



Information Item

Date: June 17, 2026

To: Mayor and City Council
From: Aileen Reynolds, Director of Housing and Human Services
Subject: FY 2024–2025 Reports Regarding Proposition R

Introduction

This report concerns the implementation of the City's Affordable Housing Production Program (AHPP) for the reporting period of July 1, 2024, through June 30, 2025 (FY 24–25), as required by Santa Monica Municipal Code Section 9.64.150. Section 9.64.150 establishes that "the City Manager or designee shall submit a report to the City Council on an annual basis which shall contain information concerning the implementation of this Chapter. This report will also detail the projects that have received Planning approval during the previous year and the way the provisions of this Chapter were satisfied. This report shall further assess whether the provisions of Proposition R have been met and whether changes to this Chapter or its implementation procedures are warranted."

Proposition R, approved by Santa Monica voters November 6, 1990, has two affordable housing mandates. First, thirty percent (30%) of new multifamily housing constructed must be affordable to low- and moderate-income households. Second, half (50%) of the total affordable housing completed must be affordable for low-income households. In short, 50% of 30%, or fifteen percent (15%) of all new multifamily housing must be affordable to low-income households.

This report will evaluate the number of multifamily housing residences completed, under construction, and approved for FY 2024–25. The data illustrates the City made significant progress in affordable housing production over the last fiscal year, with 58 affordable residences completed, 321 in construction, and 367 in planning approvals. Further, Attachment B indicates that Santa Monica is on track with Proposition R mandates due to the continued production of affordable housing.

Background

Proposition R defines "low-income household" as not exceeding sixty percent (60%) of the Los Angeles County median income, adjusted by family size, and defines "moderate-income household" as not exceeding one hundred percent (100%) of the Los Angeles County median income, adjusted by family size.

Since adoption of Proposition R in 1991 the definition of moderate income has adjusted to one hundred twenty percent (120%) of Los Angeles County median income, as adjusted by family size. The data compiled in this annual report is reflective of the updated moderate income household definition at 120%.

The Affordable Housing Production Program requires developers of new multifamily housing to contribute toward affordable housing production in Santa Monica, either by:

- Constructing affordable residences onsite in a development;
- Constructing affordable residences offsite in another development and fulfilling the off-site requirements.
- Paying an affordable housing fee that is used by the City to subsidize affordable housing developments. Affordable housing fees must be paid by developers prior to final completion of the development and are deposited into the Citywide Housing Trust Fund.
- Dedicating or selling land to the City or a nonprofit housing provider for affordable housing.

Discussion

Multifamily Housing Completed FY 2024–25

The table below represents an annual summary of multifamily residences *completed* in FY 2024–25, of which 58 were affordable residences.

Fiscal Year	30% AMI	50% AMI	80% AMI	120% AMI	Above Moderate	Total	% Low- & Mod- Income	% Low Income
FY 24–25	17	0	1	40	14	72	81%	25%

* AMI = Area Median Income

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New multifamily housing completed in FY 2024–25 met the Proposition R mandate of 30% affordability for low- and moderate-income households. The low-income housing production also met the provision that 15% of all new multifamily housing be affordable to low-income households.

- **81%** of new multifamily housing residences are affordable to low- and moderate-income households.
- **25%** of new multifamily residences are affordable to low-income households.

Multifamily Housing Under Construction FY 2024–25

The table below represents an annual summary of the 927 multifamily residences that were *in construction* in FY 2024–25, of which 321 were affordable residences.

Fiscal Year	30% AMI	50% AMI	80% AMI	120% AMI	Above Moderate	Total	% Low- & Mod- Income	% Low Income
FY 24–25	133	57	45	86	606	927	35%	25%

* AMI = Area Median Income

The multifamily housing in construction met the Proposition R mandate of 30% affordability, and the low-income housing production provision that 15% of all multifamily housing be affordable to low-income households was met.

- **35%** of new multifamily housing residences are affordable to low- and moderate-income households.
- **25%** of new multifamily residences are affordable to low-income households.

Multifamily Housing with Planning Approvals FY 2024–25

During FY 2024–25, 14 multifamily developments containing a total of 367 affordable residences received planning approval. The anticipated breakdown by income levels for these residences are as follows:

Fiscal Year	30% AMI	50% AMI	80% AMI	120% AMI	Above Moderate	Total	% Low- & Mod- Income	% Low Income
FY 24–25	0	67	166	134	1,779	2,146	17%	11%

* AMI = Area Median Income

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A total of 2,146 new multifamily residences, including 367 affordable to low- and moderate-income households were approved.

- **17%** of new multifamily housing residences are affordable to low- and moderate-income households.
- **11%** of new multifamily units were affordable to low-income households.

The City is on track with Proposition R's affordable housing mandate that 30% of new multifamily housing constructed be affordable to low- and moderate-income households and half of the total affordable housing completed must be affordable for low-income households. Further, since the implementation of Proposition R, 35% of all newly constructed multifamily housing in Santa Monica is affordable to low- and moderate-income households, with 24% being affordable to low-income households alone. See Attachment B for more detailed information regarding housing production over the last 30 years.

The City will continue its commitment to implementing policies that support a diverse range of affordable housing options, addressing both immediate and long-term housing needs in the community. The City has made efforts to utilize City-owned sites to further affordable housing goals, and there are three City-owned sites dedicated to affordable housing currently pending. Note that the City has successfully executed Development and Disposition Agreements (DDAs) for each site.

- 1318 4th street (122 residences)
- 1217 Euclid (48 residences)
- 1211-1217 14th (82 residences)

The City is committed to updating its general plan and zoning ordinances to streamline affordable housing development. In FY 2024–25, the City adopted amendments to its General Plan and Zoning Ordinance as part of the continued implementation of the adopted 6th Cycle Housing Element. The amendments included streamlining the architectural review process, revising design standards, creating a ministerial process to facilitate the development of housing in the Bergamot Area Plan, and adopting a new Adaptive Reuse Ordinance to encourage conversion of non-residential space to residential units. Additionally, the City adopted Zoning Ordinance amendments that expanded flexibility for Accessory Dwelling Units (e.g., increasing ADU size). In furtherance of State law, the City also adopted amendments to implement SB 1211 (ADU's on multifamily zones), SB 9/SB 450 (Lot Splits and Duplexes on Single Family Zoned lots), and SB 1123/ SB 684 (Ministerial Approval of Subdivisions with 10 units or fewer).

Attachment A

Completed Multifamily Development by Address in FY 2024-25

Project ID	Address	Street	Description	Zoning	Final Date	Above Moderate	ELI	VLI	LI	Moderate	Total Units
16ENT-0011	1840	17 th Street	5 Unit Condos	R2	8/6/2024	4			1		5
16BLD-1072	1541	Franklin St.	Apartments	R2	11/26/2024	4				1	5
18ENT-0258	949	10 th Street	3 Unit Condos	R2	1/30/2025	3					3
18ENT-0008	212	Bay St	3 Unit Condos	NC	3/25/2025	3					3
18ENT-0129	711	Colorado Ave	Mixed use 100% affordable housing	TA	5/1/2025		17			39	56
Total						14	17	0	1	40	72

Attachment B

Cumulative Proposition R Achievements

Reporting Period (Fiscal Year)	Total Residences	Market-Rate Residences	Affordable Residences (Low & Moderate)	Percent Affordable	Percent Very Low- and Low-Income Residences	City-Funded Affordable Residences	Percent Affordable City-Funded	Prop R Compliance Achieved Due to City Funding
1994-95	11	9	2	18%	18%	0	0%	N/A
1995-96	0	0	0	0%	0%	0	0%	N/A
1996-97	108	10	98	91%	36%	95	97%	Yes
1997-98	111	43	68	61%	40%	60	88%	Yes
1998-99	168	22	146	87%	33%	91	62%	No
1999-00	166	43	123	74%	72%	120	98%	Yes
2000-01	420	311	109	26%	14%	120	18%	N/A
2001-02	702	491	211	30%	22%	110	52%	Yes
2002-03	212	211	1	0%	0%	0	0%	N/A
2003-04	235	195	40	17%	12%	13	33%	N/A
2004-05	55	29	26	47%	27%	0	0%	No
2005-06	39	37	2	5%	0%	0	0%	N/A
2006-07	272	186	86	32%	32%	85	99%	Yes
2007-08	296	201	95	32%	32%	91	96%	Yes
2008-09	537	289	248	46%	15%	82	33%	No
2009-10	189	169	20	11%	7%	20	100%	N/A
2010-11	134	126	8	6%	6%	0	0%	N/A
2011-12	156	55	101	65%	2%	0	0%	No
2012-13	483	237	246	51%	31%	145	59%	Yes
2013-14	458	201	257	56%	56%	253	98%	Yes
2014-15	157	127	30	19%	7%	0	0%	N/A
2015-16	175	141	34	19%	19%	32	94%	N/A
2016-17	100	87	13	13%	12%	0	0%	N/A
2017-18	46	44	2	4%	2%	0	0%	N/A
2018-19	116	48	68	59%	58%	0	0%	No
2019-20	85	78	7	8%	5%	0	0%	No
2020-21	559	458	101	18%	17%	39	39%	N/A
2021-22	268	211	57	21%	20%	40	70%	N/A
2022-23	484	320	164	34%	32%	158	96%	Yes
2023-24	275	184	91	33%	32%	106	100%	N/A
2024-25	72	14	58	79%	25%	0	0%	No
Total	7089	4577	2512	35%	24%	1560	84%	N/A

Attachment C

Multifamily Development Under Construction by Address

Address	Street	# of Units	% Affordable	Building Permit Date	30% AMI	50% AMI	80% AMI	120% AMI	Above Moderate
1541	Franklin St	5	20%	7/31/2017				1	4
212	Bay St	3	0%	6/12/2018	in-lieu fee				3
122	Strand St	3	0%	6/3/2019	in-lieu fee				3
2512	7th St	3	0%	6/24/2019	in-lieu fee				3
1900	20th St	3	0%	1/12/2019	in-lieu fee				3
949	10th St	3	0%	10/13/2021	in-lieu fee				3
3223	Wilshire Blvd	53	8%	12/2/2021	4				49
601-611	Wilshire Blvd	40	8%	1/10/2022	3				37
2501	2nd St	3	0%	1/19/2022	in-lieu fee				3
1348	10th	1	0%	2/1/2022					1
711	Colorado Ave	56	100%	3/4/2022	17			39	
3004	Broadway	4	0%	4/7/2022	in-lieu fee				4
1413	Michigan Ave	58	100%	6/6/2022	57		1		
1650-1660	Lincoln Blvd	98	8%	8/29/2022	8				90
1430-1444	Lincoln Blvd	100	0%	11/7/2022	offsite affordable at 711 Colorado Ave				100
1121	22nd St	3	0%	2/7/2023	in-lieu fee				3
2425	20th	3	0%	2/7/2023	in-lieu fee				3
710	Broadway	280	30%	02/22/2023	16	16	25	27	196
501	Broadway	94	20%	10/17/2023		19			75
1546	9 th	9	22%	12/11/2023		2			7
1342	Berkeley	8	100%	05/13/2024	8				
2002-2008	21 st	19	0%	05/21/2024					19
1634	20 th St	78	75%	2/10/2025	20	20	19	19	
Total		927	30%		133	57	45	86	606

Attachment D

Multifamily Development with Planning Approvals

Address	Street	Description	Zoning	Final Date	Moderate	LI	VLI	Above Moderate
601-609	Colorado Ave	Mixed Use 24 Story	TA	6/25/2025	26	7	7	224
2919	Wilshire Blvd	Mixed Use 8 Story	MUB	6/18/2025	4	4	5	114
1217	14 th Street	6 Story 100% Senior Affordable	R3	4/11/2025	16	66		
1217	Euclid	100% Affordable Housing	R3	3/10/2025	9	39		
1415-1437	5 th Street	Mixed Use, 18 Story	TA	3/6/2025	42	11	11	358
1420-1422	20 th Street	8 Story Hotel/Residential	R2	12/18/2024				50
2025-2037	Wilshire Blvd	Mixed Use 8 Story	MUB	12/12/2024	5	5	5	135
1819	Santa Monica Blvd	Mixed Use 8 Story	GC	11/19/2024	5	5	5	128
1801	Santa Monica Blvd	Multiunit Residential 8 Stories	GC	11/19/2024	5	5	5	130
2501	Wilshire Blvd	Mixed Use 8 Story	MUB	08/19/2024	5	6	6	153
1527-1547	Lincoln Blvd	Mixed Use 8 Story	LT	08/16/2024	7	7	7	189
901-913	Pico Blvd	5 Story Mixed Use	GC	08/13/2024			5	40
1902-1908	Wilshire Blvd	Mixed Use 8 Story	LT	08/08/2024	4	5	5	126
528	Arizona Ave	Mixed Use 8 Story	NV	07/25/2024	6	6	6	132
					134	166	67	1779

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