

# Appendix G:

## Review of Past Performance



## INTRODUCTION

An important step in developing housing strategies that meet the community's needs is to evaluate the success of the prior 5<sup>th</sup> Cycle Housing Element. State law requires Housing Elements be updated regularly. The Housing Element must evaluate the effectiveness of adopted housing programs, review the progress of these identified housing programs, and assess the appropriateness of its goals, objectives, policies, and programs for the next Housing Element cycle.

The City's 5<sup>th</sup> Cycle Housing Element, covering the planning Period from 2013 to 2021 was certified by the State's Department of Housing and Community Development (HCD) in January 2014. The 5<sup>th</sup> Cycle Housing Element included 50 programs to implement the City's eight primary housing goals. This appendix provides an overview of the progress made on these 50 programs over the last 8-year planning period.

## Highlights of Program Accomplishments (2013–2021)<sup>1</sup>

Table G-3 at the end of this appendix is a comprehensive evaluation of the City's progress in meeting its Housing Element goals. The following highlights some of the City's major accomplishments since 2013 in the areas of:

1. Transit-Oriented Planning for Integrated Housing and Services
2. Housing Production and Affordable Rehabilitation
3. Preserving Affordability and Tenant Protection
4. Housing Assistance

### 1. Transit-Oriented Planning for Integrated Housing and Services

The 5<sup>th</sup> Cycle Housing Element included the LUCE land use strategy to build housing in targeted locations near existing and proposed transit connections served by nearby retail uses and services. During the Housing Element planning period, the City adopted the Downtown Community Plan (July 2017), which strongly incentivizes housing in one of the City's most transit rich communities. By expanding the core of Downtown beyond the Promenade, the Downtown Community Plan aims to create a car-lite urban setting providing housing opportunities for people of diverse backgrounds while maintaining the historic character of Downtown. Downtown's proximity to the Metro "E" (Expo) Light Rail, as well as a multitude of bus lines and transfer points, makes it a prime location for transit-oriented housing and services.

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<sup>1</sup> Includes programs and ordinances enacted through 2020

The Bergamot Area Plan was also adopted during the 5th Cycle Housing Element Period (September 2013). Like the Downtown Community Plan area, the Bergamot Area Plan focuses on improving circulation and active transportation to create a connected, car-lite community with housing opportunities, art conservation, and jobs. The Bergamot Area's proximity to the Metro "E" (Expo) Light Rail allows it to align housing with transit access and services.

Both the Bergamot Area Plan and the Downtown Community Plan include detailed projections and strategies for affordable and market rate housing. By the end of the 5th Cycle Housing Element, several new housing developments had already been constructed in the downtown area and applications for many more housing projects were in the pipeline. A mix of housing types and affordability levels is a central feature of all new neighborhoods and viewed as critical for reaching the City's goal to reduce trips and promote sustainable lifestyles.

## 2. Housing Production and Affordable Rehabilitation

The City of Santa Monica monitors final permit issuance and certificates of occupancy to evaluate the performance of its Housing Element policies. To avoid double counting units contributed to the prior RHNA, only permits issued after January 1, 2013 and subsequently finalized are included in the numbers below.

The City of Santa Monica has produced more market rate and affordable units than allocated by the 2013-2021 RHNA, producing more than its fair share of affordable housing for the region. The City has successfully implemented the goals and programs of the Housing Element through funding housing assistance and rehabilitation programs, construction of infill, special needs, and mixed-use housing projects within commercial areas, implementing and amending the Affordable Housing Production Program ordinance, established partnerships with local non-profits to build affordable housing, streamlined the entitlement process for housing projects, adopted state ADU laws, and continued to assist low-income tenants through the programs and policies of the Rent Control Board.

### a. Housing Production

Between January 1, 2013 and October 31, 2021, 5,751 multi-family units were constructed in the City of Santa Monica along with 316 new single-family homes (Figure G-1). Most units were constructed in non-residential, mixed-used zoning districts, with many of the larger projects located in the Downtown Community Plan area, specifically in the Transit Adjacent zone where allowable heights and FARs are the greatest. Most single-family homes replaced demolished single-family homes and generally represent no net increase in housing stock.

As Figure G-1 demonstrates, a significant amount of housing was constructed in the City of Santa Monica, producing 67% more than its share of the regional housing allocation. Of the multi-family housing completed, 27% were deed-restricted affordable, with a particularly strong showing at the very low-income level. The City's policy of encouraging transit-oriented

development, and the adoption of the Downtown Community Plan and Bergamot Area Plan, resulted in more than 85% of the housing being developed in commercial areas. In residential areas, most market rate projects were less than 10 units. The larger residentially-zoned projects were affordable housing units built through partnerships with the City and affordable housing developers.

In conclusion, the data demonstrates that throughout the 5<sup>th</sup> Housing Element Cycle, City programs, requirements, and funding allocations succeeded in producing housing, including a significant number of deed-restricted affordable units, in compliance with the goals of the Housing Element. In the 5<sup>th</sup> Housing Element Cycle 25% of all housing units produced were affordable, a considerable accomplishment.

Figure G-1 Multi-Dwelling Units Anticipated to be Complete January 1, 2014 to July 1, 2021

New Units Permitted and Anticipated for Completion Between Jan. 1, 2014 and October 31, 2021	Total	%	Very Low	Low	Moderate	Market	Affordable as % of Total
In Commercial Zones	2,925	80%	473	191	209	2,052	
New Single Family in ALL Residential Zones	316	9%	0	0	0	316	
New Multifamily Units in Residential Zones	402	11%	11	43	55	293	
Total Completed Citywide	3,643	100%	484	234	264	2,661	27%
2008-2014 RHNA Allocation (Quantified Objective)	1,371		297	263	111	700	49%
Units in excess and as a % of Housing Element Quantified Objective	2,272	165%	187	-29	153	1,961	
New multifamily housing units only (excluding SFD)	3,327						30%
<i>Source: City of Santa Monica building permit analysis (PCD); Proposition R Compliance Reports 2013 through 2021 (Housing Division)</i>							

### 3. Housing Rehabilitation and Conservation

Housing rehabilitation plays an important role in maintaining the quality of housing, preserving the overall quality of neighborhoods, and contributing to a higher quality of life. The City of Santa Monica’s goal for the 5<sup>th</sup> Cycle Housing Element was to support and fund the rehabilitation of 80 multi-family housing units through a small grants Residential Repair Program (using CDBG funds) and to provide 20 minor home repairs through its program by 2021.

Over the life of 5<sup>th</sup> Housing Element Cycle, \$34.8 million was invested in housing rehabilitation. From 2014 to date, the City has helped finance the acquisition and rehabilitation of 88 multi-unit housing units, the rehabilitation of 95 multi-unit housing units through the City’s small grants program, and a total of 186 households have benefitted from the minor home repair program for low-income households (Figure G-2).

Figure G-2 Acquired/Rehabilitated, Rehabilitated, and Minor Home Repair of Multi-Dwelling Units

Fiscal Year	Acquisition and Rehabilitated Units		Rehabilitated Units (small grants)		Minor Repairs
	Total	Affordable	Total	Affordable	
2013-2014	0	0	6	4	0
2014-2015	10	10	24	13	38
2015-2016	12	12	8	5	50
2016-2017	26	26	0	0	34
2017-2018	0	0	5	3	33
2018-2019	0	0	14	14	13
2019-2020	40	40	38	21	13
2020-2021	0	0	0	0	5
<b>Total</b>	<b>88</b>	<b>88</b>	<b>95</b>	<b>60</b>	<b>186</b>
Quantified Objective for 2014-2021 Housing Element	-		80		20

Source: City of Santa Monica, Housing and Human Services Division, 2021

### b. Preserving Affordability and Tenant Protection

The City continues to maintain affordability for tenants while deterring and prosecuting tenant harassment. Some of the most significant programs are:

- **Tenant Eviction Protection Program:** Santa Monica has long maintained anti-discrimination protections, which among other prohibitions, prevents a tenant from being evicted if the tenant has married or had children. The Consumer Protection Unit of the Santa Monica City Attorney’s Office handles complaints, answers questions about possible violations of the Fair Housing laws in Santa Monica and investigates possible fair housing violations.

The City continues to offer tenant protection through the Tenant Eviction Program and the Tenant Anti-Harassment Ordinance. The City’s Rent Control Board also monitors evictions and advises Santa Monica tenants of their rights. The Rent Control Board educates the community about the protections under Rent Control Law through events and seminars, as well as ongoing one-on-one consultations with tenants and property owners about their rights and responsibilities under the law. More than 13,000 inquiries

are handled annually. The Board monitors owner-occupancy evictions to ensure that grounds for eviction is not abused and works with an inter-departmental task-force addressing issues related to Ellis withdrawals and the current use of those properties after being withdrawn from the rental market. Santa Monica's Just Cause Eviction and Tenant Harassment laws, among others, help to assure that tenants are not discriminated against by building owners. To assist in monitoring efforts, a Council-sponsored amendment to the Rent Control charter was approved by the voters in 2002 that requires landlords to provide copies to the Rent Control Board of written notices of tenancy termination.

In 2010, the Just Cause Eviction protections were extended to all tenants when voters approved Measure RR.

On December 13, 2011, the City Council adopted an ordinance which extended the protections of the Tenant Anti-Harassment Ordinance to all tenants with just cause eviction protections. The City actively enforces the Tenant Anti-Harassment Ordinance.

- **Right to Counsel Program:** In April 2021, the City initiated a two-year pilot Right to Counsel program, an initiative to provide legal assistance and support for tenants facing eviction, particularly amid the COVID-19 pandemic. This pilot program is available to Santa Monica tenant households whose income is at or below 80% of the County's Area Medium Income ("AMI"), and facing eviction attempts by their landlord. The program includes a contract with the Legal Aid Foundation of Los Angeles (LAFLA), the non-profit law firm for low-income residents, to provide full-scope eviction defense services in which LAFLA attorneys will represent tenants in court. This partnership seeks to provide emergency support to low-income tenants in need of legal assistance.
- **Improvements at Mountain View Mobile Home Park:** Santa Monica has continued to facilitate the preservation of mobile homes at the 105 pad Mountain View site that it purchased in 2000. There are currently 75 units occupied, with some units being kept available for relocation of Village Trailer Park residents. In May 2011, the City replaced 20 of the trailers with state-of-the-art environmentally designed mobile homes and upgraded landscaping and hardscaping at the site. In addition, the City funds the Mobile Home Improvement Program, which provides financial assistance to low- and moderate-income households. The Village Trailer Park, purchased by a developer who has negotiated a development agreement for the construction of several hundred housing units and ground floor retail, has been largely vacated, with some remaining residents relocated to Mountain View Mobile Home Park, and others provided with a relocation assistance package. The City no longer owns or manages the property and therefore this prior housing element program is determined no longer appropriate for the 2021-2029 Housing Element.
- **Preserving Existing Publicly Assisted Affordable Housing:** No publicly assisted housing was converted to market rate during the planning period.

## 4. Supportive Housing Assistance

Santa Monica has long demonstrated its commitment to providing housing and supportive services for all economic segments of its community as well as accommodating the special needs of its residents. Some of the highlights during the planning period included:

- **Housing Modifications for Disabled Individuals.** The City provides funding to the Disability Community Resource Center for a program that provides home modifications to low-income renter households that have a member with a disability. Modifications include the installation of grab bars, nonslip bathmats, ramps, shower benches, and toilet seat handrails. During the previous housing cycle, 186 minor home repairs were provided.
- **Reasonable Accommodation Website.** The City Attorney's office has initiated a project to provide a website to give tenants with disabilities and advocates ideas on how a reasonable accommodation or modification would work in their situation.
- **Rental Assistance.** During FY2020-21, the Santa Monica Housing Authority (SMHA) administered a total of \$19 million in Federal and local funds, providing approximately 1,600 active housing vouchers, inclusive of Section 8, Special Needs Programs and HOME vouchers. The HOME Tenant Based Rental Assistance (TBRA), which provides intensive case management services from community-based agencies for the disabled, provided rental assistance to approximately 30 households.
- **The Continuum of Care Program** links housing with supportive services for homeless persons with disabilities (e.g., mental illness, substance abuse, HIV/AIDS). The City contracts with The People of Concern, Step Up on Second, and St. Joseph Center to provide case management, housing assistance and coordination of other necessary community services.
- **Human Services.** The goal of the City's Human Services Grants Program (HSGP) is to develop, fund, and sustain human service programs and increase the impact of organizations by cultivating an effective safety net or system of services, including access to suitable housing opportunities, building on the unique assets and strengths of neighborhoods, community organizations and public institutions. The Human Services Grants Program provides approximately \$7.49 million in annual funding support to 19 non-profit human service organizations supporting 36 different programs to meet the needs of Santa Monica's low income community members of all ages.
- **Homeless Services.** The City of Santa Monica continues to implement one of the most extensive continuum of care systems for the homeless population in Los Angeles County. Through fifteen programs, the City provides permanent housing, emergency shelter, transitional housing, case management, and outreach. From 2008 to 2019, the Homeless Service Registry has grown to 466 individuals. Three-hundred eight (308) individuals on the Registry (63%) are now in permanent housing and another 14% are in interim housing.
- **Senior and Disabled Services.** The City of Santa Monica supports and funds a variety of services for senior and disabled individuals that assist them to "age in place" and supplement their living situations. Key accomplishments include:
  - Para-transit services for approximately 3,700 seniors and 1,000 persons under the age of 65 with a disability annually.

- Home delivered meals to approximately 300 home-bound seniors and people with disabilities annually.
- Ongoing operating support for WISE’s Adult Day Care Center serving frail seniors, including seniors with Parkinson’s and Alzheimer’s Disease.
- Construction or replacement of 100 curb cuts citywide annually.
- Ensure Fair Housing: The City continues to affirmatively further fair housing. At the end of 2012, the City adopted an updated Analysis of Impediments (AI). The AI noted that the greatest impediments to available housing in Santa Monica continued to be the cost of housing which is uniformly high and is not related to housing discrimination.
- Improving Quality of Life for Special Needs Residents: The Human Services Division collaborates with public and private organizations to improve the quality of life for Santa Monica residents including children, teens, families, persons with disabilities, seniors, and persons who are low-income and homeless. Recent initiatives have improved transportation assistance for seniors and disabled persons, creating the City’s first Report Card to assess the wellbeing of children and youth, and enhanced coordination to improve housing outcomes for vulnerable homeless individuals.
- Youth Wellbeing. The City of Santa Monica, the Santa Monica-Malibu Unified School District, Santa Monica College, and local youth service providers formed the Cradle to Career Working Group (C2C) in 2010 in response to youth violence and mental health related incidents. This initiative brings together City-funded youth service agencies and other key entities to improve outcomes, strategies, and information sharing across groups. A Youth Wellbeing Report Card was released in 2012 that sets a baseline for assessing progress toward creating a community where every Santa Monica child thrives, from cradle to career. Key to this effort is ongoing and strategic local investment in programs and diverse affordable housing options that promote greater household stability for youth and families.

## A. SUMMARY OF PROGRAM IMPLEMENTATION

Figure G-3 presents the major accomplishments of each program since 2013. In summary, the City has implemented all programs, with some complete, some ongoing in nature, and others still in progress.



Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>Goal 1.0: Construction of new housing that is high quality, sustainable, compatible with the surrounding neighborhood and offers opportunities for active living.</b>			
<b>Objective 1.a: Complete the Revised Zoning Ordinance based on the 2010 General Plan LUCE and Thereafter Assess and Revise City Regulatory Requirements, as Appropriate</b>			
<p>Adopt the new Zoning Ordinance. Periodically review and, where necessary, revise planning, zoning and development regulations, assessments, and fees to support the development of a variety of housing types and prices including workforce housing and live/work spaces. Facilitate residential uses in mixed-use zoning district through appropriate regulations.</p>	<p>The new Zoning Ordinance was adopted by the City Council in July of 2015. Since then, the City has continued to implement code amendments to support housing development and comply with new State laws. The Accessory Dwelling Unit ordinance was adopted February 28, 2017. ADU regulations continue to be updated to comply with new State Law regarding ADUs. Further, the Downtown Community Plan was adopted in July 2017, with strong incentives for housing production through streamlined processes, greater development allowances, and increased affordable housing requirements. Entitlement streamlining was adopted in March 2020 to allow for administrative approval of 100% affordable housing projects as well as HAA compliant housing projects. In August 2020, additional entitlement streamlining was adopted for larger housing projects located in the Downtown Community Plan (DCP), eliminating the need for Development Agreement entitlements to maximize housing opportunities and incentivize housing development.</p>	<p>City Planning Division; City Attorney's Office</p>	<p><i>This program is complete and is no longer appropriate for the 2021-2029 Housing Element, although periodic code amendments will continue in the future</i></p>
<b>Objective 1.b: Continue to Evaluate Efficiency and Streamline the Permit Approval Processes</b>			
<p>After the Zoning Ordinance is adopted, prepare new informational materials about residential development within 3-6 months. Continue to monitor permit processing procedures and regularly update materials that provide interdepartmental regulations, processes, and services to guide applicants through the development approval process. Provide more information on the "Permits" tracking system and improve reporting procedures to facilitate project tracking and provide up-to-date information.</p>	<p>Planning continues to monitor processing time and make efforts to streamline. The website has been updated to provide information for all zoning districts. The permit system technology was upgraded in 2018. The City revised R1 Standards for more efficient processing of permits in that zone. The City has amended the zoning code to comply with ADU regulations required by the State. The City has adopted a new process to streamline the ministerial review of all 100% Affordable and HAA compliant projects. In 2021 design review thresholds were adjusted to allow for more staff level approvals of building design.</p>	<p>City Planning Division; Building and Safety Division; Information Systems Division</p>	<p><i>This program has been refined into two separate programs for the 2013-2021 Housing Element: Program 1a for the ministerial approval of housing projects and Program 1c for streamlining the architectural review process.</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>Objective 1.c: Maintain Architectural Review and Development Compatibility</b>			
<p>Adopt residential design guidelines together with the new Zoning Ordinance. Incorporate the guidelines and continue to implement the architectural review process per the City ordinance.</p>	<p>With the implementation of design principles, Planning continues to improve processing to achieve greater predictability, higher quality projects and speedier approvals. In 2020, design review thresholds were adjusted to allow for more staff-level approvals of building design, resulting in a streamlined process for smaller projects. This has enabled staff to focus on design review for larger project including affordable and market-rate housing projects.</p>	<p>City Planning Division</p>	<p><i>This program has been revised to Program 1c which would streamline the architectural review process.</i></p>
<b>Objective 1.d: Maintain Energy and Water Conservation/Production Programs</b>			
<p>Continue to monitor energy and water usage citywide and investigate other appropriate programs to conserve these scarce natural resources. Strive to reduce city-wide water and energy use in accordance with the goals and targets set out in the Sustainable City Plan, Climate Action Plan and the Sustainable Water Master Plan.</p>	<p>The City offers energy conservation and solar installation programs, with free solar technical advice to residents. The City continues to implement water conservation programs, water waste enforcement, and Water Use Allowance restrictions through City ordinances with a goal toward water self-sufficiency by 2023. A Water Neutrality ordinance, which requires new development to offset increased water demand compared to baseline conditions, went into effect July 1, 2017 and was updated in January 2019 to include TI's, remodels and ADU's.</p> <p>Approximately 97% of residents and businesses are supplied with electricity from renewable sources through the Clean Power Alliance, now in its third year of operation. Because the City's electricity now comes from non-polluting sources, the City is encouraging electrification of end-uses that have historically burned gas, such as water heating, space heating, cooking, and vehicles. There are efficient electric alternatives such as heat-pump water heaters, heat-pump HVAC systems, and induction cooktops that are high performing and create healthier indoor air quality. The City launched an Electrify Santa Monica rebate program to help offset costs of converting gas equipment to efficient electric alternatives. In addition, the City launched a third phase of EV Charger rebates for multi-unit buildings and small businesses.</p>	<p>Office of Sustainability and the Environment</p>	<p><i>This program has been implemented and maintenance is part of the on-going efforts led by the City's Office of Sustainability and is no longer relevant to the 2021-2029 Housing Element's goals.</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
	<p>For residents and businesses interested in on-site renewable energy and energy storage, the Solar Santa Monica program still offers feasibility analysis and guidance.</p>		
<b>Objective 1.e: Facilitate Sustainable Housing Development</b>			
<p>Continue to offer incentives to encourage green building and investigate new ways that green building might be incentivized. Continue to amend the Municipal Code as appropriate to support improved environmental performance of newly constructed buildings.</p>	<p>The 2019 Energy Reach Code that went into effect January 1, 2020 requires newly constructed buildings be designed all-electric, but still offers a compliance pathway for mixed-fuel designs. The City of Santa Monica adopted two local options to comply with the new reach code, which went into effect January 1, 2020. The City adopted a local Energy Reach Code that requires a higher standard for efficiency and solar for designs that include natural gas. All-electric buildings may be built to the State's baseline efficiency requirements.</p> <p>The Energy Reach Code that went into effect January 1, 2020, reduces operational carbon in new buildings by leveraging Santa Monica's decarbonized electricity supply and encouraging the construction of all-electric buildings. New buildings in Santa Monica have two design pathways for complying with the 2020 Energy Reach Code: All-electric (the preferred, simpler approach, may be built to the State's baseline efficiency requirements) and mixed-fuel (when gas infrastructure is included the project must meet additional efficiency standards). The Energy Reach Code also requires all new buildings and major additions to install an on-site solar photovoltaic system. Also, new pools, if they are to be heated, must utilize solar thermal and/or electric heat-pump water heaters.</p> <p>Amend the 2019 California Green Building Standards Code to increase Electric Vehicle (EV) parking requirements. The amendments require new residential and non-residential developments to be equipped with additional EV chargers and EV-ready parking stalls to help meet local and statewide climate action goals. These new EV requirements were adopted in the Spring of 2020.</p>	<p>Office of Sustainability and the Environment; Building and Safety; City Planning Division</p>	<p><i>This program is complete and is no longer necessary for the 2021-2029 Housing Element.</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>Objective 1.f: Facilitate the Development of Housing within Targeted Locations in Mixed-Use, Transit-Oriented Complete Neighborhoods</b>			
<p>Based on the LUCE land use strategy identifying areas of future residential development near existing and proposed transit connections, adopt the Downtown Specific Plan, the Bergamot Area Plan and the Memorial Park Area Plan. Within each implementation plan, develop strategies to successfully build both market rate and affordable housing with a diversity of unit sizes and types that is served by nearby retail uses and services.</p>	<p>The Bergamot Area Plan was adopted in 2013. The Downtown Community Plan was adopted in July 2017 during the reporting period providing strong incentives for housing production through streamlined processes, greater development allowances or housing projects, and increased affordable housing requirements. The DCP also removed minimum parking requirements. The Memorial Park Plan remains on hold. In the 5<sup>th</sup> Cycle reporting period a total of 4,920 units, 27% of which are affordable, were completed in mixed-use zones.</p>	<p>City Planning Division</p>	<p><i>This program is complete and is no longer necessary for the 2021-2029 Housing Element. The 2021-2029 Housing Element would encourage the production of housing not just in transit areas, but also in other areas of the City to affirmatively further fair housing.</i></p>
<b>Objective 1.g: Monitor Rate of Development Activity in Multi-family Residential Districts with the goal of residential neighborhood conservation consistent with the LUCE</b>			
<p>Continue to monitor the rate of development activity in multi-family residential districts. Report on an annual basis the number of planning applications granted for new housing construction.</p>	<p>Residential building permit activity for each fiscal year is included in the annual Prop I/Prop R reports that are presented to Council, typically in the second half of the year.</p>	<p>City Planning Division; Building and Safety Division; Housing Division</p>	<p><i>This program is a mandatory requirement of State law and therefore, its inclusion in the 2021-2029 Housing Element is no longer necessary.</i></p>
<b>Objective: 1.h: Encourage Designing for Visibility and Allowing Reasonable Accommodation</b>			
<p>Adopt a reasonable accommodation procedure as part of a comprehensive revision of the City's Zoning Ordinance.</p> <p>Consider issues of access and design to accommodate persons with disabilities and seniors who seek to "age in place." Incorporate universal design principles as appropriate into the Municipal Code and/or design guidelines that are developed.</p>	<p>The adopted Zoning Ordinance includes a reasonable accommodation procedure that complies with State law.</p>	<p>Strategic &amp; Transportation Planning Division</p>	<p><i>This program is complete and is no longer necessary for the 2021-2029 Housing Element.</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>GOAL 2.0 Housing production for all income categories including housing for the community's workforce.</b>			
<b>Objective 2.a: Maintain an Affordable Housing Production Program</b>			
Continue to monitor, evaluate, and revise the Affordable Housing Production Program as appropriate to address the housing needs of the community and achieve the quantified objective. Prepare an annual report concerning compliance with Proposition R. Update fees and housing cost requirements annually. Update the AHPP administrative guidelines, consider revisions as appropriate to encourage continued affordability and tenant protection and meet the AHPP objectives, and to improve the process of monitoring eligibility of residents in existing units.	City continues to administer the AHPP and produce deed-restricted affordable housing. Annual reports prepared for City Council regarding multifamily housing development, including affordable housing, which have been completed, are under construction, or have received planning approvals. The reports are also posted on the City's website. Additionally, draft reports are presented to the Housing Commission annually.	Housing Division; Housing and Economic Development Department; City Attorney's Office	<i>This program continues to be appropriate for the 2021-2019 Housing Element and will be revised to reflected updated actions.</i>
<b>Objective 2.b: Maintain a Density Bonus Program</b>			
Maintain the City's density bonus program and revise as necessary to remain consistent with State Law and the City's affordable housing needs.	The City's Density Bonus program complies with State Law and was revised most recently on September 2020 at which time it was codified in the City's Zoning Ordinance. The Density Bonus program will continue to be implemented in the City.	Strategic and Transportation Planning Division	<i>This program will be revised in the 2021-2029 Housing Element to state that new provisions in the State Density Bonus law provisions will be incorporated into the City's zoning Code.</i>
<b>Objective 2.c: Develop New Affordable Housing Finance Programs to Enable Continued Provision of Technical and Financial Assistance for Housing Production</b>			
Explore new sources of state and federal funding that may be used for housing. Seek to develop new strategies to provide financial and technical assistance to the greatest extent possible to nonprofit housing providers to support the development of affordable housing, including special needs housing. Consider adopting new local impact fees based on the recommendations of appropriate nexus studies. Continue to seek out local, state, and federal funds to support the construction of affordable housing.	Progress: The City began to collect Affordable Housing Commercial Linkage Fees for housing projects in 2014. In July 2016, the Council approved placement of two measures on the November 2016 ballot to generate funding for affordable housing. Measure GSH (a 1/2-cent sales tax) and Measure GS (and advisory measure on use of the funds for schools and housing) both passed, and are expected to generate \$8 million annually for affordable housing purposes. During 2020, the City issued a housing trust fund loan commitment of \$11.7M for the development of 58 affordable	Housing Division (lead); Strategic and Transportation Planning Division	<i>This program continues to be appropriate for the 2021-2029 Housing Element.</i>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
	<p>apartments for special needs households. Also, during 2020 the City received approximately \$63K in Affordable Housing Commercial Linkage Fees.</p> <p>In February 2021, we received notice from HCD that we were awarded \$5.5M in grant funds for affordable housing: 1) \$5M in one-time funds from the Local Housing Trust Fund program; and 2) \$547K in first-year funding from the Permanent Local Housing Allocation program.</p>		
<b>Objective 2.d: Assess Use of City-Owned/Publicly- Owned Land for Affordable Housing</b>			
<p>Continue to assess the use of City-owned properties to facilitate affordable housing through creative development partnerships and financing strategies.</p>	<p>Progress: In 2014 construction was completed on 160 affordable apartments resulting from a creative public-private partnership which leveraged City land to subsidize the development of affordable housing (Civic Center Village). The City issued an RFP to rehabilitate, own and operate two City-owned residential rental properties, comprising 24 apartments (Ocean Ave.), to be dedicated as affordable housing for at least 55 years.</p> <p>The City provided \$3 million for the rehabilitation of 24 apartments (Ocean Ave.) dedicated as affordable housing for at least 55 years, which began in 2018. In 2018 the City Council transferred Mountain View Mobile home Park from City ownership to private, non-profit ownership, to facilitate homeownership opportunities for low- and moderate-income households. No additional rehabilitations occurred in 2019.</p>	<p>Housing and Economic Development</p>	<p><i>This program will be modified in the 2021-2029 Housing Element to prioritize and maximize City owned land for affordable housing production.</i></p>
<b>Objective 2.e: Foster Housing Development and Compatible Amenities as Community Benefits through Development Agreements</b>			
<p>Negotiate Development Agreements that provide on-site affordable housing or payment of affordable housing fees beyond AHPP requirements to the extent appropriate and feasible. Continue to monitor compliance with existing Development Agreements.</p>	<p>With the adoption of the 2015 Zoning Ordinance Update, which established a regulatory community benefits system, and the adoption of the Downtown Community Plan in July 2017, there are established citywide community benefit requirements for new development, including affordable housing. This has largely eliminated a reliance on development agreements to produce affordable housing. The remaining development agreements being processed are associated with hotel development</p>	<p>City Planning Division; City Attorney's Office; Housing Division</p>	<p><i>This program is no longer appropriate for the 2021-2029 Housing Element, since the City is seeking to streamline the approval of housing projects.</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
	<p>Downtown and a hospital. Each development agreement is proposing a housing component that will be subject to future negotiations. The annual DA monitoring report, which reports on compliance of each DA with negotiated affordable housing requirements, is provided to the City Council annually, typically during second quarter.</p>		
<b>Objective 2.f: Facilitate the Development and Maintenance of Special Needs Housing</b>			
<p>Continue to utilize available financial resources and partnerships with service providers to create and retrofit existing housing for special needs households.</p> <p>Encourage and support development of senior housing and facilities to meet the needs of this growing population segment, particularly for the oldest senior cohort. Consider the Baby Boomer generation’s preference for “aging in place” along with the need for more congregate housing and residential care facilities. Explore new programs, services, infrastructure and amenities that can help seniors who choose to live independently remain in their homes as long as possible.</p> <p>Within legal constraints, encourage or require housing providers to assign affordable housing units designed for persons with disabilities, including physical or developmental disabilities, for use by those who require those features. Encourage barrier-free construction and adaptation.</p> <p>Study data to identify housing and supportive service gaps for various special needs groups and propose policy and priorities based on the analysis.</p> <p>Assess initiatives and consider support for State legislation that would offer incentives to build special needs housing, such as defining housing</p>	<p>Construction continued on 34 supportive housing apartments, made possible by City funding of \$5 million and leveraging supportive service funding from the Los Angeles Department of Public Health. Construction was completed on 49 affordable senior apartments, which includes 24 units of senior congregate housing. An update to the Housing Trust Fund Guidelines requiring that persons living with disabilities are prioritized for the specially designed, accessible, affordable apartments created with City funds was approved in February 2014.</p> <p>In 2015 an inter-departmental Senior Task Force was created to meet monthly and explore ways to help seniors at risk of losing their housing. The Task Force includes community partners from Legal Aid, Wise and Healthy Aging, OPCC and St. Joseph’s Center. Additionally, construction was completed on 34 supportive housing apartments (502 Colorado Ave.), made possible by City funding of \$5 million and leveraging supportive service funding from the Los Angeles Department of Public Health.</p> <p>In 2016, the City provided \$6.3 million to a local nonprofit to acquire and rehabilitate 12 apartments, and deed-restricted the property as affordable housing to very-low income households living with disabilities.</p> <p>In November 2017, the City provided \$468,000 to fund predevelopment activities for a proposed new development containing 8 apartments targeted to low-income, young adults at-risk of homelessness. Additionally, in November 2017, the City provided \$9.6 million for a proposed new</p>	<p>Housing Division; Human Services Division; Building and Safety</p>	<p><i>This program continues to be appropriate for the 2021-2029 Housing Element.</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<p>for persons with physical disabilities as eligible for tax credits.</p> <p>Consider incentives and requirements to ensure that new residential development accommodates a mix of household types and sizes that include a person(s) with special needs.</p> <p>Encourage proposals for new housing types, such as co-housing, and assess their feasibility and benefits on a case-by-case basis.</p>	<p>development containing 39 apartments targeted to extremely low-, very low-, and low-income seniors.</p> <p>During 2020, the City committed \$12.7M to nonprofit housing developers toward the construction of 179 apartments in three developments targeted to extremely low-, very low-, and low-income individuals, families, persons living with disabilities, and persons experiencing homelessness. The City also committed \$17.8M to a nonprofit housing developer toward the acquisition, preservation and rehabilitation of 59 existing apartments, to create long-term affordability for extremely low-, very low-, and low-income individuals and families.</p> <p>The inter-departmental Senior Task Force had a brief hiatus at the beginning of the COVID pandemic but resumed meeting remotely in September 2020 and continues to meet monthly, with community partners from Legal Aid, Wise and Healthy Aging, Community Corporation of Santa Monica, and LA County Department of Mental Health to support senior households aging in place.</p>		
<b>Objective 2.g: Facilitate the Development of Housing that is Affordable for Santa Monica's Diverse Workforce</b>			
<p>Explore the development of housing that is affordable to the City's workforce, including rental, ownership, and forms of employer-provided transitional housing, with "Workforce Housing" defined as between 120% and 180% of the County Average Median Income (AMI). In addition to the Affordable Housing Production Program, prioritize incentives to develop workforce housing units, with particular emphasis on housing for larger households in need of units with two or more bedrooms.</p>	<p>Incentives for Workforce Housing and larger units to accommodate more household variety were included in Bergamot Area Plan. The Downtown Community Plan also identified workforce housing as a potential community benefit to be considered in development agreement negotiations.</p>	<p>Strategic &amp; Transportation Planning Division; Housing Division</p>	<p><i>This program is no longer appropriate for the 2021-2029 Housing Element since the City is seeking to facilitate the development of housing units at all income levels.</i></p>



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2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>Objective 2.h: Maintain Proposition I Monitoring</b>			
Monitor utilization of Proposition I authority through annual reporting of new "low rent- housing projects."	Prop I Reports have been released every year during the previous 5 <sup>th</sup> Cycle Housing Element period.	Housing Division	<i>This program continues to be appropriate for the 2021-2029 Housing Element.</i>
<b>Goal 3.0: Protection of the existing supply of affordable housing.</b>			
<b>Objective 3.a: Develop Programs to Address State and Federal Legislative Mandates</b>			
<p>Continue to implement programs that strive to protect tenants against landlord discrimination and 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.</p> <p>Continue efforts 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.</p> <p>Investigate new, innovative ways to increase the affordability of housing in light of the loss of formerly affordable units due to vacancy de-control and Ellis withdrawals.</p>	<p>The City continues to use all available tools and explore all legal avenues to protect tenants through the Rent Control Board. The Rent Control Board's Consolidated Report is published annually. The City's HOUSE pilot program, offered to encourage landlords to accept Section 8 vouchers, ended in June of 2019. The City continues its pilot program (POD) to assist extremely low-income seniors with household expenses to enable them to age in place with dignity. In 2019, Council authorized the expansion of the POD program from a one-time \$200K pilot to an annual budget of \$2M; the first lottery for adding participants was done in February and is anticipated to enroll 200-400 participants</p>	Housing Division (lead); Rent Control Board	<i>This program continues to be appropriate as revised for the 2021-2029 Housing Element.</i>
<b>Objective 3.b: Protect Mountain View Mobile Home Park Residents</b>			
Continue to assist residents at the Mountain View Mobile Home Park and assist in the implementation of relocation options for Village Trailer Park residents.	The transfer of Mountain View Mobile home Park from City ownership to private, non-profit ownership, to facilitate homeownership opportunities for low- and moderate-income households, preserve long-term affordability, and increase the supply of affordable homes at the property, is complete. The City completed implementing its obligations to Village Trailer Park tenants based on the DA for the replacement project.	City Planning Division; Housing Division; Rent Control Board	<i>Since the transfer of the mobile home park has been completed, this program is no longer appropriate for the 2021-2029 Housing Element. The City will continue to assist MV Mobile</i>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
			<i>Home Park tenants through its existing programs.</i>
<b>Objective 3.c: Maintain a Tenant Eviction Protection Program</b>			
<p>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.</p> <p>Continue to review current laws and recommend any needed modifications to ensure protection of tenants to the maximum extent possible.</p>	<p>The City continues to offer tenant protection through the Tenant Eviction Program and the Tenant Harassment Ordinance. The Rent Control Board continues to engage the community about the protections of the 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. More than 13,000 inquiries are handled annually. The Board monitors owner-occupancy evictions to ensure that this ground for eviction is not abused and an inter-departmental task-force addresses issues related to Ellis withdrawals and the current use of those properties. The City actively enforces the Tenant Harassment Ordinance that the Council adopted in 2011. Measure RR extended eviction protections to non-controlled units in 2010. The City also hired a Neighborhood Preservation Coordinator in February 2017, who's role is to coordinate tenant protection programs.</p>	<p>City Attorney's Office; Rent Control Board; Housing Division</p>	<p><i>This program continues to be appropriate for the 2021-2029 Housing Element</i></p>
<b>Objective 3.d: Facilitate the Conservation of At-Risk Housing</b>			
<p>Conserve 1,014 at-risk units as affordable, deed-restricted units.</p> <p>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 consider exercising its right of first refusal to purchase properties if necessary and financially feasible to ensure the continued availability of affordable housing units.</p>	<p>Progress: In August 2015, the City negotiated an agreement with Neilson Villas (3100 Neilson Way), an-at risk affordable senior housing development of 100 apartments, to extend affordability for 55 years.</p> <p>The Westminster Towers and the Santa Monica Towers are two HUD-financing senior housing developments totaling 444 residences built in the 1960s which repaid their original HUD loans and were at risk of becoming less affordable due to the need to increase revenue to implement needed repairs and upgrades. In 2020, the property owner and the City collaborated with HUD to obtain 310 project-based vouchers and the Santa Monica Housing Authority agreed to administer the vouchers, which</p>	<p>Housing Division</p>	<p><i>This program continues to be appropriate as revised for the 2021-2029 Housing Element.</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
	<p>substantially increases operating revenue while allowing rents to remain affordable.</p> <p>During 2020, City staff began engaging with owners of two federally funded developments - 24 units targeted to families and 60 units targeted to seniors - that could be at-risk during the next Housing Element cycle.</p>		
<b>Goal 4.0: Rehabilitation and continued maintenance of the existing housing stock.</b>			
<b>Objective 4.a: Maintain a Low-Income Residential Repair Program</b>			
<p>Support and fund the rehabilitation of 80 multi-family units and provide 20 minor home repairs.</p>	<p>The acquisition and rehabilitation of 12 apartments located at 2309 Oak Street was funded by the City and completed on 6/10/2014. The apartments are deed-restricted as affordable to low-income households for at least 55 years.</p> <p>In 2015, 12 units were rehabilitated. And in 2016, 10 units were acquired and rehabilitated, and deed restricted for 55 years. 2017 saw 17 total units acquired and rehabilitated.</p> <p>Two grants in the total amount of \$570,000 were initially approved 2019, and amended in 2020, involving two multifamily properties for the rehabilitation of 38 apartments occupied primarily by low-income households. The rehabilitation work for the 8-unit apartment property was completed during 2020. The rehabilitation work for the 30-unit property began in 2020 and will be completed during 2021.</p>	<p>Housing Division; Santa Monica Housing Authority</p>	<p><i>This program continues to be appropriate for the 2021-2029 Housing Element.</i></p>
<b>Objective 4.b: Maintain a Housing Code Enforcement Program</b>			
<p>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.</p>	<p>Building &amp; Safety continues to implement housing code enforcement and responds to reported Code violations to achieve compliance.</p>	<p>Code Compliance Division; Housing Division</p>	<p><i>This program continues to be appropriate for the 2021-2029 Housing Element</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>Objective 4.c: Maintain an Earthquake Retrofitting Program</b>			
Continue to require earthquake retrofitting in compliance with seismic upgrade regulations.	Building & Safety requires construction standards in compliance with State and local law. In March 2017, the City adopted a seismic retrofit ordinance that will encompass 20 years of work to increase the safety of earthquake-vulnerable buildings in the event of a large earthquake. Nearly 2,000 buildings were identified as requiring assessment for potential structural improvements. Participation in the program is mandatory and the City is actively implementing the seismic retrofit program. In 2020, 170 earthquake retrofit permits were applied for.	Building and Safety Division	<i>This program continues to be appropriate for the 2021-2029 Housing Element</i>
<b>Objective 4.d: Maintain a Lead-Based Paint and Asbestos Hazards Reduction Program</b>			
Work with affordable housing providers to address the abatement and removal of lead-based paint in affordable housing units; Continue to enforce compliance with State Law to ensure safety at construction sites through proper handling and removal of lead-based paints.	Building & Safety requires protections for removal of lead-based paint in compliance with State law.	Housing Division (lead); Building and Safety Division	<i>This program is no longer appropriate for the 2021-2029 Housing Element</i>
<b>Goal 5.0: Provision of housing assistance and supportive services to extremely low-, very low-, low-, and moderate-income households and households with special needs.</b>			
<b>Objective 5.a: Maintain Rental Housing Voucher Programs and Expand to Assist All Persons with Disabilities</b>			
Continue to operate strong rental housing voucher programs and advocate for funding guidelines for Section 8 that are competitive for Santa Monica; pursue additional funding to maintain and expand voucher programs, if possible. Review and update the Housing Authority Administrative Plan annually to ensure compliance with the latest HUD regulations and to provide flexibility to respond to tenants' needs consistent with legal requirements. Utilize vouchers as a tool to prevent senior homelessness where eligible. Explore available funding opportunities to expand the rental housing voucher programs to fill the gap between income levels and the cost of housing for persons with permanent disabilities, including persons with Developmental Disabilities.	The Santa Monica Housing Authority adopted its 5-year and Annual Plan in October 2020. During the previous Housing Element Cycle (213 - 2021), 224 vouchers were issued to seniors in an effort to prevent homelessness.	Santa Monica Housing Authority; Housing and Economic Development	<i>This program continues to be appropriate for the 2021-2029 Housing Element</i>

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2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>Objective 5.b: Maintain a Community Development Grant Program</b>			
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.	<p>The Housing and Human Services Division continues to coordinate a continuum of supportive services for people experiencing homelessness through grant funding to local service providers.</p> <p>In addition to existing initiatives, the City implemented new interagency efforts to provide an array of essential services, meet basic needs for food and hygiene, and emergency non-congregate shelter to people experiencing homelessness who are at high risk for COVID-19. Currently, service providers and field-based teams are supporting public health efforts to test and vaccinate people experiencing homelessness.</p>	Human Services Division	<i>This program continues to be appropriate for the 2021-2029 Housing Element</i>
<b>Objective 5.c: Provide Tenant Relocation Assistance</b>			
Continue to implement the Tenant Relocation Assistance program; periodically review existing City policies and ordinances and recommend modifications if deemed necessary.	The City Attorney's Office and the Housing Division administer this program, ensuring that tenants who are temporarily displaced are provided the required relocation fees or alternative housing. The Rent Control Board continues to advise tenants and landlords of their rights and responsibilities related to both temporary and permanent relocation benefits. In February 2017, the City hired a Neighborhood Preservation Coordinator whose role is coordinate tenant protections including relocation assistance, but was removed in 2020 due to budget cuts related to COVID-19.	City Attorney's Office; Housing Division; Rent Control Board	<i>This program continues to be appropriate for the 2021-2029 Housing Element</i>
<b>Objective 5.d: Maintain a Temporary Relocation Program</b>			
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.	This program is administered through a partnership between the City Attorney's office, Code Enforcement, Housing Division, and Building and Safety Division.	Housing Division	<i>This program continues to be appropriate for the 2021-2029 Housing Element</i>

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2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>Objective 5.e: Address Threats to the HUD Section 8 Rental Subsidy Program</b>			
<p>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.</p>	<p>Landlords may not cancel rental housing voucher contracts unless the tenancy can otherwise be legally terminated. (Tenancies in Santa Monica include the protections of just-cause evictions and can therefore only be terminated for cause, such as nonpayment of rent or lease violations.) In January 2016, the Santa Monica Housing Authority submitted a request to HUD to increase the payment standard, given the significant disparity between market rents and the payment standard, which rendered the vouchers uncompetitive in the rental market. In April 2016, HUD approved the increased payment standard, thereby improving opportunities for voucher households to obtain housing in Santa Monica.</p>	<p>Housing Division</p>	<p><i>TARP program deemed unnecessary following the City's adoption of its Housing Anti-Discrimination regulations, consistent with State Law. This program is no longer appropriate for the 2021-2029 Housing Element</i></p>
<b>Objective 5.f: 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</b>			
<p>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.</p> <p>Focus case management and housing resources on the most chronic and vulnerable homeless individuals that have been on the City's Homeless Service Registry.</p> <p>Continue to serve other priority homeless populations through City-funded programs.</p> <p>Continue strategies to reunite those not first-homeless in Santa Monica with family and friends in their home communities.</p> <p>Review City policies and practices that may contribute to homelessness.</p>	<p>The City continues to invest in services and programs that serve homeless and at-risk individuals with the most complex barriers to housing stability. While continuing to focus local resources on highly vulnerable individuals identified on the Service Registry and high-users of first responder services, the City has piloted new place-based strategies to engage more individuals in public spaces by deploying field-capable multi-disciplinary teams that can provide health and behavioral health treatment directly on the streets.</p> <p>In 2015 construction was completed on 34 supportive housing apartments for homeless persons, made possible by City funding of \$5 million and leveraging supportive service funding from the Los Angeles Department of Public Health.</p> <p>In 2019 the City partnered with the Legal Aid Foundation of Los Angeles and St. Joseph Center as well as piloted the Preserving Our Diversity (POD) program, an initiative that provides financial assistance using a basic needs formula to low-income seniors residing in rent-controlled apartments. Additionally, the City voted to assess a quarter cent sales tax and dedicated</p>	<p>Housing Division; Human Services Division</p>	<p><i>This program continues to be appropriate for the 2021-2029 Housing Element.</i></p>

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2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
	<p>it to affordable housing. The funds were matched with former redevelopment loan repayments to generate \$15M annually for new affordable housing Development. Almost \$4M per year is dedicated to special needs populations including homeless and formerly homeless households.</p> <p>In 2020, the Housing and Human Services Division implemented a COVID Emergency Rental Assistance Program to provide an estimated 650 households economically impacted by the pandemic with three months' rent up to \$5,000.</p>		
<p><b>Goal 6.0: Elimination of 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.</b></p>			
<p><b>Objective 6.a: Maintain Fair Housing Programs</b></p>			
<p>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.</p>	<p>The City Attorney's Office provides this service.</p>	<p>City Attorney's Office</p>	<p><i>This program continues to be appropriate for the 2021-2029 Housing Element.</i></p>
<p><b>Objective 6.b: Provide Tenant/Landlord Mediation and Legal Services</b></p>			
<p>Continue to support tenant/landlord mediation and legal services assistance.</p>	<p>Services are provided by the City Attorney's Office and Rent Control Board.</p>	<p>City Attorney; Rent Control Board; Human Services Division</p>	<p><i>This program continues to be appropriate for the 2021-2029 Housing Element.</i></p>

Figure G-3 Review of 2013-2021 Housing Element Accomplishments

2013-2021 Housing Element Program	Progress Since 2013	Agency	Appropriateness
<b>Goal 7.0: Active participation of citizens, community groups, and governmental agencies in housing, community development and neighborhood safety activities.</b>			
<b>Objective 7.a: Maintain a Community Notification Program</b>			
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.	City regularly notices all hearings for discretionary permits through multiple sources and live-casts all hearings.	City Planning Division; Strategic and Transportation Planning Division	<i>This program is no longer appropriate for the 2021-2029 Housing Element, since the City's existing regulatory framework and entitlement process already provides for public input and community notification process.</i>
<b>Objective 7.b: Provide a Residential Neighborhood Safety Program</b>			
Continue to offer neighborhood safety programs in cooperation with the Police Department.	Neighborhood Safety programs and community policing are ongoing.	Police Department (lead); Housing Division	<i>This program is no longer appropriate for the 2021-2029 Housing Element, as it is not relevant to the goals of the Housing Element.</i>
<b>Objective 7.c: Conduct Housing Element Review</b>			
Implement Housing Element programs within adopted time frames. Submit annual reports, as necessary, to comply with application requirements for State grant funding.	The City has submitted all APRs in the past years for the 5th Cycle Housing Element.	Strategic & Transportation Planning Division (lead, Housing Element); Housing Division (lead, annual review)	<i>This program is a mandatory requirement of State law and therefore, its inclusion in the 2021-2029 Housing Element is no longer necessary.</i>