ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Santa Monica

Reporting Period 1/1/2009 - 12/31/2009

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
214 Santa Monica Blvd.	5+	R	4			34	38	38		Inc	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	19	19	19			
(10) Total by income Table A/A3 ► ►			4			53	57	57			
(11) Total **Extremely Low-Income Units***											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**		8	11			19	19

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted													
	Non-deed restricted													
Low	Deed Restricted													
	Non-deed restricted													
Moderate	Deed Restricted													
	Non-deed restricted													
Above Moderate														
Total RHNA by COG. Enter allocation number:														
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
SEE ATTACHED CHART			

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Jurisdiction	City of Santa Monica		
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General Comments:

Table C: Program Implementation Status

2008-2014 Housing Element Program	Program Implementation Status
Goal 1.0:	
Objective1.a: Assess and Revise, Where Appropriate, City Regulartory Requirements	
Periodically review and, where necessary, revise planning, zoning and development regulations, assessments, and fees to ensure that they support the development of a variety of housing types and prices including workforce housing and live/ work spaces. The City will also periodically review the City's impact fees, site improvement requirements, taxes and processing fees, times and procedures to assess whether the additional development costs associated with these requirements act as a constraint on the City's ability to meet its RHNA housing production target. The City will continue to promote residential uses in nonresidential zoning districts.	Progress: As of mid-2012, 1360 multi-family units had received building permits and were expected to complete construction within the 4th Cycle time period of the Housing Element. The City has made substantial progress on providing its share of regional housing at all affordability levels with two more years remaining in the Housing Element's duration. During this time, the zoning regulations were periodically assessed when issues related to residential development arose. In some cases, the Code was revised, and in most cases, the modifications were directed into the overall zoning ordinance update project. The City Planning Division continually gathers data on permit processing times to monitor that this activity happens in a reasonable timeframe. Development costs are also reevaluated on a regular basis. The LUCE calls for community benefits in larger projects, in addition to regulatory requirements such as fees, provision of open space and affordable housing, etc. The steady rate of applications to develop residential projects attests to the fact that these requirements do not act as a constraint on the City's ability to meet its RHNA housing production target. The LUCE has sharply focused the City's goal of promoting housing in non-residential districts.
Objective1.b: Continue to Streamline the Permit Approval Processes	
Continue to monitor permit processing procedures and provide handbook and outreach materials of interdepartmental regulations arid services to guide applicants through the development approval process. The City will also continue to expand the type of data available on the "Permits" tracking system and improve reporting procedures to facilitate project tracking and provide up-to-date information.	Progress: As of September 2011, PCD data demonstrated that new streamlining timeframes had significantly reduced the plan review portion of permits. These time frames reflect the scope and type of project with initial and recheck timeframes reduced accordingly. As of November 1, 2010, the City implemented electronic plan check with ePlans. Although review time by staff is the same, electronic plans have allowed efficiencies, convenience and sustainability benefits for the public.
Objective1.c: Maintain Architectural Review and Development Compatibility	
Continue to implement City architectural review guidelines, review development standards, and revise as appropriate, to provide project applicants with clear design direction and ensure design compatibility.	Progress: There have been no changes to the ARB process during the planning period. All multi-family projects continue to require ARB approval. some updates and process improvements are under consideration to be included in the Zoning Code update currently in process.

Table C: Program Implementation Status

2008-2014 Housing Element Program	Program Implementation Status
Goal 2.0: Encourage the production of housing for all income categories including housing for the community's workforce.	
Objective2.a: Maintain an Affordable Housing Production Program	
Continue to monitor, evaluate, and revise the affordable housing production program as necessary to meet the housing needs of the community, prepare an annual report concerning compliance with Proposition R and update fees and housing cost requirements annually. Update the AHPP administrative guidelines, consider revisions as appropriate to meet the AHPP objectives, and improve the process of monitoring eligibility of residents in existing units.	Progress: On December 13, 2011, the City Council adopted an ordinance establishing a compliance monitoring fee for the Affordable Housing Production Program which represents the cost to the City of performing investigations and audits to ensure compliance with this program when affordable housing units are initially rented or sold, when units are periodically reoccupied or sold, and when required annual reports are submitted. The City continues to annually update the affordable housing fees and affordable housing unit development cost provisions.
Objective2.b: Maintain a Density Bonus Program	
Maintain the City's density bonus program and revise as necessary to remain consistent with state law and the City's affordable housing needs.	Progress: The City's Density Bonus program complies with state law and was revised most recently on February 22, 2011 at which time it was codified in the City's Zoning Ordinance. The Density Bonus program will be included in the upcoming Zoning Ordinance revision.
Objective 2.c: Provide Technical and Financial Assistance for Housing Production	
Continue to provide financial and technical assistance to nonprofit housing providers to support the development of affordable housing, including special needs housing. The City will also continue to seek out local, state, and federate funds to support the construction of affordable housing.	Progress: The City continues to provide financial and technical assistance to nonprofit housing providers for the development of affordable housing. Between FY06 and FY12, 399 affordable housing units were completed with $118 million of city RDA funds leveraged. With the elimination of redevelopment agencies, the City will continue to seek alternative sources of funding for affordable housing development. In addition, the City has provided TA funds for nonprofits to attend national conferences to learn about best practices in housing and service delivery.
Objective 2.d: Assess Alternative Affordable Housing Finance Programs	
Continue to seek out all available affordable housing financing programs from the state and federal government, and develop alternative financing strategies, such as leveraging redevelopment set-aside revenue.	Progress: The concept for creative financing programs envisioned in the previous housing element was directly related to leveraging the city's strong redevelopment resources. With the elimination of redevelopment agencies, the City will continue to seek alternative sources of funding for affordable housing development and creative financing strategies.

Table C: Program Implementation Status

2008-2014 Housing Element Program	Program Implementation Status
Objective 2.e: Assess Use of City-Owned/Publicly-Owned Land for Affordable Housing	
Continue to implement the City's land banking program, purchase publicly and privately owned land for the use of affordable housing, and use creative means for facilitating the production of housing such as the use of 'air-rights' on City buildings.	Progress: During the planning period, additional properties were purchased by the City, particularly in the Downtown area. The City is analyzing its stock of publicly-owned parcels to maximize usefulness and community benefits including housing production.
Objective 2.f: Foster Housing Development through Development Agreements	
Continue to enter into Development Agreements that provide community benefits by including on-site affordable housing or payment of affordable housing fees beyond existing City requirements to the extent appropriate. Continue to monitor compliance with existing Development Agreements.	Progress: The City has received applications for more than 25 development agreements (DAs) during the planning period, many of them in the Downtown and Bergamot Plan areas, reflecting high interest in developing Transit Oriented Development. The City negotiates for DAs that include housing to provide on- site affordable units in excess of the minimum number required by Code and/or to contribute to the AHTF. Commercial projects have also contributed funds to the AHTf as development agreement terms. The City bolstered its DA compliance monitoring process in 2010, and annually reviews ongoing conditions.
Objective 2.g: Facilitate the Development and Maintenance of Special Needs Housing	
Continue to utilize existing and new financial resources and strengthen partnerships with service providers to create and retrofit existing housing for special needs households.	Progress: A partnership of step Up on second and A Community of friends completed construction of 46 studio units of permanent supportive housing in 2009. "step Up on fifth" is geared towards the formerly homeless and mentally disabled population. The City is assisting 2 other permanent supportive housing projects by step Up on second: step Up on Colorado and step Up on second. The projects are expected to be completed in 2015 and 2014 respectively
Study the future needs for congregate case based on the City's aging demographics and develop a policy(ies) to address these needs.	Progress: The Commission for seniors in the Community has been evaluating the needs of seniors to be able to age in place and City policies are evolving around that concept, as well as the need for provision of congregate care opportunities.
Study data to identiFY housing and supportive service gaps for various special needs groups and propose policy and priorities based on the analysis	Progress: The Housing Division recently analyzed potential impediments to housing and the report identifies solutions to overcome these potential impediments. Additionally, the Housing Division has applied for renewals of all the shelter Plus Care vouchers and sIP to sustain supportive housing for homeless and special needs families. In addition, in 2009, Human services Implemented a new Homeless management Information system (Hmls) which is collecting data on service usage, housing placement and retention from all City-funded homeless service agencies. This data is used to identiFY effective programs, trends in service needs and usage, and is used to evaluate annual grant renewals.
Consider requiring or incentivizing units with 2 or more bedrooms for new residential multi-family development.	Progress: In conjunction with local nonprofit housing developers, the City has been prioritizing the development of larger residential units with 2 or more bedrooms. The largest provider, Community Corporation of Santa Monica (CCsm), which has received significant assistance from the City's Affordable Housing Trust fund, has constructed 292 units since 2006, of which all but four have at least two bedrooms, and 113 have three or four bedrooms. As of October 2012, 35% of tenants in CCSM properties, which include both new construction and rehabilitated units, were households of three or more people. CCSM units now provide housing for a higher percentage of children than the overall rate in the 2010 census – 18.4% compared to 10% are in the 5-17 year old category. Projects with multiple bedrooms have been designated as "preferred projects" with increased density allowed; this may continue to be a consideration in the new Tier system in the Zoning Code update.

Table C: Program Implementation Status

2008-2014 Housing Element Program	Program Implementation Status
Explore the feasibility and desirability of new housing types, such as co-housing.	Progress: The City's zoning allows for alternative types of housing in multi-family, commercial, and industrial zoning areas but the development of these alternatives was intended to be explored based on interest expressed by private parties, which has not been forthcoming.
Objective 2.h: Pursuant to Policy Adopted in the LUCE Update, Consider Ways to Facilitate the Development of Housing within Targeted Locations	
Based on the land use strategy developed in the City's land Use and Circulation Element identiFYing areas of future residential development near existing and proposed transit connections, consider ways to successfully develop housing that is served by nearby retail uses and services.	Progress: The lUCE was adopted in July 2010, including designated activity centers near the planned Expo line stations and along several commercial corridors served by transit. Two specific planning efforts, in Downtown and in the Bergamot Transit Village/mixed Use Districts, are underway including attention to provision of services and amenities in proximity to proposed housing. The City received a HUD sustainable Communities grant for the Bergamot Plan. A state sustainable Communities grant is being utilized to begin work in the memorial Park Activity Center as well. All of these planning efforts contain analysis regarding housing development at both market rate and affordable levels. When adopted, they will guide the successful development of housing integrated with services and transit choices.
Objective 2.i: Assess the Development of Workforce Housing	
Explore the development of housing that is affordable to the city's workforce, including rental, ownership, and forms of employer-provided transitional housing through development of a Workforce Housing Program/ Initiative. This program will be focused on households with income above120% of the area median income and could possibly be capped at 180% of the area median income. Possible parameters of the program are as follows: • Provide regulatory development incentives, particularly in conjunction with proximity to transit, and other possible tools that may be included in the City's zoning ordinance. • The workforce housing program should not detract from current affordable housing programs for households below 120% of the median-income level	Progress: As this issue has been explored over the last five years, economic conditions have varied greatly. Currently, rental housing at levels affordable to the workforce as defined by this objective is provided in the open market. However, ownership housing is not currently offered to these income targets due to the high land value in Santa Monica. The City has not identified any available funding to subsidize ownership housing of this type but continues to explore opportunities. Families in this income range have a particularly difficult time affording housing in Santa Monica, and the challenge to create the conditions to incentivize this type of development remains.
Objective 2.j: Facilitate the reduction of the number of homeless individuals living on the streets of Santa Monica through the provision of a range of housing options, with an emphasis on affordable, permanent, supportive housing	
Continue to seek and leverage funds that contribute to the development of a range of permanent, supportive housing options, within and outside of Santa Monica.	Progress: The City continues to seek additional funding opportunities for leveraging. The City is participating with lAsHA, HACOlA, HACIA, City of Burbank to issue a joint Notice of funding Opportunity for HUD mcKinney Vento Act funding for local nonprofit organizations to secure funding for permanent supportive housing.