



CITY OF SANTA MONICA

FY 2007-08 Adopted One-Year Action Plan

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

HUMAN SERVICES DIVISION
Community and Cultural Services Department

HOUSING AND REDEVELOPMENT DIVISION
Housing and Economic Development Department

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May 9, 2007



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City of Santa Monica FY 2007-08 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 as specified in the FY 2005-2010 Consolidated Plan adopted by the City Council and submitted to HUD in June 2005.

The Action Plan delineates the City's uses of Fiscal Year (FY) 2007-08 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 2006-07 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.

Program 1A-1: Multifamily Housing Production

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 Community Housing Development Organizations (CHDO's).

Program 1B-2: Residential Rehabilitation Program

This program provides financial assistance for a variety of repairs through two programs: (1) the Multi-Family 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 repairs.

Proposed Funding: \$300,000 in CDBG funds

Proposed Outcome: This program will improve the City's suitable living environment by eliminating blighting influences and the deterioration of property and facilities.

Proposed Objectives: During FY 2007-08, the City anticipates utilizing CDBG funds to provide minor and moderate rehabilitation assistance to 40 low and moderate income households. Over the five year period of the Consolidated Plan, it is anticipated that 200 households will be assisted through this program.

Past Performance: During FY 2006-07 the City provided minor and moderate rehabilitation assistance to 28 low and moderate income households through the Residential Rehabilitation Program.

Program 1C-1: Mobile Home Improvement Program

The City supports mobile home park communities as an affordable housing alternative. Because the city-owned Mountain View Mobile Home Park consists of older mobile home units, financial assistance will be provided to the low income owners who wish to substantially rehabilitate or replace their units with new models that meet current standards.

Proposed Funding:	\$564,542 in HOME funds \$353,000 estimated Program Income
Proposed Outcome:	This program will improve the decent housing available in the City by allowing it to retain its affordable housing stock and increasing the availability of affordable permanent housing in standard condition to low and moderate income families.
Proposed Objectives:	The FY 2007-08 HOME funds will be used to provide assistance in a new Rehabilitation/Replacement Program that will be developed for the Mountain View Mobile Home Park.
Past Performance:	A commitment of \$1,325,000 from previous year HOME allocations for the new Rehabilitation/Replacement Program shall be approved as part of this Action Plan.

Homeless Programs**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 by maintaining the existing inventory of homeless services and evaluate the services and service delivery offered by the continuum; and 2) address gaps and strengthen the delivery of services in Santa Monica, targeting services to assist those chronic, most difficult to reach and "service resistant" homeless people who have been on Santa Monica's streets for an extended period of time and ensure that they find permanent housing with supportive services. 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 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 continuum of care for the homeless. While the SHP funds will focus on ending chronic homelessness, CDBG funds will primarily be used to address the immediate needs of the homeless and to help prevent first-time and reoccurring homelessness.

Program 2A-1: Emergency Shelter for Homeless Persons

The City of Santa Monica will support emergency shelter services for 500 homeless persons per year using CDBG funds.

- Proposed Funding: \$263,127 in CDBG funds
- Proposed Outcome: This project will improve the decent housing opportunities available in the City by assisting homeless persons to obtain affordable housing by connecting them with services through the City's Continuum of Care.
- Proposed Objectives: During FY 2007-08, the City anticipates providing shelter services to 500 homeless persons. Over the course of the 5 year Consolidated Plan term, the City anticipates that 2,250 people will be served.
- Past Performance: By mid-year of FY 2006-07, shelter services had been provided to 222 individuals and it is anticipated that the goal of 450 will be reached by the end of the program year. In FY 2005-06, shelter services were provided to 447 unduplicated individuals. Of these participants, 68 were placed in transitional housing, and 118 were placed in permanent housing. All program participants received case management and the program exceeded its targets in placements into transitional and permanent housing, employment/financial assistance and legal assistance.

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.

- Proposed Funding: \$87,700 in CDBG funds
- Proposed Outcome: 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.
- Proposed Objectives: During FY 2007-08, the City anticipates providing case management services through the Shelter Plus Care program and Section 8 Self Sufficiency Program to 190 at-risk persons. Over the five years of the Consolidated Plan term, the City anticipates assisting 950 persons.
- Past Performance: BY mid-year of FY 2006-07, case management services were provided to 239 unduplicated individuals in Shelter Plus Care (148) and Family Self Sufficiency (91), exceeding the annual goal of 190. In FY 2005-06, case management was provided to 279 individuals (149 in Shelter Plus Care and 130 in Family Self Sufficiency). Twelve (12) Family Self Sufficiency families achieved self sufficiency this year and graduated from the program. 125 Shelter Plus Care residents maintained stable housing for 12 months or longer.

Program 2A-3: Rehabilitation of Emergency Shelter

The City will perform an overall rehabilitation of the plumbing systems at Samoshel, the City's 110-bed homeless shelter.

Proposed Funding:	\$60,000 in CDBG funds
Proposed Outcome:	This project will improve the City's suitable living environment by eliminating blighting influences and the deterioration of property and facilities.
Proposed Objectives:	During FY 2007-08, the City anticipates completing the rehabilitation of the Samoshel facility, including the replacement of the building's plumbing system.
Past Performance:	This is a new project. Performance will be tracked beginning in FY 2007-08.

Community and Support Services Programs**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.

Proposed Funding:	\$17,425 in CDBG funds
Proposed Outcome:	This project will improve opportunities to find decent housing in the City by increasing the supply of supportive housing which includes structural features and services to enable persons with special needs to live with dignity and independence.
Proposed Objectives:	During FY 2007-08, the City anticipates utilizing CDBG funds to provide accessibility improvements for 28 households. Over the term of the five year Consolidated Plan, the City anticipates that approximately 150 households will benefit from this assistance.
Past Performance:	By mid-year of FY 2006-07, the program provided services to twenty (20) people. Forty (40) pieces of adaptive equipment, such as grab bars, bath benches, ramps, toilet rails, safety mats, hand-held showers and bath chairs were purchased. In FY 2005-06, the program provided services to thirty-three (33) people. Thirty (30) of the people served were new participants, and three (3) needed upgrades and modifications to their adaptive equipment.

Public and Community Facilities Programs

Priority 4A: Upgrade, Expand, and Create Additional Community, Park, and Recreational Facilities

Program 4A-2: Community Service Facilities

The City will use CDBG funds to assist in the construction of community service facilities that will serve the City's low and moderate income population. Selection of the facilities is pending the Santa Monica City Council's approval of Community Development Program grant funding recommendations on June 12, 2007.

Proposed Funding: \$300,000 in CDBG funds

Proposed Outcome: To increase the City's sustainability by providing a more suitable living environment to Santa Monica residents through additional activities and services.

Proposed Objectives: In FY 2007-08, the City anticipates granting funds to a local agency that will construct a community facility serving low and moderate income clientele. The total cost of the projects is \$555,320 and includes \$255,320 in prior year CDBG funding.

Past Performance: This is a new project. Performance will be tracked beginning in FY 2007-08.

Priority Infrastructure Improvements

Priority 5C: Enhance the safety, improve traffic flow and maintain the aesthetic viability of the City by 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, encourage pedestrian circulation within the downtown area and improve the pedestrian experience.

Proposed Funding: \$2,308,061 in CDBG funds

Proposed Outcome: This project will provide a more suitable living environment by completing infrastructure improvements in a low/moderate income area and through the design and construction of curb cuts to meet Americans with Disabilities Act requirements.

Proposed Objective: During FY 2007-08, the City anticipates utilizing CDBG funds to install electrical upgrades, new crosswalks, curb extensions, curb cuts, landscaping, irrigation and street furniture on 8 street blocks along 2nd and 4th Streets between Wilshire Boulevard and Colorado Avenue. This will result in one public facility improvement.

Past Performance: A portion of this project, for accessibility improvements, was included in the 2006 Action Plan. The construction contract is anticipated to be awarded in August 2007.

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 needs to regularly assess 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 through attending training and meeting with related agencies.

Proposed Funding: \$122,200 in CDBG funds
\$110,560 in HOME funds

Past Performance: The Human Services Division oversees the Community Development (CD) Program, which provides more than \$7.1 million in funding support to over 50 local human service, employment and housing programs serving Santa Monica. In FY 2005-06, the Human Services Division completed the third year of the FY 2003-06 Community Development Program funding cycle, which was based on needs identified in the City's FY 2002-03 comprehensive community planning process, *Community Voices II*. The City, with City Council's approval, has extended the Community Development Program funding cycle an additional year to coincide with the completion of the Continuum of Care evaluation and implementation of its recommendations.

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. An extensive evaluation of school-based mental health services began in FY 2005-06 and was completed in FY2007-07. In January, 2007, the Urban Institute completed a comprehensive, quantitative and qualitative evaluation of homeless service delivery in Santa Monica. Based on the findings of the evaluation, the City will be implementing a community-wide planning process to develop and implement specific measures to bolster existing strengths, fill gaps, improve coordination and leverage resources within the continuum of care; to

improve community education about and participation in addressing homelessness; and to further regional approaches to addressing homelessness.

The City has already engaged in activities which promote regional social service planning in the area of homelessness. Among its planning initiatives is its work with the Veterans Administration and the Westside Council of Governments to develop a proposed concept plan for housing homeless veterans on the campus of the Veterans Administration property in West Los Angeles. The City also participated in the regional Bring LA Home 10-year plan to reduce homelessness and chronic homelessness in Los Angeles County, and will be a part of regional planning efforts which arise from that process. Further, the City has take steps, through the Westside Council of Governments, and through the hiring of a Special Representative for Homeless Issues, to reach out to regional partners in developing pilot projects, which if successful, can be replicated throughout the region (the Homeless Community Court, Exodus Recovery Urgent Care Center); and to promote 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 2007-08 Budget process in January 2007, in which community priorities were presented and discussed.
- A 30-day public review of the Draft Action Plan, beginning April 6, 2007 and ending May 8, 2007. 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 8, 2007, 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 2007-08 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 2007-08 Proposed Projects						
FY 2007-08 Project Name	Consolidated Plan (FY 2005-06 through FY 2009-10)			FY 2007-08 Action Plan		
	Priority	Program	5-Year Objectives	1-Year Objectives	Funding	
					B/M	\$
Community Development Housing Organization	Priority 1A-1	Multifamily Housing Production - (TBD)	TBD	TBD	M	\$112,800
Residential Rehabilitation Program	Priority 1B-2	Residential Rehabilitation Program	200 households	40 Households	B	\$300,000
Mobile Home Improvements Program ⁽¹⁾	Priority 1C-1	Mobile Home Improvements	25 units	77 units	M	\$917,542
Emergency Shelter for Homeless Persons	Priority 2A-1	Emergency Shelter Services	2,250 homeless persons	500 homeless Persons	B	\$263,127
Emergency Services to Persons At-Risk of Homelessness	Priority 2A-2	Shelter Plus Care/Family Self-Sufficiency	950 persons at-risk of homelessness	190 persons at risk of homelessness	B	\$87,700
Rehabilitation of Emergency Shelter	Priority 2A-3	Emergency Shelter Rehabilitation	1 public facility	1 public facility	B	\$60,000
Residential Accessibility Modifications	Priority 3B	Home Access Program	150 persons with disabilities	30 persons with disabilities	B	\$17,425
Community Service Facilities ⁽²⁾	Priority 4A	Community Service Facilities	1 public facility	1 public facility	B	\$555,320
Pedestrian Extension to the Downtown Transit Mall ⁽³⁾	Priority 5C	Pedestrian Extension to the Downtown Transit Mall	1 public facility	1 public facility	B	\$2,308,061
CDBG Program Administration	Priority 7A	Planning Activities	Not Applicable	Not Applicable	B	\$122,200
HOME Program Administration	Priority 7A	Planning Activities	Not Applicable	Not Applicable	M	\$110,560

B = Community Development Block Grant (CDBG)

M = HOME

(1) The funding amount includes an estimated \$353,000 of Program Income.

(2) \$255,320 of the amount is from a prior year allocation that has not been previously programmed.

(3) The funding amount includes \$2,063,543 in projected Program Income.

√ Total funds programmed include HOME funds allocated but not programmed in prior years, as well as current year entitlement and program income amounts.

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 2007-08.

The City will continue to support a wide range of housing and community development activities in FY 2007-08. To the 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.

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

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. Santa Monica currently receives approximately \$1,394,970 in CDBG funds annually	<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. Santa Monica currently receives approximately \$752,000 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
Shelter Plus Care Program	Grants for rental assistance that are offered with support services to homeless with disabilities. Rental assistance can be: <u>Section 8 Moderate Rehabilitation (SRO)</u> - project based rental assistance administered by the local PHA with state or local government application.	<ul style="list-style-type: none"> · Rental Assistance · Homeless Assistance · Support Services

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

Program Name	Description	Eligible Activities
	<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>	
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
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.	<ul style="list-style-type: none"> · 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.	<ul style="list-style-type: none"> · New Construction, rehabilitation and preservation of permanent and 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.	<ul style="list-style-type: none"> · First-time Home Buyers Assistance · Multi-family new construction and preservation loans · Mortgage Insurance

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

Program Name	Description	Eligible Activities
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.	<ul style="list-style-type: none"> · 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.	<ul style="list-style-type: none"> · 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.	<ul style="list-style-type: none"> · 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.	<ul style="list-style-type: none"> · New Construction
Development Agreements	City receives revenues for affordable housing as part of negotiated development agreements.	<ul style="list-style-type: none"> · 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.	<ul style="list-style-type: none"> · Acquisition · Rehabilitation · New Construction
General Fund	City contributes approximately \$5.6 million annually in general funds	<ul style="list-style-type: none"> · Social Service Delivery and Emergency Housing Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	<p>Loan applicants apply to participating lenders for the following programs: Fixed rate mortgages issued by private mortgage insurers.</p> <p>Mortgages, which fund the purchase and rehabilitation of a home.</p> <p>Low down-payment mortgages for Single-Family Homes in underserved low-income and minority communities.</p>	<ul style="list-style-type: none"> · Home Buyer Assistance · Rehabilitation
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.	<ul style="list-style-type: none"> · 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.	<ul style="list-style-type: none"> · Home Buyer Assistance combined with Rehabilitation

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

Program Name	Description	Eligible Activities
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 2007-08

Funding Sources	Amount
CDBG FY 2007-08 Allocation	\$1,394,970
CDBG Projected Program Income	\$2,063,543
HOME FY 2007-08 Allocation	\$752,602
HOME Projected Program Income	\$353,000
Total	\$4,564,115

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 110-bed shelter established by the City, which will also be rehabilitated with new plumbing systems.

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. Pedestrian and streetscape improvements, as well as park expansion planning, 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. This program will continue in FY 2007-08.

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 does not anticipate using CDBG funds for economic development activities and will instead use other funding sources to address economic development needs. 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.

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. In FY 2007-08, a second "task force" on homelessness will be convened based on the findings of the homeless evaluation conducted by the Urban Institute. This community roundtable will broaden citizen participation in the development and implementation of strategies to address homelessness on both the local and regional level.

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 and Redevelopment 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 Proposal (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

The Action Plan seeks to partially support a comprehensive continuum of care for homeless services through federal assistance for an emergency homeless shelter. Federal funding will 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. This includes support for: 1) outreach, intake and assessment; 2) emergency shelter; 3) transitional housing; 4) permanent and supportive housing; 5) assertive case management and supportive services including employment; 5) rapid-rehousing and post-placement services; and 6) eviction prevention. In FY 2006-07, the City hired the Urban Institute to complete a comprehensive, quantitative and qualitative evaluation of homeless service delivery in Santa Monica. Based on the findings of the evaluation, the City will be implementing a community-wide planning process to develop and implement specific measures to bolster existing strengths, fill gaps, improve coordination and leverage resources within the continuum of care; to improve community education about and participation in addressing homelessness; and to further regional approaches to addressing homelessness.

The City of Santa Monica is also in the third year of its chronic homelessness project. Since June 2004, this project has mobilized a multi-disciplinary team of service providers from local non-profit and private organizations to effectively target housing services to those most difficult to reach and service resistant homeless people who have been on Santa Monica's streets for an extended period of time. Program participants are able to secure housing, benefits and supportive services, including mental health treatment and/or substance abuse treatment. As of April 2007, 57 of the 113 people who have been enrolled in this project have been housed in permanent or temporary housing. This fiscal year the City also funded a three-person, interdisciplinary, assertive case management team which is dedicated full-time to the chronic homelessness project. The goal of the team is to move chronically homeless persons into permanent housing as rapidly as possible, and then to provide ongoing, intensive, post-placement services to keep people in their housing. The chronic homelessness project, including the assertive case management team, provide that supportive service component for a Housing for Persons Who Are Homeless and Addicted to Alcohol Grant of \$948,907, recently awarded to the City by HUD will allow for expansion of the chronic homelessness project by thirty (30) persons from April, 2006 through March 2008. As of April 2007, ten (10) persons are housed and four (4) persons are looking for housing.

Finally, the City has received \$458,000 in funding from the County of Los Angeles to begin a pilot Homeless Community Court. The goal of the Santa Monica Homeless Community Court is to use

the criminal justice system as a component of the continuum of care and as a mechanism to link chronically homeless persons living on the streets of Santa Monica to services. In addition, lessening the impact on the courts themselves of the “revolving door” of chronically homeless persons cited for quality of life violations who often have these minor complaints evolve into more serious warrants, is another goal of the program. Funds received will expand capacity within the current homeless service delivery system in the areas of: rapid access to psychiatric and mental health services; greater access to substance abuse beds and emergency beds; and transportation.

Obstacles to Meeting Underserved Needs

The lack of adequate funding to address the growing magnitude of needs is the primary obstacle to meeting the underserved needs. The moderate recession, escalating housing prices, 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 December 2001, the City adopted the revised Draft 2000-2005 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.

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 2007-08. In addition to the City's FY 2007-08 grant amount of \$1,394,970, the City anticipates \$2,063,543 in program income. Any additional program income will be programmed to projects benefiting low/moderate income persons.

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 2007-08.

It is anticipated that 75% of the CDBG entitlement amount for FY 2007-08 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 2007-08. In addition to the City's FY 2007-08 grant amount of \$752,602, the City anticipates \$353,000 in program income, for a total of \$1,105,602 in HOME funds. Pursuant to the Consolidated Plan requirements, the following sets forth Santa Monica's specific regulations for HOME funded activities.

Mobile Home Improvements

The City plans to provide assistance in a new Rehabilitation/Replacement Program that will be developed for the Mountain View Mobile Home Park. A substantial change of \$1,325,000 from previous year HOME allocations for the new Rehabilitation/Replacement Program shall be approved as part of this action plan by City Council.

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 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.

**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	Residential Rehabilitation Program	14B Rehab; Multi-Unit Residential	CDBG \$300,000
			ESG \$0
		570.202	HOME \$0
		Outcome/Objective: SL1	HOPWA \$0
			Assisted housing \$0
	<u>5-Year Objectives</u>	20 households	PHA \$0
	Priority 1B-2: Provide rehabilitation assistance to 200 low and moderate income households (35 low income owner-occupied units and 165 rental units occupied by low-income tenants) using CDBG funds.		TOTAL \$300,000
			Total Prior Funding \$0

Residential Repair program provides lead-based paint testing and remediation targeting Section 8 assisted units with children 6 years and under by providing grants to property owners for lead-based paint hazard reduction and/or abatement.

Help the Homeless? No

Help those with HIV or AIDS? No

Start Date: 07/01/06

Completion Date: 06/30/07

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	Mobile Home Improvement Program	01 Mobile Home Park improvements	CDBG \$0 ESG \$0
	Housing		HOME \$564,542 HOPWA \$0
	5-Year Objectives		Assisted housing \$0
	Priority 1C-1:		PHA \$0
		Outcome Objective: DH1	TOTAL \$564,542
		77 units	
	The City plans to provide assistance in a new Rehabilitation/Replacement Program that will be developed for the Mountain View Mobilehome Park. A commitment of \$1,325,000 from previous year HOME allocations for the new Rehabilitation/Replacement Program shall be approved as part of this action plan by City Council		Total Prior Funding \$1,325,000
			Program Income \$353,000
	HOME programs provide funding assistance for eligible costs associated with new construction and acquisition/rehabilitation of multi-family properties for low-income and very low-income persons.		
	Help the Homeless?	No	
	Help those with HIV or AIDS?	No	
	Start Date:	07/01/07	
	Completion Date:	06/30/09	
	Eligibility:	LMH570.208 (3)	
	Subrecipient:	Local Government	
	Location(s):	Mobile Home Park	

**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	Community Housing Development Organization		CDBG	\$0
			ESG	\$0
			HOME	\$112,800
	5-Year Objectives		HOPWA	\$0
	Priority 1A-1: Multifamily Housing Production	Outcome Objective: DH2	Assisted housing	\$0
	To expand the supply of Housing Affordable to Lower Income Households, particularly for renters.		PHA	\$0
			TOTAL	\$112,800
	HOME programs provide funding assistance for eligible costs associated with new construction and acquisition/rehabilitation of multi-family properties for low-income and very low-income persons.		Total Prior Funding	\$0
	Help the Homeless?	Yes		
	Help those with HIV or AIDS?	No		
	Start Date:	07/01/07		
	Completion Date:	06/30/08		
	Eligibility:			
	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	
0004	Public Service Public Services	05 Public Services (General)	CDBG	\$263,127
			ESG	\$0
		570.201(e)	HOME	\$0
		Objective/Outcome: DH1	HOPWA	\$0
	<u>5-Year Objectives</u>	500 Persons who are Homeless	Assisted housing	\$0
	Priority 2A-1: Provide emergency shelter services to 500 homeless persons annually using CDBG funds.		PHA	\$0
			TOTAL	\$263,127
			Total Prior Funding	\$0
	Program provides basic, temporary emergency shelter services for 500 homeless persons per year, using CDBG funds.			
	Help the Homeless?	Yes		
	Help those with HIV or AIDS?	No		
	Start Date:	07/01/07		
	Completion Date:	06/30/08		
	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
0005	Home Access Program	14A Rehab; Single-Unit Residential	CDBG \$17,425
	Special Needs/Non-Homeless	570.202	ESG \$0
		Objective/Outcome: DH1	HOME \$0
	<u>5-Year Objectives</u>	30 persons with special needs	HOPWA \$0
	Priority 3B-1: Provide home modification assistance to 150 persons with disabilities.		Assisted housing \$0
			PHA \$0
			TOTAL \$17,425
			Total Prior Funding \$0

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: 07/01/07
 Completion Date: 06/30/08

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	
006	Public Service Public Services	05 Public Services (General)	CDBG	\$87,700
			ESG	\$0
		570.201(e)	HOME	\$0
		Outcome/Objective: DH1	HOPWA	\$0
	<u>5-Year Objectives</u>	190 Persons at Risk of Homelessness	Assisted housing	\$0
	Priority 2A-2: Provide case management services for 190 at-risk persons annually using CDBG funds.		PHA	\$0
			TOTAL	\$87,700
			Total Prior Funding	\$0
	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:	07/01/07		
	Completion Date:	06/30/08		
	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	
007	Emergency Shelter Rehabilitation	03C Homeless Facilities	CDBG	\$60,000
			ESG	\$0
		570.201(c)	HOME	\$0
		Outcome/Objective: SL1	HOPWA	\$0
	<u>5-Year Objectives</u>	1 Public Facility	Assisted housing	\$0
	Priority 2A-3: The City will replace the plumbing systems at the Samoshel emergency shelter.		PHA	\$0
			TOTAL	60,000
			Total Prior Funding	\$0

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

Start Date: 07/01/07
 Completion Date: 06/30/08

Eligibility: LMC 570.208(2)
 Subrecipient: Local government
 505 Olympic Boulevard
 Location(s): 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
0008	Community Service Facilities Public Facilities	03 Public Facilities	CDBG \$300,000
			ESG \$0
		570.201(c)	HOME \$0
		Outcome/Objective: SL1	HOPWA \$0
	<u>5-Year Objectives</u>	1 public facility	Assisted housing \$0
	Priority 4A-2: Provide community service facility improvements.		PHA \$0
			TOTAL \$300,000
			Total Prior Funding \$255,320

The City plans to assist in the construction of community service facilities that will serve the City's low and moderate income population.

Help the Homeless? No
 Help those with HIV or AIDS? No

Start Date: 07/01/07
 Completion Date: 06/30/08

Eligibility: LMC 570.208(2)
 Subrecipient: Local Government
 1601 14th Street
 Location(s): Santa Monica, CA

**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
0009	Pedestrian Extension to the Downtown Transit Mall Public Facilities	03 Public Facilities and Improvements 570.201(c) Outcome/Objective: SL1	CDBG \$244,518 ESG \$0 HOME \$0 HOPWA \$0 Assisted housing \$0 PHA \$0 TOTAL \$244,518
	<u>5-Year Objectives</u> Priority 5C: Enhance the safety, improve traffic flow and maintain the aesthetic viability of the City by ongoing maintenance and improvements to the City's streets and sidewalks.	1 Public Facility	
	Provide infrastructure improvements in a low/moderate income area and through the design and construction of curb cuts to meet Americans with Disabilities Act requirements. Improvements will enhance pedestrian linkages between the downtown transit mall and other key downtown areas, encourage pedestrian circulation within the downtown area and improve the pedestrian experience.		Total Prior Funding \$0 Total Program Income \$2,063,543
	Help the Homeless?	No	
	Help those with HIV or AIDS?	No	
	Start Date:	07/01/06	
	Completion Date:	06/30/07	
	Eligibility:	LMA 570.208(2)	
	Subrecipient:	Local Government	
	Location(s):	2 nd Street/Wilshire, Santa Monica, CA	

**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	
0010	CDBG Program Administration Planning & Administration	21A General Program Administration 570.206	CDBG	\$122,200
			ESG	\$0
			HOME	\$0
			HOPWA	\$0
	<u>5-Year Objectives</u> Priority 7A: Implement Consolidated Plan programs and annually review Consolidated Plan and update Action Plan.		Assisted housing	\$0
			PHA	\$0
			TOTAL	\$122,200
			Total Prior Funding	\$0
	Administrative activities associated with the oversight and management of CDBG-funded projects.			
	Help the Homeless?	No		
	Help those with HIV or AIDS?	No		
	Start Date:	07/01/07		
	Completion Date:	06/30/08		
	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
0011	HOME Program Administration Planning & Administration	21A General Program Administration 570.206	CDBG \$0 ESG \$0 HOME \$75,260 HOPWA \$0 Assisted housing \$0 PHA \$0 TOTAL \$75,260 Total Prior Funding \$0 Program Income \$35,300
	<p><u>5-Year Objectives</u> Priority 7A: Support the general administration of the HOME program.</p> <p>Administrative activities associated with the oversight and management of HOME-funded projects.</p>		
	Help the Homeless?	No	
	Help those with HIV or AIDS?	No	
	Start Date:	07/01/07	
	Completion Date:	06/30/08	
	Eligibility:		
	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) 2006, 2007, (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).

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