



CITY OF SANTA MONICA

FY 2009-10 One-Year Action Plan

Submitted to the
U.S. Department of
Housing and Urban Development

HUMAN SERVICES DIVISION

Community and Cultural Services Department

HOUSING DIVISION

Housing and Economic Development Department

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TABLE OF CONTENTS

	PAGE
INTRODUCTION	1
EXECUTIVE SUMMARY	2
RESOURCES AND OBJECTIVES	14
GEOGRAPHIC DISTRIBUTION	19
LEAD-BASED PAINT HAZARD REDUCTION.....	19
ECONOMIC DEVELOPMENT AND ANTI-POVERTY STRATEGY	20
INSTITUTIONAL STRUCTURE AND INTERGOVERNMENTAL COOPERATION.....	21
MONITORING	22
HOMELESSNESS AND ACTIONS TO END CHRONIC HOMELESSNESS	22
OBSTACLES TO MEETING UNDERSERVED NEEDS.....	23
AFFORDABLE HOUSING	24
REMOVAL OF BARRIERS TO AFFORDABLE HOUSING	24
PUBLIC HOUSING RESIDENT INITIATIVES.....	25
FAIR HOUSING.....	25
CDBG AND HOME SPECIFIC REQUIREMENTS.....	25
ATTACHMENT A – LIST OF PROPOSED PROJECTS (TABLE 3)	28
ATTACHMENT B -- CERTIFICATIONS.....	36
APPENDIX TO CERTIFICATIONS.....	42

DUNS #: 074152596

City of Santa Monica FY 2009-10 Action Plan

Introduction

The City of Santa Monica's One-Year Action Plan is submitted annually to the U.S. Department of Housing and Urban Development (HUD). It delineates the City's specific projects and activities for one-year use of Community Development Block Grant (CDBG) and HOME funds in order to meet the City's overall housing and community development needs and priorities as specified in the FY 2005-2010 Consolidated Plan adopted by the City Council and submitted to HUD in June 2005.

The Action Plan details the City's uses of Fiscal Year (FY) 2009-10 Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funds. The Action Plan describes the following:

- Resources available for program implementation;
- Activities to be undertaken during FY 2009-10 and relationship to five-year priorities;
- Geographic distribution;
- Lead-based paint hazard reduction;
- Anti-poverty strategy;
- Institutional structure and intergovernmental cooperation;
- Monitoring;
- Homelessness;
- Economic development;
- Obstacles to meeting underserved needs;
- Affordable Housing;
- Removal of barriers to affordable housing;
- Public housing resident initiatives; and
- CDBG and HOME specific requirements.

Executive Summary

Programs to Address Housing Needs

The City of Santa Monica is committed to affordable housing, investing in housing development, rehabilitation, rental assistance, preservation and services to create and maintain affordable housing. However, there remains a large need for additional housing. The City provides a number of housing programs that are operated with CDBG and HOME funds.

Priority 1A: Expand the supply of housing affordable to lower and moderate income households, particularly for renters

Program 1A-1: Multifamily Housing Production

The City uses HOME funds to invest in rental housing (new construction, acquisition and rehabilitation) developed by its Community Housing Development Organizations (CHDO's). These investments increase the affordable housing stock available to low and moderate income households.

Funding: HOME funds committed in FY 2007-08.

Objective & Outcome: Availability for the purpose of providing decent affordable housing (DH1)

Indicator/Status: 155 CHDO *housing units* will be produced over 5 years. The 46-unit Step Up on Fifth facility was completed in Spring 2009.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual To Date
0	0	44	44	46	0	32	46	33	N/A	155	90

Program 1A-2: Tenant Based Rental Assistance Program (TBRA)

The Santa Monica Housing Authority administers the Section 8 Housing Voucher program for the City. The City uses HOME funds for the TBRA program for Section 8 tenants, helping to sustain tenants with supplemental funding from the City when their rent increases above Section 8 allowable costs.

New Funding:	\$455,000 in HOME funds
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Objective & Outcome: Affordability for the purpose of providing decent affordable housing (DH2)

Indicator/Status: 125 *households* will be served over 5 years. During the program year, 15 households have been provided rental assistance through the Transitional & Domestic Homeless Program and 21 households were provided rental assistance through the Chronic Homeless Program.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual To Date
25	31	25	34	25	43	25	36	25	N/A	125	144

Priority 1B: Conserve the supply of housing affordable to lower and moderate income households, particularly for renters

Program 1B-1: Acquisition/Rehabilitation Program

The City provides for affordable housing through acquisition and rehabilitation of existing structures. The City will assist in acquiring and rehabilitating properties for special needs households such as homeless and at-risk individuals.

Funding: HOME funds committed in FY 2008-09

Objective & Outcome: Availability for the purpose of providing decent affordable housing (DH1)

Indicators/Status: 48 multi-family rental *housing units* for special needs (shelters and homeless)/low & moderate income households will be acquired and rehabilitated over 5 years.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual To Date
0	0	8	8	20	20	10	N/A	10	N/A	48	28

Program 1B-2: Residential Rehabilitation Program

This program provides financial assistance for a variety of repairs through two programs: (1) the Multi-Family Rental Rehabilitation Program for owners of multifamily rental properties occupied by low and moderate income tenants; and (2) the Owner-Occupied Rehabilitation Program for low and moderate income owners.

Eligible repairs include such items as health and safety code violation, testing and remediation of environmental hazards such as lead-based paint, unsafe or inoperable electrical wiring or fixtures, unsanitary plumbing fixtures, leaking roofs, peeling interior/exterior paint, accessibility improvements such as ramps, and other general repairs.

- 1. Multi-Family Rental Rehabilitation Program:** This program provides financial assistance in the form of: (a) matching grants for property owners whose buildings are 51 percent occupied by low-income tenants; and (b) grants for testing and remediation of specific hazards in units occupied by Section 8 households with children under six years.
- 2. Owner-Occupied Rehabilitation Program:** This program provides financial assistance in the form of grants to: (a) elderly low and moderate income homeowners (over 62 years old); (b) low income households with a disabled family member; and (c) low and moderate income mobile home owner/occupants to make necessary minor and moderate repairs to their homes.

Funding: CDBG funds committed in 2008-09

Objective & Outcome: Sustainability for the purpose of providing decent affordable housing (DH3)

Indicators/Status: 180 low and moderate income *households* will receive rehabilitation assistance over 5 years. The program has been underutilized by the community and owners of multi-family units due in part to the \$5,000 cap on

funds. Staff is evaluating this issue as the main barrier to the program and is redirecting \$260,000 in FY 2008-09 funds to the Mountain View Mobile Home Park unit purchase project as the priority. No new funding is added to this program.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual To Date
40	39	40	28	40	4	30	49	30	N/A	180	120

Program 1B-3: Mobile Home Improvement Program The City of Santa Monica is striving to create a high quality, affordable, and sustainable community of manufactured homes at the Mountain View Mobile Home Park. The City owns the property and contracts with a property management company to collect space rent and conduct maintenance activities. The park consists of 105 travel trailers and mobile homes of various ages, sizes, and quality. Current infrastructure upgrades (utilities, roads, fire hydrants, and streetlights) will ensure that basic health and safety needs are met. Residents in the park are predominantly very-low and low income senior and disabled households. The future improvements, including the installation of new units, landscaping and possibly solar panels, will be guided by a mandate to maximize resource conservation, preserve affordability and encourage renewable energy use. The City will lead by example by purchasing exceptionally designed, sustainable units and encouraging other residents to make a similar commitment to the quality and sustainability of the community. CDBG and HOME funds will be used to purchase and install 20 new manufactured units owned by the City over the next 12 months.

New Funding:	\$773,611 in CDBG funds and \$281,265 in HOME funds
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Objective & Outcome: Sustainability for the purpose of providing decent affordable housing (DH3)

Indicator/Status: New CDBG and HOME entitlement funding, as well as \$200,000 in FY 2008-09 CDBG program income that is newly programmed to this project and \$260,000 in FY 2008-09 CDBG entitlement funds reallocated from the Residential Repair program, will allow the construction and installation of 20 new mobile home (*housing*) units in FY 2009-10.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	53	15	4	7	20	N/A	77	22

Priority IC: Expand homeownership opportunities for low and moderate income first-time homebuyers In order to permit tenants to enjoy the stability, security and financial benefits of homeownership, the City will continue to support efforts to expand homeownership opportunities for low and moderate income households.

Non-Entitlement Grant Funded Housing Assistance Programs

The City provides additional assistance to low and moderate income community members through the Section 8 Rental Assistance, TORCA and Rent Control programs, none of which are entitlement grant-funded. Information on the status of these programs is detailed in the “Affordable Housing” section of this report.

Programs to Address the Needs of the Homeless

Priority 2A: Coordinate housing and support services for the homeless and those threatened with homelessness following a Housing First and Continuum of Care Model. Evaluate services and service delivery provided through the Continuum of Care

The City’s five-year strategy for homeless services seeks to: 1) continue to implement a comprehensive continuum of care system; and 2) address gaps and strengthen the delivery of services in Santa Monica. The goals are to:

- Effectively assist homeless individuals and families in returning to a self-sufficient status;
- Eliminate unnecessary duplication of services; and
- Emphasize long-term solutions to homelessness by using an active intervention approach that combines housing, counseling, case management, and job training.

The City’s overall funding strategy is to continue to use CDBG funds to provide emergency shelter and case management services aimed at preventing homelessness as a supplement to the Supportive Housing Program (SHP) grants-funded case management and permanent supportive housing for the homeless. The goals of the City’s adopted plan are consistent with HUD’s goals of reducing chronic homelessness and the overall goals of the Consolidated Plan. More information on the City’s efforts to reduce homelessness are included in the “Homelessness and Actions to End Chronic Homelessness” section later in this Action Plan.

Program 2A-1: Emergency Shelter for Homeless Persons

The City of Santa Monica will support emergency shelter services for 300 homeless persons per year using CDBG funds. This project will assist homeless persons to become housed by connecting them with services through the City’s Continuum of Care.

New Funding:	\$158,085 in CDBG funds
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Objective & Outcome: Accessibility for the purpose of creating a suitable living environment (SL1)

Indicator/Status: 300 homeless *persons* will be provided emergency shelter services annually. The annual goal for emergency homeless shelter has been reduced as the point-in-time capacity of the City’s emergency shelter has been reduced from 110 to 70 beds in FY 2008-09. The reduction has been made to accommodate the fact that more of the guests represent the chronically homeless and require more intensive case management and longer stays. Shelter staff report that the reduction in capacity has led to better relations among shelter guests and between shelter guests and staff, and has allowed shelter staff to provide more intensive services, leading to better outcomes.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
450	530	450	400	450	464	300	N/A	300	N/A	1950	1394

Program 2A-2: Emergency Services to Persons At-Risk of Homelessness

The City will provide case management services to at-risk, very-low income Shelter Plus Care and

Section 8 Self Sufficiency clients. This program will improve the decent housing opportunities available to low income Santa Monica residents by providing assistance to persons at risk of becoming homeless and assisting them in obtaining affordable housing.

New Funding:	\$91,193 in CDBG funds
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Objective & Outcome: Accessibility for the purpose of providing decent affordable housing (DH1)

Indicator/Status: 190 *persons* at risk of homelessness will be provided with case management annually.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
190	189	190	175	190	226	190	N/A	190	N/A	950	590

Program 2A-3: Rehabilitation of Emergency Shelter

The City will perform rehabilitation of the plumbing systems and shared open space of the City's homeless shelter and access center facilities. This project will improve the City's suitable living environment by eliminating blighting influences and the deterioration of property and facilities and will increase the viability of the City's homeless services facilities.

Funding: CDBG funds committed in FY 2007-08 and FY 2008-09

Objective & Outcome: Sustainability for the purpose of creating a suitable living environment (SL3)

Indicator/Status: One *public facility* will be rehabilitated within the 5 year Consolidated Plan term. \$152,175 in additional program income funds were added to this project in FY 2008-09 for site improvements to the outdoor space of the Samoshel and Access Center facility. Project completion is anticipated in FY 2009-10.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	1	N/A	0	N/A	0	N/A	1	0

Program 2A-4: Construction of Integrated Women's Recovery Center

The City will provide funds to a local non-profit agency to rehabilitate a facility for use as a 36-bed, fully integrated Women's Recovery Center for substance abuse and dependence recovery as clients make their final transition from homelessness to independent living.

Funding: CDBG funds committed in FY 2007-08

Objective & Outcome: Accessibility for the purpose of creating a suitable living environment (SL1)

Indicator/Status: One public facility will be rehabilitated within the 5 year Consolidated Plan term. Work on the project is ongoing and expected to be completed in FY 2009-10.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
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Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	0	0	0	N/A	1	N/A	1	0

Program 2A-5: Alternative Sentencing Program for Homeless Individuals

The City will grant funds to local non-profit agencies to provide supportive services and access to mental health and substance abuse treatment for homeless individuals who participate in collaborative efforts between supportive service providers, law enforcement and the criminal justice system designed to divert individuals to services.

New Funding:	\$137,466 in CDBG funds
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Objective & Outcome: Accessibility for the purpose of creating a suitable living environment (SL1)

Indicator/Status: 50 homeless participants will access supportive services in conjunction with collaborative efforts between service providers, law enforcement and the criminal justice system.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	0	0	0	N/A	50	N/A	50	0

Non-Entitlement Grant-Funded Homeless Assistance Programs:

The City provides assistance to homeless individuals through a number of other programs in its “Continuum of Care” model which are not entitlement grant-funded. More detail on these programs, including Outreach, Intake and Assessment, Emergency Shelter & Transitional Housing, Permanent (supported) Housing, Case Management and Support Services, and the Chronic Homeless Program/Sobering Station, can be found in the “Homelessness and Actions to End Chronic Homelessness” section of this Plan.

Programs Offering Community and Support Services

Priority 3A: Provide public and community services for low and moderate income persons

The City provides funding and support to social service agencies and programs that serve the City’s children, youth and families. Youth services, including employment training and placement, counseling and case management, peer support, recreation, and mediation and conflict resolution, as well as childcare subsidies, are provided to low income Santa Monica residents through partnerships with local community agencies.

Program 3A-1: Boys & Girls Club of Santa Monica John Adams Middle School Branch

The City will provide the Boys & Girls Club of Santa Monica with funds to construct a youth center on the campus of John Adams Middle School. The center will provide positive educational, technology-oriented and social/recreational activities for at-risk children and teenagers ages 7 through 18 from Santa Monica and the surrounding communities during the hours they are not in school.

Funding: CDBG funds committed in FY 2007-08

Objective & Outcome: Sustainability for the purpose of providing a suitable living environment (SL3)

Indicator/Status: One *public facility* will be constructed during the 5 year term of the Consolidated Plan. Work on the project will be completed in late Spring 2009.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	0	0	1	N/A	0	N/A	1	0

Priority 3B: Provide needed support services for persons with special needs

The City of Santa Monica will provide assistance for disabled individuals through the Home Access Program.

Program 3B-1: Home Access Program

The City will use CDBG funds to provide services (occupational therapy evaluations, installation and minor structural modifications) and equipment (“assistive technology” like handrails, ramps and doorbells that flash instead of ringing) to low income renters in Santa Monica who have a disability and need home modifications to allow them to stay in their rented home. The program increases the stock of accessible housing in Santa Monica through the provision of modifications for persons with disabilities. This project will improve the availability and accessibility of suitable living environments for persons with special needs, enabling them to live with dignity and independence.

New Funding:	\$31,365 in CDBG funds
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Objective & Outcome: Accessibility for the purpose of creating a suitable living environment (SL1)

Indicator/Status: 150 *households* with disabilities will be served over 5 years.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
30	33	30	42	30	48	30	N/A	30	N/A	150	123

Program 3B-2: Accessibility Modifications for Streets and Sidewalks

The City will provide accessibility improvements where needed throughout the City, addressing requests made by community residents so that streets and facilities will be barrier-free and therefore accessible.

While the City of Santa Monica continues its work to make sidewalks and streets accessible, these projects are not funded with CDBG or HOME funds.

Program 3B-3: Accessible Beach Walkways

The City will replace a wooden walkway on the beach that allows persons with disabilities to access the sand. The new walkway is part of the City’s ADA compliance plan.

New Funding:	CDBG funds committed in FY 2008-09
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Objective & Outcome: Accessibility for the purpose of creating a suitable living environment (SL1)

Indicator/Status: One *public facility* will be completed in FY 2008-09.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	0	0	1	N/A	0	N/A	1	0

Non-Entitlement Grant-Funded Community & Support Services Programs

The City supports a number of public and community programs for low and moderate income persons through direct service programs and grants to local agencies. These include services for children, youth and families, legal, medical and other needed community services for low and moderate income residents, the administration of a fair housing program, services for seniors and people with disabilities, drug and alcohol abuse services and domestic violence services. Additional information on these services is detailed in the “Economic Development and Anti-Poverty Strategy” and “Fair Housing” sections of this report.

Public and Community Facilities Programs

Priority 4A: Upgrade, expand, and create additional community, park, and recreational facilities

Program 4A-1: Beach Restroom Accessibility Improvements

The City plans to provide accessibility improvements to public restrooms near the beach. This is a high traffic area, and many of the public restrooms are not accessible for residents and visitors with disabilities.

Funding: CDBG funds committed in FY 2005/06

Objective & Outcome: Sustainability for the purpose of creating a suitable living environment (SL3)

Indicator/Status: The project outcome has been changed from 9 to 8 *public facilities*, or bathrooms. Project design is anticipated to be completed in FY 2009-10, and construction will begin in FY 2010/11.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	0	N/A	0	N/A	8	N/A	8	0

Program 4A-2: Community, Park and Recreational Facilities Improvements

The City will look into providing CDBG funds to upgrade and improve existing buildings and facilities to meet the park and recreation needs of the community, especially for persons of lower and moderate income and those with special needs.

Non Entitlement Grant-Funded Improvements

While CDBG funds have not yet been committed to such improvements, the City opened Airport Park, which includes 2 soccer fields, a playground and a dog park, and Euclid Park, which includes a playground, in FY 2005/06, and will open the Annenberg Community Beach House, a public beach club, in Spring 2009. The Beach House will offer recreational, cultural and educational opportunities to the public year round and will enhance Santa Monica beach as a destination for the community.

DUNS #: 074152596

Infrastructure Improvement Needs

Priority 5A: Protect and enhance environmental and public health by reducing the level of pollutants entering the storm drain system, and ultimately the Santa Monica Bay

Priority 5B: Protect and enhance environmental and public health by reducing the level of wastewater flows and replacing and relining aging sewer lines.

Priority 5C: Enhance the safety, improve traffic flow and maintain the aesthetic viability of the City through ongoing maintenance and improvements to the City’s streets and sidewalks

Program 5C-1: Pedestrian Extension to the Downtown Transit Mall

The City will provide improvements that will enhance pedestrian linkages between the downtown transit mall and other key downtown areas within a low/moderate income area, encourage pedestrian circulation within the downtown area and improve the pedestrian experience. CDBG funds will be used to install electrical upgrades, new crosswalks, curb extensions, curb cuts, landscaping, and irrigation on 8 street blocks along 2nd and 4th Streets between Wilshire Boulevard and Colorado Avenue.

Funding: CDBG funds committed in FY 2006-07 and FY 2007-08

Objective & Outcome: Sustainability for the purpose of creating a suitable living environment (SL3)

Indicator/Status: Two *public facilities* will be completed during the five year period. Completion is anticipated in Summer 2009.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	0	N/A	2	N/A	0	N/A	2	0

Program 5C-2: Streets, Alleyways and Sidewalks

The project will reconstruct concrete curbs, gutters, driveways and sidewalks; and resurface various streets in the Pico Neighborhood within the area bounded by Cloverfield Blvd., Pico Blvd., Lincoln Blvd. and the Santa Monica Freeway.

Funding: CDBG funds committed in FY 2008-09

Objective & Outcome: Sustainability for the purpose of creating a suitable living environment (SL3)

Indicator/Status: 4 *public facilities* will be completed during the five year period. Project completion is anticipated in FY 2008-09.

FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		Total	
Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
0	0	0	0	0	0	4	N/A	0	N/A	4	0

Priority 5D: Provide aesthetically-pleasing, coherent, energy efficient, self regulating, and economical street lighting throughout the City**Priority 5E: Provide a safe and continuous water supply to the consumer by the continual operation of the City's Water Storage and Distribution System****Priority 5F: Meet the State's Solid Waste Management Act of 1989 (AB939) Diversion Goals and the City's Sustainable Cities Program Guidelines for Environmentally Safe Refuse Disposal**

Projects protecting and enhancing environmental and public health are funded with non-entitlement grant funds out of the City's Environmental and Public Works Management Department. The Solid Waste Management Division continues to exceed the State's Solid Waste Management Diversion Goals despite increases in population growth, and includes forty-nine separate recycling diversion programs. Solid Waste has embarked on an ambitious program to approach zero waste. These additions to current programs include restaurant food waste collection for compost, commercial paper and cardboard recycling programs, and the continuation of our construction and demolition recycling requirements to help the City achieve its sustainable goals and keep recyclables from the landfill. The City is well within reach of the 70% diversion goal set by the Sustainable City Plan.

Economic Development and Anti-Poverty Activities Needs**Priority 6A: Provide for job training and economic development activities to reduce the number of persons in poverty**

The City supports economic development programs with non-CDBG and HOME resources. An estimated 400 youth in Santa Monica participate in approximately 26 employment programs administered by the City, Santa Monica-Malibu Unified School District (SMMUSD), Santa Monica College (SMC), California State Employment Development Department (EDD) and Jewish Vocational Services (JVS), and other non-profit organizations. Sixteen of these training and/or employment programs are located in Santa Monica. In addition, approximately 225 youth work for the City of Santa Monica as Lifeguards, Library Pages, Recreation Workers, Office Assistants, Operations Attendants and Police Cadets. The City also has a two-year internship that provides hands-on experience in City maintenance jobs with accompanying individualized case management provided by staff and classroom instruction through the Los Angeles County Regional Occupation Program. Since 1999, 15 at-risk youth have successfully completed the program and secured permanent employment in the trades. Finally, for 12 years, the City has provided grant funds to Santa Monica College's Pico Partnership/On the Move Program, which offers counseling, childcare assistance, employment services and other supports to low-income students.

Planning and Administration**Priority 7A: Provide for necessary planning activities to develop both Housing and Community Development Plans to address anticipated needs**

To ensure the effective use of limited CDBG and HOME resources, the City regularly assesses its housing and community development needs. Preparation of the five-year Consolidated Plan and annual updates, along with more focused planning and special needs studies, allows the City to address its changing affordable housing and community development needs. Staff resources are

needed to plan, deliver, and monitor the housing and community development programs and activities. To ensure compliance with CDBG and HOME regulations, staff training is also necessary.

Program 7A-1: CDBG and HOME Program Administration

Up to 20 percent of the CDBG and 10 percent of HOME funds can be used to support the general administration of these programs. Funds will be used to administer activities, prepare annual updates, and provide outreach to low and moderate income households. In addition, staff will keep abreast of current program requirements and future program development by attending training and meeting with related agencies.

New Funding:	\$277,272 in CDBG funds
	\$ 72,818 in HOME funds

The Human Services Division oversees the Community Development (CD) Program, which provides more than \$7.8 million in funding support to over 50 local human service, employment and housing programs serving Santa Monica.

Santa Monica continually assesses its human services provider programs through grants management, program evaluation, active participation in regional and local planning activities and advocacy, and community surveying on social service issues and solutions. During the past 4 years of the Consolidated Planning period, the City has undertaken extensive evaluations of school-based mental health services, senior service needs and a comprehensive evaluation of homeless service delivery in Santa Monica, including the development of a Service Registry of its most chronic and vulnerable homeless. In February, 2008 the City adopted a “Plan for Addressing Homelessness in Santa Monica” which made the reduction of street homelessness its highest priority. The Plan was reviewed and updated by the Santa Monica City Council on March 24, 2009. The City is focusing its efforts on the priority populations defined in the Plan: the most chronic and vulnerable of the homeless population living on the streets of Santa Monica; persons whose last permanent address is in Santa Monica; and vulnerable members of Santa Monica’s workforce. On an annual basis, the City supports agencies that provide supportive services, emergency shelter, and transitional and permanent supportive housing beds to Santa Monica’s priority homeless populations.

During Spring 2009, the City conducted a survey assessing the housing needs of the community and particularly moderate and low income residents in order to develop a program that will distribute federal stimulus Homeless Prevention and Rapid Re-Housing Program grant funds most effectively.

The City has already engaged in activities that promote regional social service planning in the area of homelessness. Among its planning initiatives is its work with the Department of Veterans Affairs and the Westside Council of Governments to develop a proposed concept plan for housing homeless veterans on the campus of the VA property in West Los Angeles. The West LA VA recently selected a non-profit development and service provision team to develop one vacant building on the campus for long-term therapeutic housing for 60 – 70 homeless veterans. In addition, the City and service providers have been working closely with VA staff to facilitate access to VA services for homeless veterans in Santa Monica, including VASH vouchers.

The City has also taken steps through the Westside Council of Governments to reach out to regional partners in developing pilot projects, which if successful, can be replicated throughout the

region. This includes the adoption of the vulnerability index for prioritizing chronically homeless persons for services and housing by the City of West Hollywood and soon in the Venice neighborhood of Los Angeles, and the recent groundbreaking for a family shelter in Culver City which is jointly funded by Westside cities. The City is also promoting fair-share approaches to homeless services and housing through public education, local policy and State legislation.

Citizen Participation

The City of Santa Monica encourages citizen involvement in the planning, implementation and evaluation of its housing and community development programs. The Consolidated Plan is developed to assist residents of the City, particularly those of lower and moderate incomes and those with special housing and supportive needs. To facilitate citizen participation in the planning process, the City has provided the following opportunities for public comment:

- A public hearing before the City Council at the beginning of the FY 2009-10 Budget process in January 2009, in which community priorities were presented and discussed.
- A 30-day public review of the Draft Action Plan, beginning April 10, 2009 and ending May 12, 2009. During this time, the Draft Action Plan was available to the public at several City facilities, as well as on the City's website.
- A public hearing before the City Council on May 12, 2009, at which the Action Plan was adopted by Council.

The City did not receive any comments from the public during the public review period.

Resources and Objectives

CDBG and HOME Funds

The CDBG- and HOME-funded activities to be undertaken in FY 2009-10 are identified in the table below, which provides a summary of the proposed activities and their relationship to the programs and priorities established in the Five-Year Housing and Community Development Strategy. This listing describes the amount of funding to be allocated to each proposed activity, the funding sources, and the level of accomplishments to be achieved. Funds will target assistance primarily to extremely low and low income persons Citywide and within the Pico Neighborhood.

FY 2009-10 Proposed Projects						
FY 2009-10 Project Name	Consolidated Plan (FY 2005-06 through FY 2009-10)			FY 2009-10 Action Plan		
	Objective/ Outcome	Priority	5-Year Objectives	1-Year Objectives	Funding	
					B/M	\$
Tenant Based Rental Assistance	DH2	1A: Expand the supply of housing affordable to lower and moderate income households, particularly renters	128 households	25 households	M	\$455,000
Mobile Home Improvement Program	DH3	1B: Conserve the supply of housing affordable to lower and moderate income households	77 housing units	20 housing units	B M	\$773,611 \$281,265
Emergency Shelter for Homeless Persons	SL1	2A: Coordinate housing and support for the homeless following a Continuum of Care Model	1,950 homeless persons	200 homeless Persons	B	\$158,085
Emergency Services to Persons At-Risk of Homelessness	DH1	2A: Coordinate housing and support for the homeless following a Continuum of Care Model	950 persons at-risk of homelessness	190 persons at risk of homelessness	B	\$91,193
Home Access Program	SL1	3B: Provide needed support services for persons with special needs	150 persons with disabilities	30 persons with disabilities	B	\$31,365
Alternative Sentencing Program for Homeless Individuals	SL1	2A: Coordinate housing and support for the homeless following a Continuum of Care Model	50 homeless persons	50 homeless persons	B	\$137,466
CDBG Program Administration	N/A	7A: Planning Activities	Not Applicable	Not Applicable	B	\$277,272
HOME Program Administration	N/A	7A: Planning Activities	Not Applicable	Not Applicable	M	\$72,818

B = Community Development Block Grant (CDBG)

M = HOME

Other Federal, State and Local Resources

Santa Monica has access to a variety of federal, state, and local resources to achieve its housing and community development priorities. Specific funding resources will be utilized based on the opportunities and constraints of each particular project or program. Table 1 identifies the potential sources of funding available to carry out housing and community development activities in Santa Monica.

The City receives entitlement grants from the U.S. Department of Housing and Urban Development (HUD) through the HOME Investment Partnership Act (HOME) and the Community Development Block Grant (CDBG) programs, and administers a variety of HUD-assisted programs including Section 8 Vouchers, Family Self-Sufficiency, and Shelter Plus Care programs. In addition, the City

provides funding to housing and community development activities through its own local resources. Table 2 identifies the CDBG and HOME funds available to Santa Monica for FY 2009-10.

The City will continue to support a wide range of housing and community development activities in FY 2009-10. To the greatest extent possible, the City will seek to leverage funding from other public and private entities to strengthen programs and activities established in the Five-Year Strategic Plan and this Action Plan. Local funding sources, including redevelopment set-aside, housing trust funds and private conventional loans will be used as the local match for the City's HOME program funds.

The City is in the process of applying for federal stimulus funds that will further the goals of the Consolidated Plan while also creating jobs and encouraging local economic development. The City is submitting a Substantial Amendment to the Consolidated Plan to HUD as its application for Homeless Prevention and Rapid Re-Housing grant funds, and will also apply for CDBG-Recovery funds once they are made available. In addition, the City will be requesting funding for eligible projects from the Departments of Transportation, Energy, Commerce, Justice, Health & Human Services, and Labor, as well as from FEMA and the Environmental Protection Agency.

<p align="center">Table 1 Public and Private Resources Available for Housing and Community Development Activities</p>		
Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant	Grants awarded to the City on a formula basis for housing and community development activities. <ul style="list-style-type: none"> • Santa Monica currently receives approximately \$1,377,883 in CDBG funds annually • Santa Monica has been allocated an additional \$361,749 in one-time CDBG – Recovery Funds in February 2009, to be spent over three years 	<ul style="list-style-type: none"> · Acquisition · Rehabilitation · Home Buyer Assistance · Economic Development · Homeless Assistance · Public Services
HOME	Flexible grant program awarded to the City on a formula basis for housing activities. <ul style="list-style-type: none"> • Santa Monica currently receives approximately \$809,083 in HOME funds annually 	<ul style="list-style-type: none"> · Acquisition · Rehabilitation · Home Buyer Assistance · Rental Assistance
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> · Rental Assistance

Table 1
Public and Private Resources Available for
Housing and Community Development Activities

Program Name	Description	Eligible Activities
Shelter Plus Care Program	<p>Grants for rental assistance that are offered with support services to homeless with disabilities. Rental assistance can be:</p> <p><u>Section 8 Moderate Rehabilitation (SRO)</u> - project based rental assistance administered by the local PHA with state or local government application.</p> <p><u>Sponsor-Based Rental Assistance</u> - provides assistance through an applicant to a private non-profit sponsor who wins or leases dwelling units in which participating residents reside.</p> <p><u>Tenant-Based Rental Assistance (TBRA)</u> - grants for rental assistance.</p> <p><u>Project-Based Rental Assistance</u> - grants to provide rental assistance through contracts between grant recipients and owners of buildings.</p>	<ul style="list-style-type: none"> · Rental Assistance · Homeless Assistance · Support Services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	<ul style="list-style-type: none"> · Home Buyer Assistance
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdictions must pledge it to future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	<ul style="list-style-type: none"> · Acquisition · Rehabilitation · Home Buyer Assistance · Economic Development · Homeless Assistance · Public Services
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	<ul style="list-style-type: none"> · Transitional Housing · Permanent Housing for Disabled · Supportive Housing · Support Services · Safe Havens
Homeless Prevention and Rapid Re-Housing Funds (HPRP)	\$553,576 in one-time federal stimulus grant funding for temporary financial assistance to prevent individuals and families from becoming homeless or to help people who are homeless move into housing.	<ul style="list-style-type: none"> · Short and medium term rental assistance; 30 day hotel/motel vouchers · Financial assistance with security deposits, utility payments, moving costs · Services including housing search and placement, legal and credit repair and case management for program participants

**Table 1
Public and Private Resources Available for
Housing and Community Development Activities**

Program Name	Description	Eligible Activities
2. State Programs		
School Facilities Program	A down payment assistance program using school facility fees collected from developers. Low-income buyers of affordable housing are eligible to receive down payment assistance from the State.	· Down payment Assistance
Multifamily Housing Programs (MHP)	Tax-exempt bonds (Proposition 46) provide below-market interest rate financing to builders and developers of multiple-family and elderly rental housing. For public entities, for-profit and non-profit corporations.	· New construction, rehabilitation and preservation of permanent & transitional rental housing for low-income households
California Housing Finance Agency (CalHFA)	CalHFA sells tax-exempt bonds (Proposition 46) to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CalHFA purchase.	· First-time Home Buyers Assistance · Multi-family new construction and preservation loans · Mortgage Insurance
Low-Income Housing Tax Credits (LIHTC)	Federal and State tax credits enable developers to raise equity through the sale of tax benefits to large investors for the construction of affordable rental housing.	· New Construction and · Acquisition and rehabilitation of eligible projects.
3. Local Programs		
Tenant Ownership Rights Charter Amendment (TORCA) Shared Appreciation Loan Program	TORCA tax revenues shall be used for homeownership and for the development of low/mod income rental housing.	· Acquisition · Rehabilitation · New Construction · Home Ownership Loans
Santa Monica Redevelopment Agency	20% of Agency funds are set aside for affordable housing activities governed by state law.	· Acquisition · Rehabilitation · New Construction
Affordable Housing Production Program (AHPP)	Developers of market-rate housing may satisfy their AHPP requirement by providing on-site or off-site units at below market rents to low-income households or deeding land to City or payment of an affordable housing fee.	· New Construction
Development Agreements	City receives revenues for affordable housing as part of negotiated development agreements.	· Acquisition · Rehabilitation · New Construction · Child care services
Office Mitigation	Local program requiring developers of commercial office space to either provide low-income housing or pay an in-lieu fee.	· Acquisition · Rehabilitation · New Construction

Table 1 Public and Private Resources Available for Housing and Community Development Activities		
Program Name	Description	Eligible Activities
General Fund	City contributes approximately \$6.2 million annually in general funds	· Social Service Delivery and Emergency Housing Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: Fixed rate mortgages issued by private mortgage insurers.	· Home Buyer Assistance · Rehabilitation
	Mortgages, which fund the purchase and rehabilitation of a home.	·
	Low down-payment mortgages for Single-Family Homes in underserved low-income and minority communities.	·
Federal Home Loan Bank Affordable Housing Program (AHP)	Direct subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects.	· New Construction
Freddie Mac	Home Works - Provides 1 st and 2 nd mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	· Home Buyer Assistance combined with Rehabilitation
Lease Purchase Program	The City could participate in a Joint Powers Authority that issues tax-exempt bonds. Bonds enable City to purchase homes for households earning up to 140% MFI. JPA pays 3% down and closing costs. Lease purchasers make monthly payments equivalent to mortgage payments with the option to buy after three years.	· Home Buyer Assistance

**Table 2
CDBG and HOME Funds Available For FY 2009-10**

Funding Sources	Amount
CDBG FY 2009-10 Allocation	\$1,381,992
CDBG Projected Program Income	\$87,000
HOME FY 2009-10 Allocation	\$809,083
HOME Projected Program Income	\$0
Total	\$2,278,075

Geographic Distribution

Public services (primarily homeless case management and shelters) are available to Santa Monica residents citywide; persons needing emergency shelter will be accommodated at the Samoshel shelter established by the City.

Affordable housing construction/acquisition and housing rehabilitation programs will be available citywide, but will more likely benefit residents in the low and moderate income areas. Based on 2000 Census data, three census tracts (7018.01, 7018.02 and 7019.00) had significant concentrations of minority population. These census tracts encompass the areas commonly known as the Pico Neighborhood and Downtown. According to the 2000 Census, over 38.5 percent of the population in census tracts 7018.01, 7018.02 and 7019.00 and portions of census tracts 7014.00, 7015.02, and 7017.01 have incomes at or below 80 percent of Median Family Income (MFI) for the Los Angeles-Long Beach Metropolitan Statistical Area. These tracts are considered areas of low and moderate-income concentration. Improvements will be performed throughout the City in census tracts where the majority of residents are reported to be low and moderate income. For specific project descriptions, refer to the *Listing of Proposed Projects*.

Lead-Based Paint Hazard Reduction

An estimated 8,400 housing units occupied by low and moderate income households in Santa Monica may contain lead-based paint. To reduce lead-based paint hazards, the City takes the following actions:

- Monitor the lead-poisoning data maintained by the Los Angeles County Department of Health Services.
- Incorporate lead-based paint hazard reduction procedures into rehabilitation guidelines and include abatement costs as part of the subsidy.
- Develop and distribute lead-based paint reduction and abatement information to all landlords, managers, tenants, or owner-occupants of rehabilitation properties, as well as to community groups.
- Work cooperatively with its nonprofit housing providers and community health organizations to provide educational material and identify potential sources of lead-poisoning in City-assisted affordable housing projects.
- Address lead-based paint hazards in Section 8 assisted units with children six years and under by providing grants to property owners for lead-based paint hazard reduction and/or abatement.
- Address blight in individual buildings by eliminating specific conditions that present health and safety hazards to the public.
- Conduct educational seminars for property owners on lead-based paint hazards and provide lead-based paint testing and remediation to existing single- and multi-family units, targeting low and moderate income households.

Since FY 1997-98, as part of the Low Income Residential Repair Program, the City has provided lead-based paint testing and remediation to existing single- and multi-family units, targeting low and moderate-income households.

Economic Development and Anti-Poverty Strategy

On a macro scale, California attempts to fight poverty with the CalWORKS program, which is designed to move welfare recipients from dependency to self sufficiency through employment, and to divert potential recipients from dependency. The program's goal is to identify sufficient employment opportunities with sustainable income levels for people transitioning off of welfare. Job-related education and training are provided through the county, private industry and educational institutions.

The City will continue to implement the anti-poverty strategy outlined in the Five-Year Consolidated Plan. This includes continued prioritization of housing and homeless programs identified in the Consolidated Plan per HUD requirements as well as other programs that address the following:

- Pre-vocational and job readiness skills training including assessment and assistance with applications, resumes, job-seeking skills, and work performance standards;
- Job development and placement for temporary and permanent employment opportunities with businesses, industry and government;
- Apprenticeships and training linkages with skills centers and other vocational resources;
- Educational enrichment and parent supports to increase literacy rates and school achievement, increase parent involvement, and lower the school drop-out rate;
- Youth skill-building and development to design innovative and creative alternatives to criminal involvement, youth violence, isolation, and loss of opportunities for growth;
- Legal services to include brief service and full representation in landlord/tenant matters, public benefits assistance, immigration, discrimination, consumer affairs, and other critical legal aid;
- Domestic violence intervention and prevention that offers counsel and advice, immediate assistance in obtaining restraining, stay-away and other protective orders, and critical support services to victims of domestic violence;
- Independent living skills and assistance, and peer counseling to ensure full self-sufficiency and independence among elderly and disabled individuals;
- Child care subsidies and assistance to working parents; and
- Free health care and supportive service assistance to extremely low, very low, and low-income Santa Monica residents including vital assistance to those with HIV/AIDS.

The City will leverage federal Homeless Prevention and Rapid Re-housing funds to assist with specific economic development activities, including short and medium term rental assistance and

financial assistance with moving costs, security deposits, utility payments as well as housing search and placement, legal and credit repair services for individuals who are currently in housing but are at risk of becoming homeless or who are experiencing homelessness and require temporary assistance in order to obtain housing and retain it. These funds are supplemented with non-CDBG funds. The City has sought to create jobs through the establishment of development agreements executed prior to major commercial developments that give local preference to hiring Santa Monica residents. In addition to City-supported employment programs, City staff works closely with the Job Developer Network, a community group of employment specialists, to develop policies and programs that promote job placement and job creation targeting low income youth and adults. More information on the City's employment-related services is included under Priority 6A above.

Institutional Structure and Intergovernmental Cooperation

Public agencies, for-profit and non-profit organizations all play a part in the provision of affordable housing and community services.

Social service delivery and housing production and rehabilitation in Santa Monica by non-profit agencies is coordinated through the City's annual funding process. The City Council reviews proposed projects and programs and funds those that meet the City's goals. In addition, there is the Westside Shelter and Hunger Coalition (WSHC) with representatives from agencies involved with emergency shelter, affordable housing, and supportive services on the west side of Los Angeles. WSHC meets regularly to coordinate efforts, including lobbying the county, state, and federal government. The City also participates in the Job Developer Network to promote the active creation of jobs targeting low-income youth and adults.

The City of Santa Monica has established a number of commissions staffed by interested citizens to monitor the needs of specific groups and advise the City Council on the best way to address these needs. They are the Housing Commission, Social Services Commission, Disabilities Commission, Planning Commission, Recreation and Parks Commissions, Commission for the Senior Community, and Commission on the Status of Women. The City Council also appoints citizen task forces to address special issues, such as the 2000 Disability Task Force, which formulated recommendations for meeting the needs of persons with disabilities in Santa Monica, including policy changes targeting the lack of affordable, accessible housing, and the Task Force on Homelessness, which reviewed available information on the causes of homelessness and the needs of the homeless population of Santa Monica.

The City works closely with a network of other private and public entities that constitute a comprehensive network of resources. These include key public and quasi-public agencies, coalitions and groups, including the Federal Emergency Management Agency, Los Angeles County Department of Health, Los Angeles County Department of Mental Health, Los Angeles County Department of Public Social Services, Los Angeles County Department of Child and Family Services, Los Angeles County Housing Authority, Office of Alcohol and Substance Abuse, Los Angeles Homeless Services Authority, Santa Monica-Malibu Unified School District, State Department of Housing and Community Development, State Employment Development Department, United Way, and Westside Council of Governments. The City also works closely with over 35 local non-profit organizations to ensure the adequate provision of housing and community services in Santa Monica.

Monitoring

The City currently uses various administrative mechanisms to track and monitor progress of HUD funded projects and activities that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan-related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goals of the City are to provide technical assistance, identify deficiencies and promote corrections in order to improve, reinforce, or augment the Consolidated Plan performance.

To ensure accomplishment of the goals and objectives, the City is involved with administration and coordination of City-funded programs and related activities. An interdepartmental CDBG team, which consists of Project Managers and relevant City staff, meet regularly to monitor the progress of CDBG-funded projects. City staff in a number of departments and divisions, including the Housing Division, the Human Services Division, the Engineering Division, and other key offices, are available to provide technical assistance as needed to subrecipients.

All Requests for Proposals (RFPs) and contracts are reviewed carefully to ensure compliance with HUD and local requirements for program delivery, financial management, procurement, personnel matters, and other such requirements. Subrecipient contracts require verification of eligibility and substantiation of all pertinent information and activities and include language requiring periodic and annual monitoring of activities of financial and programmatic compliance.

Homelessness and Actions to End Chronic Homelessness

On February 26, 2008, the Santa Monica City Council adopted an “Action Plan to Address Homelessness in Santa Monica”. The Plan was reviewed and updated by the City Council on March 24, 2009. The explicit goal of the plan is a reduction of street homelessness through focusing resources on priority populations: Santa Monica’s chronically homeless; those whose last permanent address was in Santa Monica; and vulnerable members of Santa Monica’s workforce.

Elements of the City’s adopted plan include:

- Continue to seek and leverage funds, and implement innovative approaches, that contribute to the development of a range of permanent, supportive housing options, within and outside of Santa Monica;
- Develop a service registry and apply a vulnerability index to identify the most vulnerable, long-term, chronically homeless individuals for prioritized services and housing;
- Continue to serve other priority homeless populations through city-funded programs which promote best practices;
- Coordinate the activities of first responders and service providers with the criminal justice system to better link priority populations to services and housing;
- Develop strategies to link those not first-homeless in Santa Monica with services near their communities of origin;
- Identify emerging needs as a result of the current economic downturn and develop coordinated, flexible and effective responses;
- Use data, including an updated HMIS and annual street counts, to set clear benchmarks to evaluate progress and measure the effectiveness of approaches;

- Review City policy and practices that may contribute to homelessness.

A homeless count conducted on January 27, 2009 demonstrated the success of efforts to date. On that night, the City of Santa Monica marshaled over 200 community volunteers to conduct a complete, direct count of homeless persons living on the streets of Santa Monica. This count was conducted as part of the HUD-required, biennial homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA), which also included a shelter and institutional census on the same night. The total number of homeless individuals enumerated in Santa Monica was 915, an 8% reduction from the last census in 2007.

The goals of the City's adopted plan are consistent with HUD's goals of reducing chronic homelessness and the overall goals of the Consolidated Plan. However, the City's plan has prompted changes in the Action Plan as the City seeks to refocus its resources on priority populations. The City will continue to partially support a comprehensive continuum of care for homeless services through federal assistance for an emergency homeless shelter, however, fewer people will be served annually in the shelter as more of the guests represent the chronically homeless, requiring longer stays and perhaps ultimately leading to a reduced capacity. Programs demonstrating best-practice approaches to rapidly rehousing the most vulnerable of the chronically homeless populations will receive priority for future funding. Federal funding will be continue to be supplemented by other funds, including City and County of Los Angeles general funds, to ensure the delivery of a well-coordinated system of care as specified in the Five-year Strategic Plan.

Specific "best practice" approaches implemented by the City, service providers and public partners include:

- The creation of a Service Registry using a "vulnerability index" to identify the most vulnerable chronically homeless individuals to prioritize for services and housing. Of the initial 131 identified as vulnerable, 54 (41%) are now off the street – 18 (14%) are permanently housed.
- A pilot Homeless Community Court has improved coordination between law enforcement, the criminal justice system and service providers. Funding for the one-time pilot through Los Angeles County will not be renewed; however, the City is looking to fund the most effective elements of the services in support of collaborative efforts with law enforcement and the criminal justice system through CDBG funds. In the first two years of the Homeless Community Court, 145 persons have participated in Court services; 43 (30%) have entered residential substance abuse treatment; 32 (22%) have accessed mental health services; and 14 individuals have been permanently housed.
- A Housing for Persons Who Are Homeless and Addicted to Alcohol Grant was awarded to the City by HUD in FY 2006-07. The program will be fully leased (30 units) by June 2009. Only two persons have not remained in their housing to date.
- Forty-four units of new, permanent supportive housing were created through the new Step Up on Fifth project, 33 of these units are supportive by Shelter Plus Care vouchers and are for chronically homeless individuals.
- The City is implementing a new HMIS by June 2009.
- The City is increasing community awareness and participation in addressing homelessness through broad community education efforts including an e-newsletter which goes out to 1,300 residents every month.

Obstacles to Meeting Underserved Needs

The national economy is entering its second year of the worst recession since World War II. The significant decline of the housing, financial and credit markets has impacted most sectors of the economy, frozen world credit markets, and significantly decreased consumer confidence. The March 2009 unemployment rate of 8.5% is the highest level in fifteen years and is expected to increase. The California economy is plagued by many of the same issues confronting the national economy. Unemployment increased to 10.5% in March. The housing crisis continues to be the biggest drain on the economy with median sale prices of homes decreasing approximately 32% in 2008, and further decreases expected in the future. To approve its budget and close a projected \$42 billion deficit, the state took a number of revenue raising and expenditure cutting actions which included a cut to payments to local communities. In Santa Monica, the local economy has fallen prey to many of the same challenges faced at the national and state levels. The unemployment rate for February increased to 9.1%, up significantly from one year ago. FY 2009-10 City revenues are projected to be relatively flat with FY 2008-09 levels as the major tax sources, including sales, transient occupancy, utility users, property, and business license taxes, are impacted by the recession, and in some cases may take several years to recover. The recession and federal, state and county funding cutbacks, including changes to the welfare system, have all impacted the City's ability to address the social service and housing needs in Santa Monica.

The City will continue to assess the increased demand for affordable housing, employment, childcare and other supportive services. To avoid duplication of efforts and improve the effectiveness of limited funding, the City will continue to work in collaboration with surrounding jurisdictions, nonprofit organizations, and other community groups to coordinate and monitor the delivery of social services. This entails working with groups including, but not limited to, the Westside Shelter and Hunger Coalition, the Childcare Task Force, the Domestic Violence Network, and others to identify and meet critical gaps in services. Fund leveraging, resource development and coordination of services are critical activities that will be undertaken to address significant budgetary and programmatic constraints.

Affordable Housing

The City works in partnership with affordable housing developers, primarily non-profits, to maintain and develop new affordable housing units in Santa Monica. The City administers five affordable housing trust funds, implements an Affordable Housing Production Program and a Rent Control Charter Amendment and administers a Section 8 housing assistance program to preserve affordable housing opportunities throughout the City.

Removal of Barriers to Affordable Housing

The City continues to monitor, analyze and address market conditions and governmental factors that may act as barriers to affordable housing.

Market factors that tend to restrict affordable housing production are: high land costs, high construction costs and inadequate financing. The City has little influence on land costs or construction costs. The City does, however, have an active program in place to make below market financing available for affordable housing projects and assists with site acquisition.

Governmental restrictions can also constrain the production and preservation of affordable housing. The City continues to monitor, analyze and address, as necessary, governmental regulations, land use controls and residential development standards which affect the production and preservation of

affordable housing.

In November 2008, the City adopted the 2008-2014 General Plan Housing Element which sets forth the City's five-year strategies to preserve and enhance the community's character, expand housing opportunities for all economic segments, and provide guidance for local government decision making in all matters related to housing.

Public Housing Resident Initiatives

The Los Angeles County Housing Authority (LACHA) owns and operates five public housing projects, located at 1450 14th Street, 1855 9th Street, 2006 20th Street, 175 Ocean Park Boulevard, and 1901-07 11th Street in Santa Monica. These projects contain a total of 81 units. The City of Santa Monica does not administer any public housing. The LACHA has resident managers at these projects and has in place a modernization program to improve the living environment of each project. The LACHA encourages participation of residents in the operation, management and modernization of the projects owned and operated by LACHA.

Fair Housing

The City's "Analysis of Impediments to Fair Housing" report completed FY 2007-08 included the following action steps to assist the City in affirmatively furthering fair housing in FY 2008-09:

- Update the Home Mortgage Disclosure Act (HMDA) data following its publication in September 2008.
- Work with the local newspapers to have them publish a fair housing statement.
- Work with the local newspapers and the Los Angeles Times to have them publish a "no pets" disclaimer.
- Adopt a "reasonable accommodation procedure."

The City has not adopted a formal procedure for a disabled applicant's request for a reasonable accommodation. Generally, a request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. This will be rectified in FY 2008-09.

Program-Specific Requirements

CDBG Program

The Listing of Proposed Projects describes the activities with respect to all CDBG funds expected to be available during FY 2009-10. In addition to the City's FY 2009-10 grant amount of \$1,377,883, the City anticipates receiving program income of \$87,000. Any additional program income will be programmed to projects benefitting low/moderate income persons.

In FY 2008-09, the City received \$555,437 in CDBG program income that was delayed from prior

years, and \$644,999 in unanticipated new program income from the payout of a Multi-family Earthquake Repair Loan (MERL). While the \$555,437 amount was already included in the approved Program Year 2007 Action Plan to fund the Pedestrian Extension to the Downtown Transit Mall project, the remaining \$644,999 in new program income funds are programmed as follows:

- \$133,655 will fund additional public service activities of a master leasing program targeting homeless and Service Registry recipients in a support enriched housing model. Master leasing is a vehicle for utilizing available funds more quickly to address the lack of affordable housing options and allows a provider to lease multiple housing units in a single building for a targeted population. Funds will be used to contract for a master lease opportunity on a one time basis only. The model program will access other funds/ programs to cover ongoing expenses or services. The program will serve 50 very-low and low income households whose members are chronically homeless;
- \$159,169 will fund additional administration costs related to planning and monitoring of CDBG grant funds and costs related to preparing the applications for federal stimulus funds that will further assist the City in achieving its community development objectives;
- \$152,175 to the Rehabilitation of the Samoshel Emergency Shelter and Access Center site for completion of site improvements; and
- \$200,000 for the Mountain View Mobile Home Improvement project to purchase and install new energy efficient mobile units.

Additionally, the City has reallocated \$260,000 in FY 2008-09 Entitlement Funds from its Residential Repair program to the Mountain View Mobile Home Improvement Program.

The City does not have any surplus urban renewal settlements, grant funds returned to the line of credit, or income from float-funded activities coming as revenues to CDBG funds during the one year action plan. In addition, there are no "urgent need" activities, as defined by HUD, requested in CDBG funds for FY 2009-10.

It is anticipated that 100% of the CDBG entitlement amount for FY 2009-10 will be used specifically for activities that benefit persons of low- and moderate-income.

HOME Program

The Listing of Proposed Projects describes the activities with respect to all HOME funds expected to be available during FY 2008-09. The City does not anticipate receiving program income in FY 2009-10. Pursuant to the Consolidated Plan requirements, the following sets forth Santa Monica's specific regulations for HOME funded activities.

Mobile Home Improvements

\$281,265 in HOME funds are committed in FY 2009-10.

Resale Provisions

The City does not use HOME funds for homeownership programs, and therefore resale provisions do not apply. The City uses local funding sources (TORCA, Inclusionary Housing Trust Fund) for ownership programs, and has adopted resale provisions under these programs.

Set-aside for Community Housing Development Organizations (CHDOs)

The City reserves at least 15 percent of each year's HOME allocation for investment in rental housing (new construction, acquisition and rehabilitation) developed by its CHDOs. The City also provides five percent of each year's allocation for operational costs to its CHDOs.

Matching Contribution

The City provides annual non-federal and state matching contributions well in excess of the required 25 percent of the HOME funds draw for affordable housing. Match contributions are made from locally generated funds including housing trust funds, redevelopment set-aside funds.

Other Forms of Investment

Not applicable.

Affirmative Marketing

Santa Monica has adopted the following affirmative fair housing marketing guidelines for use of HOME funds:

- No person shall on the grounds of race, color, national origin, religion, or sex be excluded from participating in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with HOME funds.
- The Borrower shall establish an affirmative marketing and tenant selection plan for each project containing five (5) or more units. The plan shall describe the marketing efforts and tenant selection procedures of the Borrower to attract eligible persons from all racial, ethnic and gender groups in the housing market area to the available housing. The marketing and tenant selection plan shall be submitted with the loan application.

On-Site Inspection Requirements

The City of Santa conducts on-site HOME property inspections regularly to ensure that HOME funded properties continue to meet or exceed applicable property standards. HOME units are required to be inspected by City staff according to the following schedule: 1-4 units every 3 years; 5-25 units every 2 years and 26 or more units annually. City staff visits a randomly selected group of units, completes an On-site HOME Property Inspection Report, and maintains the reports in the project files located in the Housing Division.

Refinancing Policy

The City of Santa Monica, per the City Council adopted HOME Housing Trust Fund Guidelines, provides long-term 55 year residual receipt loans to non-profit organizations to build new or acquire and rehabilitate property for affordable housing. Financing costs are allowed per the trust fund guidelines provided the "financing costs (are) as described in 24 CFR 92.206". Requests for HOME financing and refinancing are reviewed by Housing staff and presented to the Housing Loan Committee to ensure all HOME loans are in conformance with 24 CFR Part 92.

**US Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Title/Priority/Objective/Description	HUD Matrix Code/ Title/ Citation/Accomplishments	Funding Sources	
0001	Mobile Home Improvement Project	14A Rehab; Single-Unit Residential	CDBG	\$686,611
		570.202	ESG	\$0
			HOME	\$281,265
		Outcome/Objective: DH3	HOPWA	\$0
		Sustainability for the purpose of providing decent affordable housing.	Assisted housing	\$0
			PHA	\$0
	Priority 1B: Conserve the supply of housing affordable to lower and moderate income households, particularly for renters		Program Income	\$87,000
			TOTAL	\$1,054,876
		5 Year Goal: 77 households		
		Program Year Goal: 20 households	Total Prior Funding	\$460,000

Project Description:

The City will purchase and install exceptionally designed, sustainable mobile home units at Mountain View Mobile Home Park.

Help the Homeless?	No
Help those with HIV or AIDS?	No
Start Date:	07/01/09
Completion Date:	06/30/10
Eligibility:	LMH 570.208 (3)
Subrecipient:	Local government
Location(s):	CT & BG's

**US Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Title/Priority/Objective/Description	HUD Matrix Code/ Title/ Citation/Accomplishments	Funding Sources
0002	Emergency Shelter for Homeless Persons	05 Public Services (General)	CDBG \$158,085
		570.201(e)	ESG \$0
		Objective/Outcome: DH1	HOME \$0
		Accessibility for the purpose of creating a suitable living environment.	HOPWA \$0
			Assisted housing \$0
			PHA \$0
			TOTAL \$158,085
	Priority 2A: Coordinate housing and support services for the homeless and those threatened with homelessness following a Housing First and Continuum of Care Model.	5-Year Goal: 1,950 people Program Year Goal: 200 people	Total Prior Funding \$0
	<u>Project Description</u> Program provides basic, temporary emergency shelter services for 200 homeless persons per year, using CDBG funds.		
	Help the Homeless?	Yes	
	Help those with HIV or AIDS?	No	
	Start Date:	07/01/09	
	Completion Date:	06/30/10	
	Eligibility:	LMC 570.208(2)	
	Subrecipient:	Local Government	
	Location(s):	503 Olympic Boulevard Santa Monica, CA 90401	

**US Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Title/Priority/Objective/Description	HUD Matrix Code/ Title/ Citation/Accomplishments	Funding Sources
0003	Home Access Program	14A Rehab; Single-Unit Residential	CDBG \$31,365
			ESG \$0
		570.202	HOME \$0
		Objective/Outcome: SL1	HOPWA \$0
		Accessibility for the purpose of creating a suitable living environment.	Assisted housing \$0
	Priority 3B: Provide needed support services for persons with special needs		PHA \$0
			TOTAL \$31,365
		5-Year Goal: 150 people	
		Program Year Goal: 30 people	Total Prior Funding \$0

Project Description:

Program provides minor home modifications for low and very low income persons with disabilities.

Help the Homeless?

No

Help those with HIV or AIDS?

Yes

Start Date:

07/01/09

Completion Date:

06/30/10

Eligibility:

LMC 570.208(2)

Subrecipient:

Local Government

Location(s):

Community Wide

**US Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Title/Priority/Objective/Description	HUD Matrix Code/ Title/ Citation/Accomplishments	Funding Sources
004	Emergency Services to Persons At-Risk of Homelessness	05 Public Services (General) 570.201(e)	CDBG \$91,193 ESG \$0 HOME \$0 HOPWA \$0 Assisted housing \$0 PHA \$0 TOTAL \$91,193
	Priority 2A: Coordinate housing and support services for the homeless and those threatened with homelessness following a Housing First and Continuum of Care Model.	Outcome/Objective: DH1 Accessibility for the purpose of providing decent affordable housing.	TOTAL \$91,193
		5 Year Goal: 950 people Program Year Goal: 190 people	Total Prior Funding \$0

Project Description:

Program provides case management services to at-risk, very low income Shelter Plus Care and Section 8 Family Self Sufficiency clients using CDBG funds.

Help the Homeless? Yes
Help those with HIV or AIDS? Yes

Start Date: 07/01/09
Completion Date: 06/30/10
Eligibility: LMC 570.208(2)
Subrecipient: Local government
Location(s): Citywide

**US Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Title/Priority/Objective/Description	HUD Matrix Code/ Title/ Citation/Accomplishments	Funding Sources
005	Alternative Sentencing Program for Homeless Individuals/Resource and Coordination	05 Public Services (General) 570.201(e)	CDBG ESG HOME HOPWA Assisted housing PHA TOTAL
		Objective/Outcome: DH1 Accessibility for the purpose of creating a suitable living environment.	\$137,466 \$0 \$0 \$0 \$0 \$0 \$137,466
	Priority 2A: Coordinate housing and support for the homeless following a Continuum of Care Model	5 Year Goal: 50 people Program Year Goal: 50 people	
	<u>Project Description:</u> The City will provide funds for resource coordination, administration and supportive services linking and guiding homeless individuals to special City homeless services initiatives involving the Homeless Community Court, the Chronic Homeless Program and the Homeless Service Registry		
	Help the Homeless?	Yes	
	Help those with HIV or AIDS?	Yes	
	Start Date:	07/01/09	
	Completion Date:	06/30/10	
	Eligibility:	LMC 570.208(2)	
	Subrecipient:	Local government 505 Olympic Boulevard Santa Monica, CA 90401	
	Location(s):		

**US Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Title/Priority/Objective/Description	HUD Matrix Code/ Title/ Citation/Accomplishments	Funding Sources
006	CDBG Program Administration Planning & Administration	21A General Program Administration 570.206	CDBG \$277,272 ESG \$0 HOME \$0 HOPWA \$0 Assisted housing \$0 PHA \$0 TOTAL \$277,272
	Priority 7A: Provide for necessary planning activities to develop both Housing and Community Development Plans to address anticipated needs		TOTAL \$277,272
	<u>Project Description:</u> Administrative activities associated with the oversight and management of CDBG-funded projects.		Total Prior Funding \$0
	Help the Homeless?	No	
	Help those with HIV or AIDS?	No	
	Start Date:	07/01/09	
	Completion Date:	06/30/10	
	Eligibility:		
	Subrecipient:	Local Government	
	Location(s):	Community Wide	

**US Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Title/Priority/Objective/Description	HUD Matrix Code/ Title/ Citation/Accomplishments	Funding Sources	
007	HOME Program Administration Planning & Administration	21A General Program Administration 570.206	CDBG	\$0
			ESG	\$0
			HOME	\$72,818
			HOPWA	\$0
			Assisted housing	\$0
			PHA	\$0
			TOTAL	\$72,818
			Total Prior Funding	\$0
	<hr/> Priority 7A: Provide for necessary planning activities to develop both Housing and Community Development Plans to address anticipated needs			
	<u>Project Description:</u> Administrative activities associated with the oversight and management of HOME-funded projects.			
	Help the Homeless?	No		
	Help those with HIV or AIDS?	No		
	Start Date:	07/01/09		
	Completion Date:	06/30/10		
	Eligibility:			
	Subrecipient:	Local Government		
	Location(s):	Community Wide		

**US Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Title/Priority/Objective/Description	HUD Matrix Code/ Title/ Citation/Accomplishments	Funding Sources	
008	Tenant Based Rental Assistance	14A Rehab; Single-Unit Residential 570.202	CDBG	\$0
			ESG	\$0
			HOME	\$455,000
			HOPWA	\$0
			Assisted housing	\$0
			PHA	\$0
			TOTAL	\$455,000
			Total Prior Funding	\$0
	Priority 1A: Expand the supply of housing affordable to lower and moderate income households, particularly for renters			
	<u>Project Description:</u> The City uses HOME funds for the TBRA program for Section 8 tenants, helping to sustain tenants with supplemental funding from the City when their rent increases above Section 8 allowable costs.			
	Help the Homeless?	No		
	Help those with HIV or AIDS?	No		
	Start Date:	07/01/09		
	Completion Date:	06/30/10		
	<u>Eligibility:</u>			
	Subrecipient:	Local Government		
	Location(s):	Community Wide		

ATTACHMENT B**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG and HOME funds are consistent with the strategic plan.

Section 3 -- It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

City Manager
Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 Part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2007,2008 (a period specified by the grantee consisting of one, two, or three specific consecutive program years) shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

City Manager
Title

APPENDIX TO CERTIFICATIONS**INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:****A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Santa Monica
1685 Main Street
Santa Monica, CA 90401
County of Los Angeles

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR Part 24, Subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

DUNS #: 074152596