# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Santa Monica

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Reporting Period by Calendar Year: from Jan 2012 to Dec 2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**
P.O. Box 3044
Sacramento, CA 95812-3044

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

**Jurisdiction** City of Santa Monica
**Reporting Period** 1/1/2012 - 12/31/2012

### 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 | |
| 1754 19th Street | 5+ | R | | 49 | | | 49 | 49 | RDA | DB | |
| 1317 7th Street | 5+ | R | | | 3 | 54 | 57 | 57 | | Inc | |
| 702 Arizona | 5+ | R | 5 | | | 44 | 49 | 49 | | Inc | |
| 1725 Ocean Aveune | 5+ | R | 105 | 55 | | | 160 | 160 | RDA | Inc | |
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| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ▶ | | | | | 0 | 297 | 297 | 297 | | | |
| (10) Total by income Table A/A3 ▶ ▶ | | | 110 | 104 | 3 | 395 | 612 | 612 | | | |
| (11) Total **Extremely Low-Income** Units* | | | | | | | | | | | |

* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT
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(CCR Title 25 §6202 )

**Jurisdiction** City of Santa Monica
**Reporting Period** 1/1/2012 - 12/31/2012

### 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** | | 17 | 280 | | | 297 | 297 |

* Note: This field is voluntary

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

**Jurisdiction** City of Santa Monica

**Reporting Period** 1/1/2012 - 12/31/2012

### 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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**Jurisdiction** City of Santa Monica

**Reporting Period** 1/1/2012 - 12/31/2012

### 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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# 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.<br>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.<br>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.<br>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.<br>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.<br>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:<br>• 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.<br>• 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, HAClA, 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. |

# Table C: Program Implementation Status

| 2008-2014 Housing Element Program | Program Implementation Status |
|---|---|
| Focus case management and housing resources on the 110 most chronic and vulnerable homeless individuals that have been identified as the top priority for accessing permanent, supportive housing. | Progress: since 2008, the Homeless service Registry has grown to 240 chronic and vulnerable individuals. As of June 2012, 139 of those are in permanent supportive housing. In addition, over 180 families received supportive services and either accessed supportive housing or maintained supportive housing each year. |
| Continue to serve other priority homeless populations through City- funded programs. | Progress: In 2010, the City refined the definition of "Santa Monica Priority Population" for homelessness, establishing a consistent policy that is used across Human services grant programs, including those for seniors, people with disabilities, and low-income programs that do not target, but do serve, homeless individuals and families |
| Develop strategies to link those not first- homeless in Santa Monica with services near their communities of origin. | Progress: since 2006, the City's Project Homecoming program has reunited over 1,200 homeless individuals with family and friends in their home community. |
| Review City policy and practices that may contribute to homelessness. | Progress: In 2008, the City Council adopted the Action Plan to Address Homelessness in Santa Monica, which provides a framework for coordination of all activities to address homelessness including interdepartmental collaboration and public/private partnerships. The Action Plan has been updated in 2009 and 2010. |
| **Objective 2.k: Maintain Proposition I Monitoring** | |
| Monitor utilization of Proposition I authority through annual reporting of new "low rent-housing projects." | Progress: The Housing Division provides annual reports on Proposition I. These are made available on the City's website at: http://www.smgov.net/Departments/HED/Housing_and_Redevelopment/Housing/ Reports/ |
| **Goal 3.0: Protect the existing supply of affordable housing.** | |
| **Objective 3.a: Develop Programs to Address State and Federal Legislative Mandates** | |
| Continue to implement programs to protect tenants against landlord cancellation of existing section 8 contracts (including City and/or private foundation-funded subsidy) to enable tenants to remain and pay the maximum allowable rent (MAR) such as the TARP program. | Progress: The City of Santa Monica passed measure RR which protects all tenants with just cause protection, thereby precluding landlords from terminating their tenants due to issues related to section 8 subsidy. The Rent Control Charter includes protection for all section 8 participants to assure annual rent increases are governed by the approved increase.<br>The Rent Control Board provides market rate rental data to the Housing Authority to assist the Santa Monica Housing Authority's request for increased Section 8 payment standards in Santa Monica. The Board also provides fee waivers for the registration of units offered through section 8. |
| Continue to take all necessary steps to increase HUD's fair market Rent (fmR) for Santa Monica so that section 8 can offer competitive market rate rent; continue to fund the acquisition and rehabilitation of existing rental units. | Progress: The Housing Authority currently operates with an exception payment standard approved by HUD. staff will evaluate if the standard can be increased if the criteria are met during this HE period. |

# Table C: Program Implementation Status

| 2008-2014 Housing Element Program | Program Implementation Status |
|---|---|
| Investigate new, innovative ways to increase the affordability of housing in light of the loss of formerly affordable units due to vacancy decontrol and Ellis withdrawals. | Progress: The Rent Control Board monitors the removal of rent-controlled units due to vacancy de-control and Ellis withdrawals. Annual reports detail the impact of these losses on affordable housing. There was a net loss of 85 rent-controlled units for the period of January 2008 to December 2011, due to Ellis withdrawals. During that period, 2,042 rent-controlled units were given their first Costa-Hawkins market rate increase. These units are hard to replace, but the City continues to explore ways to maintain affordability and develop new and rehabilitated affordable units. |
| **Objective 3.b: Protection of Mobile Home Park Tenants** | |
| Continue to assist tenants at the mountain View mobile Home Park and protect the existing tenants at the Village Trailer Park. In the event that closure of the Village Trailer Park is approved, provide assistance options for residents such as relocation to the proposed on-site rent controlled apartment buildings or condominiums, coach purchase and replacement programs or relocation to the City's mountain View mobile home park. | Progress: The Housing Division replaced 20 rental units with new manufactured homes and offered a deferred loan program to the resident owners to replace their travel trailers and older mobile homes. The City has preserved all vacant spaces to accept residents who may be displaced from the Village Trailer Park. The City Council approved a Development Agreement including a Tenant Relocation Plan and retention of 10 mobile homes on the eastern portion of the property for 10-15 years. This allows the closure of the Village Trailer Park, with relocation assistance options that implement this objective. The Rent Control Board has assisted tenants throughout the process to ensure respect for their rights. |
| **Objective 3.c: Maintain a Tenant Eviction Protection Program** | |
| Continue to prevent unlawful evictions through monitoring and enforcing of "just cause" eviction protections, and continue to provide fair housing services through the Consumer Protection Unit of the Santa Monica City Attorney's Office. | Progress: The Rent Control Board engages the community about the protections of Rent Control law through a number of events and seminars, as well as ongoing one-on-one consultations with tenants and property owners about their rights and responsibilities under the law. for the period of 2008 to the present, the Board responded to an average of 13,241 inquiries per year. The Board also receives notices of eviction when served on tenants for any other reason than non-payment of rent, which permits the Board to inform property owners of improper application of the Rent Control law.<br>The Board monitors owner-occupancy evictions to ensure that this ground for eviction is not abused and an inter-departmental task-force was formed to address issues related to Ellis withdrawals and the current use of those properties.<br>Due to the great number of eviction notices based on alleged nuisance or breaches of lease terms during this period, the Rent Control Board recommended that the City Council place a measure on the ballot in 2010 to amend the City Charter and require additional protections for tenants, specifically requiring warning and a reasonable opportunity to correct a problem before a tenant may be served with a notice terminating tenancy on that ground. The measure passed and is now law. measure RR also expanded eviction protections for seniors, disabled and low-income tenants with respect to evictions for owner-occupancy.<br>The measure also expanded eviction protections (including the required pre-eviction warning) to non-rent- controlled units. On December 13, 2011, the City Council adopted an ordinance which extended the protections of the Tenant Harassment Ordinance to all tenants with just cause eviction protections. |

# Table C: Program Implementation Status

| 2008-2014 Housing Element Program | Program Implementation Status |
|---|---|
| Evaluate and propose legislation or other measures as appropriate to protect tenants of affordable units by requiring just cause eviction and prohibit discrimination based on source of income. Continue to review current laws and recommend any needed modifications to ensure protection of tenants. | Progress: The Rent Control Board reviews current and proposed legislation and offers perspective to legislators about the impact such laws may have on tenants and rental housing. The Board supports legislation that supports fundamental tenant rights that are compatible with the Rent Control law and opposes legislation that would undermine those rights. for example, during the last period, the Board publicly supported AB 265 (feuer) to extend the time in which a tenant must pay back rent to avoid eviction and sB 184 (leno) to provide express authorization for local jurisdictions to enact enforceable inclusionary housing ordinances. The Board was also instrumental in ensuring that a new City ordinance prohibiting smoking in common areas of apartment buildings contained safeguards so tenants would not be evicted for violating the ordinance. |
| **Objective 3.d: Facilitate the Preservation of At-Risk Housing** | |
| The City will continue to monitor the status of at-risk projects within the City, advise tenants in advance of potential conversion dates, and assist in answering questions from residents of at-risk housing. The City will exercise its right of first refusal to purchase properties if necessary to ensure the continued availability of affordable housing units. | Progress: The Housing Element identified two housing projects with affordability covenants that were potentially at-risk during the housing element period, but also noted that this risk was mitigated by City policies and agreements that extend the project's affordability status past the expiration date of the original covenant. These two projects continue to be rented as affordable housing. The City continues to monitor at- risk development with covenants that could expire. The funding sources used in these developments require that tenants are given a year's notice of the owner's intent to opt out of maintaining the affordability targets. |
| **Goal 4.0: Promote the rehabilitation and continued maintenance of existing housing.** | |
| **Objective 4.a: Maintain a Low Income Residential Repair Program** | |
| support and fund the rehabilitation of 350 multi-family units and provide 250 minor home repairs. | Progress: 188 affordable homes were rehabilitated to be preserved for affordable housing and 97 homes received funding from the City to make minor modifications during the Housing Element period (2006-2012). A Notice of funding Availability was issued in 2011 to solicit broader participation in rehabilitation activities and several letters of interest were received from property owners. However, the City was unable to continue the funding when the RDA was eliminated. |
| **Objective 4.b: Maintain a Housing Code Enforcement Program** | |
| Continue to implement the City's housing code enforcement program. The Building and safety Division will coordinate with the Housing Division to provide information on available rehabilitation assistance to correct code deficiencies. | Progress: This program continues for violations of residential housing. Tenants may call in for concerns of building or zoning violations and subsequent investigation by Code Compliance staff. Resource assistance through advisement is available from both Building and safety and Code Compliance Divisions. |
| **Objective 4. c: Maintain an Earthquake Retrofitting Program** | |
| Continue to require earthquake retrofitting in compliance with seismic upgrade regulations. | Progress: specified thresholds for proposed construction of existing buildings require seismic retrofitting to current Building Code standards, and the City implements these requirements through the plan check process. These projects require engineered plans and specific procedures to meet retrofit standards. |
| **Objective 4.d: Maintain a Lead-Based Paint and Asbestos Hazards Reduction Program** | |

# Table C: Program Implementation Status

| 2008-2014 Housing Element Program | Program Implementation Status |
|---|---|
| Continue to implement an educational program and potentially other assistance to address the abatement and removal of lead-based paint; educate construction industry and train enforcement personnel to ensure safe construction sites. | Progress: As a condition of housing subsidy for very low and low income households an inspection is required prior to occupation. All units are inspected for paint wear and defects. All painted surfaces must be free of wear. Annually the Housing Authority reports on the status of lead exposure. All tenants who are participants in subsidized housing are informed of the risks of lead exposure through written materials. All City-funded projects require safe handling procedures regarding asbestos removal. |
| **Goal 5.0: Provide housing assistance and supportive services to very low, low, and moderate income households and households with special needs.** | |
| **Objective 5.a: Maintain a Section 8 Rental Assistance and Housing Voucher Program** | |
| Continue to operate the section 8 programs and advocate for funding guidelines that are competitive in Santa Monica; pursue additional funding to maintain the financial feasibility of the program and if possible, expand it. Review and update the Housing Authority Administrative Plan to ensure compliance with the latest HUD regulations and to provide flexibility to respond to tenants' needs consistent with legal requirements. | Progress: The Housing Authority continues to maintain the section 8 program and will pursue additional vouchers if available. The Housing Commission and Housing Authority Board approve annually the Administrative Plan which is updated to revise policies and integrates new regulations. The Housing Authority currently administers approximately 1,400 vouchers total in all programs. |
| **Objective 5.b: Maintain a Community Development Grant Program** | |
| Continue to fund supportive services that serve the priority homeless populations, striking a balance between existing programs that have demonstrated effectiveness and national best practices that are consistent with the City's adopted Action Plan to Address Homelessness in Santa Monica. | Progress: In FY 2011, the Community Development grant Program was renamed the Human services grant Program (HSGP). Changes were made in the FY2011-2015 grants program cycle to further align funding with the goals of the Action Plan to Address Homelessness. These changes re-directed funding towards programs that demonstrated success in serving the City's priority population, as well as programs that are recognized best practices. |
| **Objective 5.c: Maintain a Home Buyers Assistance Program** | |
| Continue to operate the TORCA shared Appreciation Program and look at developing future homeownership housing on a case-by-case basis. | Progress: The City made deferred loans in the 1990s to assist low income buyers to purchase homes. most of the loans come due in the next few years. Housing Division staff is analyzing various options to amend the loan terms to avoid a financial burden on these homeowners. In addition, with the increase in property values and the decrease in City resources, staff is considering alternatives to this program. |
| **Objective 5.d: Provide Tenant Relocation Assistance** | |
| Continue to implement the Tenant Relocation Assistance program; periodically review existing City policies and ordinances and recommend modifications if deemed necessary. | Progress: In 2011, the Rent Control Board forwarded recommendations to the City Council for the increase and expansion of the City's relocation assistance provisions and tenant harassment protections. The City Council adopted the recommendations and a new ordinance went into effect in January 2012. This ordinance increased the amount of permanent relocation benefits to tenants and changed the eligibility requirements for seniors, children, and disabled tenants to be entitled to enhanced benefits. |
| **Objective 5.e: Maintain a Temporary Relocation Program** | |

# Table C: Program Implementation Status

| 2008-2014 Housing Element Program | Program Implementation Status |
|---|---|
| Continue the Temporary Relocation Program, including providing emergency hotel vouchers for tenants who have been ordered to vacate their units by the City for code violations or safety reasons. | Progress: Santa Monica municipal Code Chapter 4.36 establishes requirements relating to the payment of both permanent and temporary relocation benefits, including benefits mandated by a code compliance order. The Building and safety Division works with the City Attorney's Office to implement this ordinance when appropriate. Building & safety pursues recovery of expenses from landlords who are obligated to provide the benefits to tenants temporarily displaced while the health and safety of their property is secured. Building and safety also provides temporary relocation through hotel vouchers for households who have had to abate their unit. The ordinance was amended in 2007 and has not been further amended during the review period. |
| **Objective 5.f: Address Threats to the HUD Section 8 Rental Subsidy Program** | |
| Continue the Tenants Assistance Rental Program to pay for a percentage of the mAR for section 8 tenants whose HUD contracts were cancelled and apply to HUD as needed for Santa Monica renters to receive enhanced rental vouchers. | Progress: The program provided assistance to tenants for a one year period to allow them time to relocate. To date, no tenants are currently enrolled in TARP. If a section 8 landlord seeks to opt out of section 8 then the tenant is issued a new voucher. funding for this program is extremely limited and staff routinely refers tenants to legal Aid to assure that tenants' rights are protected. |
| **Objective 5. g Maintain Senior Homeless Prevention Program** | |
| Continue to implement the senior Homeless Prevention and Rental Assistance Program. | Progress: The City has maintained 82 households every year in the program. The program has been funded through Redevelopment and with the elimination of Redevelopment Agencies by the state of California, the program is no longer viable. |
| **Objective 5. h: Reasonable Accommodation** | |
| The City will include a reasonable accommodation procedure as part of a comprehensive revision of the City's Zoning Ordinance. | Progress: following the adoption of the IUCE in July 2010, the City began the process of updating the Zoning Ordinance to reflect new districts and integrated land use goals. Public outreach and review progressed in 2012 and approval is anticipated by the end of 2013. The reasonable accommodation procedure is to be included in this update, within the 2008-14 planning period. |
| **Goal 6.0: Eliminate discrimination in the rental or sale of housing on the basis of race, religion, national origin, sex, sexual preference, age, disability, family status, aids, or other such characteristics.** | |
| **Objective 6.a: Maintain Fair Housing Programs** | |
| Continue to implement fair housing programs. Educate landlords about discrimination and educate the real estate community on the necessity of ensuring that their practices meet the objectives of the fair housing laws. | Progress: The City Attorney's Office has taken a practical approach to educating tenants and owners about fair Housing laws. On an annual basis, the Consumer Protection Unit conducts a public workshop on fair housing which is attended by landlords, managers, tenants, and other public agencies. The Consumer Protection Unit also produces a fair housing poster contest which is actively supported by all of the City's local schools. In conjunction with this event and in recognition of fair Housing month, this unit places an ad in the local paper promoting these events. In August 2010, the City Council adopted an ordinance expanding the definition of residential common areas for purposes of second-hand smoke protections to include all outdoor areas within 25 feet of any door, window, or vent at a multi-unit residential property. |
| **Objective 6.b: Provide Tenant/Landlord Mediation and Legal Services** | |

# Table C: Program Implementation Status

| 2008-2014 Housing Element Program | Program Implementation Status |
|---|---|
| Continue to support tenant/landlord mediation and legal services assistance. | Progress: The Rent Control Board referred 334 cases to mediation in the previous reporting period and held198 hearings on petitions for claims including excess rent, rent increases, rent decreases, and exemptions. The Board also redesigned its website to make it more user-friendly and created a new spanish-language site that mirrors the English-language site in layout and content. The Board has established a social media presence through facebook in an effort to expand awareness of the resources available through the Board. The Consumer Protection Unit of the City Attorney's Office continues to administer fair housing services. The Human services Division continues to provide grant funds to support legal services and tenant/landlord mediation. |
| **Goal 7.0: Promote quality housing and neighborhoods.** | |
| **Objective 7.a: Provide a Residential Neighborhood Safety Program** | |
| Continue to offer neighborhood safety programs in cooperation with the Police Department. | Progress: The Police Department manages 165 Neighborhood Watch groups from all areas of the city. The periodic and incident-driven meetings are facilitated by Crime Prevention Coordinators and focus on neighborhood safety and quality of life issues. The groups are on-going and adapt over time to changes in the neighborhoods. |
| **Objective 7.b: Maintain Energy and Water Conservation Programs** | |
| Continue to monitor energy and water usage in the city and investigate other appropriate programs to conserve these scarce natural resources. Continue to reduce city-wide water and energy use in accordance with the goals and targets set out in the sustainable City Plan. | Progress: Water demand has decreased by 14 gallons per person per day thereby keeping the city on track to meet its 2020 goal to reduce water demand by 25 gallons per person per day.<br>The City has exceeded its sustainable City Plan goal of having 1% of citywide energy use come from clean distributed renewable sources (4% rooftop solar) and 25% of all electricity use come from renewable sources (remaining 21% from renewables so Cal Edison's grid).<br>Overall City energy use has increased and will continue to increase largely due to major new infrastructure projects (main library, Public safety facility, the Village, etc.) however new buildings are required to be at least 15% more efficient than minimum state standards. |
| **Objective 7.c: Facilitate Sustainable Housing Development** | |
| Continue to offer incentives to encourage green building and investigate new ways that green building might be incentivized.<br>Continue to amend the municipal Code as appropriate to support improved environmental performance of newly constructed buildings. Continue green building incentives and requirements in accordance with the goals and targets set forth in the sustainable City Plan. | Progress: The California green Building standards Code had its inaugural adoption on January 1, 2010. This Code applies green and sustainable construction standards to new construction. The Code expanded the requirements to apply to existing commercial (and mixed use) projects on July 1, 2012. During the same years, the Office of sustainability and the Environment worked with Building and safety on Code amendments to add new local green standards to the Santa Monica Building Code. |
| **Objective 7.d: Maintain an Office Development Mitigation Program** | |
| Continue implementation of an Office mitigation Program. | Progress: The Office mitigation fee still exists, but certain types of projects were exempted in the past and the development patterns during this planning period have been such that the program has not yielded many new housing resources. This fee is being reviewed and analyzed. There is currently a Parks and Open space Nexus study underway and it is anticipated that a revised mitigation fee will be proposed in 2013 (CCS, PCD). |
| **Objective 7.e: Monitor Rate of Development Activity in Multi-family Residential Districts** | |

# Table C: Program Implementation Status

| 2008-2014 Housing Element Program | Program Implementation Status |
|---|---|
| Continue to monitor the rate of development activity in multifamily residential districts. Report on an annual basis the number of planning applications granted for new housing construction. | Progress: Due to the economic recession and the construction rate ordinance that was adopted to address the community's concerns regarding neighborhood livability due to a high level of construction activity, the pace of residential development applications in residential zones has slowed down somewhat. Neighborhood conservation is a city priority expressed in the IUCE, and residential development focus is anticipated to continue to be in commercial and formerly industrial areas that are being further defined through area plans.<br>The annual report on housing applications is included in the Housing Division's annual Prop R report. |
| **Goal 8.0: Promote the participation of citizens, community groups, and governmental agencies in housing and community development activities.** | |
| **Objective 8.a: Maintain a Citizen Notification Program** | |
| Continue to publicize development and policy proposals to all interested parties through the use of noticing, the radio, cable TV, and the City's webpage. Continue to conduct neighborhood meetings on proposed development projects. | Progress: During this Housing Element cycle, notifications have continued to be provided in compliance with City Code and often beyond for both development projects and long-range planning efforts. Two websites for the Downtown and Bergamot station projects have been established to engage the community on those projects. Neighborhood meetings hosted by development project applicants are required and held regularly prior to official review with City staff's participation. |
| **Objective 8.b: Conduct Housing Element Review** | |
| Implement identified housing element programs within the time frames identified. Annually review grant- funded programs and redevelopment set-aside programs. | Progress: The Housing Element is maintained as a living policy document. As a charter city, Santa Monica does not submit annual reports to the state, but the Council carefully monitors progress in housing production, tenant protections and housing policy in relation to other land use and transportation planning through regular staff reports, information items and study sessions. |