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**5.3 Geographic Distribution**

Public services (primarily homeless case management and shelters) are available to Santa Monica residents citywide; persons needing emergency shelter will be accommodated at the 110-bed shelter established by the City.

Installation or reconstruction of curb-cuts will be performed throughout the City in census tracts where persons with physical disabilities reside. ADA improvements will be done for two restrooms in the beach area.

Affordable housing construction/acquisition and housing rehabilitation programs will be available citywide, but will more likely benefit residents in the low and moderate income areas. Based on 2000 Census data, three census tracts (7018.01, 7018.02 and 7019.00) had significant concentrations of minority populations. These census tracts encompass the area commonly known



as the Pico Neighborhood. According to the 2000 Census, over 38.5 percent of the population in census tracts 7018.01, 7018.02 and 7019.00 and portions of census tracts 7014.00, 7015.02, and 7017.01 have incomes at or below 80 percent of Median Family Income (MFI) for the Los Angeles-Long Beach Metropolitan Statistical Area. These tracts are considered areas of low and moderate income concentration.

## **5.4 Lead-Based Paint Hazard Reduction**

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An estimated 8,400 housing units occupied by low and moderate income households in Santa Monica may contain lead-based paint. To reduce lead-based paint hazards, the City takes the following actions:

- Monitor the lead-poisoning data maintained by the Los Angeles County Department of Health Services.
- Incorporate lead-based paint hazard reduction procedures into rehabilitation guidelines and include abatement costs as part of the subsidy.
- 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.
- Address lead-based paint hazards in Section 8 assisted units with children six years and under by providing grants to property owners for lead-based paint hazard reduction or abatement.
- Address blight in individual buildings by eliminating specific conditions that present health and safety hazards to the public.
- Conduct educational seminars for property owners on lead-based paint hazards and provide lead-based paint testing and remediation to existing single- and multi-family units, targeting low and moderate income households.

## **5.5 Economic Development and Anti-Poverty Strategy**

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On a macro scale, California attempts to fight poverty with the CalWORKS program, which is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from dependency. The program's goal is to identify sufficient employment opportunities with sustainable income levels for people transitioning off of welfare. Job-related education and training are provided through the county, private industry and educational institutions.

The City will continue to implement the anti-poverty strategy outlined in the Five-Year Consolidated Plan. This will include continued prioritization of housing and homeless programs identified in the Consolidated Plan per HUD requirements as well as other programs that address the following:

- Pre-vocational and job readiness skills training including assessment and assistance with applications, resumes, job-seeking skills, and work performance standards;
- Job development and placement for temporary and permanent employment opportunities with businesses, industry and government;
- Apprenticeships and training linkages with skills centers and other vocational resources;
- Educational enrichment and parent supports to increase literacy rates and school achievement, increase parent involvement, and lower the school drop-out rate;
- Youth skill-building and development to design innovative and creative alternatives to criminal involvement, youth violence, isolation, and loss of opportunities for growth;
- Legal services to include brief service and full representation in landlord/tenant matters, public benefits assistance, immigration, discrimination, consumer affairs, and other critical legal aid;
- Domestic violence intervention and prevention that offers counsel and advice, immediate assistance in obtaining restraining, stay-away and other protective orders, and critical support services to victims of domestic violence; and
- Independent living skills and assistance, and peer counseling to ensure full self-sufficiency and independence among elderly and disabled individuals.
- Child care subsidies and assistance to working parents.

The City does not anticipate using CDBG funds for economic development activities and will instead use other funding sources to address economic development needs. The City has sought to create jobs through the establishment of development agreements executed prior to major commercial developments that give local preference for hiring Santa Monica residents. In addition to City-supported employment programs, City staff works closely with the Job Developer

Network, a community group of employment specialists, to develop policies and programs that promote job placement and job creation targeting low income youth and adults.

## **5.6 Institutional Structure and Intergovernmental Cooperation**

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Public agencies, for-profit and non-profit organizations all play a part in the provision of affordable housing and community services.

Social service delivery and housing production and rehabilitation in Santa Monica by non-profit agencies are coordinated through the City's annual funding process. The City Council reviews proposed projects and programs and funds those which meet the City's goals. In addition, there is the Westside Shelter and Hunger Coalition (WSHC) with representatives from agencies involved with emergency shelter, affordable housing, and supportive services on the west side of Los Angeles. WSHC meets regularly to coordinate efforts, including lobbying the county, state and federal government. The City also participates in the Job Developer Network to promote job creation targeting low income youth and adults.

The City of Santa Monica supports a number of commissions represented by interested citizens to monitor the needs of specific groups and advise the City Council on the best way to address these needs. They are the Housing Commission, Social Services Commission, Planning Commission, Disabilities Commission, Recreation and Parks Commission, Commission for the Senior Community, and Commission on the Status of Women. The City Council also appoints citizen task forces to address special issues, such as the 2000 Disability Task Force. The Task Force on Homelessness reviewed available information on the causes of homelessness and the needs of the homeless population in Santa Monica.

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 Federal Emergency Management Agency (FEMA), Los Angeles County Department of Health, Los Angeles County Department of Mental Health, Los Angeles County Department of Public Social Services, Los Angeles County Department of Child and Family Services, Los Angeles County Housing Authority, Office of Alcohol and Substance Abuse, Los Angeles Homeless Service Authority, Santa Monica-Malibu Unified School District, State Department of Housing and Community Development, State Employment Development Department, United Way, and Westside Council of Governments. The City also works closely with over 35 local non-profit organizations to ensure the adequate provision of housing and community services in Santa Monica.

## **5.7 Monitoring**

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The City currently uses various administrative mechanisms to track and monitor progress of HUD funded projects and activities that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan-related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goals of the City are to provide technical assistance, identify deficiencies and promote corrections in order to improve, reinforce, or augment the Consolidated Plan performance.

To ensure the accomplishments of the goals and objectives, the City is involved with administration and coordination of City-funded programs and related activities. An inter-departmental CDBG team, which consists of Project Managers and relevant City staff, meets monthly to monitor the progress of CDBG-funded projects. City staff in a number of departments and divisions including the Housing and Redevelopment Division, the Human Services Division, the Engineering Division, and other key offices are available to provide technical assistance as needed to subrecipients.

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. Subrecipient contracts require verification of eligibility and substantiation of all pertinent information and activities and include language requiring periodic and annual monitoring of activities of financial and programmatic compliance.

## **5.8 Homelessness**

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The Action Plan seeks to partially support a comprehensive continuum of care for homeless services through federal assistance to an emergency homeless shelter. Federal funding will be supplemented by other funds to ensure the delivery of a well-coordinated system of care as specified in the Five-year Strategic Plan. This includes support for: 1) outreach, intake and assessment, 2) emergency shelter, 3) transitional housing, 4) permanent and supportive housing, and 5) case management and supportive services including employment. In conjunction with County and federal efforts to end chronic homelessness, the City is researching current best practices for addressing the needs of chronically homeless persons and implementing a pilot project that is specifically targeting chronically homeless persons and helping them secure housing, benefits and services.

## **5.9 Obstacles to Meeting Underserved Needs**

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The lack of adequate funding to address the growing magnitude of needs is the primary obstacle to meeting the underserved needs. The moderate recession, escalating housing prices, and federal, state, and County funding cutbacks, including changes to the welfare system, have all impacted the City's ability to address the social service and housing needs in Santa Monica.

The City will continue to assess the increased demand for affordable housing, employment, childcare, and other supportive services. To avoid duplication of efforts and improve the effectiveness of limited funding, the City will continue to work in collaboration with surrounding jurisdictions, nonprofit organizations, and other community groups to coordinate and monitor the delivery of social services. This entails working with groups including, but not limited to, the Westside Shelter and Hunger Coalition, the Childcare Task Force, the Domestic Violence Network, Westside Council of Governments, and others to identify and meet critical gaps in services. Fund leveraging, resource development, and coordination of services are critical activities that will be undertaken to address significant budgetary and programmatic constraints.

## **5.10 Affordable Housing**

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The City works in partnership with the affordable housing developers, primarily non-profits to maintain and develop new affordable housing units in Santa Monica. The City administers five affordable housing trust funds, implements an Affordable Housing Production Program and a Rent Control Charter Amendment and administers a Section 8 housing assistance program to preserve affordable housing opportunities throughout the City.

## **5.11 Removal of Barriers to Affordable Housing**

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The City continues to monitor, analyze and address market conditions and governmental factors that may act as a barrier to affordable housing.

Market factors that tend to restrict affordable housing production are: high land costs, high construction costs and inadequate financing. The City has little influence on land costs or construction costs. The City does, however, have an active program in place to make below market financing available for affordable housing projects and assists with site acquisition.

Governmental restrictions can also constrain the production of and preservation of affordable housing. The City continues to monitor, analyze and address, as necessary, governmental regulations, land use controls and residential development standards which affect the production and preservation of affordable housing.

In December 2001, the City adopted the 2000-2005 Housing Element, which sets forth the City's five-year strategies to preserve and enhance the community's character, expand housing opportunities for all economic segments, and provide guidance for local government decision-making in all matters related to housing.

## **5.12 Public Housing Resident Initiatives**

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The Los Angeles County Housing Authority (LACHA) owns and operates two public housing projects in Santa Monica. These projects were built by Los Angeles County prior to the City establishing its own Housing Authority. The City of Santa Monica does not administer any public housing. The LACHA has resident managers at these projects and has in place a modernization program to improve the living environment of each project. The LACHA encourages participation of residents in the operation, management and modernization of the projects owned and operated by LACHA.

## **5.13 Program-Specific Requirements**

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### **5.13.1 CDBG Program**

The Listing of Proposed Projects (Appendix B) describes the activities with respect to all CDBG funds expected to be available during FY 2005/06. In addition to the City's FY 2005/06 Grant amount of \$1,553,719, the City has \$2,713,589 in program income.

The City does not have any surplus urban renewal settlements, grant funds returned to the line of credit, or income from float-funded activities coming as revenues to CDBG funds. In addition, there are no "urgent need" activities, as defined by HUD, requested in CDBG funds for FY 2005/06.

### **5.13.2 HOME Program**

The Listing of Proposed Projects describes the activities with respect to all HOME funds expected to be available during FY 2005/06. A total of \$801,375 in FY 2005/06 HOME funds will be available. Pursuant to the Consolidated Plan requirements, the following sets forth Santa Monica's specific regulations for HOME funded activities.

#### **Resale Provisions**

The City does not use HOME funds for homeownership programs, and therefore resale provisions do not apply. The City uses local funding sources (TORCA, Inclusionary Housing Trust Fund) for ownership programs, and has adopted resale provisions under these programs.

#### **Tenant Based Rental Assistance**

The City will use HOME funds (\$200,000) for Tenant-Based Rental Assistance (TBRA) payments targeted for low income households, homeless, or persons with disabilities. The Santa Monica Housing Authority will administer the program.

#### **Set-Aside for Community Housing Development Organizations (CHDOs)**

The City reserves at least 15 percent of each year's HOME allocation for investment in rental housing (new construction, acquisition and rehabilitation) developed by its CHDO, Community Corporation of Santa Monica.

#### **Matching Contribution**

The City provides annual non-federal matching contributions well in excess of the required 25 percent of the HOME funds drawn for affordable housing. Match contributions are made from locally generated funds including housing trust funds, redevelopment set-aside funds and private conventional loans.

#### **Other Forms of Investment**

Not applicable.

### **Affirmative Marketing**

Santa Monica has adopted the following affirmative fair housing marketing guidelines for use of HOME funds:

- No person shall on the grounds of race, color, national origin, religion, or sex be excluded from participating in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with HOME funds.
- The borrower shall establish an affirmative marketing and tenant selection plan for each project containing five or more units. The plan shall describe the marketing efforts and tenant selection procedures of the borrower to attract eligible persons from all racial, ethnic and gender groups in the housing market area to the available housing. The marketing and tenant selection plan shall be submitted with the loan application.

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**Appendix A**  
**Meeting Summaries**





# Consolidated Plan Community Meeting

03/29/05

## GROUP 1

### Self Assessment:

Homeless Housing

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Senior Consideration/Affordable Housing

Senior

Improved housing conditions (larger, better design)  
Trailers for seniors/homeless

Senior Healthcare/Mental Healthcare

Senior Support Services—Housing

Homeless

Easier transitions into housing  
(Eliminate security deposit/1<sup>st</sup> & last month)

Ownership of rental property (After \_\_\_\_ years give half-ownership to manager/residents?)

Housing for families

Cold wet weather shelters

Healthcare/Healthy facilities for homeless women (bathrooms, shelters)

More impact consideration in developments (especially to seniors, homeless, etc.)

Mobile healthcare clinic for homeless women

Make codes friendly to homeless in bad weather

When considering services: Remember that homeless are not mentally ill, are not addicts

### Facilities:

Public restrooms

Youth programs

Reed Park: No place to play ball; enlarge park

Teen center: Drop-in, homework help

Emergency shelter space

#### Services:

Youth/teen services

Police sensitivity training – Homeless individuals

Emergency shelter (year round)

Self-defense training for women and teens

Clinics

Collaboration between services, services in other cities

Disabled housing

24 hour homeless services  
(Access Center, Samoshel, or charitable people)

“Backpack” bike-rack or more/bigger lockers at Shwashlock  
More outreach to homeless to get them to this type of community meeting

Safe shelters for women

Overnight staff at shelters should be safety focused

#### Economic Development

Resume/application assistance in community centers

Community centers are “Safe-Zones” (Put a fence around it)

Work with UCLA

Job training on computers/technology

Locate retail space/offices outside downtown—To decrease congestion downtown

Bus services

To transport seniors to low income areas

To help people move

Employment center

#### Public Improvements

Quality of light in parks is poor

Safety in the parks

Staff the parks at night

Lighting

Downtown traffic flow

More restrooms ON Promenade

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Larger sinks in public restrooms (to put a bottle under the faucet)

General design in the bathrooms (larger)

Open park bathrooms on time

More parks downtown and other densely populated areas

Maybe pocket parks

Parking in the overgrown area by water reclamation plant

## GROUP 2

### Community Services

Best way to provide services is to provide it in city hall—for dual diagnosed persons—need City services through Human Resources

Affordable housing near Civic Center near services

Emergency services/shelter for homeless women

CCSM buildings—safety/security e.g. lighting/gates

Need information on rehabilitation programs

Housing for mentally ill—Step Up  
Streamline process to get in

Services for veterans

Homeless services

Housing

Follow-up—transition to other housing exiting shelter and get jobs

Work center—day labor center

City-owned buildings—security

Computer training

Mental health services

Substance abuse services

### Homeless

Computer access

Training in life skills

Overnight shelter using modular sleeping units

Crime in school system

Hiring people to work in City

More housing coordinators/placement services—need also case management

## Community Facilities

Open space/parks/bike paths

Facilities for artists—live/work space

Hardwood floors/mirrors in community facilities to be used for rehearsals

Housing for homeless—also bathrooms

ADA improvements at City facilities

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Extend crossing time at crosswalks

Facilities—Green, sustainable

Better transportation

City rides program

Parking

Shuttles

Meeting rooms

## Housing

More nonprofits to be involved in housing

Housing—economical way to provide  
Retrofit is cheaper than new construction

CCSM buildings—priority for women homeless

Discrimination/code violations at all City owned housing—need investigation

Home ownership

Housing with child care

Multistory building behind City Hall for special needs housing

Refurbish RAND building as housing

Where should affordable housing go?

## Economic Development

Employment assistance for persons with disabilities

Outreach to employers

Incentives for employers

Santa Monica College—place for an Employment Development Department (EDD)  
Access to computers

Job creation

Clearing house for jobs available

Job Fair

Micro loan for business/homeless  
Street vendors

Business incubator  
Linking with micro loans  
Child care assistance

Difficult to get jobs  
Equal employment opportunities

Artist districts  
Cultural activities—less commercial than 3<sup>rd</sup> Street

## Public Improvements

Expanding Memorial Park

Bathrooms

Improve police response

Parking lot—more permeable/greener—recycled water

Park and Ride

Fewer speed bumps

Removal of physical barriers

Continued work on curb cuts

Dedicated bus lanes

Solar panel

Extension of Expo line/light rail

Community gardens

Bike paths

Planting/flowers

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## Commission on the Status of Women

03/09/05

Affordable Housing

Purchase assistance - actual \$

Affordable housing for single mothers & senior women  
Increase number of included units

Affordable housing in all areas of city--broad distribution

Increased affordable childcare/infant care

Senior services budget like youth budget

More, better services for homeless females and families

Assistance to minority females  
owned businesses, including rent/lease assistance

More open green space

Better lighting (bike path on beach)

Pedestrian safety improvements

Improvements to improve air quality

Homeowner improvement loans

Disabled--Accessible playgrounds

# Disabilities Commission

03/07/05

Cost of Meetings for PWD

Providing money for non-profits serving their members

All physical barriers recently installed removed from city facilities including curb cuts at airport, barriers in City Hall, etc.

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Santa Monica preference for new HUD-funded affordable housing

Improve city lighting- N. of Wilshire, S. of Montana

Low cost shopping-attract/keep

More frequent buses- Seating/roof at bus stops

Accessible affordable housing

Remove barriers and increase accessibility  
Increase length of pedestrian crossing times

Remove attitudinal barriers

Homeless services, especially transitional facilities/services

Services for youth, etc. to decrease gang violence in Pico neighborhood  
job creation & training

More money to HAP

"Community Chest" for low income

Increase access to community services

City info more accessible, e.g. CHOC

First time homebuyer and renter  
homebuyer incentives/assistance

Increase community. outreach for MH services for Pico neighborhood youth

Services/community program for Special Education  
transitional age/young adults  
businesses hire PWD  
Tracking to provide assistance

# Social Services Commission

03/14/05

## Community Services

Violence & trauma services

“wellness model”

Self sustainment training

Aim: to reduce violence

Accessible to poor

Youth drop-in center

Ombudsman to direct people to available services (Resource Center)

To achieve “user friendly” goal

## Economic Dev. – Particularly Older Teens (16-24) & those with records

Job creation

In community

Viable job related skills

Youth opportunities to move into business-ownership

Ownership Grants

Opp for training

Subsidizing part of youth’s wage with agreeable businesses

Particularly those with records

Businesses to commit

## Reduce business licensing fee or waive for low income business owners

More user friendly policies

Small-business focus (who hire youth)

## Economic Development for working poor

“working poor”

“at risk” for homelessness

“tipping over”

Prevention of eviction/utility shutoff

Homelessness prevention

## Affordable Housing for working families

### Homeless

Accessible bathrooms, more things like Swashlock

Proximity, hours

Cleanup of sanitary issues (around homes/businesses)

Solid Waste Management?

Fund a non-profit?

Youth

Homeless could work there

Year-round emergency shelter

Transitional Housing for “released” people

Foster care/teens  
Prisons

Services & Economic Development

Offer services to youth who are in jobs (job retention)  
Give youth money for books, tutoring, child-care (for those in school)  
Scholarships (?)

Child Care – affordable

Increase Paratransit

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Crisis Response Team

Especially after shootings, other traumatic violence  
Get services managed better

Facilities:

Lighting in Pico neighborhood is bad  
Increase safety & feeling of community  
Signage in Pico neighborhood

## Recreation and Parks Commission

03/17/05

### Community services around VAP—Services/facilities

- Get feed back from VAP advisory board

- Youth/Seniors

- Maximize programming

- City wide outreach

### Pair open space with affordable housing development

### Consider community space/facility impact of affordable housing

- Jobs/housing balance

- Parks/housing balance

- Places for kids to play

- Family spaces nearby

### Homelessness

- Permanent homeless population

- Impact on parks

- Priority

  - Do not support permanent homelessness

  - Smart approaches to ending homelessness

  - Be the City that solves the problem

### Transportation to beach

- Make beach accessible to all, youth, seniors

- 415, pier area

### VAP

- Van for kids field trips, museums, pool

- Integrate residents of affordable housing into community

# Commission for the Senior Community

03/16/05

Senior Services money

Funding for transportation options for seniors

Master plan for needs of changing demographics

Development of circulation element

(Refer to comments to Planning Division)

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Better and more street lighting, especially between Wilshire and Montana and on Pico (east side)

Training childcare providers

More bathrooms (public)

Parenting training/support groups (for pre schooler parents)

Outreach to low income residents

Small business development/tax assistance/licensing fees

Businesses offering affordably priced household goods (e.g. Target)

Safe driving for seniors: evaluation and assessment

Sobering center

Well baby care

Affordable accessible housing, including transitional

Cultural/arts programming in community

Affordable Housing

Health Care Services & Resources

Transportation & Nutrition Services

Promote Active Living and Healthy Aging in our community

Promote ways to enhance accessibility and safety for local seniors

To provide education and outreach regarding issues related to seniors

Maintain level or increased funding for current City funded agencies serving local seniors

Increase funding for transportation options for seniors, i.e. additional dial-a-ride vans

Develop a master plan to address the changing demographics of the population of Santa Monica,  
i.e. aging population

Continue the development of the Circulation Element plan

## Housing Commission

3/17/05

123 units of affordable housing currently in process

Target residents most in need – *In preparing the Consolidated Plan many special studies and reports are consulted and findings from the special studies, surveys, and discussions help define housing needs and priorities in Santa Monica*

Try to maintain a diverse population

Concerned about the homeless population, especially the disabled

Transitional housing with services included – OPCC



# **Appendix B**

## **Proposed Projects**



**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**

High

**Project Title**

Multi-Family Housing Production

**Project Description**

Assist in the production of affordable rental housing. CDBG funds will be used to acquire suitable site(s) for affordable housing development. No construction on the acquired site(s) is expected during FY 2005/06.

**Location**

Community Wide

Objective Number 1A-1	Project ID 1
HUD Matrix Code 01	CDBG Citation 570.201(a)
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator Housing Units	Annual Units 0
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$366,037
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding (Program	\$2,616,504
Income)	
Total	\$2,982,541

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Housing Acquisition/Rehabilitation

**Project Description**  
Acquisition and rehabilitations of properties to support the creation of affordable housing for special needs households. However, the actual rehabilitation is not expected to be completed within FY 2005/06.

**Location**  
Community Wide

Objective Number 1B-1	Project ID 2
HUD Matrix Code 14G	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator Housing Units	Annual Units 0
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	\$601,375
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$601,375

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Tenant Based Rental Assistance

**Project Description**  
The Tenant Assistance Rental Program for Section 8 housing helps to sustain tenants with supplemental funding from the City when their rent increases above Section 8 allowable costs.

**Location**  
Community Wide

Objective Number 1A-2	Project ID 3
HUD Matrix Code 05S	CDBG Citation 570.204
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator Households	Annual Units 25
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	.....
ESG	.....
HOME	\$200,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$200,000

The primary purpose of the project is to help :  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Residential Repair Program

**Project Description**  
Provide minor and moderate rehabilitation assistance to 20 households.

**Location**  
Community Wide

Objective Number 1B-2	Project ID 4
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator Households	Annual Units 20
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	\$300,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$300,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**

High

**Project Title**

Mobile Home Unit Upgrade Program

**Project Description**

Provide financial assistance to low income owners of mobile home units who wish to replace units with upgraded models that meet current standards.

**Location**

Village Trailer Park and Mountain View Mobile Home Park

Objective Number 1C-1	Project ID 5
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator Households	Annual Units 10
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$400,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$400,000

The primary purpose of the project is to help :  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Emergency Shelter for Homeless Persons

**Project Description**  
Support emergency shelter for homeless persons.

**Location**  
505 Olympic Boulevard, Santa Monica, CA 90401

Objective Number 2A-1	Project ID 6
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator People	Annual Units 450
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$233,057
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding (MERL Program Income)	\$9,385
Total	\$242,442

The primary purpose of the project is to help  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs



**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Case Management

**Project Description**  
Provide case management services to Shelter Plus Care and Section 8 Family Self Sufficiency clients.

**Location**  
Citywide

Objective Number 2A-2	Project ID 7
HUD Matrix Code 05	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator People	Annual Units 190
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	_____
ESG	_____
HOME	_____
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding (MERL Program Income)	\$87,700
Total	\$87,700

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Home Access Program

**Project Description**  
Provide residential accessibility improvements.

**Location**  
Citywide

Objective Number 3B-1	Project ID 8
HUD Matrix Code 14B	CDBG Citation 570.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator Households	Annual Units 30
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$17,425
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$17,425

The primary purpose of the project is to help :  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Accessibility Modifications

**Project Description**  
Provide curb-cut construction and facility improvements, where needed throughout the City, so that streets will be barrier-free for accessible pedestrian travel.

**Location**  
Citywide

Objective Number 3B-2	Project ID 9	<b>Funding Sources:</b> CDBG ..... \$65,000 ESG ..... HOME ..... HOPWA ..... Total Formula ..... Prior Year Funds ..... Assisted Housing ..... PHA ..... Other Funding ..... Total ..... \$65,000
HUD Matrix Code 03L	CDBG Citation 570.201(c)	
Type of Recipient Local Government	CDBG National Objective LMC	
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006	
Performance Indicator Public Facilities	Annual Units 50 curb cuts	
Local ID	Units Upon Completion	

The primary purpose of the project is to help :  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3**  
**Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Beach Restroom Accessibility Improvements

**Project Description**  
Provide accessibility improvements to public restrooms near beach areas.

**Location**  
Beach areas

Objective Number 4A-1	Project ID 10
HUD Matrix Code 03	CDBG Citation 570.201(c)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator Public Facilities	Annual Units 2 restrooms
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$50,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$50,000

The primary purpose of the project is to help :  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3  
Consolidated Plan Listing of Projects**

**Applicant's Name** City of Santa Monica

**Priority Need**  
High

**Project Title**  
Program Administration

**Project Description**  
Administration activities associated with the oversight and management of CDBG- and HOME-funded activities.

**Location**  
1685 Main Street, Santa Monica, CA 90401

Objective Number 7A-1	Project ID 11
HUD Matrix Code 21A	CDBG Citation 570.2206
Type of Recipient Local Government	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/2005	Completion Date (mm/dd/yyyy) 06/30/2006
Performance Indicator	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$122,200
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$122,200

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

# **Appendix C**

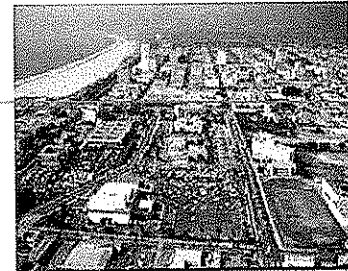
## **Public Notices**



# **Housing and Community Development Workshop**

for Santa Monica Residents,  
Housing & Social Service Providers

**Tuesday, March 29, 2005  
7:00-9:00 PM**



**Ken Edwards Center,  
1527 4th Street, Santa Monica**  
Free parking and child care (age 5 and up) provided.

The City of Santa Monica needs your feedback on our community's housing, homeless, and community development needs. Your comments will help shape the City's federal funding strategy for the next 5 years.

This meeting is part of the Consolidated Planning process required by the U.S. Department of Housing and Urban Development in order for the City to qualify for Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program grants. The new Consolidated Plan will cover the period July 1, 2005 to June 30, 2010.

A presentation on the City's demographics and areas of need will be followed by attendee focus groups on these subjects.

For more information, visit [www.smgov.net](http://www.smgov.net)



City of  
**Santa Monica**

*Sponsored by the City of Santa Monica Social Services Commission, Housing Commission, Department of Community and Cultural Services/Human Services Division, Department of Resource Management/Housing and Redevelopment Division*



# **Taller para la comunidad Prioridades para el desarrollo de la community and viviendas**

para los residentes de Santa Mónica,  
proveedores de servicios sociales y viviendas

Fecha de la reunión:

**Martes, 29 de Marzo del 2005  
7:00-9:00 PM**

Localizacion:

**Ken Edwards Center,  
1527 4th Street, Santa Mónica**

**Sera proporcionado el servicio de cuidado de niños (de 5 años o  
mas) y el estacionamiento para automobiles será gratuito**

La ciudad de Santa Mónica necesita su opinion acerca de la vivienda en nuestra comunidad, falta de hogar, y necesidades para el desarrollo de la comunidad. Sus comentarios ayudarán a formar la estrategia de financiamiento federal de la ciudad para los próximos 5 años.

Esta reunión es parte del proceso consolidado de planificación requerido por el Departamento del desarrollo Urbano y de la Vivienda a fin de que la Ciudad califique para el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG) y para el Programa de Asociación de Inversiones en Vivienda (HOME). El nuevo plan consolidado cubrirá el período de 1 de Julio del 2005 al de 30 Junio del 2010.

A continuación de la presentación de la demografía y areas necesitadas. Se formaran grupos especiales para discutir temas especificos.

**Para mas información, visite la pagina Web: [www.smgov.net](http://www.smgov.net)**



City of  
**Santa Monica**

*Sponsored by the City of Santa Monica Social Services Commission, Housing Commission, Department of Community and Cultural Services/Human Services Division, Department of Resource Management/Housing and Redevelopment Division*



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# **Appendix D**

# **Certifications**





**Appendix E**  
**Public Comments**



No public comments regarding the Draft Consolidated Plan and One-Year Action Plan were received during the 30-day review period or at the public hearing before the City Council on June 21, 2005.

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**Appendix F**  
**2005/06 Proposed Youth**  
**Budget**





**CITY OF SANTA MONICA  
FY 2005/06 PROPOSED YOUTH BUDGET**

The proposed Youth Budget highlights the City's commitment to provide an array of services to youth of all ages. City funding supports direct services to the community, such as afterschool programs, children's library services, and safety programs, and grants to non-profit agencies that provide educational, recreational and cultural programs. Over half of the City's ongoing youth expenditures fund "School-Based Programs" in partnership with the Santa Monica-Malibu Unified School District (SMMUSD); these programs link to and support children in school settings. "Community-Based Programs" are offered in various parks, non-profit agencies and other local facilities.

	<b>FY 04/05 Ongoing Expenditures</b>	<b>FY 05/06 Ongoing Expenditures</b>	<b>Percent Increase</b>
School-Based Programs	\$10,746,933	\$11,158,562	3.8%
Community-Based (Non-School) Programs	\$7,404,918	\$8,971,380	21.2%
<b>Total</b>	<b>\$18,151,851</b>	<b>\$20,129,942</b>	<b>10.9%</b>

Operating expenditures include direct staff, supplies, maintenance and direct grant costs. Administrative overhead costs (such as City payroll services) are not included. \$19.6 million (97%) of the total ongoing costs are funded by the General Fund. Participant fees provide \$1.3 million of this General Fund support. In addition, the City provides financial assistance, based on family income qualification, for youth to access fee-based programs totaling approximately \$680,000 annually.

The City's ongoing commitment to youth is anticipated to increase by almost \$2.0 million in FY 05/06, primarily due to expanded youth programming at the new Main Library (\$601,000) and Virginia Avenue Park (\$634,000), additional funding to the SMMUSD (\$156,000), lifeguard services to Santa Monica College users of the Swim Center (\$73,000, reimbursed by the College), expanded job training and school enrichment programming (\$123,000), cost of living increases (\$204,000), and improved tracking of youth-related costs for employee childcare subsidies, classes, afterschool programs and special events (\$180,000).

The City's commitment to youth is also reflected in its hiring practices and in the three-year Capital Improvement Program Budget. Currently, over 200 youth and young adults (ages 16-24) provide essential support to City departments in paid intern, support and operational positions. Over the past several years, the City has invested over \$13 million for capital projects that significantly benefit youth. These include the new Skate Park, Virginia Avenue Park expansion, Airport Park project, the Swim Center, Reed Park Open Space enhancements and playground and concession stand replacement and renovations.

CITY OF SANTA MONICA FY 2005-06 PROPOSED YOUTH BUDGET

PROGRAM	FY 2004-05 REVISED BUDGET	FY 2005-06 PROPOSED BUDGET	VARIANCE	AGES				PRIMARY LOCATION	
				0-5	6-11	12-17	18-24	School-Based	Community-Based
<b>SMMUSD Funding</b>									
Community Use of School Facilities	\$ 6,000,000	\$ 6,156,000	\$ 156,000						
Santa Monica High School Graduation Night	8,100	8,100							
	\$ 6,008,100	\$ 6,164,100	\$ 156,000						
<b>After School Programs, Camps and Classes</b>									
Camps (Sports Experience, Rosie's Girls, Camp Santa Monica)	594,676	581,127	(13,549)						
Community Classes	319,815	422,568	102,753						
CREST (Childcare, Recreation, Enrichment, Sports Together)									
Childcare	825,141	813,569	(11,572)						
Recreation (Playground Access)	132,204	158,357	26,153						
Enrichment	128,938	185,639	56,701						
Sports (Elementary and Middle School)	631,827	658,812	26,985						
Police Activities League (PAL)	1,062,614	1,138,012	55,398						
Virginia Avenue Park (Youth and Families Programs)	227,903	862,006	634,103						
	\$ 3,943,118	\$ 4,820,090	\$ 876,972						
<b>Literacy Programs</b>									
Computer Access Center	28,905	29,628	723						
Library Programs (Community-Based)	1,439,034	1,869,850	430,816						
Library Programs (School-Based)	479,678	629,950	150,272						
WISE Senior Services (RSVP/America Reads)	30,750	31,519	769						
	\$ 1,978,367	\$ 2,560,946	\$ 602,579						
<b>Recreation/Health and Fitness Programs</b>									
Community Aquatics	523,880	597,424	73,544						
Farmer's Market Program	16,390	16,065	(325)						
Field Permitting Program	534,036	536,441	2,405						
Memorial Park Gym	240,625	255,423	14,798						
Playground Partnership	210,162	215,405	5,243						
Skate Park	106,427	108,953	2,526						
Tennis Program	33,725	36,115	2,390						
Therapeutic Programs	39,451	38,833	(618)						
Volunteer Program	5,535	5,842	307						
	\$ 1,718,231	\$ 1,810,501	\$ 100,270						
<b>Public Safety Prevention and Education</b>									
Crossing Guards (Police Department)	515,005	521,574	6,569						
Fire Safety Educational Tours	25,450	23,406	(2,044)						
Police Department Youth Services Division (Community-Based)	370,420	391,636	21,216						
Police Department Youth Services Division (School-Based)	609,510	647,261	37,751						
	\$ 1,520,385	\$ 1,583,877	\$ 63,492						
<b>Youth and Family Counseling (all Community Development Grants)</b>									
Dispute Resolution Services (Youth and Family Program)	48,175	49,379	1,204						
El Nido Family Center (Edison/Mill Rogers Elementary)	110,085	112,837	2,752						
Family Service of Santa Monica (CAL-SAFE)	39,181	40,161	980						
Family Service of Santa Monica (Muir/McKinley Elementary)	91,840	94,136	2,296						
Family Service of Santa Monica (Agency Based Community Support)	57,605	59,045	1,440						
Jewish Family Service of Santa Monica (Santa Monica High School)	28,138	26,791	(1,347)						
Ocean Park Community Center (Sojourn Services)	58,717	60,185	1,468						
Pico Neighborhood Youth & Family Center	289,908	297,156	7,248						
Saint John's Child & Family Development Center (Youth Development Project)	175,705	180,098	4,393						
Santa Monica College (Pico Partnership/On the Move)	179,875	184,372	4,497						
St. Joseph Center (Family Self Sufficiency)	161,875	165,922	4,047						
	\$ 1,239,104	\$ 1,270,082	\$ 30,978						
<b>Early Childhood Education</b>									
Connections for Children	656,056	672,457	16,401						
Employee Childcare Subsidies (City)	53,285	117,600	64,315						
Growing Place (Marine Park Child Development Center)	181,000	185,525	4,525						

CITY OF SANTA MONICA FY 2005-06 PROPOSED YOUTH BUDGET

PROGRAM	FY 2004-05 REVISED BUDGET	FY 2005-06 PROPOSED BUDGET	VARIANCE	AGES			PRIMARY LOCATION		
				0-5	6-11	12-17	18-24	School-Based	Community-Based
<b>Cultural Programs</b>									
Cultural/Arts Grants	\$ 890,321	\$ 975,482	\$ 85,161						
Arts Education Transportation Grant					X	X		X	
Organizational Support									
California Heritage Museum	8,957	10,375	1,418		X	X		X	
Powerhouse Theatre	6,643	8,032	1,389		X	X		X	
Santa Monica Historical Society	6,643	8,032	1,389		X	X		X	
Santa Monica Museum of Art	17,737	21,300	3,563		X	X		X	
Santa Monica Playhouse	18,911	22,270	3,359		X	X		X	
Virginia Avenue Project	25,334	29,495	4,161		X	X		X	
Community Arts (CO-ARTS)									
Celebration Arts	5,202	3,661	(1,541)						
Donna Stenberg & Dancers/Dancecessence (Free Performance)	5,202	1,605	(3,597)					X	X
Powerhouse Theater (Kid/Power)	6,636	7,525	889		X	X		X	
Powerhouse Theater (Family-Oriented Performances)	6,636	7,726	1,090	X	X	X		X	X
Santa Monica Museum of Art (Park Studio Outreach Program)	7,928	12,416	4,488		X	X		X	
Santa Monica Playhouse (Third Grader Theater Program)	6,636	8,630	1,994		X	X		X	
Santa Monica Theatre Guild (Rainbow Factory Youth Theatre Program)	5,202	6,822	1,620		X	X		X	X
Virginia Avenue Project (Speak Out: Spoken Word Workshop)	5,202	-	(5,202)			X		X	X
Verdi Chorus	-	853	853						
Miles Memorial Playhouse	255,639	255,993	454	X	X	X		X	
	\$ 407,001	\$ 436,899	\$ 29,898						
<b>Employment*</b>									
Growing Place (Mentoring Program)	\$ 10,000	\$ 10,250	\$ 250	X				X	
Youth Employment Training Program	193,191	259,719	66,528						X
	\$ 203,191	\$ 269,969	\$ 66,778						
<b>Special Events</b>									
Santa Monica Festival (Community-Based)	\$ 47,495	\$ 51,031	\$ 3,536		X	X		X	X
Santa Monica Festival (School-Based)	43,924	29,540	(14,384)					X	X
Stairway to the Stars and other High School Events	55,518	66,375	10,857	X	X	X		X	X
Thanksgiving Dinner	-	4,823	4,823		X	X		X	X
Santa Monica Symphony	-	19,927	19,927						
	\$ 146,937	\$ 171,696	\$ 24,759						
<b>Environmental and Public Transportation Awareness</b>									
Baykeeper Kelp Restoration Education Program	\$ 18,384	\$ -	\$ (18,384)					X	X
Big Blue Bus Marketing Program and Charter Services	5,350	5,100	(250)		X	X		X	X
Elementary Student Transportation Art Project	10,700	10,700	-		X	X		X	X
Environmental Programs Summer Institute and Peer Partners	18,864	15,500	(3,364)					X	X
Key to the Sea	33,384	-	(33,384)					X	X
School Garden Program	18,384	15,000	(3,384)		X	X		X	X
	\$ 105,096	\$ 46,300	\$ (58,796)						
<b>TOTAL ON-GOING COSTS</b>	\$ 18,151,851	\$ 20,129,942	\$ 1,978,091						

\* The City also employs over 200 youth (ages 16-24) in a range of positions such as: Student Worker, Junior Pool Lifeguard, Lifeguard, Police Cadet, Labor Trainee, Video Intern, and Administrative Aide. Through Virginia Avenue Park (staff based at Memorial Park during construction) and Pico Youth and Family Center programs, another 40 young people will be assisted with employment.

## YOUTH PROGRAM DESCRIPTIONS

### Santa Monica-Malibu Unified School District (SMMUSD) Funding

The City provides \$6.156M in ongoing unrestricted support to SMMUSD and a small grant subsidizing Santa Monica High School graduation night.

### After School Programs, Camps and Classes

#### Camps

Summer youth camps include Sports Experience, a sports camp for youth ages 8-14; Rosie's Girls, a camp for girls in 6-8 grade, designed to build self-esteem and physical confidence; and Camp Santa Monica, offering a full slate of traditional and non-traditional camp activities for youth ages 8-12. Approximately 240 youth take part in these camps. Decrease is due to improved tracking of staff costs.

#### Community Classes

A variety of youth classes and camps are offered targeting children up to age 15. Classes and camps are offered by contracted instructors at various City facilities, and generally run 8-10 weeks. Examples of class offerings include sports, toddler classes, dance, music, yoga and camps. Over 4,000 youth of all ages attend community classes. Increases in costs in FY 2005/06 are due to more accurate tracking of contractual services for youth.

#### CREST (Childcare, Recreation, Enrichment and Sports Together)

The CREST Program provides after school structured and unstructured childcare and recreation for youth at seven elementary public school sites; offers an array of after school classes in music, arts, drama, science, health and wellness; and provides skill building and league play for youth in grades K-8. Approximately 3,200 students take part in the CREST Program. Increase in CREST Enrichment is due to the addition of classes, based on student demand.

#### Police Activities League (PAL)

PAL provides free educational, social, and recreational programs in a safe environment for youth ages 6 to 17 years. Participants take part in enrichment classes, field trips and several large-scale, special events for youth and programs targeting teens, as well as the Summer Lunch Program, which provides nutritious free lunches to low-income youth 17 and under. An estimated 1,800 youth participates in the PAL Program, with approximately 500 participating on a regular basis.

#### Virginia Avenue Park (Youth and Families Programs)

Virginia Avenue Park offers social service (e.g., case management), employment, educational (e.g., homework assistance for all ages) and recreational programs for youth and families in the Pico and Sunset Park neighborhoods. While programs are focused on young teens during park closure, when the park reopens in fall 2005, programs will be offered for youth of all ages, including infants. Increase is due to the expanded park programs and facilities.

## Literacy Programs

### Computer Access Center

The program provides services and resources for preschoolers with disabilities, preparing them to successfully enter the K-12 school system. Services include Computer Play Centers equipped with Assistive Technology (AT) at three preschools; AT consultations, training and workshops for families; and professional development for site teachers and staff. The program serves 225 youth ages 0 to 5.

### Library Programs

The Santa Monica Public Library has an active Youth Services Department that provides services to youth and families. School-Based Programs include assignment of a youth services librarian to a specific elementary school introducing children to library services, telling stories, and promoting the summer reading programs; supporting middle and high schools' summer reading programs by providing multiple copies of required books; providing support to CREST staff on homework assignments, and allowing CREST staff extended use of library materials; conducting school site visits to do book talks; and conducting library tours for students. Increased youth-related staff and supply costs in FY 05/06 are related to expanded programming at the new Main Library.

Community-Based Programs include a summer reading program; a specialized parenting collection at the Ocean Park Branch; the SMPL Kids Web Page identifying fun and educational internet sites for children and parents, cultural awareness programs; and story time. Attendance in the Library's programs exceeds 38,000 youth per year. Increases in FY 2005/06 youth-related expenditures are associated with expanded programming at the new Main Library.

### WISE Senior Services (RSVP/America Reads)

The program recruits, trains and maintains a corps of 100 senior volunteers who tutor 225 low-income children at Muir, Rogers, Edison and McKinley elementary schools, PAL and Fairview Branch Library annually. Services include tutoring, workshops and roundtables, and coordination of the Santa Monica Tutorial Network.

## Recreation/Health and Fitness Programs

### Community Aquatics

The program provides year-round recreational, instructional and competitive swim activities and oversees operating of the Santa Monica Swim Center through a Joint Use Agreement with Santa Monica College. Swimming lessons, covering the full spectrum of swimming abilities, are offered to over 1,500 youth per year. Increase in FY 2005/06 is due to additional costs, reimbursed by Santa Monica College, for lifeguards monitoring the Center during the College's hours of use.

### Farmer's Market Programs

Farmer's Market funds support the School Salad Bar program at 14 schools in Santa Monica-Malibu Unified School District. In addition, staff host weekly student tours of a farm and weekly tours to the Farmer's Market, where each student receives a Farmer's Market coupon to go shopping.

#### **Field Permitting Program**

Field space is maintained and made available for youth and adult sports groups, including organizations such as AYSO, Youth Football, Little League, club soccer groups and Bobby Sox, Santa Monica College, Crossroads, Saint Monica's and Santa Monica High School. Other groups using the fields include CREST, private schools, camps and the general community.

#### **Memorial Park Gym**

Memorial Park Gym provides youth with drop-in gym opportunities to play basketball and volleyball in a safe environment supervised by staff. Approximately 2,100 youth use the facility. Increased expenditures are due to improved tracking of staff costs.

#### **Playground Partnership**

A partnership of the City of Santa Monica and Santa Monica-Malibu Unified School District whereby school-aged youth are allowed unsupervised use of designated school playfields, play equipment, basketball courts, handball courts, and restrooms during certain non-school and non-CREST hours. Total annual attendance (duplicated) for the program is 105,000 youth.

#### **Skate Park**

A new 20,000 square foot skating facility at Memorial Park, anticipated to open in mid 2005, will target an anticipated 550 youth per year.

#### **Tennis Program**

The tennis reservation program allows youth players to make reservations and play at any of the City's tennis courts for recreational play. Approximately 3,600 youth are served annually.

#### **Therapeutic Programs**

Therapeutic Programs encompass recreational activities for people with disabilities, including the Westside Special Olympics (WSO), a year-round sports program for people ages 8 and up with developmental disabilities. Social programs are provided to people with disabilities ages 13 and up. The program serves approximately 90 youth ages 6 to 24.

#### **Volunteer Program**

The City provides community service opportunities for youth in its various recreational programs.

#### **Public Safety Prevention and Education**

##### **Crossing Guards**

Police Department Crossing Guards staff 33 intersections along the routes to eleven schools during the Santa Monica-Malibu Unified School District's school year.

##### **Fire Safety Educational Tours**

Staff conducts 120 planned and over 180 unplanned fire station tours per year at each of 4 stations, and provides fire and safety education supplies and materials for all education programs provided to Santa Monica youth.

**Police Department Youth Services Division (YSD)**

The program provides school-based and community-based activities and services that include teaching students and school personnel about crime prevention and personal safety, being available for advice, referrals and corrective action related to problems that are threatening the safety and security of the City's youth, and actively participating in and expanding the network of youth service providers able to assist youth with quality of life problems.

**Youth and Family Counseling**

The City funds the following programs through Community Development Grants.

**Dispute Resolution Services (Youth & Family Program)**

The program provides conflict resolution training, mediation, workshops and seminars on campus to approximately 2,350 youth at John Adams Middle School and Lincoln Middle School. A total of 45 peer mediators are trained and 40 mediations are performed.

**El Nido Family Center (Edison/Will Rogers Elementary)**

The program provides counseling, case management and parent education services to 140 individuals (children and parents) at Edison and Will Rogers Elementary Schools. Services include meeting with all incoming kindergarten students and their families to identify potential needs.

**Family Service of Santa Monica (CAL-SAFE)**

The program provides case management and counseling services to 50 pregnant and parenting teen mothers and fathers to support their academic progress, future self-sufficiency and parenting. The program participants are students enrolled in Cal-Safe through Santa Monica-Malibu Unified School District.

**Family Service of Santa Monica (Muir/McKinley Elementary)**

The program provides school-based case management and counseling services to children and their families at John Muir and McKinley Elementary Schools. Services include meeting students to identify potential needs, prevention and early intervention services, home visits, counseling, case management, classroom consultation, parenting groups and children's groups on conflict resolution.

**Family Service of Santa Monica (Agency-Based Community Support)**

The program provides agency based telephone intake and referral for long-term counseling and case management services to 120 low-income Santa Monica residents. Services also include mental health and group counseling and community consultations and workshops.

**Jewish Family Service of Santa Monica (Santa Monica High School)**

The program provides individual, group and family counseling, discussion groups, crisis intervention, and child abuse assessments to 260 individuals (students, parents and faculty) at Santa Monica High School year-round.

**Ocean Park Community Center (Sojourner Services)**

The program provides shelter-based empowerment playgroups and clinical play therapy for 60 children. Services also include healthy relationship workshops for youth.



**Pico Neighborhood Youth and Family Center**

The program serves 180 at-risk residents of the Pico Neighborhood, with a targeted emphasis on serving youth ages 16 to 24 and their families. Services include case management for 30 core youth, employment readiness and job development, counseling, leadership development, community events, tutoring and training in computer skills and music production.

**Saint John's Child and Family Development Center (Youth Development Project)**

The program provides school-based, home-based and community-based intervention and counseling services to 200 Santa Monica Middle School students, Olympic Continuation School students, faculty and parents and 20 older youth and young adults between the ages of 15 and 24 at the Pico Youth and Family Center.

**Santa Monica College (Pico Partnership/On the Move)**

The program provides recruitment and information, childcare assistance, personal and academic counseling, employment and career services, tutoring, financial aid application assistance and book vouchers to 100 Santa Monica students.

**St. Joseph Center (Family Self Sufficiency)**

The program provides support to 130 families participating in the Housing Authority's Family Self-Sufficiency Program. Services include crisis intervention, case management and advocacy, housing placement and assistance, job training and employment assistance, and information and referral.

**Early Childhood Education**

**Connections for Children**

The program provides childcare subsidies for at least 70 preschool children, assisting low-income Santa Monica families to afford quality care. The program offers parenting support and education fostering early childhood development and school readiness. Through training workshops, technical assistance and grants, the program further supports professional advancement for center-based teachers and family childcare providers, improving the quality of care and nurturing children's early learning.

**Employee Childcare Subsidies**

The City Dependent Care Assistance Program provides subsidies to 35 employees for childcare services.

**The Growing Place (Marine Park Child Development Center)**

The program provides full-day, early childhood/child care for 12 infants, 20 toddlers and 21 preschoolers to Santa Monica City employees and residents of Santa Monica.

## Cultural Programs

### Cultural/Arts Grants

#### Arts Education Transportation Grant

Proposition A funding is provided to local classrooms for transportation of approximately 2,400 Santa Monica students ages 6 to 17 to cultural/arts activities throughout Los Angeles County. The increase in FY 2005/06 is due to increased Proposition A funding.

#### Organizational Support

Grant funding provided to the following Santa Monica resident nonprofit arts agencies for ongoing organizational/administrative support.

#### California Heritage Museum

The program provides outreach programs to Santa Monica schools, as well as free admission for school field trips and other educational activities.

#### Powerhouse Theatre

The program provides educational activities, including artist residencies to local classrooms.

#### Santa Monica Historical Society

The program provides free admission to local schools for field trips and other educational activities.

#### Santa Monica Museum of Art

The program provides free admission to local classrooms, as well as free arts education support materials to Santa Monica-Malibu Unified School District teachers.

#### Santa Monica Playhouse

The program provides youth with both in-school and after-school theater education programming.

#### Virginia Avenue Project

The program provides PAL youth the opportunity to work with professional actors, writers and directors to write and perform their own plays.

#### Community Arts (CO-ARTS)

Grant funding provided to Santa Monica resident nonprofit arts agencies for community-based arts programming.

#### Donna Sternberg & Dancers/Dancesence (Free Performance)

The creation and performance of a work merging cultural influences from many parts of the world is performed for elementary schoolchildren.

### Powerhouse Theater

KidPower provides a series of 8-week school residences in which artists teach theater workshops culminating in a classroom performance. Also provided by the Powerhouse Theater is a production for children and their families exploring the stories of one Mexican-American family. Using music, ritual, dance and folklore both ancient and modern, this play brings the culture of Mexican-Americans to life in an accessible, interactive way.

### Santa Monica Museum of Art (Park Studio Outreach Program)

An open admission outreach program for at-risk youth held during Spring Break. Park Studio has been highly successful in teaching large numbers of Latino children and broadening their exposure and access to the arts.

### Santa Monica Playhouse (Third Grader Theater Program)

A series of field trips in which 1,000 Santa Monica-Malibu Unified School District third graders participate in professional musical productions and workshops, with hands-on lighting, costuming and make-up experiences.

### Santa Monica Theatre Guild (Rainbow Factory Youth Theatre Program)

Twenty-four Rainbow Factory youth productions provided free of charge to youth ages 12 and under. This project provides nearly 5,000 children an opportunity to see quality, full-scale productions of new and classic theatre.

### Virginia Avenue Project (Speak Out: Spoken Word Workshop)

A workshop focusing on writing, performance technique, music and movement, allowing kids to embody their poems and become activated by the power of their works in performance culminating in a public performance. This program is no longer funded.

### Miles Memorial Playhouse

Approximately 14 non-profit organizations use the theater for productions spanning preschool age through college. The Playhouse also hosts Downbeat 720, a program specifically designed for 9<sup>th</sup>-12<sup>th</sup> grades. Occurring every second and fourth Tuesday of every month, the event provides an open stage for any and all area teens. Approximately 1,600 youth are served per year.

## Employment

### The Growing Place (Mentoring Program)

The City provides Community Development Program grant funding to the Growing Place for its job training and mentor program. 12 Santa Monica High School students receive training as early childhood assistants in an accredited childcare setting.

### Youth Employment Training Program

The Maintenance Management Division manages the Trades Intern Program in conjunction with the Department of Community and Cultural Services, the Santa Monica-Malibu Unified School District and the Los Angeles County Regional Occupation Program. Eight (8) at-risk youth over the age of 18 attend classes and obtain their GED. The program teaches youth a skilled trade including carpentry, welding, plumbing, painting, electrical, asphalt paving, concrete finishing and auto mechanics. The program for each participant is two years, after which the intern is expected to obtain a job in the private sector utilizing trades skills obtained during the two years. Increase is due to the increase of 2 youth in the program.

## Special Events

### Santa Monica Festival (Community-Based)

Annual multicultural festival with performances, arts and craft workshops, environmental workshops and other family-oriented activities. Approximately 50% of the festival programming is directed toward youth and serves approximately 4,000 youth, from ages 0 through 24.

### Santa Monica Festival (School-Based)

At the Middle School level, the program funds the development of Festival-related art projects. Environmental consultants and artists work with approximately 200 students to develop environmental art projects that are displayed at the Santa Monica Festival. At the High School level, the program provides funding for an artist and teacher to provide education on the environmental benefits of public transportation, and offers the students a creative outlet of expression to demonstrate what they have learned. This year will feature artwork for the parade that will open the Santa Monica Festival. Approximately 100 students participate in this program.

### Stairway of the Stars and other High School Events

The City waives the rent for the Stairway of the Stars event annually at the Civic Auditorium. In addition, the Civic parking lot is used for overflow parking at no charge for Santa Monica High School graduation, Career Night, Back to School Night and other school related events.

### Thanksgiving Dinner

The City provides planning and set-up assistance, as well as space and equipment, to support the annual Thanksgiving Dinner, provided by the Santa Monica Vineyard Christian Fellowship. This program serves individuals and families and is being identified as a youth program for the first time this year.

### Santa Monica Symphony

Santa Monica Symphony performs 4 concerts per year at the Civic Auditorium. This program is being identified as a youth program for the first time this year.

## Environmental and Public Transportation Awareness

### Baykeeper Kelp Reforestation Education Program

This program introduces approximately 200 middle school students to giant kelp biology, local coastal ecosystems, and increases student awareness about human impacts to ecosystems. Students cultivate giant kelp spores in the classroom and visit a kelp restoration site in Santa Monica Bay where the spores are transplanted by divers. This program is no longer funded.

### Big Blue Bus Marketing Program and Charter Services

The Big Blue Bus (BBB) sponsors a variety of school events or youth teams via advertisement in an event program or sporting event. This year, Santa Monica High School will also promote the opening of their new on-campus theater with interior car cards on all buses. The BBB also provides transit services to schools and for special youth events and field trips. The sponsorship program is no longer funded.

### **Elementary Student Transportation Art Project**

The program provides 1,000 youth with a creative opportunity to develop their artistic talents along with exhibition space of their art projects. Through classroom activities, elementary students are invited to produce an interior bus art card to be mounted for display on the interior of a Big Blue Bus. Students also participate in a bus tour and reception at the Big Blue Bus operations facilities. The students gain first hand knowledge of the Big Blue Bus operations, receive a safety presentation, and participate in the artists' reception.

### **Environmental Programs Summer Institute and Peer Partners**

The Summer Institute Program trains District teachers in environmental issues and provides them with resources necessary to include these issues in their curricula. The Peer Partners Program assists in educating and training high school students about local environmental issues so that they may in turn teach elementary school children about these issues. Approximately 200 high school students participate in this program per year.

### **Key to the Sea**

The program provides a curriculum and field trip based school program conducted by Heal the Bay to educate 1,000 Santa Monica elementary school children on ocean and coastal environmental and quality of life conditions. The program is no longer funded.

### **School Garden Program**

The program provides educational activities to 800 elementary school children regarding natural sciences as learned through the installation and care of organic gardens. The City provides funding directly to the SMMUSD Food and Nutrition Services department to support implementation of this program at all SMMUSD schools.



**Appendix G**  
**Findings on Homelessness**  
**from 2005 Residential**  
**Survey**







**MEMORANDUM**

March 9, 2005

**TO: JUDY RAMBEAU**  
City of Santa Monica

**FROM: PAUL GOODWIN**  
Goodwin Simon Strategic Research

**RE: Findings on Homelessness from the 2005 Resident Survey**

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As promised, this memo summarizes the findings of interest from the poll on issues related to the homeless.

**Most Important Problem Facing SM**

Fully 39 percent said something about "too many homeless" being the most important problem facing the city. This is up from 25 percent in 2002. Another 6 percent said the main problem is that there are too few services for the homeless, about the same as we found in 2002.

Those most concerned about the homeless include:

- New residents (0-4 years) at 45%
- 90401 (50%)
- 90403 (43%)
- Age 35-49 (48%)
- Men under 50 (48%)
- Not Pico (Pico at 23%, elsewhere at 38%)

**How Serious is Problem of "the Number of Homeless People in SM?"**

Overall, 56 percent rated this problem as a "5" and another 18 percent rated it as a "4," for a total of 74 percent rating it as serious.

Those most likely to rate the homeless as a serious problem include:

- Women (75%) compared to men (68%)
- 90403 (78%)
- age 35-49 (83%)
- Women under 50 (82%)

### Does City Spend Too Much, Too Little, or Right Amount on the Homeless

One in three, 33 percent, say the city spends too little on services for the homeless. About half that amount, 17 percent, says the city spends too much on the homeless.

Those most likely to say the city spends too little include:

- Women (35%) compared to men (26%)
- Under 20 years in SM (about 35%) compared to 20+ years (24%)
- Frequent park visitors (36% of those visiting a park 6 or more times in 2004) compared to those who never visit a park (18%)
- Latinos (54%) compared to others (28%)
- 18-34 (40%) compared to 24 percent of seniors
- About 25 percent of those earning under \$60,000 compared to about 22 percent of those earning more
- 44 percent in the Pico area compared to 8 percent elsewhere.

Those most likely to say the city spends too much on the homeless include:

- Men (24%) compared to women (14%)
- 20+ years (26%) compared to about 14 percent of those in SM under 20 years
- 43 percent of those generally dissatisfied with city services
- 24 percent of those who have contacted the city in a non-emergency, compared to 15 percent of those who have not contacted the city
- 29 percent of those who never visited a city park in 2004
- 24 percent of single family home dwellers compared to 16 percent of apartment dwellers
- 23 percent of owners compared to 14 percent of renters
- 19 percent of whites compared to 10 percent of Latinos
- 23 percent of those earning more than \$60K
- 19 percent of those outside the Pico area compared to 8 percent in the Pico area.

### Rating the City for Enforcing Laws Against Aggressive Begging or Panhandling

The city earns a 37 percent positive (7% excellent, 30% good) and 51 percent negative rating (25% fair, 26% poor) for this.

Positive ratings are highest among Latinos (49%) compared to whites (34%), and in the Pico area (43%) compared to the rest of the city (36%).

Negative ratings are highest among:

- Not Pico area (51%) compared to Pico (44%)
- Those dissatisfied with general city services (67%) compared to others (47%).

### Rating the city for Enforcing Laws Against Overnight Campaign in Parks and Doorways

The city earns a 34 percent positive rating (8% excellent and 26% good) and a 47 percent negative rating (19% fair and 28% poor) for this.

Positive ratings are higher among:

- Those living in the city for fewer than five years (41%) compared to longer residents (29%),
- In 90401 (50%) compared to elsewhere,
- Among renters (36%) compared to homeowners (26%),
- Latinos (44%) compared to whites (28%),
- In the Pico area (46%) compared to other areas, and
- Among those earning less than \$20,000 (41%) a year compared to those earning more than \$100,000 a year (21%).

Negative ratings were higher among those generally dissatisfied with city services (73%) compared to others (41%), and among those earning more than \$100,000 a year (57%).



**Appendix H**  
**Key Findings from Survey of**  
**Pico Area Residents**





**MEMORANDUM**

February 9, 2005

**TO: CITY OF SANTA MONICA**

**FROM: PAUL GOODWIN**  
**Goodwin Simon Strategic Research**

**RE: Key Findings from Survey of Pico Area Residents**

---

**BACKGROUND**

The City of Santa Monica asked Goodwin Simon Strategic Research to conduct a telephone survey of residents of Santa Monica. The survey is part of a regular effort by the city to assess resident satisfaction with city services and to explore views on policy issues and priorities.

We completed 400 interviews citywide. In addition, we conducted 150 extra interviews in the Pico area, defined as being in zip code 90404 and living south of Colorado Avenue. Combining 31 Pico respondents we identified in the citywide sample plus the extra interviews, we have a total of 181 respondents in the Pico area.

The citywide sample was drawn using a random-digit-dial methodology, so that every working residential number in the city had the same chance of being called. The sample for the extra interviews in the Pico area was drawn randomly from commercial telephone directories listing residents of the defined area.

The margin of error for the citywide sample is plus or minus five percent at a 95 percent confidence level. The margin of error for results from the Pico area is plus or minus 7.1 percent. Results were weighted slightly by age and race to correspond with U.S. Census Bureau data for the city.

This memorandum present relevant differences between attitudes of residents in the Pico area and those in the city as a whole. If a question asked in the survey is not mentioned in this memorandum, that suggests that there were no statistically significant differences between the views of Pico area residents and the views of those living elsewhere in the city.

---

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## KEY FINDINGS

### PICO AREA RESIDENTS MORE CONCERNED THAN OTHERS ABOUT CRIME, BUT ALSO MORE LIKELY TO SAY CRIME IS GETTING BETTER

While we do not see any difference between Pico area residents and others when it comes to general satisfaction with city services, we do see that Pico residents are more concerned about crime than others.

- An open-ended question asked residents to name the one or two issues facing the city that they felt were most important. We found that 25 percent of Pico area residents said that crime, gangs, or drugs are the most important issues facing the city. This compares to just 8 percent of those living elsewhere.
- We also find that 6 percent of Pico area residents said that lack of police officers is one of the most important issues facing the city, compared to just 1 percent of other residents.
- A series of closed-end questions asking residents to rate the seriousness of several problems finds further differences. Pico residents were significantly more likely than others to say that traffic and gang violence were serious problem facing the city. That is, 69 percent of Pico residents said that traffic was a serious problem, compared to 61 percent of others. Thirty-seven percent of Pico residents said that gang violence was a serious problem, compared to 22 percent of those living elsewhere. Note that Pico residents were no more likely than others to say that housing affordability, homelessness, and parking were serious problems for the city.
- Moreover, Pico area residents were slightly more likely than others to say they feel unsafe walking in their neighborhoods. Ten percent of Pico residents say they feel unsafe walking during the day in their neighborhoods, compared to 5 percent of others. We also find that 35 percent of Pico residents say they feel unsafe walking at night in their neighborhoods compared to 28 percent of others. This slight difference is not statistically significant at this sample size.
- Interestingly, Pico area residents were considerably more likely than others to say that crime has gotten better in the past few years: 41 percent of them say crime has improved, compared to 25 percent of others. Only 13 percent of Pico residents say it has gotten worse, compared to 17 percent of others.



### **PICO AREA RESIDENTS PREFER MORE CRIME PREVENTION EFFORTS**

- We asked residents about what they would prefer the city do with any extra police officers that might be available for their neighborhood. Of the five choices we offered, the top choice for Pico residents (named by 25%) was for the officers to work with local kids to prevent gangs and youth crime. This was the third choice for other residents (at 16%).
- The second choice for Pico area residents was to have the officers patrol in police cars in their neighborhood (named by 24%), which was the first choice for other residents (at 31%).

### **PICO RESIDENTS GENERALLY MORE POSITIVE ABOUT CITY SERVICES THAN OTHERS**

- The survey asked residents to rate the city on an excellent/good/fair/poor scale on a sizable number of services and responsibilities. An excellent/good rating is considered positive, while a fair/poor rating is considered negative.
- Pico area residents are more likely than others to give the city positive ratings for the following
  - Providing services for youth (67% percent for the Pico area compared to 48% elsewhere in Santa Monica)
  - Providing services for senior citizens (61% to 54%)
  - Operating efficiently (59% to 46%)
  - Supporting early childhood education (52% to 43%)
  - Enforcing noise limits at the airport (48% to 32%)
  - Spending money in the right areas (33% to 25%).
- The only service for which Pico area residents are more likely than others to give the city a negative rating is for preventing and putting out fires. Ten percent of Pico area residents give the city a negative rating for this, compared to 5 percent for others.
- There is no difference between Pico area residents and others in rating the city for "addressing neighborhood concerns."

### **PICO AREA RESIDENTS MORE SUPPORTIVE OF CITY EFFORTS TO ADDRESS HOMELESS PROBLEM**

- Pico area residents are less likely (23%) than others (38%) to say that the most important problem facing the city is the number of homeless people.
- Pico area residents are more likely than others to say that the city spends too little on the homeless. Overall, 30 percent say the city spends too little on homelessness, compared to 44 percent of Pico area residents.
- In addition, Pico area residents were more likely than others to rate the city positively for:
  - Enforcing laws against aggressive begging (a 43% positive rating for Pico residents compared to 36% citywide)
  - Enforcing laws against overnight camping (a 46% positive for Pico residents compared to 31% for others).

### **PICO AREA RESIDENTS MORE SATISFIED WITH CITY COMMUNICATIONS THAN OTHERS, LESS LIKELY TO USE INTERNET**

- Pico area residents are more satisfied than others with the city's efforts to communicate with residents. Seventy-eight percent of Pico residents are satisfied with city communications, compared to 70 percent of others.
- Pico area residents are more likely than others to rely on Seascap for news about the city (39% to 26%). They are less likely than others to use the city's website (9% to 15%).
- Pico area residents have less access to the Internet. Fifty-six percent have Internet access, compared to 76 percent of other residents, and Pico area residents are less likely to say that they have gone on-line to get information about things going on in the city (28% to 37%). They are also less likely to have sent an email to a city staff or elected official (13% to 21%).

### **PICO RESIDENTS LESS LIKELY TO CONTACT THE CITY, VISIT PARKS**

- Thirty-five percent of Pico area residents contacted the city for a non-emergency purpose, compared to 45 percent of others.

- Pico area residents appear to visit parks less often than others. The mean number of park visits for Pico residents was 31 times a year, compared to 42 for other residents. This difference may be caused by the main Pico area park, Virginia Park, being closed for renovation in 2004.

#### **OTHER FINDINGS**

- Pico area residents are far less likely than others to say that in the past month they have intentionally not used their car for a trip. Fifty-four percent of Pico residents did not use their car, compared to 70 percent of others.
- Pico area residents are less likely to be familiar with the Sustainable City plan: 20 percent of them are familiar with it, compared to 27 percent of those who live elsewhere.
- Pico area residents are more likely than others to live in an apartment: 59 percent live in an apartment, compared to 45 percent of others. They are also less likely to own their home: 33 percent compared to 49 percent of others.
- About 30 percent in the Pico area say they are Latino, compared to about 12 percent elsewhere.



**Appendix I**  
**Analysis of Impediments (AI)**  
**Summary Matrix**

AI SUMMARY MATRIX Name of Grantee: City of Santa Monica

This matrix completed by: Gigi Decavalles-Hughes  
Telephone number: (310) 458-8701

Form Revised 05/05

PROPOSED GOALS - ACTIVITIES REPORTED IN ANNUAL ACTION PLAN OR CON PLAN					ACTUAL ACCOMPLISHMENTS REPORTED IN CAPER			
IMPEDIMENT(S) TO BE ADDRESSED (list by degree of importance)	GOALS (What do you hope to achieve?)	ACTIVITIES OR STRATEGIES TO MEET THE GOALS (How will you achieve your goals?)	RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS (Identify the organizations who will be undertaking the impediment)	BENCHMARK In which year of your Con/Plan do you plan to achieve this?	PROPOSED INVESTMENT (Amount of money) (Funding Source)	YEAR TO BE COMPLETED (Is it contained in your Consolidated Plan Action Plan. Goals?)	DATE (Mo/Yr) and Action Taken	IF THE IMPEDIMENT WAS NOT ADDRESSED, PROVIDE AN EXPLANATION AS TO WHY AND WHEN
Expand Opportunities for Affordable Housing and Special Needs Housing	1) Implements housing programs in the Housing element and Consolidated Plan	The City implements range of programs to address the diversity of housing needs with the community. The housing programs are designed to do the following: promote the construction of a range of housing types and prices for all economic segments and special needs households, support the construction and rehabilitation of housing, provide supportive services, protect the supply of affordable housing, promote quality housing and neighborhoods, eliminate discrimination in the rental or sale of housing, and further an inclusive and participatory approach in housing issues.	Santa Monica Human Services Division, Fair Housing Unit of the Office of the City Attorney, and Santa Monica Housing and Redevelopment Division.	Ongoing	To be determined on an annual basis	Ongoing: Programs 1A-1, 1A-2, 1B-1, 1B-2, 1C-1, 2A-1, 2A-2, 3B-1, and 3B-2.		
	2) Petition HUD for a Change in Section 202 Allocation Policy	Should the City be involved in any Section 202 housing development in the future, the City will petition HUD for a change in the allocation policy in order to ensure that the level of local benefit will be proportional to the City's financial contribution to the project.	Santa Monica Human Services Division and Santa Monica Housing and Redevelopment Division.	As needed.	To be determined on an annual basis	Ongoing		
	3) Review Operating Restrictions on Emergency Shelters in light of Federal Fair Housing Laws and clarify, as needed, to eliminate any inconsistency.	The City as needed, should review its current operating restrictions on emergency shelters in light of fair housing laws, and clarify, as necessary, the City's performance standards to ensure compliance with State and Federal fair housing laws.	Santa Monica Human Services Division and Santa Monica Housing and Redevelopment Division.	As needed.	To be determined on an annual basis	Ongoing		
Promote Diversity and Fair Housing	4) Continue to promote diversity and tolerance to help prevent hate crimes.	The City has a range of anti-discrimination policies to further fair housing. These include policies prohibiting housing discrimination against protected classes, a tenant harassment ordinance, and a just-cause eviction ordinance. In addition, Santa Monica implements a full range of housing programs to facilitate and encourage affordable and special needs housing. Through education and awareness programs, the City will continue to emphasize the importance of diversity and tolerance of persons of all economic strata, race/ethnicity, sexual orientation, and religious belief. In addition, the City will continue to support federal hate crime initiatives.	Santa Monica Human Services Division, Fair Housing Unit of the Office of the City Attorney, and Santa Monica Housing and Redevelopment Division	Ongoing	To be determined on an annual basis	Ongoing		
Ensure Consistency of Policy Direction	5) Ensure Consistency of Policy Direction regarding discrimination in the Municipal Code and Housing Element.	The City has actively codified anti-discrimination provisions in its Municipal Code through the tenant harassment ordinance, just-cause eviction ordinance, as well as other ordinances and documents. However, in some cases, prohibitive language tends to vary in the groups protected. Some documents prohibit discrimination against federally protected classes, other add State-protected groups, while still others mention other individuals and families. To ensure consistency, the City will ensure that there is a consistent prohibitive statement against discrimination for use in all documents.	Santa Monica Human Services Division, Fair Housing Unit of the Office of the City Attorney, and Santa Monica Housing and Redevelopment Division	Ongoing	To be determined on an annual basis	Ongoing		

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.


13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

City of Santa Monica  
 PHA Name

CA 111  
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20<sup>09</sup> - 20<sup>13-14</sup>  
 Annual PHA Plan for Fiscal Years 20<sup>09</sup> - 20<sup>10</sup>

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
P. Lamont Ewell	Executive Director
Signature	Date
	4.15.09



# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: City of Santa Monica Housing Authority

Project Name: 5 Year and Annual Plan

Location of the Project: Santa Monica Housing Authority  
1901 Main Street, Suite A  
Santa Monica, CA 90405

Name of the Federal Program to which the applicant is applying: 5 Year and Annual Plan

Name of Certifying Jurisdiction: City of Santa Monica

Certifying Official of the Jurisdiction Name: P. Lamont Ewell

Title: Executive Director

Signature: 

Date: 4.15.09

**City of Santa Monica  
Consolidated Plan  
2005-2010**

**and One Year Action Plan  
Fiscal Year 2005/06**

**Adopted**

June 21, 2005

**Human Services Division**

Community and Cultural Services Department

**Housing and Redevelopment Division**

Resource Management Department

1685 Main Street, Room 212  
Santa Monica, California 90401

Consultant to the City  
P&D Consultants, Inc.  
800 E. Colorado Blvd., Suite 270  
Pasadena, 91106

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## **Executive Summary**

### **The Consolidated Plan**

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The 2005-2010 Consolidated Plan for the City of Santa Monica represents a strategy to address critical housing and community development needs faced by the City of Santa Monica. The Plan consists of the following components:

- An assessment of the jurisdiction's housing and community development needs and market conditions;
- A strategy that establishes priorities for addressing the identified needs; and
- A one-year investment plan that outlines the intended use of resources.

Community Planning and Development formula funds include Emergency Shelter Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) Program, Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and American Dream Downpayment Initiative (ADDI) funds. Santa Monica receives two of these federal funding sources: CDBG and HOME. The Consolidated Plan focuses on the proposed uses of these two federal funding resources for a five-year period. This Consolidated Plan covers the period of July 1, 2005 through June 30, 2010.

**Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Funds can be used for a wide array of activities, including: housing rehabilitation; homeownership assistance; lead-based paint detection and removal; construction or rehabilitation of public facilities; removal of architectural barriers; public services; rehabilitation of commercial or industrial buildings; and loans or grants to businesses. The CDBG allocation for FY 2005/06 is \$1,553,719.

**HOME Investment Partnership Program (HOME):** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by lower income households, including: building acquisition; new construction and reconstruction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based rental assistance. The HOME allocation for FY 2005/06 is \$801,375.

### **Citizen Participation**

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The City of Santa Monica encourages citizen involvement in the planning, implementation and evaluation of its housing and community development programs. The Consolidated Plan is developed to assist residents of the City, particularly those of lower and moderate incomes and those with special housing and supportive needs. To encourage citizen participation in the development of the 2005-2010 Consolidated Plan, the City provided opportunities for public comment on the following occasions:

- A consultation workshop was held on March 29, 2005 to solicit input from residents and service providers on housing, homeless, and community development needs.
- The City provided a feedback form on the City website that asked website visitors to rank community priorities for funding.
- A 30-day public review of the Draft Consolidated Plan, beginning May 21, 2005
- A public hearing before the City Council on June 21, 2005 to adopt the Consolidated Plan.

In addition, the Human Services Division met with the following City commissions during regularly scheduled commission meetings to discuss housing and community development needs:

- Disabilities Commission - March 7, 2005
- Commission on the Status of Women - March 9, 2005
- Social Services Commission - March 14, 2005
- Commission for the Senior Community - March 16, 2005
- Housing Commission - March 17, 2005
- Recreation and Parks Commission - March 17, 2005

All commission meetings were open to the public.

A detailed summary of the outreach efforts is discussed in Chapter 2 and a summary of public comments is provided in Appendix A.

## **Summary of Housing and Community Development Needs**

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### **Housing**

Santa Monica is one of the most densely populated urban areas in California. Consisting of only 8.3 square miles, the community has a population of approximately 90,000 residents. Population gains have been very modest over the past 30 years.

The Santa Monica population was stagnant between 1970 and 1980, increasing by less than one percent. During the past two decades, the City population actually decreased by approximately two percent between 1980 and 1990, and by three percent between 1990 and 2000. This population trend was largely attributable to a decline in average household size. However, according to recent estimates, the Santa Monica population has begun to increase. The State Department of Finance (DOF) estimated the Santa Monica population at 90,321 as of January 2004, representing a seven-percent increase since 2000.

Between 1990 and 2000, the household composition in Santa Monica experienced several changes. The share of family households decreased slightly from 40 percent in 1990 to almost 38 percent in 2000. The proportion of elderly single households experienced a noticeable decline from 25 percent in 1990 to approximately 21 percent in 2000. In contrast, the proportion of single households increased from 49 percent to 51 percent. The decrease in the proportion of family households in Santa Monica parallels the decrease in household size. The average household size in 2000 was 1.83 compared to 1.88 in 1990.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households. Highlights from the CHAS data for the City of Santa Monica include:

- Citywide, 30 percent of all households in Santa Monica earned lower (less than 50 percent of the area Median Family Income (MFI)) and moderate (less than 80 percent of the MFI) income levels. Specifically, 19 percent of all Santa Monica households earned lower income levels.
- The proportion of households that earned lower income levels were higher among Black (38 percent), Hispanic (28 percent), and Asian (23 percent) households than for White households (17 percent).
- A significant proportion (73 percent) of the Extremely Low Income renter-households (0 to 30 percent of MFI) experienced one or more housing problems in 2000. Most of the housing problems experienced by Extremely Low Income renter-households were associated with severe housing cost burden.
- Approximately 87 percent of the Low Income households (31 to 50 percent of MFI) experienced one or more housing problems in 2000. Low Income renter-households were more likely to have a housing need than Low Income owner-households.
- A significant proportion (72 percent) of the City's Moderate Income households (51 to 80 percent of the MFI) experienced one or more housing problems in 2000. Among Moderate Income Households, 20 percent of renter-households and 42 percent of owner-households paid more than 50 percent of their gross income on housing.

Most land in Santa Monica was developed by the mid-1960s. Since that time growth has resulted principally from recycling lower intensity land uses to higher density uses. In recent years, the City has also experienced significant residential development in its commercial zones.

Santa Monica has a diverse mix of homes. Multi-family developments of more than five units comprised the majority of the homes in the community (65 percent) followed by single-family attached and detached homes (23 percent), and smaller multi-family complexes of two to four units (11 percent). Mobile homes comprised less than one percent of all Santa Monica residences.<sup>1</sup>

Reflecting the high proportion of multi-family units, Santa Monica has the highest proportion of rental households than any other city in Los Angeles County. Approximately 70 percent of all households rented their homes, while 30 percent of households owned the unit they lived in. The highest concentration of owner-occupied housing is located north of Wilshire Boulevard, and the highest concentration of renter-occupied housing is located west of Lincoln Boulevard and along the Pico Boulevard Corridor.

According to the 2004 Department of Finance estimates, approximately 68 percent of the City's housing stock is over 30 years old, indicating the potential need for rehabilitation and continued maintenance of a significant portion of the City's housing stock.

To address housing issues, the City has focused efforts on providing new affordable housing through new construction, acquisition and rehabilitation for family, seniors and special needs households, providing rental assistance, offering rehabilitation assistance for owner and renter

<sup>1</sup> California State Department of Finance 2005 estimates.

households, and providing financial assistance for owners of mobile homes who wish to upgrade their unit.

### **Lead-Based Paint Elimination**

An estimated 8,400 housing units occupied by low and moderate income households in Santa Monica may contain lead-based paint. To reduce lead-based paint hazards, the City takes the following actions:

- Monitors the lead-poisoning data maintained by the Los Angeles County Department of Health Services.
- Incorporates lead-based paint hazard reduction procedures into rehabilitation guidelines and include abatement costs as part of the subsidy.
- Develops and distributes lead-based paint reduction and abatement information to all landlords, managers, tenants, or owner-occupants of rehabilitation properties, as well as to community groups.
- Works 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.
- Addresses lead-based paint hazards in Section 8 assisted units with children six years and under by providing grants to property owners for lead-based paint hazard reduction or abatement.
- Addresses blight in individual buildings by eliminating specific conditions that present health and safety hazards to the public.
- Conducts educational seminars for property owners on lead-based paint hazards and provides lead-based paint testing and remediation to existing single- and multi-family units, targeting low and moderate income households.

### **Populations with Special Needs**

While housing needs are present across the full spectrum of residents in the City, certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. In Santa Monica, these "special needs" groups include the elderly, persons with HIV/AIDS, persons with disabilities, female-headed households, large households and persons with drug and/or alcohol addiction. These special needs groups also have a high need for community and supportive services.

**Elderly:** According to 2000 Census data, there were 12,078 residents in Santa Monica, representing 14 percent of the total population. The City will assist this population through housing rehabilitation/accessibility improvements, rental assistance, affordable housing development, and accessibility improvements to sidewalks and public restrooms.

**HIV/AIDS:** According to the AIDS Epidemiology Unit of the Los Angeles County Department of Health Services, it is estimated that 178 City residents are currently living with AIDS. A number of facilities and agencies provide services for residents infected with HIV or AIDS, including Common Ground, Project New Hope, Westside Women's Health Center, the Los Angeles County Office of AIDS Coordination, VA Medical Center and UCLA Care Center. The City continues to support the efforts made by Los Angeles County and local agencies to assist this special needs population.

**Persons with Disabilities:** According to the 2000 Census, 12,769 persons in Santa Monica had a disability, comprising approximately 14 percent of the population aged five years and older. The City will assist this population through housing rehabilitation/accessibility assistance and accessibility improvements to sidewalks and public restrooms.

**Female-Headed Households and Large Households:** Single-parent households are likely to have special needs for affordable housing near day care and recreation facilities. Large households have special housing needs due to their income and the lack of adequately sized units. According to the 2000 Census, there were 1,723 female-headed households and 1,466 large households living in Santa Monica. This City will assist this population through rental assistance, housing rehabilitation assistance and affordable housing development.

**Persons with Alcohol/Other Drug Abuse (AODA):** AODA is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems (moderate or severe abuse) at 14 percent to 16 percent of the adult male population, and the number of women with similar problems at 6 percent. Using these estimates, approximately 7,400 Santa Monica residents may have alcohol abuse issues. The principal providers of alcohol and drug treatment programs in the Santa Monica area are the CLARE Foundation and the Salvation Army.

## **Homeless Needs**

Homeless individuals and families in Santa Monica need a variety of assistance. The impact of homelessness in Santa Monica remains a top community concern. Balancing homeless people's needs for space, food and sanitary facilities with the larger community need to preserve public open space for all to use and share has been a key policy and operational challenge for the City. Some homeless individuals, particularly those plagued by mental illness and addiction, do not abide by the laws and regulations that govern behavior in public spaces. Such unlawful and anti-social behavior continues to arouse fears and concerns about the safety of public parks and other public spaces. These individuals require emergency and transitional shelter, medical care, and life and job skills training.

Santa Monica is unique for a city of its size in having a comprehensive continuum of care for the homeless. This continuum of care model is characterized by the following components: outreach, emergency services, intake and assessment, emergency shelter, case management and supportive services, transitional housing, permanent housing and aftercare. The City's five-year strategy for homeless services seeks to: 1) continue to implement a comprehensive continuum of care system by maintaining the existing inventory of homeless services and evaluate the services and service delivery offered by the continuum; and 2) address gaps and strengthen the delivery of services in Santa Monica and the Westside, targeting services to assist those chronic, most difficult to reach and "service resistant" homeless people who have been on Santa Monica's streets for an extended period of time and ensure that they find permanent housing with supportive services. The goals are to:

- Effectively assist homeless individuals and families in returning to a self-sufficient status;
- Eliminate unnecessary duplication of services; and
- Emphasize long-term solutions to homelessness by using an active intervention approach that combines housing, counseling, case management, and job training.

The City of Santa Monica will support its continuum of care program through CDBG-funded activities, including the provision of emergency shelter and supportive services for persons at risk of homelessness.

### **Community Development Needs**

**Public and Community Facility Infrastructure Needs:** The City has identified a need to provide accessibility improvements to restrooms located near the beach, create accessibility improvements at City facilities and to sidewalks and streets, and to provide recreation improvements to parks and recreational facilities.

### **Strategic Plan**

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The key element of the Consolidated Plan is the Strategic Plan for the Five-Year period. This strategy provides the estimated resources available to meet housing and community development needs in the next five years as well as long-range measurable goals. The One-Year Action Plan has specific targets and estimates of the resources committed to the various projects and programs to be implemented in the upcoming year.

The foundation for each strategy is a list of priorities for both housing and community development activities. Each set of priorities was developed in response to the issues identified in the Housing and Community Development Needs Section.

#### **Priority Housing Activities**

- Priority 1A: Expand the Supply of Housing Affordable to Lower and Moderate Income Households, particularly for renters
- Priority 1B: Conserve the Supply of Housing Affordable to Lower and Moderate Income Households, particularly for renters.
- Priority 1C: Expand Homeownership Opportunities for Low and Moderate Income First-Time Homebuyers

#### **Priority Homeless Activities**

- Priority 2A: Coordinate Housing and Support Services for the Homeless and Those Threatened with Homelessness Following a Housing First and Continuum of Care Model. Evaluate services and service delivery provided through the Continuum of Care.
- Priority 2B: Collaborate with City, County Mental Health and local non-profit service providers to provide individualized intervention, treatment and housing placement plans for chronically homeless clients, and to locate a sobering center in Santa Monica or adjacent area

#### **Priority Community and Support Services Activities**



Priority 3A: Provide Public and Community Services for Low and Moderate Income Persons

Priority 3B: Provide Needed Support Services for Persons with Special Needs

### **Priority Public and Community Facilities Activities**

Priority 4A: Upgrade, Expand, and Create Additional Community, Park, and Recreational Facilities

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### **Priority Infrastructure Improvements Activities**

Priority 5A: Protect and Enhance Environmental and Public Health by Reducing the Level of Pollutants Entering the Storm Drain System, and Ultimately the Santa Monica Bay

Priority 5B: Protect and Enhance Environmental and Public Health by Reducing the Level of Wastewater Flows and Replacing and Relining Aging Sewer Lines

Priority 5C: Enhance the Safety, Improve Traffic Flow and Maintain the Aesthetic Viability of the City by On-Going Maintenance and Improvements to the City's Streets and Sidewalks

Priority 5D: Provide Aesthetically-Pleasing, Coherent, Energy Efficient, Self-Regulating, and Economical Street Lighting throughout the City

Priority 5E: Provide a Safe and Continuous Water Supply to the Consumer by the Continual Operation of the City's Water Storage and Distribution System

Priority 5F: Meet the State's Solid Waste Management Act of 1989 (AB 939) Diversion Goals and the City's Sustainable Cities Program Guidelines for Environmentally Safe Refuse Disposal

### **Priority Economic Development and Anti-Poverty Activities**

Priority 6A: Provide for Job Training and Economic Development Activities to Reduce the Number of Persons in Poverty

### **Planning and Administration**

Priority 7A: Provide for Necessary Planning Activities to Develop both Housing and Community Development Plans to Address Anticipated Needs

## Summary of the One -Year Action Plan

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The One-Year Action Plan identifies specific goals consistent with the Five-Year Strategy and lists projects, programs and resources that will be used to implement the Strategy during FY 2005/06. The following tables identify the amount of CDBG and HOME resources and the specific recommended allocations and activities for housing and for community development programs.

Funding Sources	Amount
CDBG FY 2005/06 Allocation	\$1,553,719
Program Income	\$2,713,589
CDBG Entitlement plus Program Income (Sub-total)	\$4,267,308
HOME FY 2005/06 Allocation	\$801,375
Total	\$5,068,683

Table 5-2  
FY 2005/2006 Proposed Projects

FY 2005/06 Project Name	Consolidated Plan (FY 2005/06 through FY 2009/10)			FY 2005/06 Action Plan		
	Priority	Program	5-Year Objectives	1-Year Objectives	Funding	
					B/M	\$
Citywide Affordable Housing Program	Priority 1A	Multi-Family Housing Production	57 units	52 households	B	\$2,982,541*
	Priority 1B	Special Needs Acquisition/Rehabilitation	8 units		M	\$601,375**
	Priority 1C	Mobile Home Improvements	25 Units	10 Households	B	\$400,000
Tenant-Based Rental Assistance	Priority 1A	Section 8 Assistance	128 households	25 households	M	\$200,000
Residential Rehabilitation Program	Priority 1B	Residential Rehabilitation	200 households	20 households	B	\$300,000
Residential Accessibility Modifications	Priority 3B	Home Access Program	150 Persons with disabilities	30 persons with disabilities	B	\$17,425
Accessibility Improvements	Priority 3B	Accessibility Modifications for Streets and Sidewalks	250 modifications	15 curb cuts and 1 facility remodeling	B	\$65,000
Emergency Shelter for Homeless Persons	Priority 2A	Emergency Shelter Services	2,250 homeless persons	450 homeless persons	B	\$242,442
Emergency Services to Persons At-Risk of Homelessness	Priority 2A	Shelter Plus Care/Family Self-Sufficiency	950 persons at-risk of homelessness	190 persons at-risk of homelessness	B	\$87,700
Beach Restroom Accessibility Modifications	Priority 4A	Accessibility Improvements	9 restrooms improved	2 restrooms improved	B	\$50,000
CDBG Program Administration	Priority 7A	Planning Activities	Not Applicable	Not Applicable	B	\$122,200
Priority 6A	No specific activity for FY 05/06					
Priority 5A-5F	No specific activity for FY 05/06					

B = Community Development Block Grant (CDBG)

M = HOME

\* 44 units at 26<sup>th</sup> and Santa Monica were funded with prior CDBG (\$1,691,967 million) for Acquisition/Redevelopment in August 2004. Units will be completed approximately May 2006.

\*\* 8 units (OPCC) were funded with prior HOME funds (\$800,000) in August 2003. Expected completion is late Spring 2006.

\*\* 13 units at 1548 5<sup>th</sup> Street were funded with prior HOME funds (\$1.3 million) in December 2004. Expected completion is FY 06/07.

## **Section 1. Coordinating and Managing the Process**

### **1.1 Program Descriptions**

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The 2005-2010 Consolidated Plan covers the period of FY 2005/06 through FY 2009/10 (July 1, 2005 through June 30, 2010) for the City of Santa Monica. The Consolidated Plan satisfies the statutory HUD requirements of the Community Development Block Grant and HOME Investment Partnership programs.

#### **1.1.1 Community Development Block Grant (CDBG)**

The CDBG program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Regulations governing the CDBG program also require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit low and moderate income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency.

#### **1.1.2 HOME Investment Partnership (HOME)**

The HOME program was created as part of the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate income households. The program gives the grantee flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and nonprofit organizations.

### **1.2 Consolidated Plan Document**

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The Consolidated Plan identifies Santa Monica's overall housing and community development needs, and outlines a strategy to address those needs. The Plan must include the following components:

- An assessment of the housing and community development needs and market conditions;
- A strategy that establishes priorities for addressing the identified housing and community development needs; and
- A one-year action plan that outlines the intended use of resources.

HUD regulations require that the needs assessment and housing and community development strategy cover a three- to five-year planning period. This Consolidated Plan covers the period July 1, 2005 through June 30, 2010.

### **1.3 Lead Agency**

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The City of Santa Monica's Human Services Division serves as the lead agency in coordinating the preparation of the Consolidated Plan.

### **1.4 Interdepartmental Working Group**

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The City Interdepartmental Working Group brought together staff of key City departments involved in community development activities, including representation from the following departments and divisions:

- Office of the City Attorney
- Office of the City Manager
- Community and Cultural Services (Administration and Human Services Divisions)
- Environmental and Public Works Management
- Resource Management (Housing and Redevelopment Division, and Economic Development Division)

The Interdepartmental Working Group reviewed and prioritized needs identified through the needs assessment and other existing planning studies and was responsible for the development of the five-year strategic plan.

### **1.5 Consultation with Commissions**

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The City of Santa Monica Human Services Division met with various City commissions during regularly scheduled commission meetings to review the Consolidated Plan process, present and receive input on community needs, and obtain input on funding priorities. The following commissions were consulted:

- Disabilities Commission - March 7, 2005
- Commission on the Status of Women - March 9, 2005
- Social Services Commission - March 14, 2005
- Commission for the Senior Community March 16, 2005
- Housing Commission - March 17, 2005
- Recreation and Parks Commission - March 17, 2005

Comments from City Commissions are summarized in Appendix A.

## **1.6 Consultation with Service Providers and the Community**

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### **1.6.1 Housing and Community Development Community Workshop**

On March 29, 2005, the City of Santa Monica held a Housing and Community Development Workshop for Santa Monica residents and housing and service providers. This workshop provided an opportunity to gather feedback on the City's housing, homeless, and community development needs.

Workshop participants were invited to provide oral or written comments, or comment on a feedback form provided on the City's website. A complete discussion of the community participation process is described in Section 2 and comments received are summarized in Appendix A.

### **1.6.2 Housing and Community Development Priorities Website Feedback Form**

The City of Santa Monica provided a feedback form on the City website that asked website visitors to rank community priorities for funding based on the following topic areas: housing; community facilities; community services; homeless services; economic development activities; and public improvements.

### **1.6.3 Consolidated Plan Preparation**

The following City departments, community-based organizations, and housing and service providers contributed to the development of the 2005-2010 Consolidated Plan through direct coordination and interviews.

#### **Housing Programs**

- City of Santa Monica Department of Planning and Community Development
- City of Santa Monica Department of Resource Management, Housing and Redevelopment Division
- City of Santa Monica Rent Control Agency
- Los Angeles County Housing Authority
- City of Santa Monica, Office of the City Attorney

#### **Public, Homeless, and Other Supportive Services**

- City of Santa Monica Department of Community and Cultural Services, Human Services Division
- Los Angeles Homeless Services Authority (LAHSA)

#### **Economic Development**

- City of Santa Monica Department of Resource Management, Economic Development Division

**City Public Works, Facilities, and Public Safety**

- Santa Monica Police Department
- City of Santa Monica Environmental and Public Works Management
- City of Santa Monica Department of Community and Cultural Services, Administration Division

**Lead-Based Paint Hazard Reduction**

- Los Angeles County Department of Health Services (Childhood Lead Poisoning Prevention Program, Epidemiology Unit)

## **Section 2. Summary of Citizen Participation Process**

The City encourages and solicits the participation of its residents, community stakeholders, and other local agencies/governments in the process of identifying housing and community development needs in Santa Monica and prioritizing the expenditure of CDBG and HOME funds.

### **2.1 Components of Citizen Participation**

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#### **2.1.1 Public Meetings**

As part of the Consolidated Plan development, the City of Santa Monica conducted a series of public meetings in various formats to receive public input. All public meetings are conducted at places that are accessible to persons with disabilities. Disability-related requests, including sign-language interpreters, are accommodated. In addition, Spanish translation is available.

#### **Commission Meetings**

The Human Services Division met with the following City commissions during regularly scheduled commission meetings to discuss housing and community development needs:

- Disabilities Commission - March 7, 2005
- Commission on the Status of Women - March 9, 2005
- Social Services Commission - March 14, 2005
- Commission for the Senior Community – March 16, 2005
- Housing Commission - March 17, 2005
- Recreation and Park Commission - March 17, 2005

All commission meetings were open to the public. Comments received are summarized in Appendix A.

#### **Housing and Community Development Workshop**

On March 29, 2005, the City of Santa Monica held a Housing and Community Development Workshop at the Ken Edwards Center for Santa Monica residents and housing and service providers. This workshop provided an opportunity to gather feedback on the community's housing, homeless, and community development needs. A brief presentation on the City's demographics and areas of need was provided, followed by two focus group break-out sessions.



Approximately 3,000 flyers advertising the workshop were sent out to students at seven schools that are located within the City's low and moderate income area for the purpose of notifying their parents. An additional

*The Housing and Community Development Workshop held on March 29, 2005, provided an opportunity for residents, and housing and service providers to provide comments on community needs.*



500 notices/flyers were distributed at all City libraries, the Santa Monica City Hall, the Public Safety Facility, all City parks, and at community centers within low and moderate income areas. An additional 1,000 additional flyers were distributed to 30 social service and housing providers that serve Santa Monica residents. All of the flyers/notices distributed were available in English and Spanish (see sample flyer in Appendix C).

Information about the Workshop was also provided on the City's website. Notices of the workshop were published in the *Santa Monica Daily Press* and the *Surf Santa Monica* newspapers, as well as on the City TV station.

In addition to City staff, approximately 25 residents, service providers, and Commission members attended the Workshop and provided invaluable input regarding housing, homeless, and community development needs. Attendees included representatives from the following agencies:

- Homeless Liaison Program (H.L.P. Team)
- Side by Side/Making Change
- Social Services Commission
- Santa Monica College
- SHELTER
- Westside Center for Independent Living (WCIL)
- Step Up On Second
- Community Corporation of Santa Monica (CCSM)

Workshop participants were invited to provide oral or written comments or comment on a feedback form provided on the City's website (see below). Comments received are summarized in Appendix A.

### **Public Hearing**

A public hearing to adopt the Draft Consolidated Plan and Action Plan was held before the City Council on June 21, 2005. The City provided citizens with advance notice of the public hearing related to the CDBG and HOME programs and made copies of all related materials available for public review as soon as the notice was published. Notice of the public hearing was published in the *Santa Monica Daily Press* and *Surf Santa Monica* at least 15 days prior to the hearing date. No public comments were received at the public hearing or during the 30-day comment period.

### **2.1.2 Housing and Community Development Priorities Website Feedback Form**

The feedback form provided on the City's website asked website visitors to rank community priorities for funding on the following topic areas: housing; community facilities; community services; homeless services; economic development activities; and public improvements. The feedback form was designed only as an additional avenue to receive input from the public; it was not intended to be a scientific survey with statistical validity.

The website feedback survey had 39 respondents. Results of the website feedback survey (summarized below) indicated community facilities and public improvements as the highest need among the respondents. However, most of the respondents identifying community facilities and

public improvements as the highest need further specified the need for a dog beach. Such a use is not a CDBG-eligible activity and therefore is not relevant to the Consolidated Plan. Excluding such responses would indeed rank community services as the highest need for purposes of the Consolidated Plan.

Santa Monica Website Survey Ranking Results

Category	Ranking	Average Ranking
Community Facilities	1 (tie)	3.00
Public Improvement		
Community Services	2	3.39
Housing	3	3.56
Economic Development	4	3.75
Homeless Services	5	4.50

**2.1.3 Draft Proposed Consolidated Plan Available for Public Review**

The Draft Consolidated Plan and One-Year Action Plan were available for public review for a 30-day period beginning May 21, 2005. The Draft Proposed Plan was available at the following locations:

- Santa Monica City Hall - Information Desk
- Santa Monica Department of Community and Cultural Services, Human Services Division, Room 212
- City Clerk's Office
- Santa Monica Main Library and branch libraries
- Ken Edwards Center
- City of Santa Monica website

No public comments regarding the Draft Consolidated Plan and One-Year Action Plan were received during the 30-day review period or at the public hearing before the City Council on June 21, 2005.

## **Section 3. Housing and Community Development Needs Assessment**

An overall picture of the housing and community development needs in Santa Monica is presented in this section. This information will assist the City in establishing priorities and allocating Federal, State, and local resources to address the identified needs.

### **Sources of Data**

In preparing this Consolidated Plan, many special studies and reports were consulted. These include:

- **Santa Monica 2000-2005 Housing Element:** In 2001, the City comprehensively updated the Housing Element of the General Plan. As part of the update, extensive research was conducted to identify demographic characteristics and housing market conditions, as well as to assess any constraint to housing development.
- **Special Homeless Census:** The City engaged the Los Angeles-based Economic Roundtable, a non-profit research and public policy group, to plan and coordinate a one-day survey of homeless people living in Santa Monica. Conducted on October 27, 1999 by 58 enumerators from 15 organizations, it was the first homeless census in ten years. While a new Census was conducted in January 2005, the results of which will not be available until Summer 2005, the 1999 Census results continue to be relevant.
- **2000 Census:** The 2000 Census contains comprehensive information for describing the demographic and housing characteristics of Santa Monica.
- **2004 Comprehensive Housing Affordability Strategy (CHAS):** Developed by the Census Bureau for HUD using 2000 Census data, the CHAS database contains information on low and moderate income households, as well as housing problems (i.e., cost burden, overcrowding, and substandard conditions) by race/ethnicity.
- **State Department of Finance Population and Housing Estimates:** The State Department of Finance provides estimates on current population and housing stock based on housing construction and demolition data submitted annually by local jurisdictions.
- **Analysis of Impediments to Fair Housing Choice (AI):** Every five years, the City must prepare an AI to assess the status of fair housing in the community. The City's latest AI was completed in 2002.
- **City of Santa Monica Community Profile (RAND):** In May 2003, the Santa Monica-based RAND Corporation completed a demographic review for the City in order to help create an updated profile of the community. The study placed an emphasis on the makeup of families and other residents. It also assessed demographics according to zip code. The findings rely on national, State, County, and local planning documents as well as information from service providers.

- **Community Voices Report 2003:** In 1999, at the direction of the City Council, the Human Services Division initiated its first community-wide planning process, Community Voices, which resulted in a report that described the City of Santa Monica's demographic profile, human service needs, and human service priorities. In 2002, the Division undertook a second planning process, also called Community Voices, for the purpose of updating data and determining its FY 2003-2006 funding strategies and recommendations. This effort involved more than 2,000 residents, community leaders, and service providers in identifying and discussing community needs. Data was gathered through a variety of methods including, surveys, discussion groups, presentations and discussions at five public hearings, and a Community Voices Gathering attended by more than 250 people.
- **Biennial Resident Survey:** The 2005 telephone survey of 400 residents citywide and an additional 150 residents from the Pico Area (living in the 90404 zip code) was conducted in January 2005. Results indicate that residents are increasingly dissatisfied with the number of homeless people and homeless people causing problems in the City and believe the City could do a better job of enforcing laws against panhandling, camping in parks and sleeping in doorways. Affordability of housing for low income and seniors remains a serious concern, although it dropped in importance from previous years and ranked this year with education after traffic, homelessness, crime and parking as issues to be addressed. Attachments G and H present detailed survey results on homelessness and Pico Neighborhood resident concerns.
- **Child Care in Santa Monica:** In September 2000, the Santa Monica Human Services Division completed a study that assessed the current supply and demand for child care in the City. The study provided policy makers, child care providers, and employers with useful information, identified impact of nonresidents who use child care in Santa Monica, and identified zip code areas and service options most in need of expanded services.

Findings from these special studies, surveys, and discussions help define housing and community development needs and priorities in Santa Monica.

### **3.1 Household Needs**

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Ensuring the availability of adequate housing for all Santa Monica residents is a primary housing goal for the City. To implement this goal, the City must target its programs toward those households with the greatest need. This section discusses the City's demographic and household characteristics to better define the nature and extent of unmet housing and community development needs in Santa Monica.

#### **3.1.1 Demographic and Household Characteristics and Trends**

Demographic and household characteristics and trends affect demand and supply for housing in a community. Understanding the population growth, age distribution, racial/ethnic composition, and employment trends helps evaluate the extent of housing needs with regard to availability and affordability. Such characteristics also point to the need for specific community development needs.

**Demographic Trends**

**Population Growth**

Between 1950 and 1980, the Santa Monica population increased at declining rates from 14 percent between 1950 and 1960, to 5.7 percent between 1960 and 1970 (Table 3-1). The Santa Monica population was stagnant between 1970 and 1980, increasing by only 25 people (less than one percent). During the past two decades, the City population actually decreased by 1.6 percent between 1980 and 1990, and by 3.3 percent between 1990 and 2000. This population trend was largely attributable to a decline in average household size. However, in January 2005, the State Department of Finance (DOF) estimated the Santa Monica population at 91,495, representing an 8.8-percent increase since 2000.

In contrast, Los Angeles County grew by 6.9 percent (from 8,863,164 to 9,519,338) between 1990 and 2000. The County population growth for the period 1990-2000 was largely due to the continued development of vacant land in outlying areas, such as the Santa Clarita and Antelope valleys. In January 2005, the State DOF estimated the County population at 10,226,506, an increase of another 7.4 percent since 2000.

Table 3-1  
Population Growth: 1950-2004

Year	Total Population	Population Increase	% Increase
1950	71,595	---	---
1960	83,249	11,654	14.0%
1970	88,289	5,040	5.7%
1980	88,314	25	0.0%
1990	86,905	(1,409)	-1.6%
2000	84,084	(2,821)	-3.3%
2005	91,495	7,411	8.8%

Source: 1950-2000 Census and State Department of Finance, 2005 Population and Housing Estimates.

**Age Characteristics**

The changing age distribution of a population is an important factor driving current and future housing needs. For example, if a community has an aging population, it may become important to provide more senior housing and supportive services for seniors. Similarly, if a community has an increasingly younger population of persons below age 18, it may signal the demand for more or larger single-family housing.

Table 3-2 shows the age distribution of the City population in 1990 and 2000. The trends during the 1990s reflected significant decrease in many age groups, with substantial declines among very young children (0-4), young adults (20-24) and (25-34), and seniors (65-74). The population aged 45-54 years grew significantly from 1990 to 2000, with modest growth experienced by the 5-19 and 55-64 age groups.

Table 3-2  
Age Characteristics

Age Group	1990	2000	% Change
0-4	4,048	3,448	-14.8%
5-19	9,282	9,948	7.2%
20-24	4,885	4,032	-17.5%
25-34	19,674	17,034	-13.4%
35-44	17,501	16,670	-4.7%
45-54	9,742	13,237	35.9%
55-64	7,422	7,637	2.9%
65-74	7,154	5,414	-24.3%
75+	7,197	6,664	-7.4%
Total	86,905	84,084	-3.2%

Source: 2000 Census.

In 1990, the median age in Santa Monica was 37.9, significantly higher than the County median age of 30.7. Based on 2000 Census data, the median age in Santa Monica rose to 39.3, widening further the gap between the County median age of 32.0 in 2000. This increase in median age was due largely to the significant proportional and numerical increases in the number of adults aged 45 to 54, and the significant decreases in children between 0 and 4 years old and young adults between 20 and 24 years old.

#### Employment Trends

According to the 2000 Census, 47,059 Santa Monica residents aged 16 and over were in the labor force. Table 3-3 shows the types of occupations held by Santa Monica residents in 2000. Nearly 85 percent of the City residents were employed in management/professional and sales/technical/administrative positions.

Table 3-3  
Jobs Held by Santa Monica Residents

Job Category	Number	%
Managerial/Professional	28,378	60.3%
Sales, Technical, & Admin (Support)	10,955	23.3%
Service Occupations	4,430	9.4%
Construction, Extraction, & Maintenance	1,575	3.3%
Production, Transportation, & Material Moving	1,721	3.7%
Farming, Forestry, & Fishing	0	0.0%
Total Employed Persons (16 Years & Over)	47,059	100%

Source: 2000 Census.

According to the California Employment Development Department (EDD), Santa Monica's unemployment rate was 4.6 percent in 2003, down 2.8 percentage points since 2000. Santa Monica's unemployment rate is lower than the County (7.0 percent) and the State (6.7 percent) rates.

In 2000, the Southern California Association of Governments (SCAG) conducted a survey of industries in Southern California to develop baseline information and projections on employment by two-digit Standard Industrial Classification (SIC) codes. These baseline projections are summarized in Table 3-4. The largest industrial classification is "Services," which includes professionals, such as physicians and teachers, as well as personal and business service firms; approximately 48 percent of the jobs available in the City are service-oriented.

Based on SCAG 2004 Regional Transportation Plan (RTP) Growth Forecast Estimates, Santa Monica had approximately 74,674 jobs available within its corporate limits in 2005, down from 76,497 in 1990. SCAG estimates that the number of jobs in the City will increase moderately (8.2 percent) between 2005 and 2010. Generally, the availability of employment opportunities will increase the demand for housing in the area.

Table 3-4  
Estimates of Employment Opportunities

Industry	1990		2005	2010
	No. of Jobs	% of Total		
Agriculture	143	0.2%	140	151
Mining	103	0.1%	101	109
Construction	2,074	2.7%	2,025	2,190
Manufacturing	6,552	8.6%	6,396	6,918
Communication/Utilities	1,496	1.9%	1,460	1,580
Wholesale Trade	2,821	3.7%	2,754	2,979
Retail Trade	16,043	21.0%	15,661	16,940
Finance, Insurance, Real Estate	7,402	9.7%	7,226	7,816
Services	36,573	47.8%	35,701	38,619
Public Administration	3,290	4.3%	3,212	3,474
Total	76,497	100.0%	74,674	80,776

Note: The 1990 distribution of employment by industry group is held constant for 2005 estimates and 2010 projections. Mining includes corporate offices for mining and gas company operations. Sources: Southern California Association of Governments 2000 Baseline Growth Projection and 2004 Regional Transportation Plan.

## Household Trends

### Household Composition and Size

The Census defines household as all persons who share one housing unit. Families are a subset of households and include persons living together who are related through blood, marriage or adoption. Single households refer to persons living alone, except for individuals living in retirement or convalescent homes, dormitories, prisons, or other group homes. Other households are unrelated individuals living together, such as roommates. Table 4-5 shows that the number of households and the average household size in Santa Monica decreased between 1990 and 2000. In addition, the proportion of family households and elderly single householders declined during this period, while the proportion of single and other households increased.

According to the 2000 Census, average household size in Santa Monica was 1.83, significantly lower than the countywide average of 2.98. In part, this reflected the higher than average percentage of elderly persons in the City. This low average household size, coupled with the

increased median age and increased proportion of persons aged 45-54, indicates a lack of affordable family housing.

Table 3-5  
Household Characteristics

Household Type	1990		2000	
	Number	%	Number	%
Total Population	86,905	100.0%	84,084	100.0%
In Group Quarters	2,570	3.0%	2,516	2.9%
Total Households	44,860	100.0%	44,497	100.0%
Families	18,094	40.3%	16,783	37.7%
All Single Households	22,247	49.6%	22,714	51.0%
Elderly Single	5,593	25.1%	4,729	20.8%
Other Households	4,519	10.1%	5,000	11.2%
Average Household Size	1.88	--	1.83	--

Note: A family is a household with more than one person related by birth, marriage, or adoption. A non-family household is a household with one person either living alone (single household) or with non-relatives only (other household). An elderly single household is an elderly person age 65 or over living alone.  
Source: 1990 and 2000 Census.

### 3.1.2 Areas of Racial/Ethnic and Low-Income Concentrations

#### Racial/Ethnic Concentrations

The greater Los Angeles metropolitan area is known for its diverse and changing ethnic population. Ethnic diversity in a community can affect housing needs and preferences. Different cultures may have different preferences for family size or structure that affect the type of housing needed. Therefore, understanding the ethnic makeup of a community can lead to a better understanding of housing needs.

As illustrated in Table 3-6, the majority of the Santa Monica residents in 2000 were non-Hispanic White persons (71.9 percent). Of the remaining population, Hispanics constitute 13.4 percent, Asians constitute 7.2 percent, Blacks constitute 3.7 percent, and the remaining 3.8 percent of the population is comprised of members of other racial or ethnic groups.

Table 3-6  
Race and Ethnicity by Person and Householder

Race/ Ethnicity	Persons		Households	
	Number	% of Total	Number	% of Total
Asian	6,043	7.2%	2,753	6.2%
Black	3,081	3.7%	1,405	3.1%
Hispanic	11,304	13.4%	3,906	8.8%
White	60,482	71.9%	35,058	78.8%
Other	3,174	3.8%	1,375	3.1%
Total	84,084	100%	44,497	100%

Source: 2000 Census.



Of the City's total 44,497 households in 2000, 35,058 (78.8 percent) were White households, 3,906 (8.8 percent) were Hispanic households, 3,906 (6.2 percent) were Asian households, 1,405 (3.2 percent) were Black households, and 1,375 (3.1 percent) were households of other racial or ethnic groups. Among Hispanic households, approximately 19.8 percent were homeowners and 80.2 percent were renters. In comparison, 39.5 percent of the White households were owners and 60.5 percent were renters. Asian households in Santa Monica had the highest homeownership rate – 45.5 percent owners and 54.5 percent renters. In contrast, Black households had the lowest homeownership rate in Santa Monica – 18.3 percent owners and 81.7 percent renters.

Figures 3-1 through 3-4 show the locations within the City of Santa Monica where minority concentrations are higher than the County average. Figure 3-1 shows that the overall minority concentration is located in the central portion of the City bounded by Colorado Avenue to the north, 14<sup>th</sup> Street to the west, Pico Boulevard to the south, and 28<sup>th</sup> Street to the east. Additionally, there is a small strip bounded by Exposition Boulevard to the north, Stewart Street in the west, I-10 to the south, and the City's eastern border.

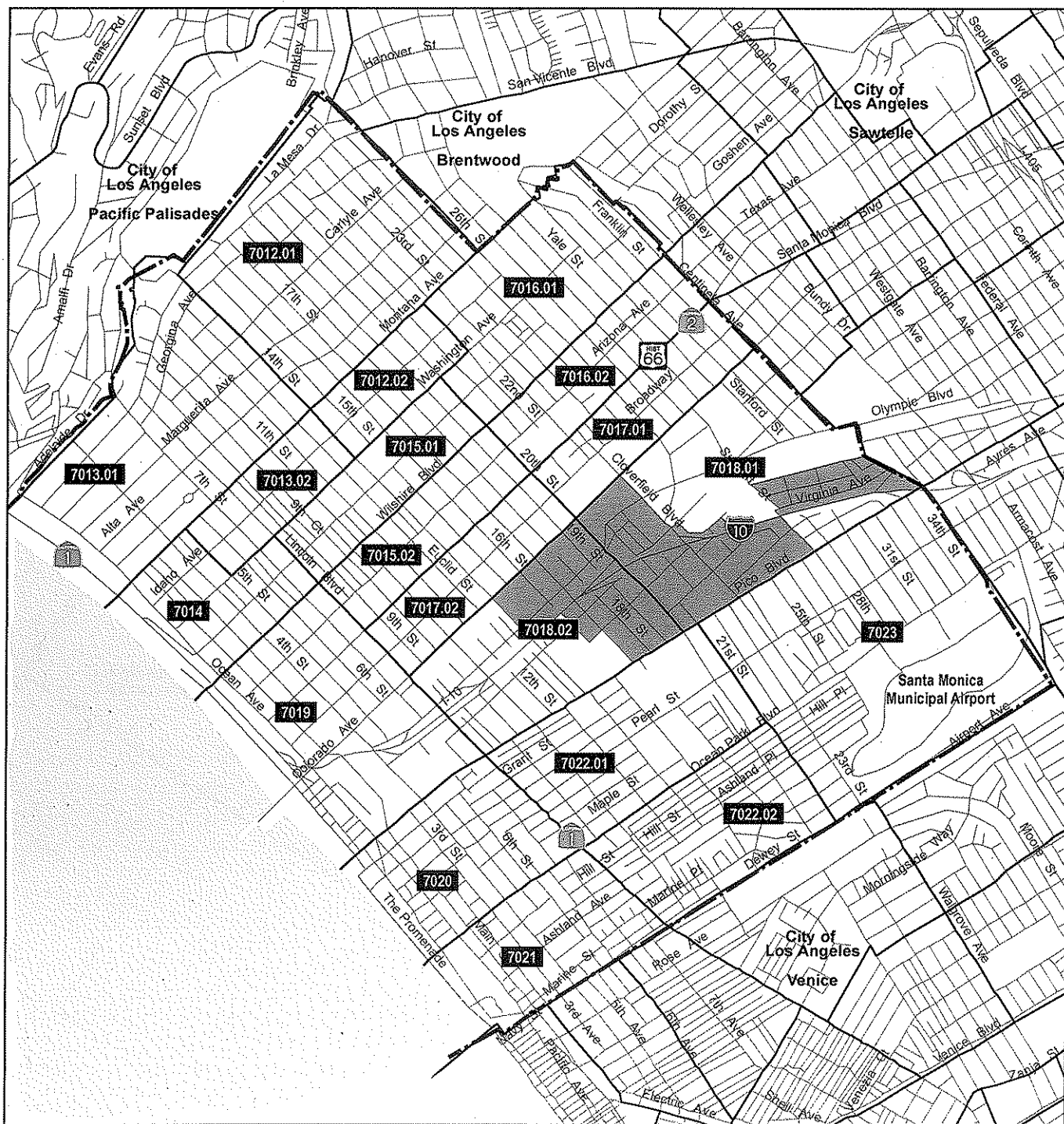
Given that Hispanics are the largest minority group in the City, the Hispanic concentration coincides largely with the overall minority concentration (Figure 3-2). Concentration of the Black population is located in the central portion of the City and extends into the western edge of the City (Figure 3-3). The majority of the area east of Lincoln Boulevard is categorized as high concentration of Black residents. Figure 3-4 shows that concentrations of Asians can be found in four small locations in the City.

Information from the Santa Monica-Malibu Unified School District indicates that minority enrollment in public schools is greater than its representation in the general population (Table 3-7). In 2004, minorities comprised 42.2 percent of the student population but only about 28.1 percent of the general population. This represents a slight increase in the minority student population in the District from 1998, when minority students constituted 41.9 percent of the total student population in the District. The majority of the City's minority population, particularly those of Hispanic origin, is concentrated in the Pico neighborhood, a low and moderate income area. Many of these youngsters may need access to parks and affordable recreation activities and supportive services.

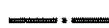


Table 3-7  
School Enrollment by Race/Ethnicity

Race	Fall 1998		Fall 2004	
	Number	%	Number	%
Non-Hispanic White	7,014	58.2%	7,432	57.8%
Hispanic	3,260	27.0%	3,505	27.3%
Non-Hispanic Black	1,022	8.5%	1,068	8.3%
Asian	680	5.6%	745	5.8%
Filipino	33	0.3%	44	0.3%
Native American	26	0.2%	34	0.3%
Pacific Islander	23	0.2%	20	0.2%
Total	12,058	100.0%	12,848	100.0%


Source: California Department of Education, Educational Demographics Unit. Santa Monica-Malibu Unified School District, 2003-04.



**Legend**

-  Santa Monica City Boundary
-  Census Tracts
-  Census Block Groups

**Minority Concentrations by Block Group**

-  Minority Concentration (County average 68.9%)

Concentration is defined as Census block groups with above the County average of Minority households (68.9%).

Source: 2000 Census Bureau

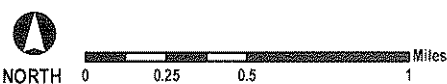
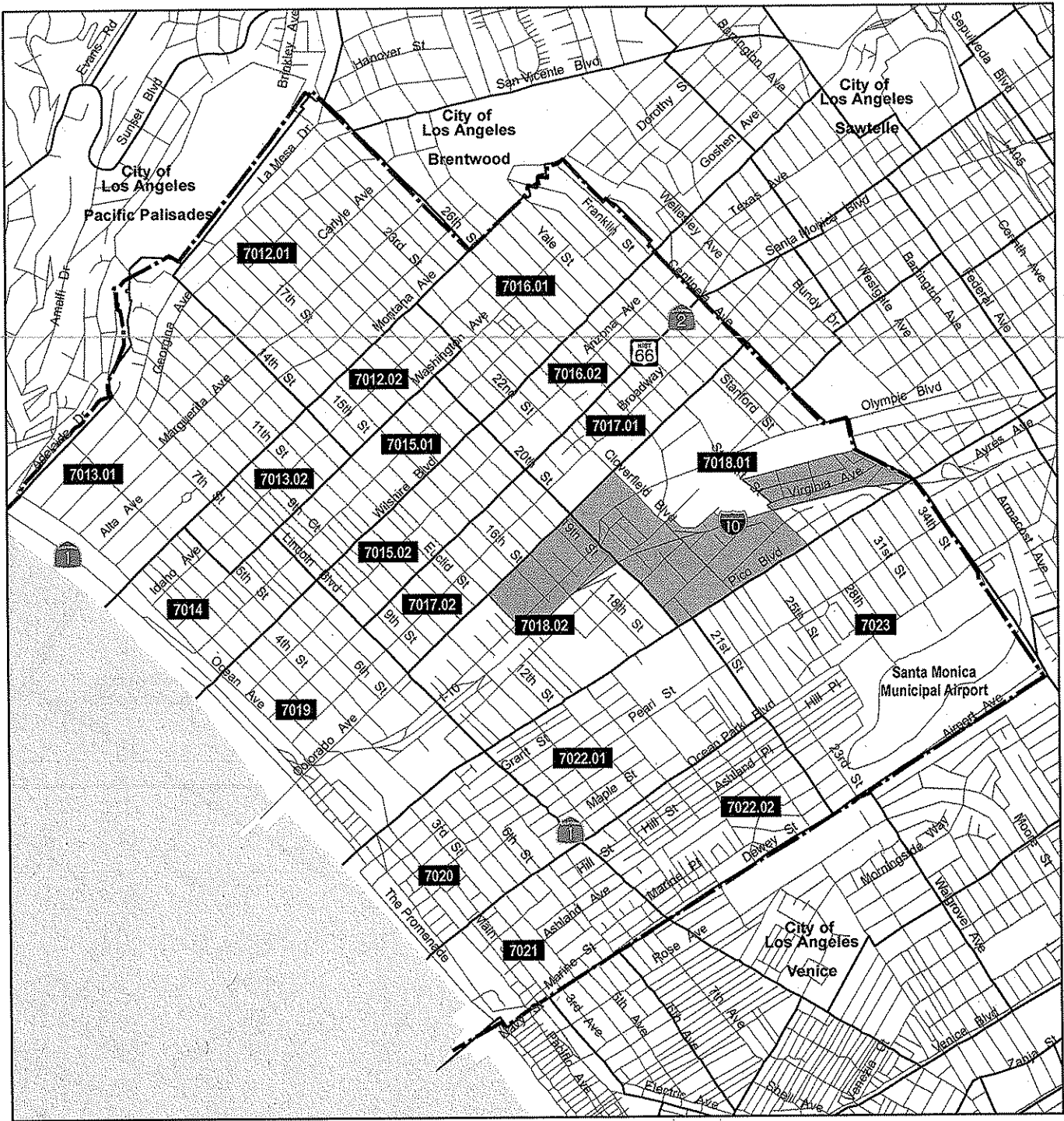


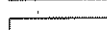



Figure 3-1  
**Minority Concentration**  
 SANTA MONICA CONSOLIDATED PLAN



**Legend**

-  Santa Monica City Boundary
-  Census Tracts
-  Census Block Groups

**Hispanic Concentrations by Block Group**

 Hispanic Concentration (County average 44.6%)

Concentration is defined as Census block groups with above the County average of Hispanic households (44.6%). High concentration is defined as twice the County average. There are no block groups in Santa Monica with a high concentration of Hispanics.

Source: 2000 Census Bureau

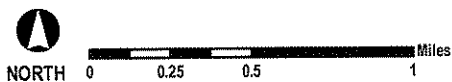
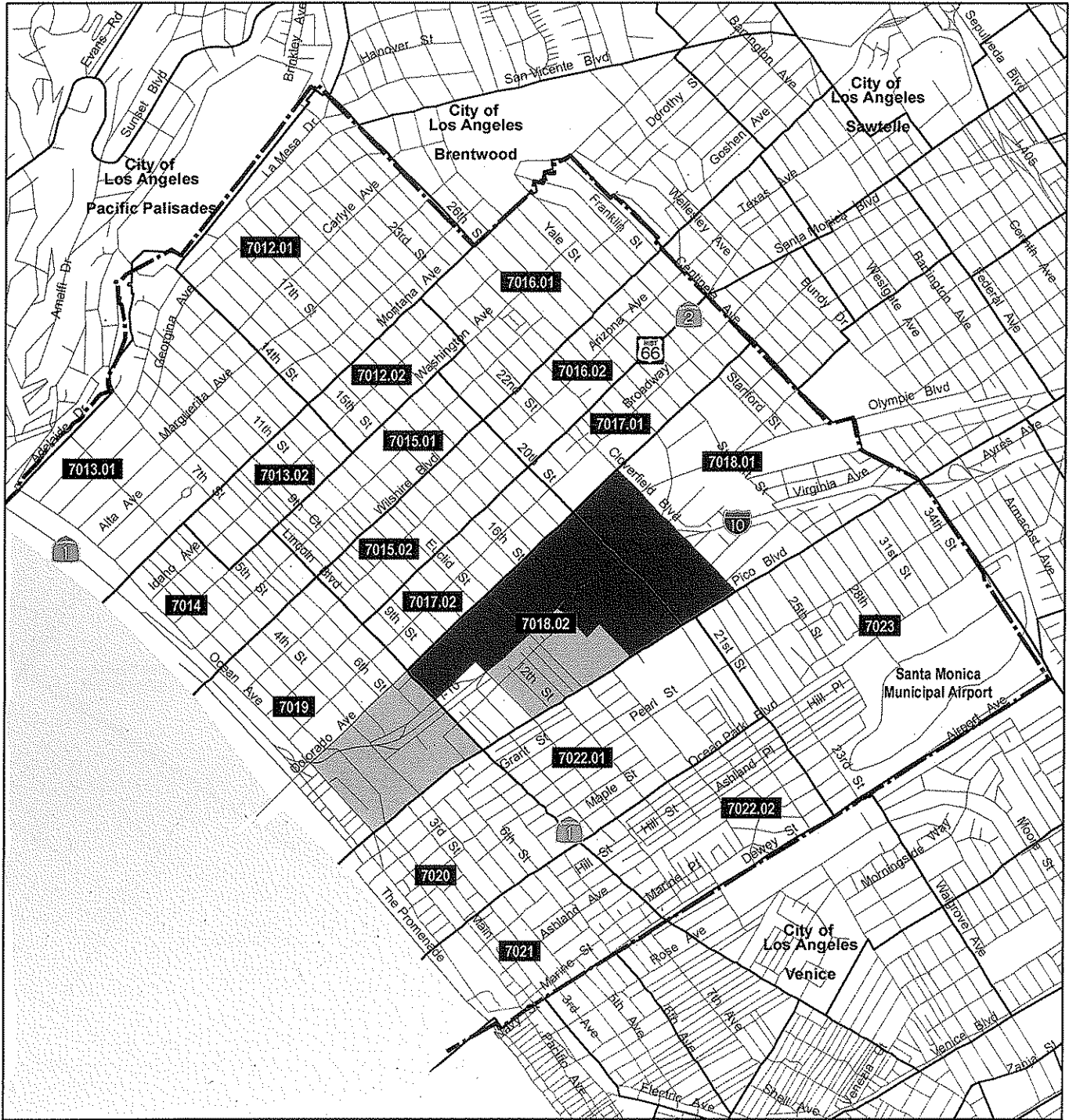


Figure 3-2  
**Hispanic Concentration**  
 SANTA MONICA CONSOLIDATED PLAN



**Legend**

- Santa Monica City Boundary
- Census Tracts
- Census Block Groups

**African-American Concentrations by Block Group**

- African-American Concentration (County average 9.5%)
- African-American High Concentration (County average 19%)

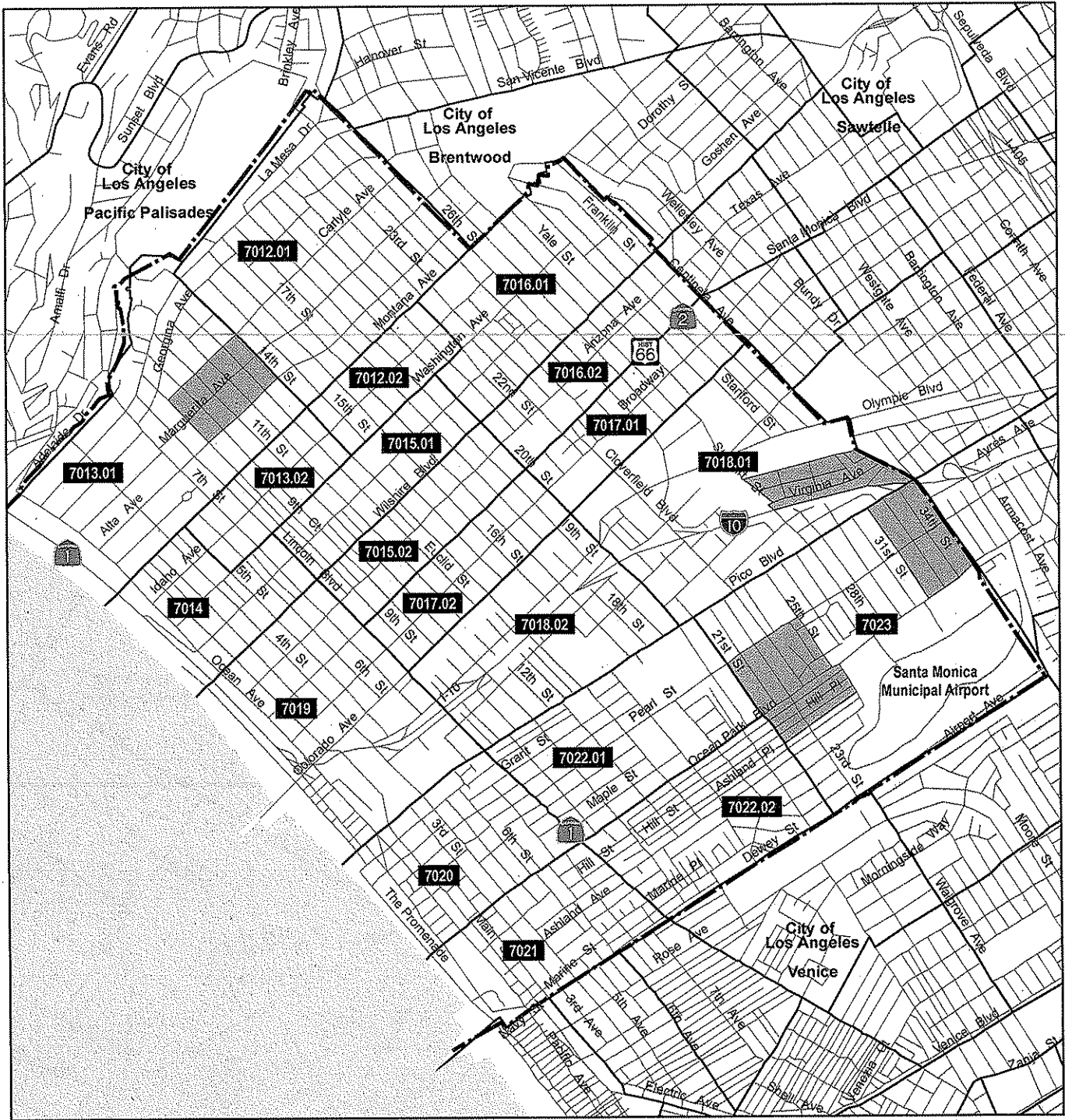
Concentration is defined as Census block groups with above the County average of African-American households (9.5%). High concentration is defined as twice the County average (19%).

Source: 2000 Census Bureau



Figure 3-3  
**African-American Concentration**

SANTA MONICA CONSOLIDATED PLAN



**Legend**

- Santa Monica City Boundary
- Census Tracts
- Census Block Groups

**Asian Concentrations by Block Group**

Asian Concentration (County average 12.1%)

Concentration is defined as Census block groups with above the County average of Asian households (12.1%). High concentration is defined as twice the County average. There are no block groups in Santa Monica with a high concentration of Asians.

Source: 2000 Census Bureau

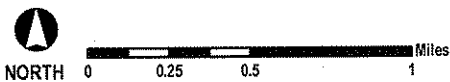


Figure 3-4  
**Asian Concentration**  
 SANTA MONICA CONSOLIDATED PLAN

## Concentrations of Low Income Population

Household income is an important consideration when evaluating housing and community development needs because low income typically constrains people's ability to obtain adequate housing or services.

### Income Definitions

For purposes of housing and community development resource programming, HUD has established the following income definitions based on the Median Family Income (MFI) for a given Metropolitan Statistical Area (MSA):

- Extremely Low Income: 0 to 30 percent of County MFI
- Low Income: 31 to 50 percent of County MFI
- Moderate Income: 51 to 80 percent of County MFI
- Middle/Upper Income: above 80 percent of County MFI

### Income Distribution

Based on the HUD income definitions, 19.2 percent of the City's total households in 2000 were within Extremely Low Income (0-30 percent MFI) and Low Income (31-50 percent MFI) levels, 10.6 percent were within Moderate Income (51-80 percent MFI), and 70.2 percent of the households had incomes above 80 percent of County MFI (Table 3-8). Figure 3-5 illustrates the low and moderate income areas in Santa Monica.

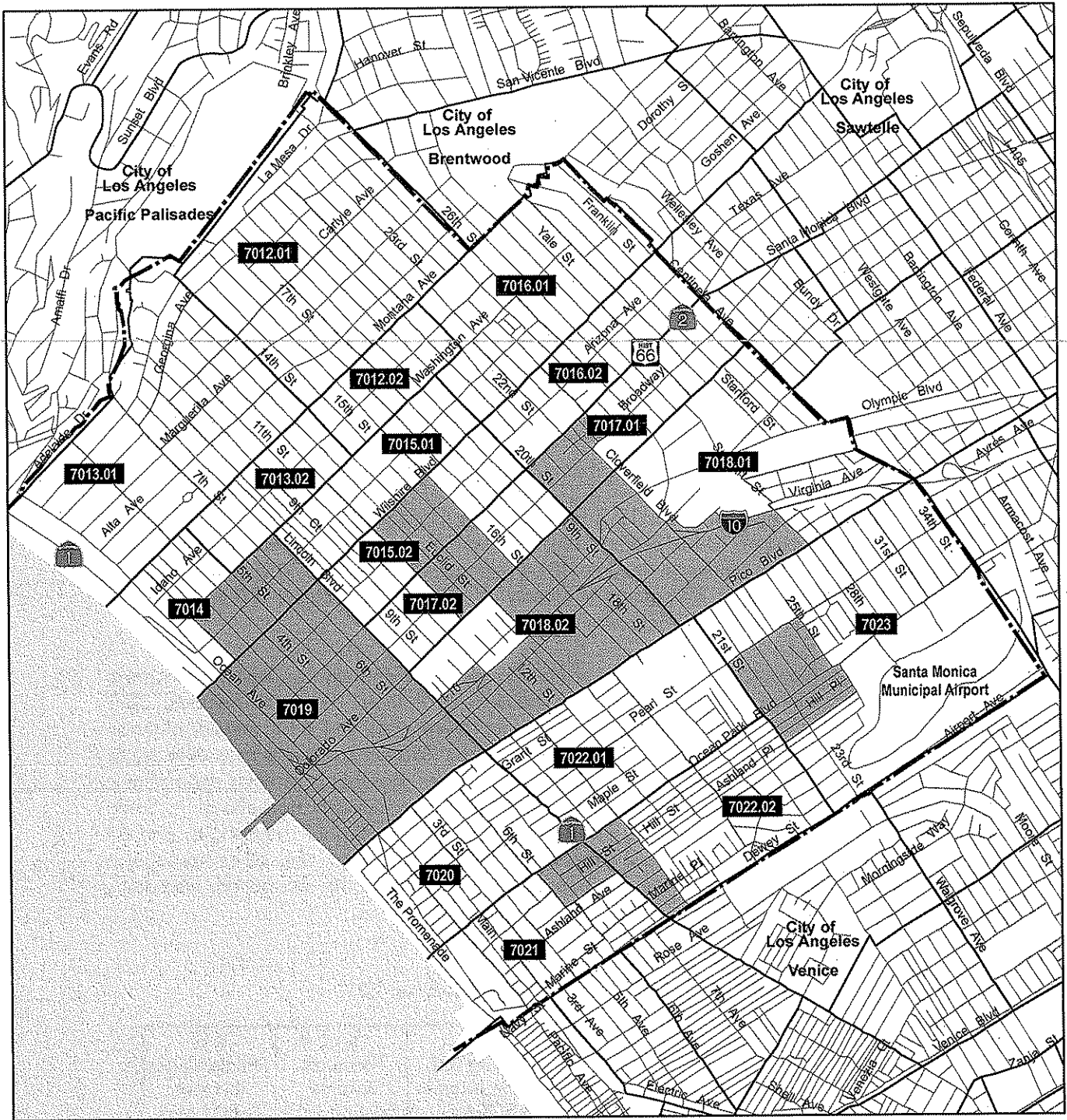
Based on the 2000 Census, the proportion of households with Extremely Low and Low Incomes was higher among Black, Hispanic, and Asian households than for White households: 38.1 percent of Black households, 28.3 percent of Hispanic households, and 23.5 percent of Asian households compared to 16.9 percent of White households. Table 3-8 presents race/ethnicity by household income. As shown, more than 50 percent of the households in each racial/ethnic group were middle/upper incomes. Compared to the County, minority households in Santa Monica fared slightly better income-wise, where 45 percent of the Hispanic households and 64 percent of the Asian households earned middle/upper incomes. Black and other households comprised only small proportions of the City households and their income distributions were fairly consistent with countywide averages.

Table 3-8  
Households by Race/Ethnicity and Income: 2000




Households	Total Households	% of Total Households	% of Extremely Low and Low Incomes (0-50% MFI)	% of Moderate Income (51-80% MFI)	% of Middle/Upper Incomes (>80% MFI)
White	34,950	78.6%	16.9%	9.5%	73.5%
Hispanic	3,840	8.6%	28.3%	20.2%	51.6%
Asian	2,719	6.1%	23.5%	8.5%	68.0%
Black	1,357	3.1%	38.1%	10.1%	51.1%
Other	1,608	3.6%	23.7%	15.1%	61.2%
All Households	44,474	100%	19.2%	10.6%	70.2%

Source: HUD CHAS Data Book, based on 2000 Census.






**Legend**

-  Santa Monica City Boundary
-  Census Tracts
-  Census Block Groups

**Low and Moderate Income Areas**

-  Low and Moderate Income Areas

Santa Monica is an Exception City and Low and Moderate Income Areas are defined by Census Block Group with 38.5% or more low/moderate income population.

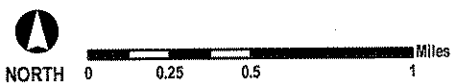
CDBG law authorizes an exception for grantees with no or very few areas in which 51 percent of the residents are low and moderate income to be able to undertake area benefit activities.

Figure 3-5

**Low and Moderate Income Areas**

SANTA MONICA CONSOLIDATED PLAN

Source: 2000 Census Bureau



### **Poverty Concentrations**

According to the *City of Santa Monica Community Profile* prepared by RAND in January 2003, a total of 8,740 persons lived below the poverty level, representing 10.3 percent of city residents.<sup>1</sup> RAND compiled poverty and population data by zip code and found that poverty was concentrated in certain parts of Santa Monica. The greatest concentration of poverty was in ZIP Codes 90401 and 90404 (19.6 and 14.6 percent, respectively), with the lowest concentration of poverty found in ZIP Code 90402 (3.6 percent). The percent of residents in poverty in ZIP Codes 90403 and 90405 was 9.4 and 9.0 percent, respectively.

### **3.1.3 Special Needs Populations**

Certain segments of the population may have more difficulty in finding decent, affordable housing due to special needs. These groups may also need specialized support services. In Santa Monica, these "special needs" groups include the elderly, people with disabilities, large households, female-headed households, persons with drug and/or alcohol addiction, and persons with AIDS and related diseases. An overview of licensed community care facilities in Santa Monica that serve some of the special needs groups is provided in Table 3-9, followed by a detailed discussion of each of the special needs groups. Additional discussions on the services and facilities that cater to the needs of the special needs population are provided in Section 3.6, Community Development Needs. As shown in Table 3-9, 28 licensed community care facilities are located in Santa Monica, with a total capacity of 943 beds.

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<sup>1</sup> Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." The poverty level is approximately \$9,039 for a one person, \$11,569 for a two-person household, \$18,104 for a four-person household, and \$21,405 for a five-person (large) household.



Table 3-9  
Orientation and Capacity of Licensed Community Care Facilities

Age	Total Number of Facilities	Total Capacity (in number of beds/persons)	Specialized Care <sup>1</sup> (Capacity in number of beds)	
			Mentally Disabled	Non-Ambulatory
Age 0-17				
Group home <sup>2</sup>	1	6	----	----
Age 18-59				
Adult Residential <sup>3</sup>	2	197	52	----
Age 60+				
Elderly Residential <sup>4</sup>	24	680	----	145
Adult Day Care	1	60	----	11
Total	28	943	52	156

Source: State Department of Social Services Community Care Licensing Division; February 17, 2005.

Notes:

- 1 The specialized care columns are not mutually exclusive. For example, a facility may have a total capacity of 10 beds, with 8 beds for elderly persons and 4 of the 10 beds are designed to accommodate non-ambulatory elderly persons.
- 2 Group homes provide specialized treatment for persons under age 18. Group home residents are referred by the Department of Children and Family Services as well as the Probation Department.
- 3 Adult residential facilities provide care for persons age 18 to 59 years including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.
- 4 Elderly residential facilities provide care for persons age 60 and above.

### Elderly and Frail Elderly

In 2000, there were 12,078 elderly residents in Santa Monica, representing 14.3 percent of the total population. Countywide, elderly residents comprised 9.7 percent of the population. Elderly persons are likely to have special housing needs due to the high correlation between age and disability status. In 2000, 35 percent of Santa Monica residents reporting a disability were over the age of 65.

According to the 2000 Census, 8,099 households (18.4 percent of total households) in Santa Monica were headed by persons over age 65. Over half (58.6 percent) of these senior households were renters and the remaining 41.4 percent owned their own homes. Most people over age 65 are retired and, therefore, have fixed retirement incomes (social security, pension, etc.). They cannot afford large increases in rent or make major repairs when needed. Affordable housing for seniors is needed.

### Persons with Disabilities

A disability is a mental or physical condition that impairs one or more major life activities. Disabilities can hinder access to conventional housing units and prevent a person from earning adequate income. Therefore, the portion of the population with a disability is considered more vulnerable and a group with special needs. Based on the 2000 Census data (Table 3-10), approximately 13 percent of the working age population in Santa Monica (ages 16 to 64) had one or more disabilities. Of the residents age 65 and older, more than 41 percent reported one or more disabilities.

Table 3-10  
Disability Status of Non-institutional Persons: 2000

Persons with a Disability by Age and Type of Disability	Number	% of Population & Disabilities Talled by Age
<i>Persons with a Disability (16-64 Years Old)</i>	8,116	13.3%
Total Disabilities Talled	13,619	100.0%
Sensory	842	6.2%
Physical	2,204	16.2%
Mental	1,790	13.1%
Self-Care	608	4.5%
Go outside the home	2,496	18.3%
Employment disability	5,679	41.7%
<i>Persons with a Disability (65 Years and Over)</i>	4,653	41.5%
Total Disabilities Talled	9,953	100.0%
Sensory	1,621	16.3%
Physical	3,085	31.0%
Mental	1,549	15.6%
Self-Care	1,347	13.5%
Go outside the home	2,351	23.6%
<i>Total Persons with a Disability (16 Years and Over)</i>	12,769	17.7%

Source: 2000 Census

Note: Percentages corresponding to persons with a disability by age represent the percentage of the population within that age group that have one or more disabilities. Because many persons with disabilities have more than one type of disability, the percentages corresponding to type of disability represent the proportion of total disabilities tallied.

### Physical and Sensory Disabilities

Physical disabilities represent 16 percent of the disabilities reported for working-age persons with disabilities, and 31 percent of the disabilities reported for elderly persons with a disability. Overall, 41 percent of persons with a disability had a physical disability. An additional 6 percent have sensory disability including low vision, blindness and deafness.

The Americans with Disabilities Act (ADA) of 1990 and amendments to the Fair Housing Act, as well as state law, require all new multi-family construction to be accessible to persons with disabilities. However, units built prior to 1989 are rarely accessible to persons with disabilities. Furthermore, not all new construction may have the range of modifications needed by specific individuals. Older units, particularly older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available for elevator shafts, ramps, widened doorways, etc. In addition to changes to the units, the site itself may need modification to widen walkways and gates and installation of ramps.

To alleviate some of these problems, the City funds the Westside Center for Independent Living (WCIL) to provide home accessibility modifications (i.e., grab bars, ramps, accessible hardware, assistive devices for the deaf, etc.) to low income Santa Monica residents with disabilities.

In addition, the City's rehabilitation assistance provides grants that can be used to make accessibility improvements to units occupied by low income residents with disabilities. In addition, several community care facilities in Santa Monica serve persons with disabilities. Santa Monica

provides funds to support independent living skills for residents with disabilities, including vision evaluations, mobility training, and assistive technology training.

### **Developmental Disabilities**

The definition of developmental disability relates to a person's score on standardized intelligence tests. Persons with an IQ below 70 are typically defined as having a developmental disability. According to the Association of Retarded Citizens, one to three percent of the population nationally has a developmental disability.

Many persons with a developmental disability work and live independently within a conventional housing environment. More severely disabled individuals often fare better in a group living environment where supervision is provided. The most severely affected individuals may prefer an institutional environment where medical attention and physical therapy are provided.

The Supreme Court's Olmstead decision requires States to provide services for people with a disability to allow that person to live in the community, if that is what the person wishes. As this decision is implemented, additional accessible housing will be required.

The Westside Regional Center, located in Culver City serves the West Los Angeles, Santa Monica, and Inglewood health districts. Their records indicate that there are approximately 300 developmentally disabled clients residing in Santa Monica; disabilities include mental retardation, cerebral palsy, epilepsy and autism.

### **Severe Mental Illness**

Severe mental illness includes the psychotic disorders (e.g. schizophrenia) and the major affective disorders (e.g. bipolar, major depression). To qualify as chronic, the illness must have existed for at least one year. According to national estimates, approximately one percent of the adult population meets the criteria for having a severe mental illness on the basis of diagnosis, duration, and disability. Using these general estimates, approximately 735 Santa Monica residents may currently have a severe mental illness (not including homeless persons within the City).

The major barrier to stable, decent housing for persons with a serious mental illness is the availability of affordable housing. Because a substantial majority of persons in this population depend solely on Social Security Insurance payments, few persons in this population can afford rental housing on the open market. The lack of access to affordable housing often leads to mentally ill persons being homeless, near-homeless, or living in unstable and/or substandard housing situations. At present, there is a limited range of community-based rehabilitative and supportive housing options for persons not in crisis who need living accommodations. As shown in Table 3-9, residential care facilities for people with a severe mental illness include 52 beds in two residential facilities for adults ages 18-59.

### **People with HIV Infection and AIDS**

According to statistics provided by the AIDS Epidemiology Unit of the Los Angeles County Department of Health Services, cumulatively through December 31, 2004, there have been 526 adult AIDS cases recorded in Santa Monica. The racial/ethnic breakdown of these cases is: 69 percent White, 16 percent Hispanic, 13 percent Black, and 2 percent Asian. The gender

breakdown of these cases was 94 percent male and 6 percent female. All reported AIDS cases in Santa Monica were adults age 20 and above. It is estimated that 178 City residents are currently living with AIDS.

Persons with HIV infection and AIDS require a broad range of services, including counseling, medical care, in-home care, transportation, and food. The National Commission on AIDS estimated that approximately one-third to one-half of all people infected with AIDS are either homeless or are in imminent danger of becoming homeless. Most available HIV/AIDS planning documents do not attempt to estimate or project housing needs. Several reports, however, have estimated that 5 percent of all people with HIV infection may need 90 days of temporary shelter during the course of a year, and that 5 percent of persons with AIDS need group home or long-term residential placement of up to 12 months.

AIDS services are funded by the County of Los Angeles Department of Health Services through Title I of the Comprehensive AIDS Resources Emergency (CARE) Act of 1990, and include primary health care, mental health counseling, in-home care and treatment services, dental, case management, recreation/social, outreach and education, and transportation services. The following organizations also provide services for persons infected with HIV and AIDS in Santa Monica:

- Office of AIDS Coordination, Los Angeles County Department of Health Services
- Common Ground - the Westside HIV Community Center
- Project New Hope
- Westside Women's Health Center, Santa Monica
- The Women's AIDS Project, West Hollywood
- V.A. Medical Center/West Los Angeles
- U.C.L.A. Care Center/AIDS Research

### **Female-Headed Households**

Single-parent households are likely to have special needs for housing near day care and recreation facilities and with access to public transportation. Households headed by females are especially likely to need assistance because women continue to earn less on average than men in comparable jobs. In 2000, 3,318 households living in Santa Monica were headed by women, or 7.5 percent of the total households. Approximately 52 percent of these (1,723 households) included children.

According to the 2000 Census, 13.4 percent of the City's female-headed households were living below the poverty level, compared to 5.4 percent of all households living below the poverty level. Among female-headed households with children, 19.2 percent (370 households) were documented as earning incomes that fell below the poverty level.

### **Large Households**

Large households, those with five or more persons, are often considered a group with special housing needs due to their income and the lack of adequately sized, affordable housing. As a result, large households often must live in overcrowded units, which in turn accelerate deterioration of the structure.

The 2000 Census indicated a total of 1,466 large households, representing only 3.3 percent of the City's total households. Among these, 46 percent (668) were owner-households and 54 percent (798) were renter-households.

### **Alcohol/Other Drug Abuse (AODA)**

AODA is defined as excessive and impairing use of alcohol or other drugs, including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates the number of men with drinking problems (moderate or severe abuse) at 14 percent to 16 percent of the adult male population, and the number of women with similar problems at 6 percent. Using these estimates, approximately 7,400 Santa Monica residents may have alcohol abuse issues (not including homeless persons). Abusers of alcohol and other drugs have special housing needs during treatment and recovery. Group quarters typically provide appropriate settings for treatment and recovery. Affordable rental units provide housing during the transition to a responsible lifestyle.

The principal providers of alcohol and drug treatment programs in the Santa Monica area are the CLARE Foundation and the Salvation Army whose facilities are summarized below.

- CLARE Foundation/Men's Recovery is a 58-bed recovery home for men and women, providing Social Model 12-Step facilitation, AOD education and discussion groups, Self-Help (AA, NA, CA) recovery meetings, as well as assistance with job preparedness training and employment placement. Stay is 3 to 6 months.
- CLARE Foundation/Women's Recovery is a 14-bed recovery home for women, providing Social Model 12-Step facilitation, AOD education and discussion groups, Self-Help (AA, NA, CA) recovery meetings, as well as assistance with job preparedness training and employment placement. Stay is 3 to 6 months.
- CLARE Foundation/Santa Monica Service Center is a 31-bed detoxification and 30-day recovery program which offers recovery planning, introduction to 12-Step Meetings and referral into longer term programs. The Center provides beds, food, clothing and counseling.
- CLARE Foundation/844 Pico Facility is a 20-bed facility providing sober living spaces for adult males.
- CLARE Foundation/Women with Children Program provides sober living accommodations to 12 mothers and 16 children.
- Salvation Army Adult Recovery Center 60-bed facility provides adult male alcohol and drug rehabilitation programs (one year maximum) with individual and group counseling.

Los Angeles County Health Services Department provides substance abuse treatment through residential programs as well as outpatient programs and support groups. Two support groups, Alcoholics Anonymous and Narcotics Anonymous, meet at various locations in the Santa Monica area. The CLARE Foundation offers a wide range of recovery services at their facilities in Santa Monica and Culver City. Additional drug and alcohol rehabilitation services include:

- Matrix Center, which provides adult outpatient chemical dependency treatment with free evaluation and referrals. Treatment is structured and intensive. Services for alcohol, stimulant, opiate, marijuana and prescription drug dependencies are provided. Free treatment is available for certain drug dependencies and those with limited financial resources.

- New Start, providing outpatient chemical dependency program for adults and teens. Family co-dependency, adolescent early intervention, dual diagnosis, and drug diversion programs; and
- Turnabout ASAP (Detox Center), which offers detox from drugs, alcohol and tobacco through acupuncture procedures; services are based on ability to pay.

### **3.1.4 Estimates of Current Housing Needs**

Table 3-11 summarizes the housing assistance needs of lower and moderate income households (less than 80 percent MFI) in Santa Monica by household tenure (owner/renter), household type (elderly, small/large family), and "housing problems." This tabulation of households with "housing problems" includes those that: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden, including utilities, exceeding 30 percent of gross income; or 4) have a severe housing cost burden, including utilities, exceeding 50 percent of gross income.

According to these criteria, 39.7 percent of the City households experienced some kind of housing problems. The extent of problems among renters (40.5 percent of 31,184 renter-households) was somewhat greater than among owners (37.9 percent of 13,290 owner-households). Among the household types, large family tenants were most likely to experience housing problems (80.5 percent) and elderly owners reported the lowest incidence of housing problems (33.4 percent).

Among the renter-households, over 95 percent of large families at lower and moderate income levels (less than 80 percent MFI) reported as experiencing one or more housing problems. Specifically, 88.8 percent of the extremely low income large-family renters reported a cost burden, compared to 69.2 percent of Low Income large-family renters and 8.6 percent of Moderate Income large-family renters. This means a significant proportion of these large-family renter-households experienced other housing problems such as overcrowding or substandard housing conditions.

The following discussion summarizes the housing problems identified in Table 3-11. Any disproportionate need by household type is identified. "Disproportionate need" is defined as any need that is higher than 10 percentage points above the need demonstrated for the population as a whole.

Table 3-11  
Housing Assistance Needs of Low and Moderate Income Households

Household by Type, Income, & Housing Problem	Renters				Owners		Total Hhlds
	Elderly	Small Families	Large Families	Total Renters	Elderly	Total Owners	
Extremely Low Income (0-30% MFI)	1,300	439	107	4,150	249	628	4,778
% with any housing problem	76.2%	88.6%	96.3%	72.9%	79.9%	72.1%	72.8%
% with cost burden > 30%	75.1%	80.6%	88.8%	70.5%	79.9%	70.5%	70.5%
% with cost burden > 50%	60.2%	69.5%	70.1%	63.3%	74.3%	64.3%	63.4%
Low Income (31-50% MFI)	1,093	555	91	3,358	239	406	3,764
% with any housing problem	66.3%	84.7%	95.6%	88.3%	64.4%	72.9%	86.6%
% with cost burden > 30%	77.2%	80.2%	69.2%	85.8%	64.4%	72.9%	84.4%
% with cost burden > 50%	48.9%	36.0%	4.4%	57.7%	48.1%	59.9%	57.9%
Moderate Income (51-80% MFI)	1,038	850	174	3,876	469	830	4,706
% with any housing problem	66.3%	73.5%	97.7%	75.0%	41.6%	58.7%	72.1%
% with cost burden > 30%	63.4%	59.4%	8.6%	66.1%	41.6%	55.9%	64.3%
% with cost burden > 50%	17.6%	18.2%	0.0%	20.1%	30.9%	42.0%	23.9%
Total Lower and Moderate Income Households	3,431	1,844	372	11,384	957	1,864	13,248
Total Households	5,288	6,934	755	31,184	3,582	13,290	44,474
% with any housing problem	55.9%	37.3%	80.5%	40.5%	33.4%	37.9%	39.7%

Abbreviation: Hhlds = Households.

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2004.

### Overcrowding

Typically, an overcrowded household is one with more than one person per room. Such overcrowding is hard on the housing (it wears out sooner) and undesirable for the people who live in such conditions. In 2000, there were 2,361 households, or 5.3 percent of the total households, that were considered overcrowded. In comparison to all of Los Angeles County where over 22 percent of all households were overcrowded, household overcrowding is relatively low in Santa Monica.

Figure 3-6 illustrates Census tracts where renter overcrowding exceeded the City average of 6.3 percent. Seven Census tracts in the City had over 6.3 percent of overcrowded renter-households in 2000. These are: 7015.02 (6.7 percent); 7017.01 (7.0 percent); 7017.02 (8.8 percent); 7018.01 (22.1 percent); 7018.02 (21.4 percent); 7022.02 (6.4 percent); and 7023 (6.7 percent). In 2000, the two Census tracts (7018.01 and 7018.02) with the highest levels of renter overcrowding are also areas with the lowest median income.

### **Extremely Low Income Households (0-30% MFI)**

A significant proportion (72.9 percent) of the Extremely Low Income renter-households (0 to 30 percent of Area MFI) experienced one or more housing problems in 2000. Most of the housing problems experienced by Extremely Low Income renter-households were associated with severe housing cost burden. Among the Extremely Low Income households, approximately 63.3 percent of the renter-households and 64.3 percent of the owner-households paid more than 50 percent of their gross incomes on housing.

### **Low Income Households (31-50% MFI)**

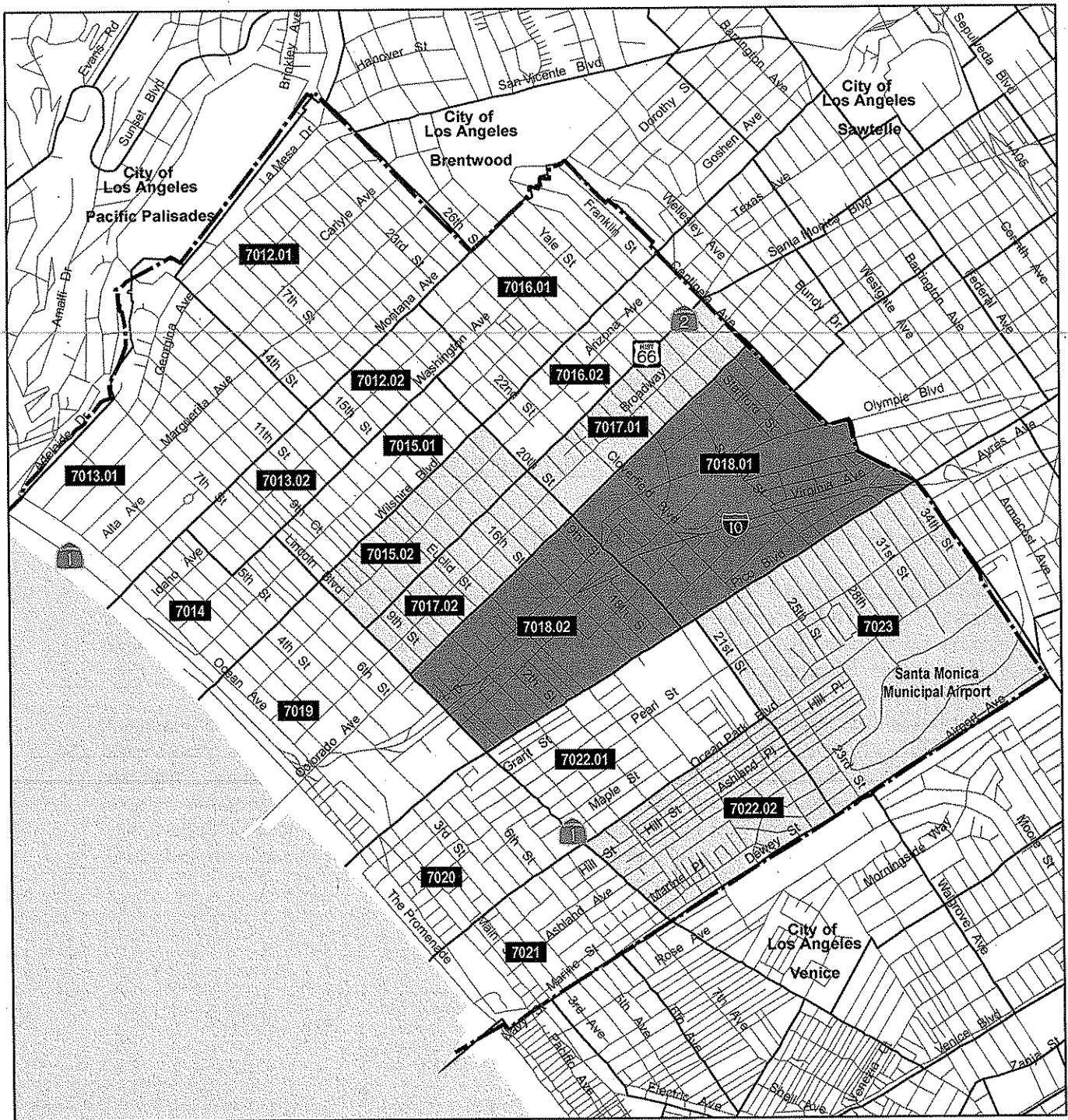
A larger proportion (86.6 percent) of the Low Income households (31 to 50 percent of Area MFI) experienced one or more housing problems in 2000. Low Income renter-households were more likely to have a housing need than Low Income owner-households; approximately 88.3 percent of all Low Income rental-households experienced housing problems compared to 72.9 percent for Low Income owner-households. Most of the housing problems were associated with cost burden factors.

### **Moderate Income Households (51-80% MFI)**

A significant proportion (72.1 percent) of the City's Moderate Income households (51 to 80 percent of the Area MFI) experienced one or more housing problems in 2000. Among Moderate Income Households, 20.1 percent of renter-households and 42.0 percent of owner-households paid more than 50 percent of their gross income on housing.

Renter-households experienced more housing problems than owner-households (75.0 percent versus 58.7 percent). Among renter-households, large family and small family households experienced the most housing problems (97.7 percent and 73.5 percent, respectively). With the exception of large family renters, most of the housing problems faced by Moderate Income households were related to cost burden factors. Housing problems experienced by large family renters in this income group probably related more to overcrowding, which usually results from a limited supply of adequately sized housing units at affordable rents.





**Legend**

- Santa Monica City Boundary
- Census Tracts
- Census Block Groups

**Percent Renter Occupied Overcrowded Households by Census Tract (City of Santa Monica Only)**

- 0.0% - 6.3%
- 6.4% - 20.0%
- 20.1% and Greater

Renter Occupied Overcrowded Households City Average: 6.3%.

Source: 2000 Census Bureau

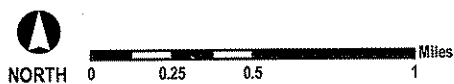


Figure 3-6  
**Renter Overcrowding by Census Tract**

SANTA MONICA CONSOLIDATED PLAN

## **3.2 Homeless Needs**

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It is the goal of Santa Monica to implement a homeless services model that actively engages and specifically targets the most gravely mentally disabled and longtime homeless people, with the goal of getting them housed with support services to sustain them in permanent housing, in addition to coordinating services and facilities available for the homeless as a continuum of care. A continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the person/family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living or permanent supportive housing. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to maximum self-sufficiency, permanent supportive housing, or independent living.

The following section summarizes the housing and supportive service needs of the homeless in Santa Monica, as well as persons and families at risk of becoming homeless. This section also includes an inventory of services and facilities available to serve the City's homeless population and those who are at risk of becoming homeless.

### **3.2.1 Nature and Extent of Homelessness**

On the night of October 27, 1999, Santa Monica conducted a census of the homeless population within its City limits. The central problem in counting homeless residents is that they are "placeless", making them difficult to find and count, and raising the possibility that if they are counted at all they may be counted more than once. Conducting a person-based rather than housing-based census posed at least two problems for producing a reliable estimate of Santa Monica's homeless population:

1. Because homeless residents were counted at several times of the day and in multiple locations in order to achieve the most complete count possible, some individuals were counted more than once, making it necessary to eliminate duplication.
2. Some homeless individuals were missed during the count, so it was necessary to estimate the number of uncounted persons in order to estimate the size of the total homeless population.

As a result of this survey, the homeless population of Santa Monica was estimated to be 1,037 on any given night, with low-range and high-range estimates of 950 and 1,084, respectively.

The 1999 data can be compared with 2004 data on the number of homeless persons who received services in 2003-2004. The 2004 estimated population is based upon the services provided using a shared computerized data bank to track unduplicated participants and their outcomes. According to statistics gathered by City-funded homeless programs, 2,188 homeless persons in Santa Monica were provided with case management, temporary housing, addiction recovery, mental health services, and employment assistance over the course of the 2003-2004 program year. The significant loss of affordable housing units under rent control due to changes in State law has exacerbated the problem of homelessness. According to City records, City-funded agencies placed a total of 339 people (15 percent) into permanent housing and another 405 (19 percent) into temporary housing during FY 2003/04.

## **Homeless Population Profile**

Based on the 2,188 persons who received services in 2003-2004, the following statistics provide a general profile for Santa Monica's homeless population:

- Slightly over half of the homeless residents (54 percent) were men and 46 percent were women. Women made up a disproportionately large share of the shelter population and men predominated among residents sleeping outdoors. In the data collected in 1999, which enumerated persons on the street regardless of whether or not they were receiving services, 72 percent of homeless residents were male and 28 percent were female.
- The average age of homeless residents was 41 years. Individuals sleeping in shelters tended to be younger than those sleeping outdoors.
- Ethnic and racial characteristics of homeless residents were similar among the sheltered and unsheltered. Fifty-one percent were White, 23 percent Black, 18 percent Hispanic, 3 percent Native American, and 2 percent Asian.
- It is estimated that one-third (36 percent) of homeless residents were sheltered and two-thirds (64 percent) were unsheltered.
- Among homeless persons, 80 percent said they were homeless regularly; 17 percent were chronically homeless/homeless for longer than one year with a disabling condition.

## **Point-in-Time Population versus Long-Term Population**

The 1999 Special Census offers a snapshot of the number of people who were homeless on a single day. This population included some individuals who were chronically homeless, others who were intermittently homeless, and others who may have been experiencing one-time episodes of homelessness. Over an extended period of time, some of these individuals will exit homelessness and others with declining incomes who were precariously housed will enter homelessness. This means that the total number of people in Santa Monica who experience homelessness over the course of a year is larger than the number of people who are counted on a single day, thus the finding that 2,188 homeless persons received services in 2003/04. In considering the service needs of homeless individuals, it is important to note that the total population is larger than the point-in-time population. Assistance for individuals who are at-risk of homelessness or intermittently homeless may reduce the numbers who are chronically homeless.

### **3.2.2 Needs of Persons Threatened with Homelessness**

The "at-risk" population is comprised of lower-income families and individuals who, upon loss of employment, would lose their housing and end up residing in shelters or becoming homeless. Lower-income families, especially those earning extremely low incomes, are considered to be at risk of becoming homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. In more severe cases, some families pay more than 50 percent of their income for housing. As stated earlier, approximately 89 percent of extremely low income large-family renters in Santa Monica reported a cost burden,

compared to 63 percent of low income large-family renters and 9 percent of moderate income large-family renters.

The at-risk population also includes individuals who are in imminent danger of residing in shelters or being unsheltered. This is primarily due to the lack of access to permanent housing and the absence of an adequate support network, such as a parental family or relatives in whose homes they could temporarily reside. These individuals, especially those being released from penal, mental health or substance abuse facilities, require social services that help them make the transition back into society and remain off the streets. Needed services include counseling, rental assistance, and job training/assistance.

Another at-risk population group includes those currently in foster care and who may become homeless when they reach 18 years of age. Rental assistance is the most effective way to prevent homelessness among this group.

### **3.2.3 Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness**

There are beds/cots for 350 homeless persons in emergency shelters, 373 beds in transitional housing, and 46 beds in permanent supportive units in Santa Monica, as summarized in Table 3-12. If filled to capacity, short-term transitional housing facilities in Santa Monica would have sheltered 12 percent of the total homeless population estimated to be in the City on any given night.

- CLARE Foundation facilities and services were described earlier in Section 3.1.3, *Special Needs Population*.
- Cold Weather Shelter, Santa Monica offers emergency shelter December 1 through March 15<sup>th</sup> for 325 homeless individuals
- Ocean Park Community Center (OPCC) for low-income or homeless families, individuals and youth offers emergency and permanent housing, showers, laundry, advocacy, meals; 15-bed emergency shelter (Sojourn), 70-bed transitional housing (Turning Point & Daybreak) and 10-bed permanent housing (Safe Haven).
- Jump Street/Didi Hirsch Community Health crisis residential care with 28-day maximum stay (10 beds) for chronically mentally ill adults, age 18-59; must be referred by mental health professional.
- Salvation Army Adult Rehabilitation Center is a 60-bed facility that provides an adult male alcohol and drug rehabilitation program (6 months maximum) with individual and group counseling.
- SAMOSHEL is a 110-bed shelter for single adults.
- Upward Bound House of Santa Monica is a 21-unit of transitional housing and supportive services for homeless families with minor children.
- YWCA Santa Monica/Transitional Housing and Education provides 30-month transitional housing and an educational program for young women ages 18-22 years who are leaving foster care. Participants must have no major mental illness, have high personal motivation, and be emancipated from foster care. Services are free.
- Step Up on 2<sup>nd</sup> offers 36-bed units for mentally ill adults in a permanent housing situation
- The Shelter Plus Care Program is a partnership between the Housing Authority and local homeless service agencies. Shelter Plus care provides Section 8 rental assistance and

supportive services to program participants. In addition to OPCC, and Step Up on Second, the City contracts with St. Joseph Center to provide case management, housing assistance and coordination of other necessary community services.

Table 3-12  
Short-Term Housing Capacity for Homeless Persons in Santa Monica

Shelter, Rehabilitation and Transitional Housing Programs	Emergency Shelters	Transitional Housing	Permanent Supportive
CLARE Foundation	---	100	---
Cold Weather Shelter*	325	---	---
OPCC	15	70	10
Jump Street	---	10	---
Salvation Army Adult Recovery Center	---	60	---
Samoshel	10	100	---
Upward Bound	---	21	---
Step Up on 2 <sup>nd</sup>	---	---	36
YWCA	---	12	---
Total	350	373	46

Source: City of Santa Monica Analysis of Impediments to Fair Housing Choice, 2002. Agencies were contacted to confirm or update data, 2005. \* Seasonal beds, December 1<sup>st</sup> through March 15<sup>th</sup>.

### Social Service Programs for the Homeless and Near-Homeless

There are many social service programs for the homeless in Santa Monica. As described above, most of the short-term and transitional housing facilities for homeless persons and families include a variety of services and referrals. Additional service providers include:

- Burke Health Center/Venice Family Center provides primary medical and specialty services to unemployed, low income, and homeless persons. Optometry, ophthalmology, orthopedics, neurology and other specialties; social worker services also provided for patients.
- OPCC/ACCESS (formerly the Drop-In Center) provides emergency services for homeless and low-income persons. Sack lunches, clothing, showers, referrals to shelter, case management, etc.
- People Assisting the Homeless, PATHFinders Job & Career Center helps homeless and at-risk homeless individuals find work by providing skills training, job search assistance, and all necessary job search equipment such as fax, telephone, computers, printers, etc. Services are provided at OPCC.
- Salvation Army/Santa Monica social service window provides groceries once a month for low income Santa Monica and Venice residents; blankets, hygiene kits; and referrals to shelters. Other programs include ESL classes, senior citizen clubs and youth activities.

An average of \$2,100,000, including CDBG, SHP, Proposition A (transportation) and General Fund dollars, is budgeted annually toward homeless services in Santa Monica through the Community Development Plan for FYs 2003-2006. Table 3-13 lists the 23 programs funded by the City to provide a "continuum of care." These programs provide outreach, emergency shelter, transitional housing, case management, permanent housing, and employment assistance to approximately 2,000 homeless persons annually.

Table 3-13  
Homeless Services

Organization	Program	FY 2003-04 Funding Level
Chrysalis	Employment Program	\$226,788
Chrysalis	Supportive Housing Program	\$36,686
CLARE Foundation	Coordinated Case Management	\$92,567
New Directions	Supportive Housing Program	\$42,823
OPCC	Access Center	\$137,780
OPCC	Daybreak Day Center	\$170,513
OPCC	Shelter Plus Care	\$70,103
OPCC	Turning Point Transitional Housing	\$277,051
OPCC	Supportive Housing Program	\$71,562
Salvation Army	SAMOSHEL	\$418,400
Salvation Army	SHWASHLOCK	\$112,041
Salvation Army	Supportive Housing Program	\$47,376
St Joseph Center	Coordinated Case Management	\$72,571
St Joseph Center	Shelter Plus Care	\$36,203
St Joseph Center	Supportive Housing Program	\$60,758
Step Up on 2 <sup>nd</sup>	Case Management and Job Program	\$72,571
Step Up on 2 <sup>nd</sup>	Shelter Plus Care Program	\$36,203
Step Up on 2 <sup>nd</sup>	Supportive Housing Program	\$60,758
Upward Bound House	Family Place	\$10,250
Westside Food Bank	Emergency Food Distribution	\$96,145
Total =		\$2,149,149

### 3.2.4 Unmet Needs

The Los Angeles Homeless Service Authority (LASHA) coordinates the continuum of care for the homeless throughout Los Angeles County. Santa Monica is located within the West Service Planning Area (SPA 5), where there were approximately 5,109 homeless in 2004 (4,087 individuals and 1,022 persons in families), representing 6.5 percent of the total number of homeless in the County. In the 2005 Los Angeles Continuum of Care Strategy, LAHSA identified gaps existing in the regional continuum of care system. For the West Service Planning Area, the Continuum of Care Strategy identifies emergency housing for 187 individuals and 15 family members (total of 202 beds). The Continuum also proposes transitional housing for 715 individuals and 288 family members (total 1,003 persons). SPA-wide there are 345 permanent housing units identified specifically for the homeless. This is 6.7 percent of the SPA's estimated homeless population.

In spite of the significant achievements made by homeless persons availing themselves of Santa Monica's network of services, the impact of homelessness in Santa Monica remains a top community concern. In the citywide resident satisfaction survey conducted in January 2005, homelessness once again emerged as the top resident issue, with 39 percent of residents identifying "too many homeless" as the most important problem facing Santa Monica in response to an open-ended question. This is a significant increase of 14 percent from the 2002 survey. In

a separate question asking about the seriousness of homeless in Santa Monica, 74 percent of respondents rated it as serious.

Table 3-14  
Homeless Individuals and Persons in Families by Service Planning Area

Service Planning Area	Number Homeless	Percent Allocation	Individuals (80%)	Persons in Families (20%)
SPA 1-Antelope Valley	2,279	2.9%	1,824	456
SPA 2-San Fernando Valley	10,847	13.8%	8,677	2,169
SPA 3-San Gabriel Valley	10,297	13.1%	8,237	2,059
SPA 4-Metro	18,078	23.0%	14,462	3,616
SPA 5-West	5,109	6.5%	4,087	1,022
SPA 6-South	15,013	19.1%	12,010	3,003
SPA 7-East	8,803	11.2%	7,043	1,761
SPA 8-South Bay	8,174	10.4%	6,540	1,635
Total	78,600	100%	33,922	44,678

NOTE 1

Estimated total homeless population of 78,600 is derived from Economic Roundtable's 2004 Homeless In Los Angeles report.

NOTE 2

Estimated breakout of Individuals and Families (80% Individuals and 20% Persons in families) is taken from Shelter Partnership 1995 report titled "Number of Homeless People in LA City and LA County - July 1993 to June 1994."

NOTE 3 The percent allocation in each SPA comes from the 1997 study done by Economic Roundtable and is based on 1990 poverty data (also excludes Glendale, Pasadena and Long Beach)

Table 3-15  
Continuum of Care Gap Analysis  
West Service Planning Area<sup>2</sup>

% of Pop Type	Pop Type	Target Population	# of Trans. Beds	# of Perm. Beds	Total Transitional & Permanent Beds	Estimated Population	% of Pop Being Served	Dif between Est pop & Existing Beds
1%	FAM	Dually Diagnosed	0	0	0	10	0.0%	-10
1%	FAM	Multi Diagnosed	0	0	0	10	0.0%	-10
3%	FAM	Disabled	0	0	0	31	0.0%	-31
4%	FAM	Mentally Ill	0	0	0	41	0.0%	-41
3%	IND	Disabled	0	0	0	123	0.0%	-123
17%	FAM	Veterans	0	0	0	174	0.0%	-174
5%	IND	Multi Diagnosed	0	0	0	204	0.0%	-204
32%	FAM	Substance Abuse	0	0	0	327	0.0%	-327
9%	IND	Domestic Violence	0	0	0	368	0.0%	-368
12%	IND	Elderly	0	0	0	500	0.0%	-500
16%	IND	Dually Diagnosed	0	0	0	654	0.0%	-654
3%	IND	HIV/AIDS	0	1	1	123	0.8%	-122
	IND	Adults	217	0	217	4,087	5.3%	-3870
34%	FAM	Domestic Violence	20	0	20	347	5.8%	-327
8%*	IND	Youth	6	0	6	81	7.4%	-75
50%	IND	Substance Abuse	156	7	163	2,044	8.0%	-1881
50%	IND	Veterans	257	24	281	2,044	13.8%	-1763
25%	IND	Mentally Ill	51	104	155	1,022	15.2%	-867
3%	FAM	HIV/AIDS	0	6	6	31	19.6%	-25
	FAM	Families	254	0	254	1,022	24.9%	-768

\*Note: Bed Inventory does not include beds in the cities of Long Beach, Pasadena, or Glendale which prepare their own Continuum of Cares.

Table 3-16  
2004 Inventory of Homeless Beds in Los Angeles Continuum of Care

Service Planning Area	Emergency Housing			Transitional Housing			Permanent Housing		
	Individuals	Families	Total Beds	Individuals	Families	Total Beds	Individuals	Families	Total Beds
SPA 1-Antelope Valley	83	42	125	344	392	736	12	0	12
SPA 2-San Fernando Valley	178	85	263	581	626	1207	17	74	91
SPA 3-San Gabriel Valley	63	109	172	82	30	112	0	0	0
SPA 4-Metro	1566	304	1870	2707	646	3353	2064	186	2250
SPA 5-West	187	15	202	715	288	1003	325	20	345
SPA 6-South	330	230	560	432	495	927	144	24	168
SPA 7-East	194	44	238	376	218	594	198	0	198
SPA 8-South Bay	53	90	143	497	230	727	67	11	78
Total Beds in LA CofC	2654	919	3573	5734	2925	8659	2827	315	3142

\*Note: Bed Inventory does not include beds in the cities of Long Beach, Pasadena, or Glendale which prepare their own Continuum of Cares.

<sup>2</sup> Estimated Youth population in LA County = 4,294 (8 percent of the adult individual population). Based on youth organizations studies there are 3,500 youth in SPA 4; The 1,294 was divided proportionately (based on total adult individual population) between the other 7 SPAs. Therefore, in SPA 5 the youth population represents 3 percent of the adult individual population. Report prepared April 27, 2005.



Santa Monica's January 2003 Community Voices process identified the following homeless-related needs as "strong":

- Affordable housing
- Transitional/ long-term housing
- Food programs
- Health care access
- Emergency shelter and food for short term homelessness

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### **3.3 Public and Assisted Housing Needs**

#### **3.3.1 Tenant-Based Rental Housing Assistance**

##### **Section 8 Vouchers**

Currently, the Santa Monica Housing Authority (SMHA) administers a total of 1,082 Section 8 vouchers, 140 Shelter Plus Care and 24 HOME Tenant-Based Rental Assistance (TBRA) vouchers. Among these vouchers, 878 (67 percent) are assigned to elderly, disabled or handicapped households. The average household size of voucher users is 1.6 members per household. Among Housing Authority-assisted households in Santa Monica, the racial/ethnic mix is 57 percent White, 23 percent Black, 19 percent Hispanic, and 1 percent Other.<sup>3</sup>

##### **Waiting List for Rental Assistance**

An important indicator of unmet affordable housing needs in Santa Monica is the number of households eligible for rent assistance but unable to receive assistance due to lack of funds. The SMHA currently maintains a waiting list of approximately 800 applicants for rental assistance. The waiting list has been closed for five years. Between May 1 and May 12, 2000, the SMHA opened the waiting list to accept additional applicants; the SMHA received 3,500 applications.

#### **3.3.2 Inventory of Assisted Housing Units**

Santa Monica has facilitated affordable housing development using a variety of mechanisms (such as loans, monetary grants, land grants, and other support). In addition to the publicly assisted housing, affordable housing has also been produced in private developments in the City as a result of regulatory mechanisms such as inclusionary housing regulations, development agreements, settlement agreements, and rent control removal permit requirements. The following section discusses both publicly-assisted housing and regulated affordable housing in private developments.

##### **Publicly Assisted Affordable Housing**

Table 3-17 provides a summary of the number of completed affordable housing units utilizing different types of public assistance in the City. These include units produced with HUD funding

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<sup>3</sup> Santa Monica Housing Authority, April 2005.

assistance, City trust fund loan assistance, City Multifamily Earthquake Repair Loan (MERL) Program assistance, and units owned by the Los Angeles County Housing Authority. Specific project information associated with these publicly-assisted housing projects is shown in Table 3-18.

Table 3-17  
Publicly-Assisted Affordable Housing Summary

Source of Deed-Restriction	Number of Units
HUD (Section 202, 811, and 236)	1,005
Los Angeles County Affordable Housing and Public Housing	81
City Assistance, including:	1,779
- Redevelopment	
- HOME	
- Low Income Housing Tax Credits	
- Pico Neighborhood Housing Trust Fund (PNHTF)	
- Rental Housing Construction Program (RHCP)	
- Citywide Housing Acquisition and Rehabilitation Program (CHARP) (revised in 1998 to Redevelopment Housing Trustfund)	
- Housing Development Action Grant (HODAG)	
Multifamily Earthquake Repair Loan (MERL) Program (Emergency Supplemental Funds from CDBG/HOME)	
Total	2,865

Source: Santa Monica Housing and Redevelopment Division, April 2005.

Table 3-18  
Inventory of Publicly Assisted Affordable Housing in Santa Monica

Project/Location	Total Units	Funding Program/ Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
<b>HUD Programs</b>						
Santa Monica Towers 1233 Sixth Street	163	Section 202	1964	Senior	Santa Monica Christian Towers, Inc.	10/1/2028
Westminster Towers 1112 Seventh Street	285	Section 202	1969	Senior	Westminster Towers, First Presbyterian Church of Santa Monica	2/1/2031
Neilson Villas 3100 Neilson Way	100	Section 236(j)(1) Section 8	1977	Senior	Neilson Villas Limited Partnership	10/7/2017 6/30/2005
Geneva Plaza 1441 21st Street	100	Section 202	1979	Senior	Westminster Towers Inc.	7/14/2020 6/14/2000
Barnard Park Villas 3356 Barnard Way	60	HUD insured Section 8	1981	Senior	Barnard Villas Ltd.	12/11/2026 2/15/08
Ocean Park Villas 2019 & 2219 5th Street	24	Section 221(d)(4) Section 8	1982	Senior	Ocean Park Villas Limited Partnership	Not Applicable 8/31/2009
Wilshire House 1125 3rd Street	72	Section 202/RHF CHTF	1992	Senior	Retirement Housing Foundation	1/4/2046
Lincoln Court 2807 Lincoln Boulevard	40	Section 202 CHARP	1999	Senior	Volunteers of America	2052
Project New Hope 1637 Appian Way	25	Section 811 CHTF	1999	Special Needs	S.M. New Hope	2052
Upward Bound Senior Villa 1011 11th Street	70	Section 202 RHIF/CHTF	2000	Senior	Upward Bound Senior	2038
1116 4th Street	66	CHARP/CHTF	2002	Senior	Fourth Street Senior	1/9/2056
Subtotal:	1,005					
<b>Los Angeles County Affordable Housing</b>						
Colorado Place 1444 14th Street	18	Housing mitigation for construction of One Colorado Place office project.	1982	Family	Privately owned, 99-year lease to LA Co. Housing Authority which manages the facility; nominal lease rate of \$1/year. RJG/LP Corp. owns the land and improvements which were purchased as part of housing mitigation agreement.	2081
Colorado Place 1855 9th Street	11		1982	Family		2081
Colorado Place 2006 20th Street	11		1982	Family		2081
Subtotal:	40					

Table 3-18  
Inventory of Publicly Assisted Affordable Housing in Santa Monica

Project/Location	Total Units	Funding Program/ Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
<b>Los Angeles County Public Housing</b>						
175 Ocean Park Blvd.	22	Public Hsg./LA Co.	1985	Senior	Public Housing/LA Co.	2015
Monica Manor 1901-07 11th Street	19	Public Hsg./LA Co.	1988	Family	Public Housing/LA Co.	Indefinite
Subtotal:	41					
<b>City Assistance</b>						
2017-23 20th Street	12	PNHTF	1983	Family/Senior	CCSM*	12/13/2008 + 10 yrs
2625 Kansas Avenue	16	PNHTF	1984	Family	CCSM	7/5/2009 + 10 yrs
724 Pacific Avenue	8	Rental Rehab/ CHARP	1984	Family	CCSM	3/21/2009 + 10 yrs
2525 Kansas Avenue	20	PNHTF	1984	Family	CCSM	6/14/2009 + 10 yrs
1959 Cloverfield	62	CHARP	1985	Family	CCSM	11/30/2021 + 15 yrs
1843 17th Street	8	PNHTF	1985	Family	CCSM	12/20/2009 + 10 yrs
2302 5th Street	6	CHARP/ Rental Rehab	1986	Family/Senior	CCSM	12/30/2020
1629 Michigan	4	PNHTF	1986	Family	CCSM	2/28/2021 + 15 yrs
1937 18th Street	6	PNHTF	1986	Family	CCSM	12/6/2020 + 15 yrs
1827 19th Street	6	PNHTF	1986	Family	CCSM	8/13/2021 + 15 yrs
1808 17th Street	6	PNHTF	1986	Family	CCSM	12/13/2021 + 15 yrs
1943 17th Street	7	PNHTF	1987	Other	CCSM	3/31/2022 + 15 yrs
2402 5th Street (OP 12)	6	LIHF	1987	Family/Senior	CCSM	12/30/2020 + 15 yrs
2207 6th Street (OP 12)	6	LIHF	1987	Family/Senior	CCSM	12/30/2020 + 15 yrs
2405-2407 4th Street	10	Colorado Place Housing Mitigation	1982	Family	Owned by PJG/LP Corp. Leased to CCSM	2081
1917 17th Street	7	PNHTF	1987	Family	CCSM	12/18/2021 + 15 yrs
1314 18th Street	6	CHARP	1988	Family	CCSM	8/6/2022 + 15 yrs
1427 Berkeley	7	CHARP	1988	Family	CCSM	1/15/2021 + 15 yrs
2009-15 Cloverfield	10	PNHTF/CHARP	1988	Family	CCSM	5/25/2023 + 15 yrs
2323 4th Street	6	CHARP	1988	Senior	Alternative Living for Aging	3/18/2032 + 10 yrs
2121 Arizona	11	CHARP	1988	Family	CCSM	6/3/2023 + 15 yrs
* Community Corporation of Santa Monica						

Table 3-18  
Inventory of Publicly Assisted Affordable Housing in Santa Monica

Project/Location	Total Units	Funding Program/ Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
Ocean Park 43 Coop: 504 Ashland Ave. 536 Ashland Ave. 3005 Highland Ave. 642 Marine Street 518 Pier Avenue 3 Vicente Terrace	43	HODAG/Redev	1989	Family	CCSM	10/21/2021
2020-30 Cloverfield	25	CHARP/ Rental Rehab	1989	SRO	CCSM	4/4/2023 + 15 yrs
1038 2 <sup>nd</sup> Street	32	Rental Rehab/ LIHTC	1989	Family/Senior	CCSM	4/25/2025
1952-56 Frank Street	15	CHTF	1991	Family	CCSM	5/15/2066
1434 Santa Monica	5	PNHTF/CHARP	1992	Family	CCSM	7/16/2030 + 10 yrs
1968 19 <sup>th</sup> Street (Garcia)	24	Rental Rehab	1992	Family	CCSM	10/2031 + 10 yrs
1747 15 <sup>th</sup> Street (Garcia)	7	LIHTC/RHCP/CHTF	1993	Family	CCSM	10/2031 + 10 yrs
1544 Berkeley Street (Garcia)	7	LIHTC/RHCP/CHTF	1993	Family	CCSM	10/2031 + 10 yrs
1828 17 <sup>th</sup> Street (Garcia)	9	LIHTC/RHCP/CHTF	1993	Family	CCSM	10/2031 + 10 yrs
2423 Virginia Avenue	7	LIHTC/RHCP/CHTF	1993	Family	CCSM	6/2032 + 10 yrs
1423 2 <sup>nd</sup> Street	12	PNHTF/LIHTC	1993	Family	CCSM	6/2043
1328 2 <sup>nd</sup> Street	44	CHTF/LIHTC	1994	SRO	CCSM	9/2043 + 25 yrs
1206 Pico Boulevard	36	CHTF/LIHTC	1994	SRO	CCSM	11/2044 + 25 yrs
815 Ashland Avenue	26	HOME	1995	SRO	CCSM	8/2049 + 25 yrs
1020 12 <sup>th</sup> Street	45	CHTF/RHCP/LIHTC	1995	Family	CCSM	2046
855 Bay Street	22	HOME	1997	Special Needs	Upward Bound House	2048
1227 9 <sup>th</sup> Street	15	HOME/CHARP (Rehab)	1999	Family	CCSM	2048
1344 14 <sup>th</sup> Street	10	HOME/RHTF	1999	Family	CCSM	2054
1017 4 <sup>th</sup> Street	11	RHTF/HOME	2000	Family	CCSM	2054
911 2 <sup>nd</sup> Street	16	CDBG (Rehab)	2000	Family	CCSM	2054
502 Colorado Ave	16	CHTF/HOME (Rehab)	2000	Family	CCSM	N/A
821 11 <sup>th</sup> Street	44	CHTF	2002	SRO	CCSM	2054
1925 20 <sup>th</sup> Street	10	RHTF (Rehab)	2000	Family	CCSM	2054
1514 14 <sup>th</sup> Street	34	CHTF/TORCA (Rehab)	2001	Family	CCSM	2054
11301 Wilshire Boulevard	36	CHTF (Rehab)	2001	Family	CCSM	2054
	12	HOME (Rehab)	1997	Disabled	New Directions Inc.	2046

Table 3-18  
Inventory of Publicly Assisted Affordable Housing in Santa Monica

Project/Location	Total Units	Funding Program/ Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
Santa Monica Accessible Housing 1525 Euclid Street	13	CDBG	2003	Special Needs	Ocean Housing Foundation	4/9/2068
225 San Vicente Blvd	36	RHTF (Rehab)	2002	Family	CCSM	6/1/2055
420 Pico Blvd	25	HOME/RHTF (Rehab)	2001	Family	CCSM	6/14/2055
2028 14 <sup>th</sup> Street	22	RHTF/THTF (Rehab)	2002	Family	CCSM	7/26/2055
2112 Delaware Ave	38	RHTF/THTF/CDBG (Rehab)	2002	Family	CCSM	8/10/2055
2120 4 <sup>th</sup> Street	27	RHTF (Rehab)	2002	Family	CCSM	10/9/2055
2411-23 Centinela Ave	36	RHTF	Pre-Dev	Family	CCSM	12/21/2055
2260 28 <sup>th</sup> Street	12	RHTF (Rehab)	2002	Family	CCSM	1/31/2056
2608 28 <sup>th</sup> Street	12	RHTF (Rehab)	2002	Family	CCSM	1/31/2056
2449 Centinela Ave.	20	RHTF (Rehab)	2002	Family	CCSM	1/31/2056
2907 3 <sup>rd</sup> Street	11	RHTF (Rehab)	2003	Family	CCSM	3/25/2056
2428 34 <sup>th</sup> Street	12	HOME/RHTF (Rehab)	2004	Family	CCSM	4/1/2056
813 9 <sup>th</sup> Street	10	HOME/RHTF (Rehab)	2003	Family	CCSM	5/28/2056
1052 18 <sup>th</sup> Street	15	RHTF (Rehab)	2003	Family	CCSM	6/24/2056
2243 28 <sup>th</sup> Street	12	RHTF (Rehab)	2003	Family	CCSM	8/20/2056
2209 Main Street	44	CHTF/LHTC/MHP	In Constr.	Family	CCSM	3/8/2060
2404 Kansas Ave	10	CDBG (Rehab)	2004	Family	CCSM	7/14/2057
1942 High Place	13	CDBG (Rehab)	Pending	Family	CCSM	8/13/2057
1943 High Place	14	RHTF (Rehab)	Pending	Family	CCSM	8/15/2057
2018 19 <sup>th</sup> Street	5	RHTF	Pre-Dev	Family	Habitat for Humanity	10/23/2057
1424 Broadway/1512 15 <sup>th</sup> St	41	CHTF/RHTF/LHTC	In Constr.	Family	CCSM	10/26/2059
2122 Pico Blvd	8	RHTF (Rehab)	2003	Family	CCSM	12/30/2057
1349 26 <sup>th</sup> St	44	CDBG/RHTF/LHTC	In Constr.	Family	CCSM	10/26/2059
1751 Cloverfield Blvd	55	HOME/RHTF/THTF	In Constr.	Special Needs	OPCC	9/29/2058
3031 Santa Monica Blvd	47	THTF	Pre-Dev	Family	CCSM	2/9/2059
1342 Berkeley St	9	THTF	Pre-Dev	Family	CCSM	2/9/2059
1548 5 <sup>th</sup> St	46	HOME/RHTF	Pre-Dev	Special Needs	Step Up on Fifth	12/17/2059
1343 11 <sup>th</sup> Street	8	CDBG (Rehab)	1996	Family	CCSM	2050
807 4 <sup>th</sup> Street	17	CDBG (Rehab)	1996	Family	CCSM	2051
1144 12 <sup>th</sup> Street	5	CDBG	1996	Family	1144 12 <sup>th</sup> St. LLC	2028
931 Euclid Street	3	CDBG (Rehab)	1996	Family	Euclid LLC	2025
1422 7 <sup>th</sup> Street	28	CDBG	1997	Family	JSM Ravenna	2026

Table 3-18  
Inventory of Publicly Assisted Affordable Housing in Santa Monica

Project/Location	Total Units	Funding Program/ Source	Year Built/ Rehabilitated	Type of Housing	Sponsor/Owner	Earliest Conversion Date(s)
1430 7 <sup>th</sup> Street	28	CDBG	1997	Family	JSM Siena	2026
1422 6 <sup>th</sup> Street	28	CDBG	1997	Family	JSM Firenze	2026
908 14 <sup>th</sup> Street	3	CDBG	1997	Family	908 14 <sup>th</sup> St. LLC	2026
937 11 <sup>th</sup> Street	11	CDBG (Rehab)	1997	Family	CCSM	2051
205 Washington Avenue	22	CDBG (Rehab)	1997	Family	The Sovereign	2026
1117 3 <sup>rd</sup> Street	4	CDBG	1997	Family	Edward James York	2026
1002 Marine Street	30	CDBG (Rehab)	1998	Family	CCSM	2050
1128-1144 5 <sup>th</sup> Street	32	CDBG/CHTF/LIHTC	1998	Family	CCSM	2051
1118 5 <sup>th</sup> Street	10	CDBG (Rehab)	1998	Family	CCSM	2052
1423 6 <sup>th</sup> Street	24	CDBG	1998	Family	JSM Napoli	2027
1425 6 <sup>th</sup> Street	24	CDBG	1998	Family	JSM Cielo	2027
1143 12 <sup>th</sup> Street	11	CDBG (Rehab)	1998	Family	CCSM	2052
1149 12 <sup>th</sup> Street	14	CDBG (Rehab)	1998	Family	CCSM	2052
1438 16 <sup>th</sup> Street	17	CDBG	1999	Family	CCSM	2053
1544 9 <sup>th</sup> Street	3	CDBG	1999	Family	Pines LLC	2028
1005 Pico Boulevard	7	CDBG	2000	Family	Art Colony LLC	2028
708 Pico Boulevard	20	CDBG/PNHTF/ LIHTC	2000	Family	CCSM	2051
<b>TOTAL</b>	<b>Subtotal: 1,779</b>					
	<b>2,865</b>					

\* CCSM = Community Corporation of Santa Monica  
Source: Santa Monica Housing and Redevelopment Division, April 2005.

**Housing Projects At-Risk (July 1, 2005 to June 30, 2015)**

**Publicly Assisted Affordable Housing**

The first project assisted by City trust funds was built in 1983. Use restrictions on City-assisted projects vary in length depending on the project type and funding source as summarized in Table 3-19.

Table 3-19  
Use Restrictions by Funding Source

Funding Source	Development Type	Use Restriction
MERL (CDBG)	Non-profit	55 years plus
	For-profit	30 years
Other Non-profit, before November 1998	Non-profit	35 - 50 years depending on trust funds used
Other Non-profit, after November 1998	Non-profit	55 years with possible 25-year extension in exchange for loan forgiveness

Depending upon the category of loan, Multi-family Earthquake Repair Loan (MERL) program loans carry deed-restrictions of either 30 or 55 years. Since the first MERL project was completed in 1996, no MERL projects are at risk of converting to market-rate housing during this planning period.

Several of the HUD-assisted projects carry loans with prepayment options that would theoretically permit prepayment of the remaining debts during the applicable analysis period. Also, several projects are assisted with Section 8 rent subsidy contracts that can potentially expire during this analysis period. However, none of these projects was on the California Housing Partnership Corporation's (CHPC) list of At-Risk Properties Filing Notice with HUD to indicate prepayment or expiration of use restrictions.

Units subject to the City's Inclusionary Housing Program were built after 1984 and generally contain affordability restrictions lasting 55 years, with only a handful having use restrictions of 30 years. Therefore, none of these units is subject to conversion to market rate housing during the applicable time period.

Other deed-restricted units subject to the Earthquake Recovery Act, Rent Control Removal Permits, Development Agreements, Coastal Commission Restrictions, and Settlement Agreements were built without public funding and are not included in the at-risk housing analysis because they do not fall under the definition of assisted housing according to State or federal law.



## 3.4 Market Conditions

### 3.4.1 Housing Characteristics

#### Housing Type and Growth

Most land in Santa Monica was developed in the mid-1960s. Since that time growth has resulted principally from recycling lower intensity land uses to higher density uses. In recent years, the City has also experienced significant residential development in its commercial zones. Table 3-20 presents housing by structure type according to the 1990 Census and estimated housing for 2005 as developed by the DOF. Overall, the housing stock in Santa Monica increased by 1,805 units (approximately four percent) between 1990 and 2005. This increase resulted primarily from an increase of high-density units. The number of multi-family units in structures with two to four units decreased 6.8 percent, while multi-family units in structures with five or more units increased 7.9 percent. Single-family attached units increased by 6.9 percent while single family detached units increased by 2.7 percent. The loss of single-family units and the modest gains in multi-family units seem to be indicative of the trend to increase land use intensity on previously developed parcels.

Table 3-20  
Housing by Structure Type: 1990 - 2005

Unit Type	Number of Units		Change in Units (1990 - 2005)	
	1990	2004	Change	%
Single Family Detached	9,159	9,406	247	2.7%
Single Family Attached	1,802	1,928	126	6.9%
Multifamily (2-4 Units)	6,005	5,594	-411	-6.8%
Multifamily (5+ Units)	29,979	32,341	2,362	7.9%
Mobile Home	275	289	14	5.0%
Other	533	--	N/A	N/A
Total	47,753	49,558	1,805	3.7%

Sources: 1990 Census; State Department of Finance (2005) Population and Housing Estimates.

Notes:

1. "Other" housing units include vans, campers, houseboats, etc.
2. When performing housing estimates for non-census years, the Department of Finance combines the "Other" housing units with the "Multifamily (5+ Units)." This report separates out the "Other" housing units, assuming that since no special count on these units was performed since 1990, the number of "Other" units remains unchanged.

#### Housing Tenure

Housing tenure refers to whether the inhabitant of a unit owns or rents the occupied unit. According to the 2000 Census, 29.8 percent of the City households owned the unit they lived in and the remaining 70.2 percent rented. This is a much higher percentage of renters than in any other city in Los Angeles County. At least one-third of the households in other cities owned their homes, and the countywide ownership average was 48 percent. The highest concentration of owner-occupied housing is located north of Wilshire Boulevard, and the highest concentration of

renter-occupied housing is located west of Lincoln Boulevard and along the Pico Boulevard Corridor.

### 3.4.2 Housing Cost

#### Ownership Housing Cost

As a means of evaluating sales prices in Santa Monica in comparison to surrounding communities, sales data compiled through Dataquick is presented in Table 3-21 for all units sold in February 2005. As illustrated in this table, ZIP Code 90402 located north of Montana Avenue contains some of the most expensive single-family homes in Santa Monica and in the sub-region, with two homes sold in this area at a median sales price of \$2,238,000. Single-family sales prices in ZIP Code 90404 (east of Lincoln, between Wilshire and Pico) and ZIP Code 90405 (south of Pico Boulevard) are generally comparable to adjacent ZIP Codes in Mar Vista and West Los Angeles (between Olympic and Wilshire Boulevards). Condominium sales prices in Santa Monica showed a wide range of values. Median sales price for 15 different condo units in ZIP Code 90404 was \$390,000 while the median price for 16 condo sales in ZIP Code 90403 was \$631,000. The highest price condominium sales were in ZIP Code 90402, which also achieved the highest prices for single-family homes.

Table 3-21  
Housing Sales Prices in Santa Monica and Surrounding Areas  
February 2005

City/Area	Zip Code	Single-Family Homes		Condominiums	
		# of Units Sold	Median Price	# of Units Sold	Median Price
Santa Monica	90402	2	\$2,238,000	3	\$945,000
	90403	N/A	N/A	16	\$631,000
	90404	N/A	N/A	15	\$390,000
	90405*	3	\$2,000,000	5	\$600,000
Pacific Palisades	90272	13	\$1,650,000	7	\$650,000
Brentwood	90049	12	\$1,335,000	13	\$654,000
Westwood	90024	2	\$862,000	10	\$481,000
West L.A.	90025	5	\$841,000	12	\$568,000
Los Angeles	90034	12	\$692,000	4	\$378,000
	90035	4	\$789,000	4	\$563,000
Rancho Park	90064	12	\$806,000	3	\$465,000
Century City	90067	N/A	N/A	6	\$730,000
Culver City	90230	8	\$621,000	19	\$376,000
	90232	9	\$675,000	N/A	N/A
Mar Vista	90066	21	\$729,000	7	\$530,000
Venice	90291	12	\$335,000	1	\$535,000

Source: DataQuick Services, 2005.

Assuming that the potential homebuyer within each income group has sufficient credit, downpayment (10 percent) and maintains affordable housing expenses (i.e., spends no greater than 30 percent of their income on the mortgage, taxes and insurance), the maximum affordable home prices can be calculated. Table 3-22 demonstrates the purchasing power of these income groups. Given the median home prices shown in Table 3-19, homeownership is beyond the

reach of low and moderate income households; even condominiums in Santa Monica are too expensive for moderate income households.

Table 3-22  
Affordable Home Prices by Income Category

Income Group	Income Limits	Monthly Affordable Housing Cost	Property Taxes, Utilities, Homeowner's Insurance	Affordable Mortgage Payment	Max. Affordable 30-Year Mortgage	Max. Affordable Home Price
Extremely Low	\$16,335	\$408	\$250	\$158	\$26,353	\$29,281
Low	\$27,225	\$681	\$350	\$331	\$55,208	\$61,342
Moderate	\$43,560	\$1,089	\$450	\$639	\$106,580	\$118,422

Note: Calculation of affordable mortgage and home price based on an 6 percent interest rate, 10 percent downpayment, and Los Angeles County Area Median Family Income of \$54,450 for 2005.

### Rental Housing Cost

The 1995 Costa-Hawkins Act mandated changes to local rent control laws across the state. Between October 1, 1995 and December 31, 1998 rent increases of up to 15 percent were permitted for new tenants following a voluntary vacancy or eviction of a tenant for failure to pay rent. As of January 1, 1999, landlords have been able to increase the rent to market rate following a vacancy. As a result of these provisions, between January 1999 and December 2004, 12,132 units had been rented at market rates. This represents 44 percent of the controlled rental units for which the Santa Monica Rent Control Board has registered rents, up from 40 percent (10,929) units at the end of 2003.

Prior to the increases, the median Maximum Allowable Rent (MAR) for these units was affordable to a household whose income was 80 percent of the adjusted County MFI. Affordability of rental units to lower and moderate income renters is generally lost with the first market rate increase. Upon re-rental, median monthly average rents have increased from \$630 to \$936 (49 percent) for studio/efficiency units, from \$715 to \$1,255 (76 percent) for one-bedroom units, from \$921 to \$1,675 (82 percent) for two-bedroom units, and from \$1,173 to \$2,150 (83 percent) for three or more bedroom units. Market rate vacancies are not concentrated in any portion of the City, and seem to be impacting rental units of all size in rough proportionality.

Table 3-21 presents the household income needed to afford the pre-increase rents versus the income needed to afford the post-increase rents. For example, studio units, suitable as housing for single-person households, had a median MAR of \$630 in 1999. In 2004, vacancy decontrol had caused an increase in MAR to \$936 for a studio unit, requiring a 47-percent increase income (i.e., an additional \$17,000) to afford this unit. Studio units affordable to low income households in 1999 were no longer affordable to them in 2004.

Similarly, three-bedroom units had a median MAR of \$1,173 in 1999, which increased to \$2,150 in 2004. Households must have an income of close to \$80,000 (i.e., an additional \$36,018) to afford the units in 2004. While these three-bedroom units might be affordable to moderate income households back in 1999, they were no longer affordable to moderate income households in 2004.

Table 3-23  
Income Needed to Afford Maximum Allowable Rent (MAR) Units with Vacancy Increases  
January 1999 - December 2004

Unit Size	Pre-Increase		Post-Increase		Difference in Income Needed to Afford Unit
	Median MAR	Annual Income	Median MAR	Annual Income	
0 Bedrooms	\$630	\$36,000	\$936	\$53,486	\$17,486
1 Bedroom	\$715	\$35,750	\$1,255	\$62,750	\$27,000
2 Bedrooms	\$921	\$38,779	\$1,675	\$70,526	\$31,747
3+ Bedrooms	\$1,173	\$43,244	\$2,150	\$79,263	\$36,018

Note: Affordability or annual income required to support apartment rent is calculated in the following manner: Median Monthly Average Rent (MAR) annualized (multiplied by 12) is divided by the product of the Unit Factor and the Income Factor.

Source: City of Santa Monica Rent Control Board, March 2005.

### 3.4.3 Housing Condition

#### Age and Condition

Accurate assessment of housing conditions can provide the basis for developing appropriate policies and programs to maintain the quality of life within the City. Declining housing conditions can depress property values and serve as a disincentive for reinvestment.

One of the best indicators to measure housing condition is age, as shown in Table 3-24. Approximately 68 percent of the housing in Santa Monica was built prior to 1970. This raises an important issue with respect to housing maintenance. Most residential structures begin to show signs of deterioration as they approach 30 years. Homes older than 30 years begin to require rehabilitation work to their major components, such as roofing, siding, plumbing, and electrical systems. Lastly, structures older than 70 years are assumed to have exceeded their useful life.

Table 3-24  
Age of Housing - 2004

Year Built	# Units	% Share
1939 or Earlier	7,940	16.1%
1940 - 1949	6,385	12.9%
1950 - 1959	8,455	17.1%
1960 - 1969	10,632	21.4%
1970 - 1979	8,228	16.6%
1980 - 1989	3,487	7.0%
1990 - 2000	2,736	5.5%
March 2000 - January 2004	1,695	3.4%
Total	49,558	100.0%

Sources: 2000 U.S. Census, Department of Finance 2005  
Population and Housing Estimates.

## Lead-Based Paint Hazards

Lead poisoning is the number one environmental hazard to children in America today. Lead's health effects are devastating and irreversible. Lead poisoning causes IQ reductions; reading and learning disabilities; decreased attention span; and hyperactive and aggressive behavior. The Center for Disease Control has determined that a child with a blood lead level of 15 to 19  $\mu\text{g}/\text{dL}$  (micrograms per deciliter) is at high risk for lead poisoning and a child with a blood lead level above 19  $\mu\text{g}/\text{dL}$  requires full medical evaluation and public health follow-up.

The Childhood Lead Poisoning Prevention Program (CLPPP), Epidemiology Unit of the Los Angeles County Department of Health Services indicates that there were six reported incidents of elevated blood level (EBL) and one actual case of lead poisoning in Santa Monica for the period 2000-2004. As indicated in Table 3-25, four census tracts had reported EBL incidents and one census tract had an actual EBL case. Two of the census tracts that reported EBL, 7018.01 and 7018.02, are low and moderate-income census tracts where more than 50 percent of the population is low and moderate income.

Table 3-25  
Reported Incidents of Elevated Blood Level (EBL)  
2000-2004

Census Tract	EBL Reported	EBL Cases
7018.01	3	1
7018.02	1	0
7021.00	1	0
7023.00	1	0
Total	6	1

Source: Los Angeles County Department of Health Services;  
Childhood Lead Poisoning Prevention Program - Epidemiology Unit.  
April 5, 2005.

Los Angeles County has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent: the Lead Hazard Evaluation Program and the Lead Hazard Reduction Program. Currently, the Los Angeles County DHS and the State-funded CLPPP investigate cases of childhood lead poisoning referred by physicians. The County Environmental Health Service (EHS) takes steps to determine the source of lead in children's blood by obtaining samples from areas where the child spends a great amount of time, such as the bedroom or yard. The CLPPP Lead Coordinator initiates the medical and environmental response once children with elevated blood levels are reported.

### Estimating Number of Housing Units with Lead-Based Paint

The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint. Starting in 1978, the use of all lead-based paint on residential property was prohibited. It is estimated that 75 percent of all residential structures built prior to 1978 contain lead-based paint (LBP) and that older structures have the highest percentage of LBP.

In assessing the potential LBP hazard of these older structures, several factors must be considered. First, not all units with lead-based paint have lead-based paint hazards. Only testing for lead in dust, soil, deteriorated paint, chewable paint surfaces, friction paint surfaces, or impact paint

surfaces provides information about hazards. Close to 8,400 units in the City may be occupied by low and moderate income households and may contain lead-based paint (Table 3-26).

Table 3-26  
Number of Housing Units with LBP Occupied by  
Low and Moderate Income Households

	Occupied Units			Percent Units with LBP
	Ext. Low (0-30% MFI)*	Low (31-50% MFI)	Moderate (51-80% MFI)	
No. of Pre-1970 Units Occupied by Low and Moderate Income Households	1,007	1,312	8,864	75%
Estimated No. of Units with LBP and Occupied by Low and Moderate Income Households	755	984	6,648	8,387

\*Owner occupied units for extremely low income group not available. Figure includes only rental units

Source: HUD CHAS Data, 2004.

### 3.5 Barriers to Affordable Housing

Barriers to the provision of adequate and affordable housing are posed by market, governmental, and infrastructure and environmental factors. These barriers may result in housing that is not affordable to low and moderate income households, or may render residential construction economically infeasible for developers. Barriers to housing production significantly impact households with low and moderate incomes and special needs. A detailed assessment of these barriers is included in the 2000-2005 Housing Element for Santa Monica. This section summarizes the conclusions contained in the Housing Element and provides updates based on changes in market conditions.

#### 3.5.1 Market Barriers

##### Land and Construction Costs

###### Land Costs and Availability

In Santa Monica, one of the primary market constraints to producing affordable housing is land cost. This is directly attributable to the limited availability of vacant and developable land for residential development. Current Multiple Listing Services (MLS) listings for vacant/underutilized land suitable for residential development in Santa Monica indicate an average cost of nearly \$4 million per acre.

The increasing demand for housing and competition for housing construction lead to a corresponding increase in land values. Higher land values are balanced with higher sales prices due to market pressure. This new balance between cost and revenues rendered new, smaller condominium projects in higher cost areas of the City feasible (e.g., north of Wilshire Boulevard), but not for large projects in general or for projects in lower cost areas. This new market equilibrium helps explain the recent surge of development activities in the multi-family

neighborhoods in the northern part of the City and in commercial and non-traditional areas, where higher densities are permitted. Overall, land costs continue to be a substantial impediment to multi-family development in the City.<sup>4</sup>

### **Construction Costs**

Besides the limited availability of land, another significant cost associated with providing housing is construction cost. Although on a per-square-foot basis, construction costs for multi-family units are lower than for single-family homes, overall project construction costs are more substantial for multi-family housing especially for multi-story buildings. Underground parking adds significantly to construction costs. Controlling the cost of residential construction is particularly problematic because most the costs are market driven.

While construction costs typically comprise a significant portion of the total development cost of a housing project, these costs are fairly consistent throughout Los Angeles County, and therefore, would not appear to constitute an actual constraint to housing production in Santa Monica.

### **Availability of Financing**

#### **Construction Financing**

The cost to develop affordable housing has increased dramatically in recent years, due to rising land and construction costs. These factors all contributed to the widening affordability gap between market-rate and affordable housing. To bridge the gap, substantial subsidies are required. However, local, state, and federal governments are all facing budget cuts. Often, multiple funding sources are required to finance the construction of affordable housing. Furthermore, only a few affordable housing developers have the ability to assemble multiple funding sources and experience in complying with the complex regulatory requirements governing the use of various funding programs.

#### **Mortgage and Home Improvement Financing**

Under the Community Reinvestment Act (CRA) of 1977, banks are required to lend within low and moderate income communities, to have meaningful communication with members of the community regarding banking services, and to market or provide special credit-related information programs to make residents aware of the bank's credit services. In tandem with the CRA, the Home Mortgage Disclosure Act (HMDA) requires lending institutions to disclose the disposition of each home purchase and improvement loan application. The following summarizes residential lending activities of conventional home purchase loans.

The annual HMDA report for 2003 indicates that 1,981 conventional home purchase loan applications were submitted for homes in Santa Monica. Of those applications, 65.8 percent were approved by the lenders and accepted by the applicants and 10.6 percent were approved by the banks but not accepted by the applicants. Of the applications submitted for homes in Santa Monica in 2003, 11.0 percent were denied. About 10.3 percent of all applications were withdrawn by the applicants and 2.4 percent of all applications were closed for being incomplete.

A higher proportion of loans were approved in Santa Monica when compared to the County of Los Angeles. During 2003, 44 percent of applications filed in Los Angeles County were approved

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<sup>4</sup> City of Santa Monica, 2000-2005 Housing Element, page III-4.

by lenders and accepted by the applicants, whereas 38 percent of applications were denied. Mortgage financing is generally available to homebuyers in Santa Monica.

The 2003 HMDA data also indicates that 68.5 percent of the home loan applicants were from White households. Minority applicants accounted for only 10.6 percent of households applying for loans: 6.7 percent by Asian applicants, 3.1 percent by Hispanic applicants, and 0.6 percent Black applicants. The rest of the loan applications were either filed by joint applicants or did not provide information on race/ethnicity.

As might be expected from the high value of property in Santa Monica, mortgage loan applications were primarily from upper income households earning more than 120 percent of median income. Only 0.9 percent of applicants earned less than 80 percent of the median income. Loan approval rates were lower for low and moderate income groups, ranging from 23.5 percent to 58.2 percent approval rates for households with income up to 120 percent of the median income, compared to 66.6 percent approval for the households with income greater than 120 percent of the median income.

Among the 1,981 applications, 88.6 percent were for homes in upper-income neighborhoods, 7.4 percent were for homes in middle income neighborhoods, and the remaining 3.9 percent were for moderate-income neighborhoods. The loan approval rates were similar for upper-income and moderate income neighborhoods (66.5 percent and 65.4 percent respectively) while the loan approval rates for middle-income neighborhoods was 57.1 percent.

### **3.5.2 Potential Governmental Barriers**

#### **Land Use Controls**

Santa Monica regulates the type, location, density, scale, and other development standards of residential development primarily through the Zoning Ordinance (ZO). In general, the City's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups with the goals of protecting the health and safety of residents and preserving the character and integrity of existing neighborhoods.

The City recognizes that there is a growing need for a range of housing opportunities in the City, including transitional housing, congregate housing, homeless shelters, single room occupancy housing, and affordable housing that is deed-restricted or restricted by an agreement approved by the City. The ZO contains numerous incentives specifically designed to facilitate the development of affordable and special needs housing. Incentives identified in the ZO include:

- **Planning Fee Waiver:** Planning and Zoning review fees are waived for projects that are 100 percent deed-restricted for affordable housing.
- **Special Needs Housing by Right in Residential Zones:** Senior and senior group housing, transitional housing, congregate housing, and domestic violence shelters are permitted by right in all multi-family residential districts.
- **Special Needs Housing by Right in Commercial Zones:** Shelters of 55 beds or less, domestic violence shelters, congregate housing, transitional housing, single room occupancy housing, and senior housing are permitted by right in the BCD, BSC, C2, C3, C3C, C4, C6, CM, and CP zones.



- Exemption from Story Limit: 100 percent affordable housing projects are exempt from the applicable limits on the number of stories. However, such projects are still subject to applicable height limits in each zone.
- Height Bonus: 100 percent affordable housing projects in non-residential zones are eligible for height bonus of ten (10) feet subject to consistency with the Land Use Element.
- Augmented Density Bonus: Affordable housing projects that meet the requirements for a density bonus under State law are also entitled to a separate local density bonus of 25 percent; however, the total density bonus for affordable housing, including the State density bonus must not exceed 50 percent.
- Reduced Parking Requirements: The ZO contains reduced parking requirements for affordable housing, senior housing, shelters, congregate care housing, and transitional housing. Typically, the reduction allowed is 0.5 space per unit.
- Floor Area Bonus: 100 percent affordable housing projects located in non-residential zones are eligible for a 50 percent floor area bonus (50 percent of FAR devoted to the units).

### **Codes and Enforcement**

A variety of building and safety codes, while adopted for the purposes of preserving public health and safety, and ensuring the construction of safe and decent housing, have the potential to increase the cost of housing construction or maintenance.

#### **California Building Code**

Santa Monica uses the 2001 Edition of the California Building Code as published by the California Building Standards Commission and the International Conference of Building Officials, with local amendments. The California Building Code contains minimum building requirements for such issues as insulation to achieve an interior noise level of 45 dBA, as well as installation of devices/fixtures that reduce energy consumption. While the City is required to enforce the California Building Code, compliance may sometimes increase the cost of housing production.

Residential code enforcement in Santa Monica is performed on a complaint basis. City policy is to resolve code violations without displacing residents if possible.

#### **Americans with Disabilities Act (ADA)**

The City's building code requires new residential construction to comply with the ADA. Provisions include requirements for a minimum percentage of units in new developments to be fully accessible to the physically disabled, which may also increase the overall project development costs. However, like the California Building Code, enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

#### **On-Site and Off-Site Improvements**

While Santa Monica is fully developed with its primary infrastructure systems in place, upgrading of such systems is sometimes necessary to accommodate new development. As part of the building permit process, the City can require the provision of on-site and off-site improvements necessitated by the development, such as improvements to alleys, curbs and gutters, streets, sidewalks and street lights, and utility undergrounding. According to the City's Environmental and

Public Works Management Department, the average cost of off-site improvements can be generally estimated at five percent of the building permit valuation. The cost of such improvements may increase the cost of development, which would ultimately be passed through to future tenants or owners.

### **Fees and Taxes**

Development fees and taxes charged by local governments contribute to the cost of housing. Santa Monica charges a variety of planning-related fees to offset the costs associated with permit processing. Fees that may be charged include: Conditional Use Permit (CUP) application fee (for example, condominiums); administrative approval application fee, development review permit application fee, negative declaration preparation fee; tentative and final map application fees; architectural review application fee; plan checks fees for processing by the City's Planning Division, Building and Safety Division, and Environmental and Public Works Management Department; and deed-restriction application fee for inclusionary housing units. In addition to standard processing fees, Santa Monica charges the following fees/taxes for new residential development:

- School Fee (state-assessed fee collected by the City)
- Park and Recreation Tax
- Condominium Tax

Periodically, the City conducts a review of its fees to ensure they reflect the actual cost of providing services. Most user fees are indexed to the Consumer Price Index (CPI) and adjusted annually. Also, the City attempts to keep its fees in line with similar jurisdictions.<sup>5</sup> Furthermore, planning and zoning review fees are waived for affordable housing projects, and Park/Recreation and Condominium taxes are deferred for inclusionary units and low/moderate income units built using in-lieu fees, for as long as the units remain affordable to low/moderate income residents. The high land cost in Santa Monica is the overriding constraint to housing development in the City. The City's development fees do not directly impact housing maintenance or improvement.

### **Article 34**

Article 34 of the State Constitution requires that any affordable rent housing project developed, constructed, or acquired by a public agency must first be approved by a majority of the voters living in that jurisdiction. On July 21, 1998, the City Council adopted a resolution requesting that the Los Angeles County Board of Supervisors place Proposition I on the November 1998 ballot in order to gain voter approval to expand the City's authority to "develop, construct or acquire" low income housing. On November 3, 1998 Santa Monica voters approved Proposition I authorizing the City to "develop, construct or acquire" low rent housing units in an amount not to exceed one half of one percent (0.5 percent) of the total housing units in the City existing at the end of FY 1997/98. The total housing units in the City at that time was 48,573 units. Proposition I also allows that any annual authorization not used during the fiscal year may be carried over for up to three subsequent fiscal years.

The total number of affordable housing units subject to Article 34 in FY 03-04 was 56 units, leaving a carryover from FY01-02 and FY 02-03 of 603 units. The total number of housing units

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<sup>5</sup> City of Santa Monica Finance Department, April 2005.

in the City as of June 30, 2004 was 50,319, yielding a base authority of 252 new units. With the carry over from FY01-02 through FY 03-04, the total FY 04-05 Article 34 authority is 855 units.

### **Additional Constraints**

As part of the 2000-2005 Housing Element Update, additional analyses were conducted to analyze the impact of changes to the City's regulatory framework on housing development. These analyses focused on three areas:

- City Council actions to modify development and construction regulations. These include the development moratorium in the City's multi-family districts, changes in multi-family district development standards, and a construction rate program.
- Specific discretionary review procedures, including Rent Control law removal permits, the Landmark Ordinance, project scale thresholds for Development Review Permits, Design Compatibility Permits for condominiums, and other discretionary review procedures.
- Features of the City's Affordable Housing Production Program with specific focus on the affordable housing fee for condominium projects and administrative procedures for exercising the available mitigation options.

The analyses concluded that the City's various initiatives, individually or cumulatively, imply additional procedural and/or substantive costs. However, the scale of these costs is not substantial to cause an otherwise viable project to become financially infeasible.

## **3.6 Community Development Needs**

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Community development needs for public/community services and facilities, infrastructure improvement, and economic development are discussed in this section.

### **3.6.1 Public/Community Services and Facilities**

Nearly 90 percent of respondents to the January 2003 Community Voices survey indicated use of some type of health or human service agency in 2002. Santa Monica-based agencies were reported to have been used by 89 percent of respondents.

#### **Anti-Crime Programs**

The Community Voices Report (May 2003) identified "reducing the number of juveniles engaged in criminal activity" as one of the top four needs and priorities for the City.

Overall Crime Data 1996-2002 provided by the Santa Monica Police Department showed that criminal offenses reported within the City have continued to decline. The overall reported incidences of crime decreased by 20 percent for the period 1996 to 2002. Crimes characterized as "serious offenses," such as murder, rape, aggravated assault, and burglary were down 36 percent and "less serious" crimes decreased by three percent during the same period.

However, nearly one-quarter (24.6 percent) of youth respondents to the Community Voices survey had been in trouble with the police an average of 2.42 times. More than one in ten (10.8 percent) indicated that they have been involved with a gang. The most utilized services among surveyed youth and young adults were after-school programs (39.5 percent), social and recreational activities (36.5 percent), and educational services (30.4 percent). Services that youth and young adults indicated the need for expansion include educational, help getting into college, and health care. According to the Santa Monica Police Department, juvenile arrests have doubled between 1996 and 2002; there were 153 juvenile arrests in 1996 and 347 in 2002.

### **Existing Services**

Existing services offered by the City address crime prevention needs of individuals, neighborhoods, and businesses.

**Neighborhood Centered Policing:** Within the past two years, the Santa Monica Police Department implemented a new policing model/philosophy entitled Neighborhood Centered Policing (NCP). The NCP assigns high ranking officials and Lieutenants to each of the four regions within the City. The Lieutenants serve as Neighborhood Service Area Coordinators (NSACs), working to establish relationships with community groups within the City. Among other duties, NSACs attend community meetings and deploy police resources to address community concerns, manage community livability enforcement efforts, and report efforts/progress monthly to the Chief of Police and his command staff. NCP recaps are posted on the Department's Web page, along with relevant contact information about the NSACs<sup>6</sup>.

The Police Department's Web page continues to list current information concerning general data about the Department, frequent crime updates, and quarterly Neighborhood Centered Policing reports, among other items.

**Neighborhood/Community Programs:** The City offers a variety of neighborhood and community-wide programs:

- **National Night Out Against Crime:** This is nationally celebrated event intended to send a strong message of community unity against crime.
- **Citizen's Police Academy/Academia Comunidad (Offered in both English and Spanish):** This course, taught by Police Department personnel, continues to be one of the Department's more popular programs. The 11-week program is designed to give Santa Monica residents a better understanding of City government and Police Department policies and procedures. Community Relations also conducts a Spanish-Speaking Citizen's Academy, the first in Los Angeles County.
- **Community FAX:** Through the Community FAX Program, Santa Monica residents, business owners, managers and employees receive important information related to crime trends, as well as information about various crime prevention techniques, through a faxed bulletin that is sent by the Police Department on a weekly basis.
- **Bank Fax Program:** The Bank Fax Program will ensure that all of the banks in Santa Monica have current and up-to-date information regarding bank robberies.

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<sup>6</sup> City of Santa Monica Police Department, April 2005.

- **Residential Security Surveys:** A Crime Prevention Coordinator will go to a home or apartment to conduct a residential security survey at no cost. Areas covered include lighting, landscaping, locks, alarms, and much more. The Crime Prevention Coordinator can then offer suggestions on how to decrease the chances of becoming a victim of a burglary or robbery.
- **Personal Safety Presentations:** The Community Relations Unit provides personal safety presentations for groups throughout the City. The topics of these presentations include: Personal Safety and Assault Prevention, Crime Prevention for Senior Citizens, Crime Prevention for the Handicapped, and Bunco and Scam Prevention.
- **Self-Defense Classes:** The popular Self-Defense Class is organized by Community Relations and taught by the Police Department's Defensive Tactics Team.
- **Operation Identification:** Through Operation Identification, owners engrave their California driver's license or I.D. number on their valuable property. In addition to deterring theft, this program also helps law enforcement personnel locate the owner of recovered stolen property. The Santa Monica Police Department lends electric engravers to the public free of charge.
- **Business Watch Program:** The Business Watch Program is a cooperative effort between the Police Department and local merchants to prevent business-related crimes within the City. Similar to Neighborhood Watch, Business Watch members combat crime by reporting all suspicious activities.
- **Commercial Crime Prevention Program:** The Community Relations Unit provides specialized presentations to businesses and their employees. These presentations cover a variety of topics, including armed robbery, shoplifting, internal theft, bomb threats, and check and credit card scams.
- **Commercial Security Surveys Program:** At no cost, a Crime Prevention Coordinator will come to a business and make suggestions regarding lighting, alarms, and locks, among others.

**Youth Programs, Education and Awareness:** A number of crime prevention programs are targeted toward the community's youth:

- **Police Activities League (PAL):** The PAL Program provides a safe and educational environment for local youth. Personal awareness is achieved through programs that include: Youth Counselor Group; Athletic Events at the local, regional, and state level; Homework Assistance Program; Technology and Computer Assistance Program; Mentoring Program; and Arts Program. Approximately 675 young people access the PAL center on a monthly basis, and a total of 2000 youth are enrolled in the program.
- **Police Cadet Program:** The Santa Monica Police Department employs approximately 21 police cadets. The program is designed for older youth (18 – 23 years) and fosters a basic understanding of how a police department functions and serves its community. Cadets are provided "on the job training" relating to their specific responsibilities,

complete with a uniform and badge. Participants in the program are required to attend college and maintain full-time academic status.

- **Junior Police Academy:** The Department coordinates and hosts a Junior Police Academy for community youth. To date, the Department has hosted eight sessions. Personal awareness is achieved by exposing participants to all aspects of law enforcement, specifically the infrastructure of the Santa Monica Police Department. Participants learn about the Department's mission, vision, and values and police-related duties. At the conclusion of the academy, participants graduate and receive certificates from the Chief of Police recognizing their achievement.
- **Police Explorer Program:** The Santa Monica Police Department sponsors and supports a Police Explorer Post. Young adults who participate in the Post are exposed to all aspects of law enforcement and have the opportunity to attend an Explorer Academy. Explorers can achieve a greater level of responsibility within the Post through the promotion process and regularly compete against other units at Regional Explorer Competitions.
- **School Resource Officer Program:** This program has two School Resource Officers who are available to speak to groups of children on a variety of topics, such as Gun Safety, Pedestrian Safety, Inappropriate Touching, Dialing 9-1-1, Cyber Safety for Kids Online, Stranger Danger, It's O.K. to Tell, and School Violence/School Safety presentations. Developed in 2000, the Community Outreach Center at Olympic High School provides youth with strategies to develop a positive self-image, achieve success in their academic and personal lives, and contribute to the community in which they live.

### **Additional Needs**

The continuing decline in the incidence of crime in Santa Monica is due in part to the City's various crime prevention efforts. Continuation and expansion of the above crime prevention and awareness efforts are necessary to continue improving the safety of Santa Monica residents. Upon request, any of the crime awareness and prevention programs described above can be organized for presentation in Spanish to Santa Monica's Spanish-speaking community.

### **Substance Abuse Services**

According to the Santa Monica Police Department, drug sales arrests within Santa Monica remained stable (37 arrests; 0 percent change) between 1999 and 2002; however drug possession arrests rose from 265 in 1999 to 322 in 2002 (22 percent increase). Therefore, the need for services to provide assistance to drug-related offenders and chemically-dependent individuals is of great importance to the City of Santa Monica.

### **Existing Services**

A number of organizations are available in Los Angeles County to provide treatment of Santa Monica residents with alcohol and drug problems. The following organizations provide a variety of services including counseling, short and long-term housing, and testing:

- Los Angeles County Health Services Department provides substance abuse treatment through residential programs as well as outpatient programs and support groups
- Alcoholics Anonymous

- Narcotics Anonymous
- Matrix Center provides outpatient chemical dependency treatment
- St. John's Hospital Chemical Dependency Center
- The CLARE Foundation
- Matrix Center
- New Start
- Turnabout ASAP (Detox Center)

#### **Additional Needs**

The Community Voices process identified the need for increased substance abuse services for persons with dual diagnoses, particularly among the homeless population.

#### **Transportation Services**

The 2003 Community Voices Report found that nearly two-thirds (61.3 percent) of consumers and clients within Santa Monica had used public transportation services in the past 12 months.

#### **Existing Services**

Santa Monica's Big Blue Bus and the Los Angeles County Metropolitan Transportation Authority (MTA) provide local and regional transit service within the City of Santa Monica. The Big Blue Bus is the primary provider of transit services within the City, operating 11 local routes that serve the communities of Santa Monica, Pacific Palisades, Brentwood, Westwood, Century City, Cheviot Hills, Rancho Park, Mar Vista, Westchester/LAX and the Green Line Station, Marina Del Rey, and Los Angeles. Approximately 6,500 weekly riders board and exit the Big Blue Bus at stops between Lincoln/PCH and Wilshire/10 Freeway.

MTA operates the line from Santa Monica via Wilshire Blvd. to downtown LA and points east, while Big Blue Bus will inaugurate Rapid 3 service to LAX and the Green Line Aviation station via Lincoln in June 2005. Three-quarters of the 50-square mile service area of the Big Blue Bus is outside of the City of Santa Monica. All service is provided on ADA accessible buses.

The Big Blue Bus also provides a local shuttle service known as the Tide Shuttle. This service, which utilizes electric vehicles, operates within the downtown area and serves the major visitor destinations in the City: the Third Street Promenade, Pier, beaches, Main Street business area, major hotels, as well as Santa Monica High School.

Local paratransit service for seniors and persons with disabilities is also provided by the Big Blue Bus. This service is open to any City resident age 60 or older, or age 18 and over with a disability. The service operates everyday on an "on-call" basis. WISE Senior Services provides outreach, education, eligibility and subsidy determinations, certifications, and complaint resolution for seniors using this local paratransit service.

#### **Additional Needs**

The Community Voices process identified that expanded transportation alternatives for the seniors are desired to reduce isolation and increase opportunities for seniors through participation in social events and volunteer work.

## **Fair Housing and Tenant/Landlord Counseling**

### **Existing Services**

The City has a range of anti-discrimination policies to further fair housing. These include policies prohibiting housing discrimination against protected classes, a tenant harassment ordinance, and a just-cause eviction ordinance. In addition, Santa Monica implements a full range of housing programs to facilitate and encourage affordable and special needs housing.

The Fair Housing Unit of the Office of the City Attorney administers the City's fair housing program. It is staffed by a full-time attorney, a fair housing specialist, and a bilingual Community Liaison. There is also a 24-hour bilingual hotline. The Fair Housing Unit takes complaints involving housing discrimination, lock-outs, and utility shut-offs.

In 2002, the Fair Housing Unit conducted a fair housing assessment. The study indicates that, from a fair housing perspective, there is no major hindrance to the availability of housing in the City and that reported fair housing incidents are on the decline. The Fair Housing Unit fielded on average a dozen complaints annually in the 1990s, but now receives six to seven annually. From FY 2002-03 to FY 2004-05, the Fair Housing Unit received 22 formal complaints with no lawsuits filed.<sup>7</sup>

However, the largest change was the dramatic rise in tenant harassment in recent years. In FY 1996-97, the first year after the City's tenant harassment ordinance was passed, the City recorded 23 formal complaints. Since then, the number of tenant harassment complaints has increased nearly three-fold as 181 of complaints were received between FY 2002-03 and FY 2004-05, resulting in four civil and one criminal lawsuit.<sup>8</sup>

The City has already taken aggressive steps to address the issues of impediments to fair housing by implementing policies that are conducive to encouraging the development of low-cost housing. Its planning and zoning policies are such that low and moderately priced housing units are exempt from the more restrictive regulations. Although it does not engage in direct counseling with the parties, the Fair Housing Unit has conducted and attended numerous events to educate the public about fair housing laws affecting tenants and landlords.

The City's Rent Control Board also provides a variety of services to both tenants and landlords by:

- Maintaining records of the rents and amenities for each rent controlled unit in the City;
- Informing tenants and landlords of their rights and responsibilities under the Rent Control Law;
- Resolving excess rent claims; and
- Encouraging owners to make needed repairs through the rent decrease mediation and petition process.

In addition, the City funds a non-profit organization to provide general legal and tenant/landlord counsel and advice for low and moderate income households. The Santa Monica Disabilities Commission is preparing to distribute a brochure outlining the rights and responsibilities of renters with disabilities and their landlords. In addition, the Santa Monica Outreach Coordinator for the

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<sup>7</sup> Office of the City Attorney, 4/18.

<sup>8</sup> Office of the City Attorney, 4/18.



Westside Center for Independent Living (WCIL) educates landlords and tenants on their rights and responsibilities. WCIL also assists with tenant complaints and files grievances with the appropriate authorities. WISE Senior Services, a local non-profit agency, does this as well on a limited basis.

### **Additional Needs**

The Fair Housing Unit has taken an aggressive approach to educating tenants and property owners and will continue to educate the public about the Fair Housing laws. It will also make efforts to contact property owners and owner associations to encourage compliance with fair housing laws.

The Community Voices report indicates that increased accountability and enforcement of laws is needed to protect persons with disabilities.

### **Health Services and Facilities**

The 2003 Community Voices Report identified "improving access to health care for children and their families" and "ensuring that every child is born healthy and enters school ready to succeed" as two of the top four identified needs and priorities for Santa Monica. Increasing the availability of mental health services was a new priority identified in the 2003 Report.

### **Existing Services and Facilities**

The following facilities provide affordable health services in Santa Monica:

- Venice Family Clinic/Yvonne B. Burke Health Center: provides primary medical care and specialty services to unemployed, low income, and homeless persons.
- Los Angeles County Health Services/ Yvonne B. Burke Health Center: provides general adult medical, pediatrics, OB/GYN, prenatal, immunizations, and pregnancy testing.
- Les Kelley Family Health Center: provides a full range of family medical services including obstetrics, pediatrics, geriatrics, general medical care and office surgery.
- Westside Women's Health Center: provides family planning, routine GYN, pregnancy testing and counseling, screening and treatment for STD, prenatal & pediatric care; AIDS testing and education.

The Los Angeles County Health Services Department program operating at the Venice Family Clinic/Yvonne B. Burke Health Center provides low- and no-cost health care to low income Santa Monica residents. Both facilities provide primary care and referral services. When the Yvonne Burke Health Center is unable to handle the patient load, patients are referred to the H. Clyde Hudson Health Center in downtown Los Angeles or to the Harbor UCLA facility in Torrance. The Burke Health Center operates a van to transport patients to the UCLA facility. Bus tokens are also available to homeless patients or to low income persons who cannot afford bus fares. The Center offers free health care services to low income persons based on their ability to pay. Patients must be re-certified every six months to determine their eligibility for assistance.

The Venice Family Clinic is another primary health care provider for the City's lower income residents. This clinic offers health services including general pediatric, adult and comprehensive family medicine, a comprehensive teen clinic, specialty clinics, and health outreach services for homeless persons.

### **Additional Needs**

The City currently funds free primary health care and specialty care for low-income residents and participates in service coordination and resource building activities with groups such as the Westside Health Coalition, Westside Mental Health Network, and St. John's Health Center Community Benefit Plan Committee. However, the Community Voices report recommends increased funding for all services that impact low-income residents, including health care. It was also recommended that the City expand homeless access to health care, dental care and mental health care.

### **Services and Facilities for Persons with Disabilities**

#### **Existing Services and Facilities**

A range of services and facilities are already in place to serve the disability community in Santa Monica. Major service centers for people with disabilities in the Santa Monica area include:

- California Department of Rehabilitation/Westchester
- Easter Seals of Southern California/Culver City: independent living skills training, vocational rehabilitation, supported employment and day program for persons with developmental disabilities.
- L.A. Goal: adaptive living skills and training; social and recreational services for adults with developmental disabilities.
- Westside Regional Center/Culver City: diagnosis, case management, prevention, advocacy, community education, referral and other services for people with developmental disabilities and their families.
- Special Education program, Santa Monica-Malibu Unified School District
- WISE Paratransit: open to any city resident age 18 and over with a disability; the service operates everyday on an appointment basis.
- City Community Programs Division: recreational and social opportunities for people with disabilities, including Westside Special Olympics.
- Goodwill Industries/West LA: job training and supported employment for people with disabilities.
- Westside Center for Independent Living: benefits advocacy, housing and employment search assistance, peer counseling training and placement for people of all ages with a disability.
- Center for the Partially Sighted: vision exams, support groups, counseling, mobility and independent living training and assisted living devices for people who are partially sighted and/or are losing their eyesight.

**Mental Health:** Services for people with a mental illness are available region-wide through the Los Angeles County Department of Mental Health Services (LACMHS) and its contracting agencies. These agencies provide services for people with a persistent and chronic mental illness. Services are divided into 24-hour crisis services, crisis walk-in services, child and adolescent screening, and non-24 hour services (frontline crisis services and senior outreach). The County Department of Mental Health operates the Edmund D. Edelman Westside Mental Health Center (MHC) that serves Santa Monica, West Los Angeles and Westchester. Family Service of Santa Monica provides long-term, short-term and cognitive treatment for children, adults and families, while the Gateways Westside Geriatric Center in Santa Monica provides comprehensive mental health services for seniors with outreach to family members. The Center for Healthy Aging has a day

treatment program, peer counseling, outreach and family support for seniors. Jewish Family Services/Santa Monica also provides counseling for families, individuals, children, adolescents, and seniors. Community care facilities (board and care) provide approximately 52 beds in Santa Monica for people with a mental disability.

**Developmental Disabilities:** The Westside Regional Center for the Developmentally Disabled is a state-funded, non-profit agency serving individuals with mental retardation, cerebral palsy, epilepsy, and autism. The agency functions primarily as a diagnostic and testing center to determine eligibility for state-funded services. Additional services include genetic counseling to persons who have or may be at risk of having a child with a developmental disability. The Center is responsible for planning and developing services for persons with developmental disabilities to ensure that a full continuum of services is available.

### **Additional Needs**

The Community Voices process identified the following needs to serve persons with disabilities in Santa Monica:

- Increase the availability of affordable, accessible housing;
- Expand public education and advocacy efforts;
- Increase accountability and enforcement of laws; and
- Improve access to services for persons with disabilities.

### **Senior Services and Facilities**

According to the Community Voices Survey, paratransit services, home delivered meals, and support for WISE's new Adult Day Care Center serving frail seniors were the highest ranked needs within the City.

### **Existing Services and Facilities**

In general, service needs of the elderly include: adult day care, basic needs and resources, crime/victim and legal services, education services, employment and training, emergency services, financial aid and benefits, health information and services (inpatient and outpatient), housing services, in-home services, mental health services, protective and placement services, and transportation services.

A variety of senior services are available to residents in Santa Monica. The Center for Healthy Aging provides health care services, including health screening, health education, and peer counseling services. Meals-on-Wheels West operates a meals-on-wheels program for homebound seniors. WISE Senior Services provides case management, information referral, day care, in-home services, and outreach and education for the City-run paratransit service. Facilities and organizations which provide services specifically to seniors are listed below.

- Center for Healthy Aging: social service and health care including mental health, health education and physical health services to older adults and their caregivers.
- Gateways Westside Geriatric Center/Outpatient Mental Health Program: comprehensive mental health services for age 65 and over.
- Santa Monica Senior Recreation Center: nutrition program (hot lunches), classes, activities, and field trips.

- UCLA Healthcare 50 Plus: health education and health screenings, physician referrals, Medicare workshops, insurance assistance and counseling, and walking programs.
- WISE Adult Day Care Center: Day care services for clients with stroke and mild memory loss.
- Santa Monica Dial-A-Ride: Open to any city resident age 60 or older or any resident with a disability age 18 and older. Provides curb-to-curb service daily on an appointment basis.

Many older adults in Santa Monica live on fixed incomes and are isolated from family, friends, and community services. With the advent of welfare reform and anticipated changes in Medicare and Medi-Cal in-home assistance, SSI benefits may be dramatically reduced or eliminated and Medi-Cal benefits significantly curtailed.

Elderly residents are justifiably concerned about becoming victims of fraud. Much of the information they receive from healthcare agencies, insurance agents, financial advisors and government entitlement administrators is needlessly complex and confusing. Education and other activities for older adults can help them achieve greater control over their lives and protect their savings.

The City of Santa Monica funds the following programs and services that target older adults:

- Day care services for older adults with Alzheimer's disease and other debilitating conditions.
- Money management services, including bill paying and representative payee assistance;
- Home delivered meals to homebound older adults.
- Case management and peer counseling services.
- Advocacy opportunities for seniors through the Commission for the Senior Community, the Senior Recreation Center Council, and the Senior Nutrition Program Advisory Council.
- Health services, including geriatric care.
- Para-transit services.
- Congregate meal programs at four locations.
- Involvement of seniors in volunteer opportunities City-wide.
- Recreational trips, classes, and social activities.
- Recreational activities targeting older Latino adults.

#### **Additional Needs**

The Community Voices report indicated the following additional needs for seniors:

- Preserve and expand the supply of affordable housing for seniors;
- Increase opportunities for seniors to share their wisdom and talent through volunteerism, intergenerational mentoring, and expanded transportation alternatives;
- Provide education and legal aid to protect seniors from becoming victims and teach them to be their own advocates; and
- Maintain affordable, long-term care and support for aging family members.

#### **Youth Services and Facilities**

The 2003 Community Voices Report identified "Reducing the number of juveniles engaged in criminal activity" as one of four top priorities and needs in Santa Monica. "Increasing support for

education in general, and for Santa Monica public schools, specifically," was also identified in the report as a new priority.

More than one-half (53.4 percent) of the youth surveyed reported that they belong to a school or community club. Slightly more than two-thirds (68.6 percent) of youth said that they had volunteered at some time of their lives through the programs (most common - Boys and Girls Club, Police Activities League, and the Red Cross)

### **Existing Services and Facilities**

The first comprehensive assessment of the needs of Santa Monica's youth and their families was conducted in 1989 with the publication of Kids in Santa Monica, Part 1: "The Community Speaks Out", and Part 2: "An Action Plan for the 1990s." These documents identified problems facing families with children and provided possible solutions. In Part 1, it was stated that, "Young people today feel especially fragile and vulnerable. They are exposed to pressures at increasingly early ages...they feel unsafe and threatened by a variety of things, ranging from earthquakes to random gang violence." The report also points out that youths share feelings of lack of control and lack of choices, powerlessness, and skepticism.

Recent data developed through Community Voices, as well as other studies and community events completed in the last decade, suggest that needs have not changed much. According to the city's Biennial Telephone Survey, which included an over sampling of residents from the Pico Neighborhood, 25% of Pico area respondents felt that crime, gangs or drugs are the most important issues facing the City and that police officers should work with youth to prevent gangs and youth crime. The recent February and April 2005 Community Workshops on Gang Violence with over 400 participants illustrate that the concerns about gang violence have not changed. While these workshops resulted in an opportunity for community members to engage in a dialogue about how to find solutions to gang violence, there is much work still needed to make sure that the developed community action plan happens.

Santa Monica currently funds approximately \$20 million in youth-related services (see attached Youth Budget). These services are provided both as community-based services and in conjunction with the School District. Organizations that provide youth-oriented services and programs are identified in Table 3-27. Santa Monica currently funds the following programs and services for youth and their families:

- Domestic violence intervention program to children in domestic violence shelters and staff and parents at local preschools.
- Conflict resolution services and training in middle schools.
- Group counseling services at Olympic continuation High School.
- Publication of Family Guide, a guide to youth services and programs for children and youth.
- Academic support and enrichment activities during after-school programs administered by youth service agencies.
- School- and park-based youth programs administered by youth service agencies and City staff.
- Police Activities League (PAL) Youth Center, offering fitness, academic, cultural and social programs for youth ages 6 to 17.
- Employment and academic support for Santa Monica youth entering Santa Monica College.

- An apprenticeship program for young adults ages 14-24 years, offering employment and training at the city's public works facilities.
- Adolescent Health and Sex Education.
- School- and community-based individual and family counseling, case management, and supportive services such as parenting education.
- Housing Authority and Family Self-Sufficiency programs that provide rental assistance and supportive services for low-income households receiving Section 8 assistance.
- Comprehensive case management services, including job preparation and placement, conflict resolution, college/career planning, and services for teen parents at risk of dropping out of school.
- Recreational activities provided by the Boys and Girls Club.
- Employment, counseling, prison outreach and leadership training for older at-risk youth residing in the Santa Monica Pico neighborhood.
- College awareness and preparation programs for 8-12<sup>th</sup> graders.

Table 3-27  
Children, Teens, and Family Services

Organization	Program
PAL	Youth Center
Connections for Children	Quality Childcare and Family Support Program
Dispute Resolution Services	Youth and Family Program
El Nido Family Center	Santa Monica Outreach Program
Family Service of SM	Agency-based Programs
Family Service of SM	John Muir and McKinley Elementary School-based Programs
Family Service of SM	CAL-Safe (Teen Parent) Family support at Santa Monica High School
Growing Place	Mentoring Program
Growing Place	Marine Park Child Development Center
Jewish Family Services	SM High School Program
Santa Monica College	Pico partnership/On the Move
CREST	After school childcare center, enrichment and sports
Middle School Sports	Sports program
VAP (Virginia Avenue Park)	Opening in Fall 2005, this center will include a youth center, a gym, including health and fitness opportunities and academic support and educational enrichment
Saint John's Child and Family Development Center	Youth Development Project and Pico Youth and Family Center
Saint Joseph Center	Family Self-Sufficiency
Pico Youth and Family Center (PYFC)	Neighborhood-based youth service program

**Additional Needs**

The Community Voices report and recent community workshop on reducing youth violence identified additional needs for expanded services to children, youth and their families, including:

- 1) Increase culturally sensitive programming for teens and older youth.
- 2) Increase family and youth leadership opportunities.

- 3) Expand school-based counseling and support services, including after-school programs for middle schoolers.
- 4) Expand programs addressing teen pregnancy and youth violence.
- 5) Increase job readiness and employment opportunities for youth and adults with children.
- 6) Create job retention program for youth.
- 7) Develop more academic and employment career mentoring programs.
- 8) Increase the supply of affordable rental housing and rehabilitation of Santa Monica's aging housing stock.
- 9) Improve linkages among school campuses, parks and youth serving programs to support families and provide opportunities for families across the City.

### **Childcare Services and Facilities**

According to respondents of the 2003 Community Voices Survey, "Increasing access to affordable childcare" was identified as a new priority for Santa Monica.

#### **Existing Services**

The Human Services Division oversees a number of childcare and early childhood development services through the Community Development Grants Program and direct service programs operated by the Division's Youth and Family Development Team. Currently, the City supports the following childcare and related services:

- Childcare subsidies for infant, toddler and elementary school children;
- An early childhood development mentoring and training program for youth serving as childhood assistants in an accredited childcare setting;
- Quality improvement assistance funds to licensed child care centers and family day care providers;
- Marine Park Child Development Center, providing full day care for infants, toddlers and preschoolers; and
- Structured homework assistance, recreational activities and enrichment classes, including no-fee programs.

In collaboration with the Santa Monica-Malibu Unified School District, the City operates CREST (Childcare, Recreation, Enrichment, Sports, Together) for children in kindergarten through fifth grade. CREST provides a variety of childcare and child development activities including "full-time" after-school care, "part-time" before- and after-school care, formal cultural/educational enrichment classes, sports leagues, and a "playground access" program that provides supervised, recreational time for children to play on school sites after school.

#### **Additional Needs**

In collaboration with the County of Los Angeles and Connections for Children (a local nonprofit organization), the City conducted a Childcare Needs Assessment of licensed childcare in Santa Monica. The 2000 study aimed to assess the overall availability of child care spaces, as well as access to care during non-traditional hours, access to care with capacities to speak languages other than English, the availability of care for ill or special needs children, and barriers to expanding the supply of childcare.

Since the 2000 Report, the supply of part-time preschool appears to continue to meet much of the residents' demand. The Childcare Needs Assessment made the following specific findings that continue today:

- There is a need to expand the supply of infant care and school-age care;
- Supply exceeds residents' demand for part-time day care, but meets demand when nonresidents' needs are taken into account;
- There is a need to expand the supply of care;
- Child care centers report they face space and staffing barriers to expansion;
- School-district run programs could enroll more children, but their vacancies are almost exclusively unsubsidized spaces;
- FCCHs are most flexible with respect to nontraditional-hour care and the primary barrier to expanding such care is a perceived lack of demand; and
- Most capacity to provide special needs care exists in district-run programs and the primary barriers to enhancing this capacity are liability concerns and training staff at FCCHs and hiring and training staff at centers.

Affordability of child care continues to be of great concern for many parents. The Childcare Needs Assessment study found that full-time child care costs for a preschooler and a school age child can consume between 23 percent and 28 percent of a family's budget if no one is able to stay home to care for the children. A low-income family may be eligible to receive assistance to pay for child care in the form of a subsidy. However, subsidized full-time childcare is not adequate to meet the demand. The Childcare Needs Assessment study found that demand for subsidized care varies by neighborhood. In ZIP Code 90404, demand for subsidized care accounts for 83 percent of its total child care demand, and 69 percent of all demand for subsidized care in the City.

The Childcare Needs Assessment of 2000 concluded with a summary of issues that continue to be worthy of additional analysis, including:

- Needs of nonresident parents who work in Santa Monica;
- Characteristics of those waiting for child care;
- Supply of care for children ages 11 to 14;
- Need for and supply of special needs care; and
- Barriers to accessing and providing care.

## **Parks and Recreation Facilities**

### **Existing Facilities**

The Open Space Management Division of the Santa Monica Department of Community and Cultural Services currently maintains approximately 420 acres of public open space, which includes 245 acres of Santa Monica State Beach, 25 regional, community, and neighborhood parks, over 59 other public landscape areas, 27 community facility sites, and the Community Forest. Additional parks and recreational resources include and a park located within the Colorado Place office development. The City's Master Environmental Assessment contains a detailed inventory of park facilities in the City, and recreation and cultural programs sponsored by the City.



### **Additional Needs**

Three parks are located within the low/moderate income Pico neighborhood: Memorial Park, Stewart Street Park, and Virginia Avenue Park. Construction on the 3.7-acre expansion of Virginia Avenue Park is in progress and is expected to finish in late 2005. Renovation of public restrooms, and concession and storage buildings is underway in two City parks, including the structures at Memorial Park which serve the Pico neighborhood. The City will continue to consider other park and recreation facilities throughout the City that will serve low and moderate income residents. The City's Master Environmental Assessment contains a detailed inventory of park facilities in the City, and recreation and cultural programs sponsored by the City. Construction on a new restroom to replace the existing one at Stewart Street Park is expected to begin in 2006.

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### **Parking Facilities**

#### **Existing Facilities**

The primary generator of parking demand adjacent to Santa Monica's low and moderate income neighborhoods are institutions such as hospitals and Santa Monica College, downtown business activity and commercial activity. According to the City's Planning and Community Development Department, preferential parking in the area immediately surrounding Santa Monica College, St. John's Hospital, and Santa Monica-UCLA Hospital, and north of the downtown helps retain residential parking, although parking spillover into the outlying residential neighborhoods does occur during peak hours. Most of the development, residential and commercial, was built during a period of lower parking requirements; this now creates additional on-street demand.

#### **Additional Needs**

Parking studies prepared for the downtown area point to a desire for additional parking with seismic improvements needed for the older structures as well as the possibility of acquiring additional property for downtown parking. In aggregate, the City's unmet needs related to parking facilities in its lower income areas are relatively minor.

#### **Accessibility of Facilities**

The Americans with Disabilities Act (ADA), which became effective in July 1991, provides comprehensive civil rights protection to persons with disabilities in the areas of public accommodation, employment, State and local government services, transportation, and telecommunications. The design, implementation, and maintenance of all City-owned facilities or leased facilities, including recreational facilities and open spaces, must comply with Title II of the ADA.

The City of Santa Monica has a strong commitment to providing maximum community access to foster independent living opportunities and total community inclusion. In 1992, the City conducted an assessment of all public facilities and developed a Transition Plan that identifies the improvements to public facilities needed in order to comply with ADA. In developing the Transition Plan, the City contracted with an access consultant to conduct a survey of all City-owned facilities and open spaces. The City also contracted with an engineering consultant to survey existing curb cuts throughout the City's streets and alleys to inventory barriers to wheelchair accessibility. In addition, the Engineering Division contracted with an ADA consultant to review all recent facility renovation plans and identify ADA deficiencies to ensure full compliance with current

codes. The Transition Plan was then reviewed by a community advisory group and public input solicited at a public hearing.

Through its Capital Improvement Program (CIP) and Annual Action Plan process, the City continues to fund yearly projects based on public usage priorities to address architectural, communication, and visual barriers throughout the City. In addition, CIP projects are reviewed for ADA compliance. The following ADA improvement projects are still needed:

- Curb Cuts: Fewer than 20 remain to be installed City-wide. 50 per year will be rebuilt as necessary to comply with current standards.
- Push Buttons: City-wide installation of push buttons at signalized intersections.
- City-Owned Facilities and Open Spaces: Existing facilities including open spaces were made accessible to the extent possible. As facilities are renovated or built prioritized according to the level of public usage, they are made accessible and compliant with current code.

### **3.6.2 Infrastructure Improvements**

The following information on public improvement needs is obtained from the City's Master Environmental Assessment (MEA) and through discussions with City staff.

#### **Street Improvements**

##### **Existing Conditions**

The Environmental and Public Works Management Department, repairs damaged streets, curbs, gutters, and sidewalks, and repairs and replaces streetlights and streetlight circuitry.

##### **Deficiencies**

A new Pavement Management System outlining the conditions of all streets in Santa Monica has been adopted. It defines the needs of the system for the next seven years (2005-2012); a Capital Improvements Program mirrors the Plan.

The Pico Boulevard Streetscape Project, which forms the southern boundary of the City's designated low and moderate income neighborhoods, has been completed. A second streetscape project that includes 20<sup>th</sup> Street & Cloverfield Boulevard from Pico Boulevard to the 10 Freeway is in the design stage. This project will provide:<sup>9</sup>

- New street trees with irrigation
- New street lights
- Converting existing series lighting circuits to safer, more reliable multiple circuits;
- Bus stop improvements
- Crosswalk improvements
- Traffic calming elements, as appropriate
- New sidewalks to eliminate any tripping hazards

#### **Garbage/Trash Removal**

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<sup>9</sup> Santa Monica Public Works Department, 4/18/05

AB 939 recognizes that an integrated approach to waste management is required to prolong the life of existing landfills and to prevent the need to devote additional valuable land resources to trash disposal. The City participates in a variety of efforts to meet the source reduction, recycling, and composting requirements.

### **Existing Conditions**

The City provides trash collection service to all Santa Monica residents and approximately 50 percent of commercial and industrial establishments. The solid waste disposal system is operated by the Department of Environmental and Public Works Management, Solid Waste Management Division. The City's Solid Waste operation is self-supporting with fees charged to residents and businesses. The commercial and industrial businesses which are not served by the City, mostly hotels and large businesses, are served by a number of private contractors.

Refuse is delivered to a transfer station located at 2401 Delaware AVE. The station is permitted to receive up to 400 tons of solid waste per day. Currently, the station receives between 200 to 300 tons per day. No immediate plan for expansion of the transfer station exists, but the station may eventually be expanded and combined with the adjacent recycling center to create a materials recovery center.

Waste collected from Santa Monica currently goes to three different landfills: Puente Hills landfill located in the City of Whittier, Bradley landfill located in Los Angeles, and Simi landfill located in Simi Valley. In addition, the City uses the Commerce and Long Beach Waste to Energy facilities.

Solid Waste met the 2000 target of a 50 percent reduction in waste reaching landfills and is striving to reach the 2003 Adopted Sustainable City Plan diversion target of a reduction of 70 percent of waste reaching landfills by the year 2010. An additional goal is to achieve 50 percent average post-consumer recycled and/or tree-free content in all City paper purchases

### **Deficiencies**

According to City staff, current equipment and staffing for the Solid Waste Division is adequate to serve businesses and residents in Santa Monica.

## **Sewer System Improvements**

### **Existing Conditions**

The City of Santa Monica has a well-maintained sewer system. The local sewer collection system is owned by the City and is managed, operated, and maintained by the Water Resources Division of the Environmental and Public Works Management Department. Sewer flow is treated at the City of Los Angeles' Hyperion Treatment Plant located approximately four miles southeast of Santa Monica, along the Santa Monica Bay coastline. The Hyperion Plant has a capacity of 420 million gallons per day (mgd). Santa Monica's Sustainable City Program had proposed a target of reducing wastewater flows by 15 percent from its 1990 level (10.4 mgd) to 8.8 mgd by the Year 2000. Even with the City's permanent water conservation measures such as new development requirements and retrofit programs, the City has exceeded this average allocation due to densification in many areas. Development standards now allow for multi-story residential development in the downtown area and for residential densification in other formerly single-family residential and commercial areas.

### **Deficiencies**

The City has recently completed a City-wide sewer system rehabilitation and replacement program. The mains were damaged due to the 1994 Northridge Earthquake and the funds for this City-wide program were provided by FEMA and the state OES. The system is now designed for full build-out at maximum use allowed by current zoning.<sup>10</sup>

## **Water System Improvements**

### **Existing Conditions**

Water for the Santa Monica service area is supplied from both groundwater and imported sources. Presently, the City has 11 wells in the Santa Monica subbasin. All Santa Monica wells, except Santa Monica No. 1, pump to the water softening plant. Santa Monica No. 1 pumps to the Riviera Reservoir and is blended with treated water. Historically, well water production in Santa Monica has averaged 70 percent of the total water production. Currently 7 of the 11 wells are closed due to MTBE contamination.

The Metropolitan Water District (MWD) of Southern California delivers water imported from the Colorado River and State Water Project to the City. Water treated at the Jensen Filtration Plant on the northern edge of the San Fernando Valley is conveyed to the Santa Monica service area through the Sepulveda and Santa Monica Feeders.

Water system storage is provided by the City's four reservoirs: Arcadia, Riviera, San Vicente, and Mount Olivette, with a total capacity of 40.1 million gallons. The largest storage facility in the City's system is the Riviera Reservoir with a capacity of 25 million gallons of water.

As part of the City's conservation policy, the Sustainable City Program has established a target of reducing the potable water usage by 20 percent from its 1990 consumption level (14.3 mgd) to 11.4 mgd by the Year 2000. City staff is currently reviewing the water use target for the year 2010 as water consumption has increased from 11.4 mgd in 1992 to 13.0 mgd in 1999.

### **Deficiencies**

The City's water system operates adequately to meet the domestic needs of the City, and supplies sufficient fire suppression pressure to provide the needed range of fire flows. However, the 1985 Water System Capital Improvement Study indicated that a shortage existed in the City's ability to provide emergency storage. Emergency storage criteria were established as the volume necessary to supply five days of the maximum demand in the absence of electrical power. In the 1985 study, the analysis of the City's capacity to provide equalizing storage, fire suppression storage, and emergency storage were based on then-current demand estimates and forecast growth for the year 2000. The 1985 analysis showed a deficit of 3.62 million gallons in storage, and the projected shortfall for the year 2000 was 19.8 million gallons.

The City plans to augment the existing total storage volume of 40.1 million gallons. Furthermore, present water consumption and maximum day demands are less than those recorded in 1984-85

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<sup>10</sup> Santa Monica Public Works Department, 4/18/05

because of an aggressive permanent plumbing fixture retrofit program, as well as other water conservation efforts. No emergency water conservation regulations are currently in effect.

Approximately 60 percent of the City's water supply mains are made of cast iron and are over 50 years old. The average life of cast iron is 50 years; however, it can vary considerably depending on the depth of burial, bedding conditions, soil conditions, traffic loading, and water quality.

The City maintains an active Capital Improvement Program for water main replacement, which has consisted of approximately 20,000 lineal feet per year of main replacement in recent years. Given this replacement rate, and a total length of water main of 1,072,896 feet, the entire distribution system will be replaced approximately every 50 years.<sup>11</sup>

## **Flood Prevention/Drainage Improvements**

### **Existing Conditions**

The overall drainage pattern of the City of Santa Monica is to the southwest. An underground storm drain system intercepts surface runoff through a series of catch basins, connector pipes and mainlines and carries the majority of the storm water to the Santa Monica Bay portion of the Pacific Ocean. The storm drain system is comprised principally of pipes and channels owned by two separate entities: the City of Santa Monica and the County of Los Angeles. Additionally, a few drainage facilities within the right-of-way of Interstate 10 are under CALTRANS jurisdiction.

The storm drain pipes/channels in the City range from 16 inches to 11 feet in diameter. The conduits are mainly constructed of reinforced concrete pipe (RCP) or reinforced concrete (RC). A few of the structures are brick arch drains, or corrugated metal pipes (CMP). Approximately 20 miles of storm drain pipes are within the City. Of the 2,308 catch basins collecting runoff into the storm drain system, 1,484 are owned and maintained by the County; the remaining 824 catch basins are owned and maintained by the City of Santa Monica.

### **Deficiencies**

The Kenter Canyon drain is presently undersized and incapable of accommodating the runoff from a 50-year storm. In the past, the City has requested that LA County consider funding a parallel drain. Because of this important deficiency, the City of Santa Monica Department of Environmental and Public Works Management has in some cases required large developments to install detention facilities onsite to reduce runoff during peak flow periods. Additionally, the City Council passed an ordinance requiring all new development to reduce runoff quantities 3/4-inch of first one inch of a storm over 24 hours.

Deficiencies in the City's storm drain system have been addressed by City staff primarily with respect to effluent water quality issues. A physical deficiency in the system, as identified by City staff, is the existing 48-inch drain in 26th street, from Colorado to Wilshire. This line appears to be undersized for heavy rains. There are no capital improvement funds currently budgeted for this system.

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<sup>11</sup> Santa Monica Public Works Department, 4/18/05

The City has constructed an urban runoff recycling facility to treat the dry weather storm drain discharges and recycle it for irrigation purposes, accounting for 90 percent of the City's urban runoff discharge.<sup>12</sup>

### **3.6.3 Economic Development**

During the last quarter of the twentieth century the City of Santa Monica went through a number of economic turns. Some were due to national, regional and local economic changes such as the recessions of the late 1980s and early 1990s, and the related reductions of aerospace, defense and industrial enterprises. Another was due to the natural disaster of the 1994 Northridge Earthquake.

The City is well served by a variety of commercial, office, and industrial land uses that provide a diverse economic base. The community has a unique resource of highly talented and skilled people combined with an attractive and modern office stock located near restaurant and entertainment amenities. Santa Monica has also had success in establishing new luxury hotel space and expansion of visitor-serving businesses in the coastal area. Moreover, different parts of the City serve different economic purposes as neighborhood service centers, auto dealers, and boutiques are not typically found in the coastal area.

The health and character of Santa Monica's commercial community is vital to the economic well being of its citizens and those who work in and visit the City. Santa Monica has more than 90,000 residents but its "day time" population is much larger because of the number of people employed in the City. The strength and composition of the business sector directly impacts the quality of life for residents through the services and jobs it provides, the amenities it supports, and through taxes and fees it generates.

In addition, the extent to which residents are prepared to fill positions that become available through economic development contributes to individual and neighborhood economic growth. To this end, the City maintains a Youth Employment Plan to train youth through apprenticeships and direct employment programs operated by the City and non-profit agencies funded under the City's Community and Economic Development Program. Specifically, the City offers apprenticeships through the Public Works Department. The City also supports employment programs for adults and continues to play a role in the coordination of employment resource development by participating with the Santa Monica College and other efforts to increase resources for the development of employment and training opportunities in Santa Monica.

The City must identify and implement policies and programs that encourage sustainable and environmentally friendly enterprises: businesses that provide jobs with good wages and desirable working conditions to local residents and others; businesses that address the diversity of the residential community; promote arts, media, educational, and technology-based enterprises; and promote businesses that are active, involved and supportive of the community.

#### **Economic Development Activities**

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<sup>12</sup> Santa Monica Public Works Department, 4/18/05

Tourism and visitor-related activities are major components of Santa Monica's local economy, with millions visiting the Santa Monica Pier and Third Street Promenade every year. The City assists in funding six unique economic development agencies and districts:

- The Pier Restoration Corporation is a non-profit public benefit corporation appointed by the City Council whose charter is to promote the healthy business environment of the City-owned pier. The Corporation solicits corporate sponsors to support events, conducts a licensing program, and organizes and manages a variety of special events such as the Twilight Dance Series.
- The Third Street Promenade is managed by the Bayside District Corporation, a non-profit Council appointed public benefit corporation. Management services include: marketing/promotion, special events, and vendor cart program. A three-layer assessment district has been established to fund: 1) streetscapes; 2) operations and maintenance; and 3) parking structures.
- The Main Street Business Improvement Association (MSBIA), formerly known as the Main Street Merchants Association, was established to promote, market, and represent the retail, restaurant and other business license holders in the Main Street Business Improvement District (BID). A seven-member Board consisting of six Main Street merchants and one neighborhood appointee oversees the budget funded by the assessment district and sets related policy; daily administration is provided by the Association's Executive Director. The Association's two standing committees, the Events Committee and the Marketing & Development Committee, work on the details of events and promotion & marketing.<sup>13</sup>
- The Montana Avenue Business Improvement District was also formed to assist in the marketing and promotion of this district comprised of neighborhood serving commercial and office uses. The assessment district funds are administered through an Assessment Board elected by Montana Avenue merchants.<sup>14</sup>
- The Pico Boulevard business improvement district was authorized by City Council of July 1, 2000. An assessment board consisting of Pico Boulevard merchants has organized and is conducting marketing and public information and a storefront facade improvements improvement program.
- The Santa Monica Convention and Visitors Bureau is funded from the City's hotel bed tax, and is utilized to market and promote the City as a tourist destination.

The Westside Small Business Development Center, operated by the Valley Economic Development Center and funded through SBA and local matching funds, provides free of cost business counseling, low-cost training and loans to small businesses in Santa Monica and the Westside of Los Angeles.

Counseling services provided free of charge include: financing, bookkeeping, marketing and business planning and training workshops are provided on a variety of subjects that include

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<sup>13</sup> Main Street Business Improvement Association, 4/22/05.

<sup>14</sup> Montana Avenue Business Improvement District 4/15/05.

insurance requirements, franchising, import and export, marketing, procurement, e-commerce, accounting, and other business related subjects. The Westside SBDC also offers loans funded by the SBA and local banking institutions.<sup>15</sup>

The City sponsors four Farmer's Markets which attract shoppers to town and provide a community service to city residents:

- Wednesday Downtown Market
- Saturday Downtown Market – largest west of Mississippi
- Saturday Pico Market – currently operating at the Santa Monica Airport while Virginia Park is under construction, but will return to Virginia Park in fall 2005
- Sunday Main Street/Ocean Park Market

The City contracts with local non-profit organizations that employ formerly homeless and former substance abusers for maintenance and set-up of the markets.

City Economic Development staff also provides a variety of functions such as business attraction and retention, bringing state and federal economic development funds to the City, and supporting local commercial districts seeking to enhance and improve the economic vitality of their areas.

### **3.6.4 Public Housing Improvements**

The Housing Authority of the County of Los Angeles (HACoLA) owns and operates two public housing projects in Santa Monica, Ocean Park and Monica Manor, with a total of 39 units. These projects were built by HACoLA prior to the City establishing its own public housing.

Three properties identified as Colorado Place are privately-owned residential units operated by the HACoLA; they are not public housing. These are affordable housing units, which were purchased by the developer of the Colorado Place office project as housing mitigation for development of that project. The three properties operated by HACoLA, totaling 40 units, are: 1855 9th Street, 1444 14th Street, and 2006 20th Street. All of these residential facilities are governed by affordability agreements of a 99-year lease that expires in 2081.

The HACoLA has resident managers at each project site, but has yet to establish any resident management council. The Housing Authority does not provide programs to residents in the area of childcare, job readiness, crime awareness, or crime prevention (e.g. "Non-housing needs of Public Housing Tenants").

Currently scheduled rehabilitation and improvements include:

- Ocean Park: For FY 2005, the replacement of all fire extinguishers and smoke detectors. In addition, according to the Capital Fund Program Five-Year Action Plan, a total of \$471,118 is allocated for improvements of this site. The improvements include; repair/repaint building exterior, replace windows, install security screens, and replace exterior doors and thresholds.

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<sup>15</sup> Westside Small Business Development Center, 4/15/05.



- Monica Manor: For FY 2005, the replacement of all fire extinguishers and smoke detectors.<sup>16</sup>

Regarding Americans with Disabilities Act (ADA) improvements, all doorknobs, kitchen and bathroom faucets meet Section 504 compliance; entryways to disabled units are wheelchair accessible, bathrooms in disabled units are Section 504 compliant.

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<sup>16</sup> Los Angeles County Community Development Commission website at:  
<http://www.lacdc.org/housing/communities/index.shtml>