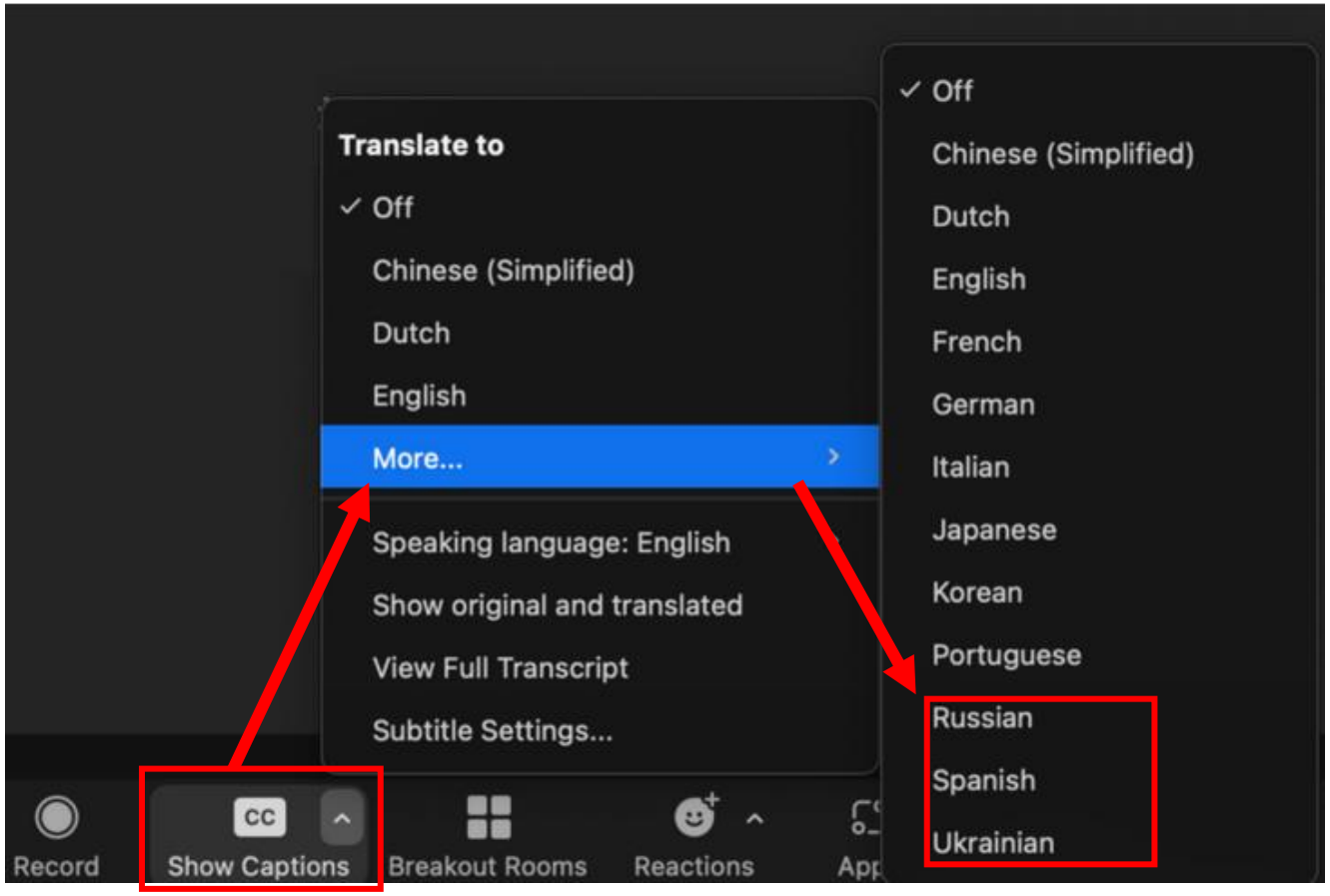
WELCOME! Santa Monica Affordable Housing Presentation

The presentation will begin shortly. To listen in Spanish, please follow the diagram to the right:

1. Click “Show Captions” at the bottom of the screen
2. Click “More”
3. Click “Spanish”
4. When the presenter is speaking, the translation will appear at the bottom of the screen

La presentación comenzará en breve. Para escuchar en español, siga el diagrama a la derecha:

1. Haga clic en "Mostrar subtítulos" en la parte inferior de la pantalla.
2. Click “More” Haga clic en "Más"
3. Click "español”
4. Cuando el presentador esté hablando, la traducción aparecerá en la parte inferior de la pantalla



Santa Monica Affordable Housing

Presenters

Jing Yeo, Manager
City of Santa Monica Planning Division

Ayala Scott, Senior Development Analyst
City of Santa Monica Housing Division

Sarah Letts, Executive Director
Hollywood Community Housing Corporation

Kevin Daly, Principal
kevin daly Architects

1217 Euclid Street
1211-1217 Fourteenth Street
1146 Sixteenth Street

City of Santa Monica
HOLLYWOOD COMMUNITY HOUSING Building Stories of Hope
kdA
THEPEOPLECONCERN

Tonight's Meeting

1. Recap of Council direction from closed session on 8/27/24
2. Background on why sites were identified for affordable housing
3. Background on financing considerations & public parking
4. Review of revised proposal & design changes
5. Question & Answer

Presentation and recording will be posted at
https://www.santamonica.gov/housing-news

And to the project's website
https://hchcsantamonica.org/community-meetings/

Comments and questions can be submitted through October 31st at
https://hchcsantamonica.org/contact/

Timeline

- 2022: City Council approves the 2021-2029 Housing Element

- 2023:
  - City Council declares local state of emergency on homelessness
  - City releases Request for Proposals for development of Euclid, 14th and 16th Street parking lots

- 2024 (to date):
  - City Council selects team led by HCHC
  - City Council extends local homelessness emergency
  - HCHC hosted 4 community meetings
  - Council direction to continue negotiations with HCHC

City Council direction 8/27/24

1. Continue exclusive negotiations with HCHC based upon a revised 100% affordable development with large family housing on 1217 Euclid Street and senior housing with 40 permanent supportive housing units for seniors on 1211-1217 Fourteenth Street and 1402 Wilshire Boulevard, provided that 1402 Wilshire Boulevard can be acquired by HCHC from a third party.

2. This revised project would be coupled with a City subsidy. Development on 1146 Sixteenth Street would be eliminated to mitigate parking impacts and would remain public parking. Development of 85 senior housing apartments inclusive of 40 permanent supportive housing apartments for seniors would be built on two parcels (1211-1217 Fourteenth Street and 1402 Wilshire Boulevard) instead of one to reduce building height adjacent to neighboring residential buildings on Fourteenth Street.

Santa Monica Housing Element
Site Selection Process
City's Obligation to Provide Housing

How Did City-Owned Sites Get Chosen?

- **Extensive public process as part of Housing Element including Council direction**
  - Council Direction with October 2021 Housing Element and confirmed through revisions in 2022 prior to final adoption

- **City must identify enough sites across the city to accommodate 1,880 lower income units**
  - Per State law, sites must allow 100 percent housing or 50% housing as part of mixed-use project
  - Sites must be spread throughout the city to address Housing Element fair housing requirements

- **If city-owned sites were not used to address lower income shortfall, housing capacity in Housing Element would need to increase to well over 13,000 units**
  - Would have required substantially more upzoning

City-Owned Sites in the Housing Element

City was required to show greater commitment to demonstrate that City-owned sites could accommodate the 1,880 affordable housing units

Sites	Estimated Capacity Based on Parcel Size
1318 4th St (Council approved 10/8/24)	104
Mid-City Parking Lots (3)	130
4th Street and Arizona	362
Bergamot Arts Center	707
Main Street Parking Lots	577
Total	**1,880**

Housing Element Obligations

- **Program 2.E: City-owned sites**
  - Commit to minimum number of units on city-owned sites
  - Commit to issue RFPs on city-owned sites on regular schedule
  - Explain process that City will pursue to develop city-owned sites
  - Identify any potential partners for 100% affordable housing
  - List tools that City has used in the past to facilitate affordable housing on public land

- **Program 5.A: Range of Housing Options to Reduce Number of Homeless Individuals**
  - Ongoing obligation to seek and leverage funds for development of range of permanent supportive housing options within and outside Santa Monica

Out of Compliance – Consequences

Implementation of Housing Element programs is mandatory

Immediate short-term consequences for not implementing Housing Element

- Re-open potential for filing of "builder's remedy" projects
- Loss of funding for affordable housing
- Potential for 3rd party (private) litigation

State can also seek judicial relief and impose penalties and fines

How is Affordable Housing Financed?

- **100% affordable housing relies on many sources**
  - Federal and State tax credits
  - State loan programs
  - Grants (public/private)
  - Bank loans
  - Local sources (land contribution, Housing Trust Funds)

- **Funding programs fluctuate over time and have their own rules**

- **RFP – maximize leveraging of non-City funds**

- **Trends**
  - Construction costs have increased
  - Competition for funding has increased
  - Programs incentivize PSH
  - If a development is unsuccessful in obtaining outside funding, the need for City gap financing would substantially increase and may not be feasible.

Replacement Public Parking

- City Council authorized Exclusive Negotiating Agreement with HCHC on March 19, 2024
- Council asked questions and discussed possibilities of the proposal with and without replacement public parking
  - Funds to cover cost of 43 replacement parking spaces would need to come from City's Housing Trust Fund
- Council did not give direction to include replacement public parking in the proposal

Replacement Public Parking

- City Council direction to maintain 16th Street as public parking (August 27, 2024)
- Staff currently assessing parking options above and beyond the 16th street lot
- Any City funding of public parking replacement would require additional Council direction and approval

Revised Proposal
Euclid Street Family Housing
14th Street for Seniors

Past Meetings and Why We're Here Today

1. HCHC hosted four community meetings:
May 22nd and 23rd
July 8th and 10th

2. We received feedback via:
- Community meetings
- Project website
- Project email
- Project voicemail
- Public comments at City Council meetings

3. HCHC and kdA reviewed feedback and modified the proposal

4. On August 27th, City Council directed City staff to continue negotiations with HCHC for a revised development at Euclid and 14th Streets totaling 130 units

5. Current proposal:
- No development at 16th St
- Euclid will have 48 apts for families
- 14th St will serve seniors aged 55+; 82 apts total including 40 supportive housing apts

6. Tonight's presentation will share additional changes to the proposed development based upon community feedback

We Heard You

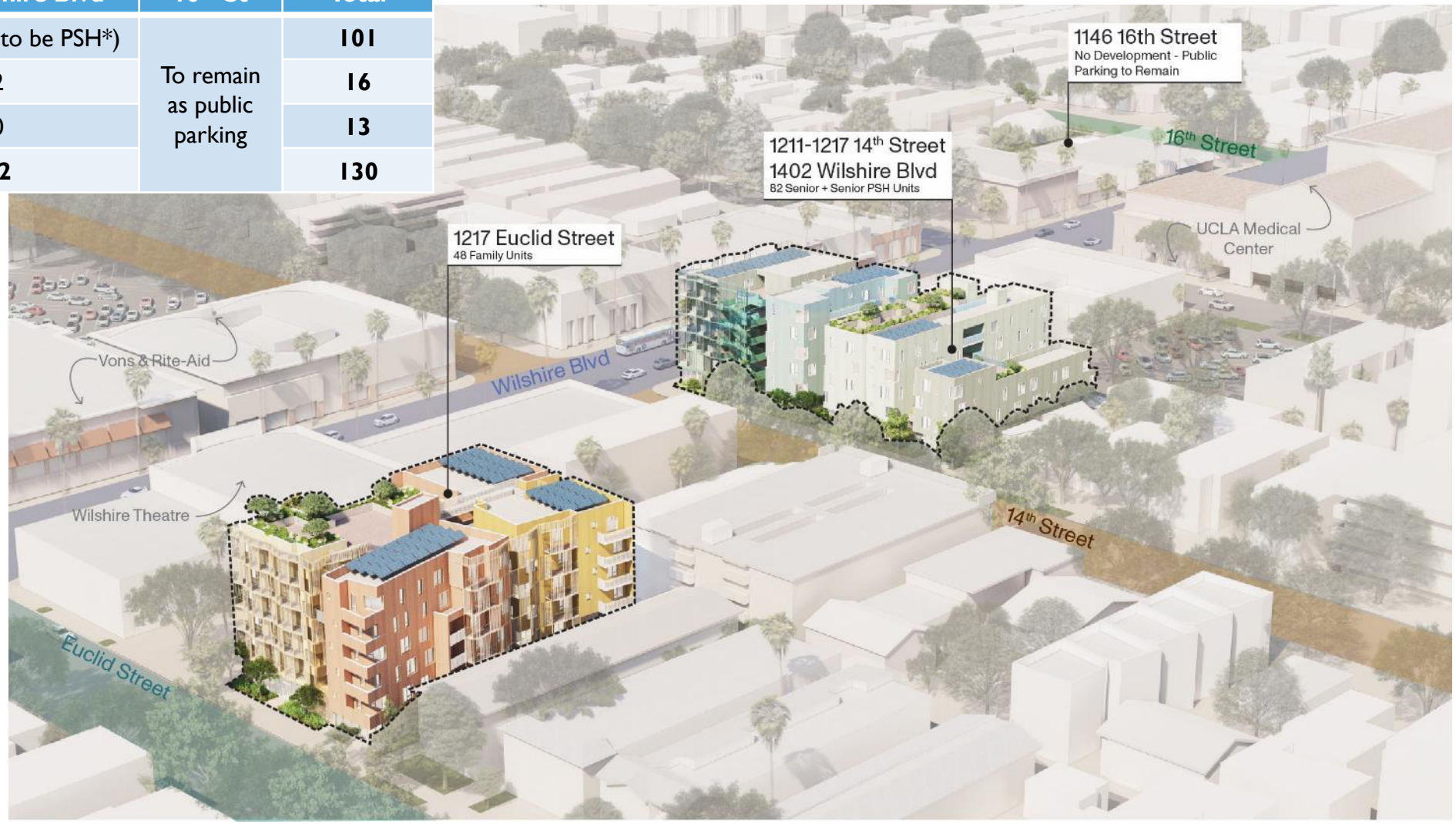
HOLLYWOOD COMMUNITY HOUSING
Building Stories of Hope

Updated proposal incorporates community feedback and City Council direction

- **14th St to house seniors only, aged 55+**
- **16th St to remain as public parking**
- **Acquiring 1402 Wilshire Blvd to minimize height impact in residential neighborhood**
- **Increased security plan at 14th St**

Overview of Current Proposal

Unit Type	1217 Euclid St	1211-1217 14th St & 1402 Wilshire Blvd	1146 16th St	Apt Type Total
One Bed	21	80 (40 units to be PSH*)	To remain as public parking	**101**
Two Bed	14	2		**16**
Three Bed	13	0		**13**
Total	**48**	**82**		**130**



* PSH = Permanent Supportive Housing

July Updates

	Original Proposal	Examples of Feedback	Proposed Changes
HOUSING TYPE LOCATION	Supportive housing located on Euclid St Family apartments located on 14th St	14th Street has more traffic and safety concerns and is closer to UCLA medical facilities	Family apartments moved to Euclid St Supportive housing moved to 14th St
ALLEY CONGESTION	At grade and subterranean resident parking accessed from alleys	Alleys are narrow and congested	Vehicle queueing areas provided within property lines to minimize impact on alleys
STAFFING	Each site will have one full-time property manager. Typical office hours will be 8am to 5pm, Monday through Friday.	Security issues may arise after hours or on weekends	A second full-time employee will live at the 14th St property. Job duties and hours to be determined and the goal will be to enhance safety and security.
SITE SECURITY	Open access landscaped front yards with secured building door access	Measures to enhance safety are important and site perimeters need to be secured	Perimeter fences, fob-access gates, and security cameras installed at all sites
SERVICES	Possible inclusion of a food pantry to benefit food insecure households	Services, such as food distribution, should not be open to the broader community	Services will be for residents only, not the broader community

October Updates

	Original Proposal	Examples of Feedback	Updates
PUBLIC PARKING	Affordable housing development on three public parking lots	Parking lots are heavily used by residents, businesses, and hospital visitors	16th St to remain undeveloped as public parking
POPULATION SERVED	Low-income individuals, families, and formerly unhoused individuals in supportive housing	There is a need for senior housing and 14th St is better suited for seniors	Family apartments provided at Euclid St 14th St restricted to seniors (55+ and up)
PSH STAFFING	Each development site will have one full-time property manager. Typical office hours will be 8am to 5pm, Monday through Friday.	Security issues may arise after hours or on weekends	Two full-time resident property managers will live at the 14th St property. Security will be provided on nights and weekends during Year 1
BUILDING HEIGHT	14th St building five to six stories high	Building is too tall for a residential street without other tall buildings	Combined 14th St & 1402 Wilshire site design where building is six stories along Wilshire Blvd, stepping down to four stories on residential street
LARGER UNIT TYPES	Buildings will include a mix of studio, one-, two-, and three-bedroom units	Studio units are too small. Larger units should be provided.	No studios will be provided. All 130 apts will be one-, two-, or three-bedrooms

Revised Architectural Concepts
Euclid Street Family Housing
14th Street for Seniors

Development Sites

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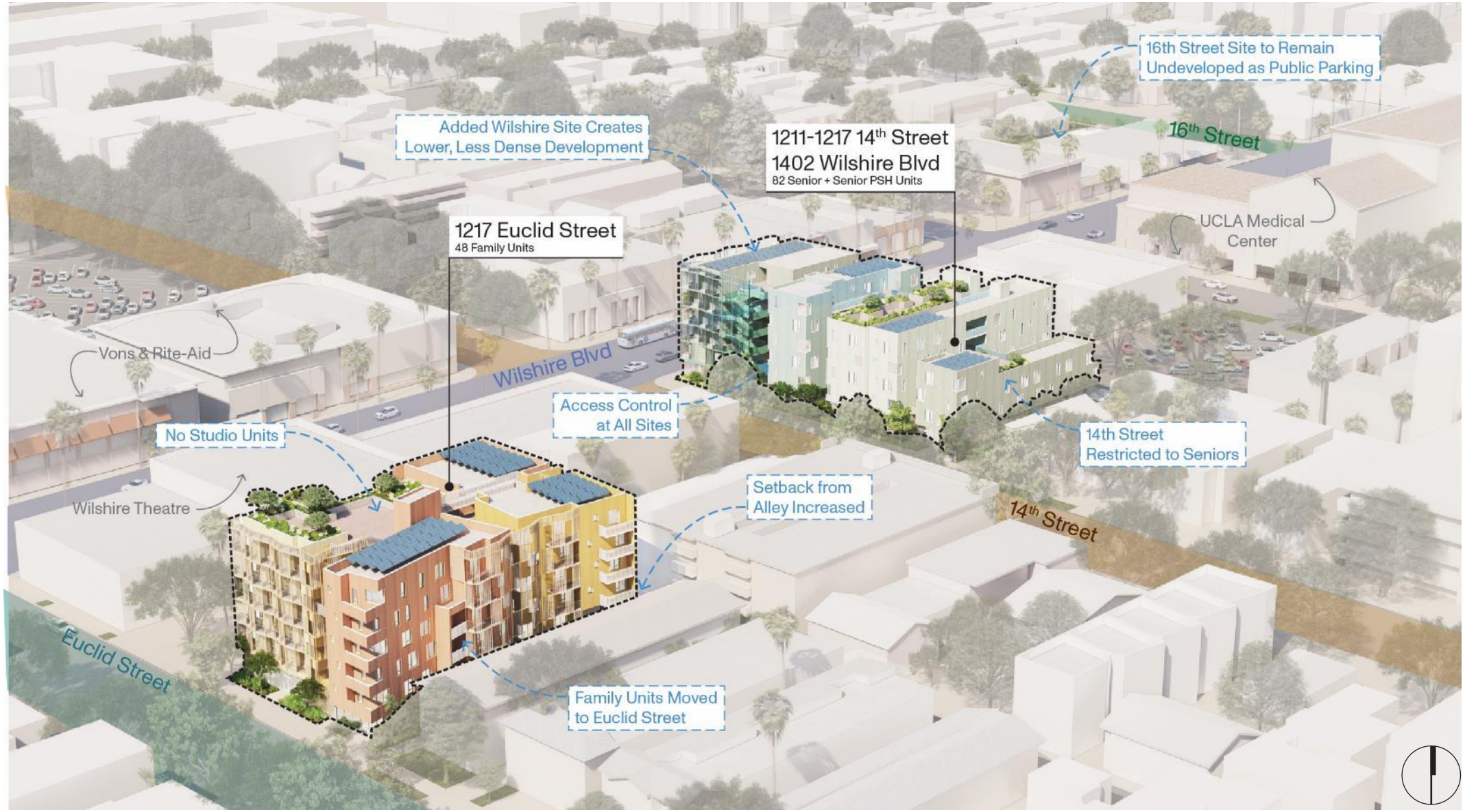
Building Stories of Hope

kdA

Proposed Development



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Proposed Development

1217 Euclid Street

Large Family Affordable

1-Bed	21 Apts	535 SF Avg
2-Bed	14 Apts	740 SF Avg
3-Bed	13 Apts	960 SF Avg
Total	48 Apts	

Stories (Above Grade): 6

Parking Spaces: 40 Resident / Guest Spaces

1211-1217 14th Street & 1402 Wilshire Boulevard

Senior Affordable & Senior PSH

1-Bed	80 Apts	520 SF Avg
2-Bed	2 Apts	790 SF Avg
3-Bed	0 Apts	
Total	82 Apts	

Stories (Above Grade): 3-6

Parking Spaces: 42 Resident / Guest Spaces

Total Development

1-Bed	101 Apts	525 SF Avg
2-Bed	16 Apts	746 SF Avg
3-Bed	13 Apts	960 SF Avg
Total	130 Apts	

Stories (Above Grade): 3-6

Parking Spaces: 82 Resident / Guest Spaces

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Proposed Euclid Development

View from Euclid St

HOLLYWOOD COMMUNITY HOUSING
Building Stories of Hope

kdA

1217 Euclid Street

Ground Floor Plan

1-Bed	21 Apts	535 SF Avg
2-Bed	14 Apts	740 SF Avg
3-Bed	13 Apts	960 SF Avg
Total	48 Apts	

Stories (Above Grade): 6

Parking Spaces: 40 Resident / Guest Spaces

Community Room Fronting Wilshire Provides Space for Residents and Neighborhood

Planted Setback Along Euclid

Euclid Street

Secure Pedestrian Entrance

Bike Storage and E-Bike Library

Vehicle Setback from Alley Allows Vehicles to Queue without Blocking Alley

Euclid Court

Secure Access to Subgrade Parking Garage

Ground Level Manager's Unit

Santa Monica Affordable Rental Housing
Community Meeting 5
October 23, 2024

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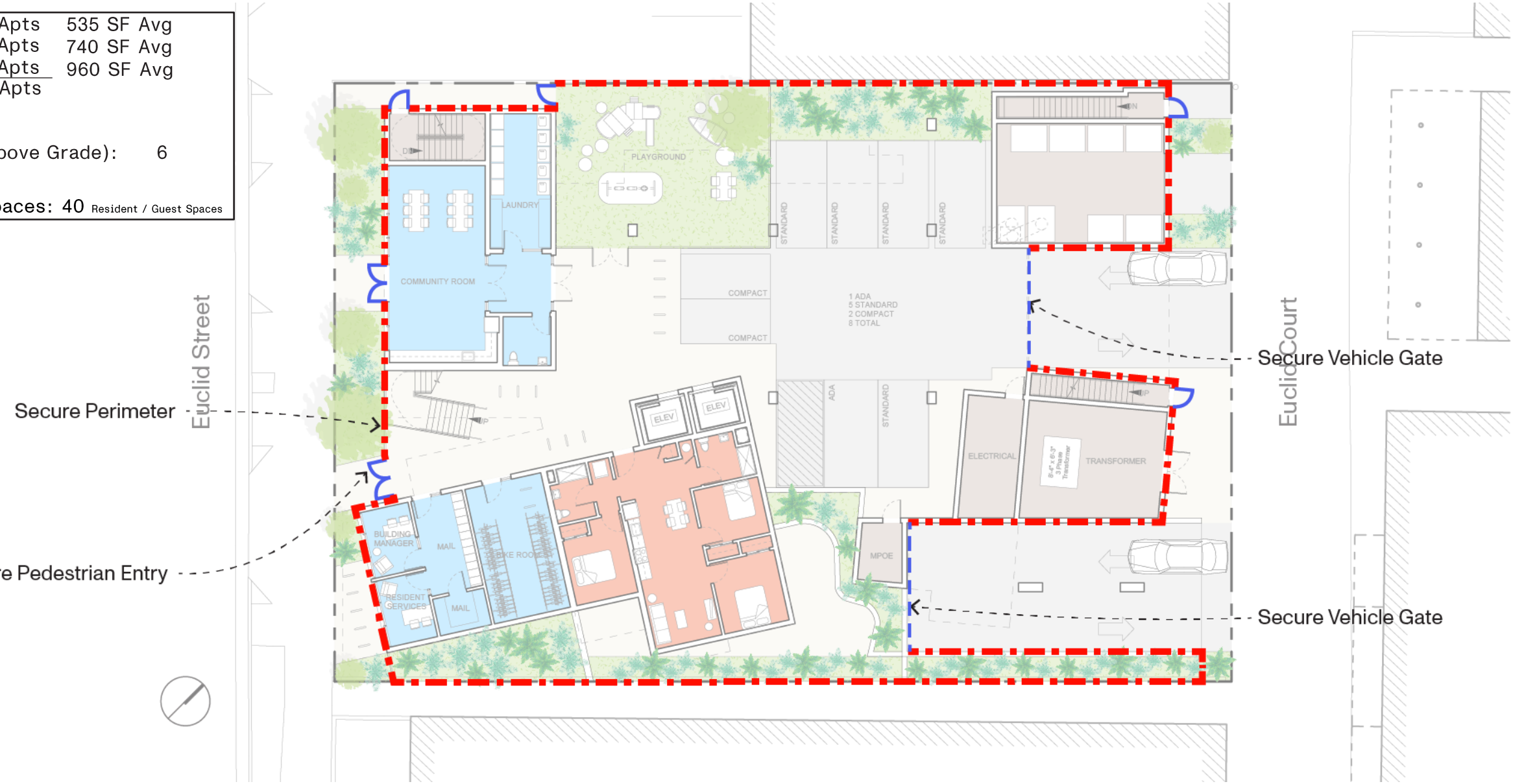
1217 Euclid Street

Ground Floor Security

1-Bed	21 Apts	535 SF Avg
2-Bed	14 Apts	740 SF Avg
3-Bed	13 Apts	960 SF Avg
Total	48 Apts	

Stories (Above Grade): 6

Parking Spaces: 40 Resident / Guest Spaces



Santa Monica Affordable Rental Housing
Community Meeting 5
October 23, 2024

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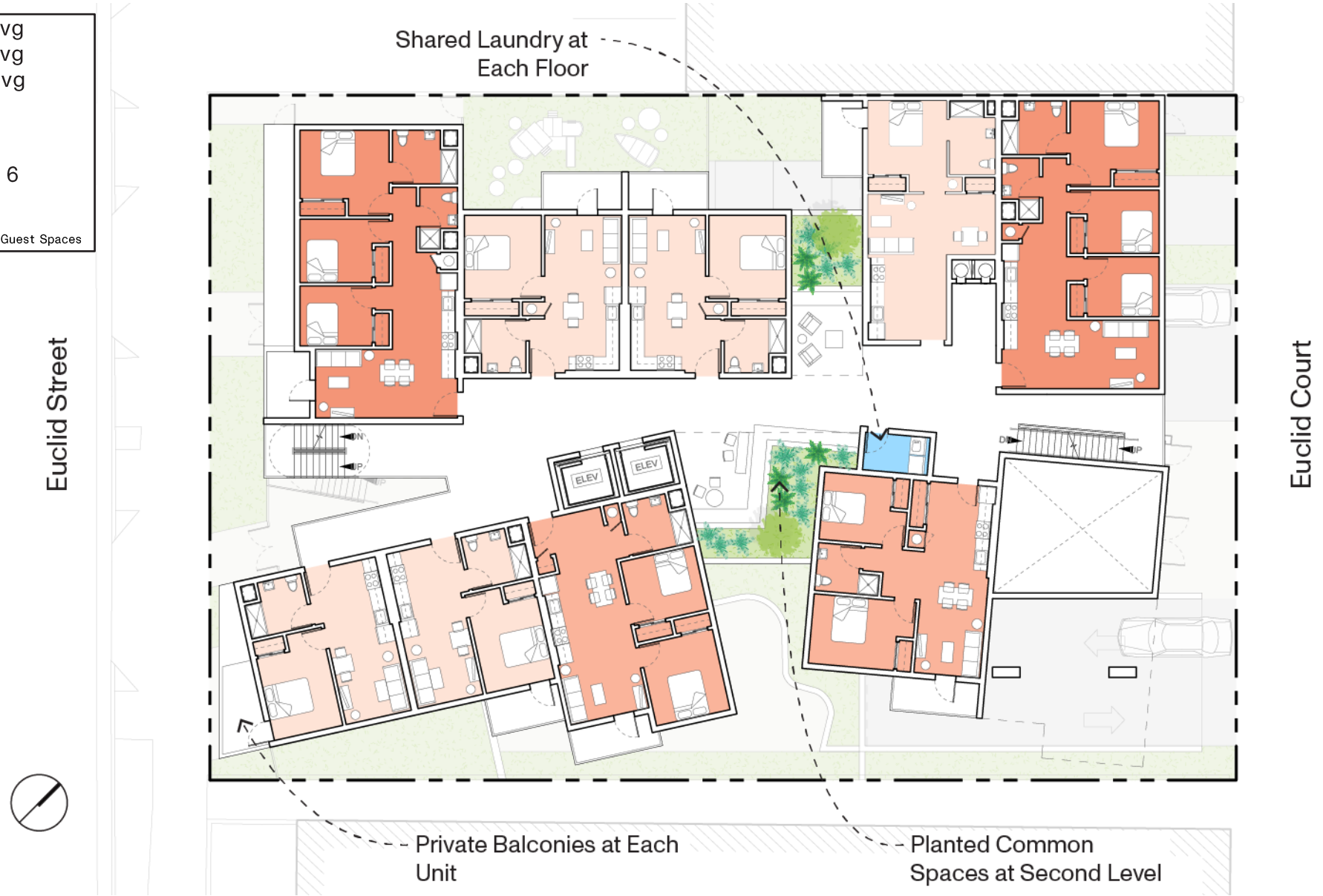
1217 Euclid Street

Level 2 Floor Plan

1-Bed	21 Apts	535 SF Avg
2-Bed	14 Apts	740 SF Avg
3-Bed	13 Apts	960 SF Avg
Total	48 Apts	

Stories (Above Grade): 6

Parking Spaces: 40 Resident / Guest Spaces



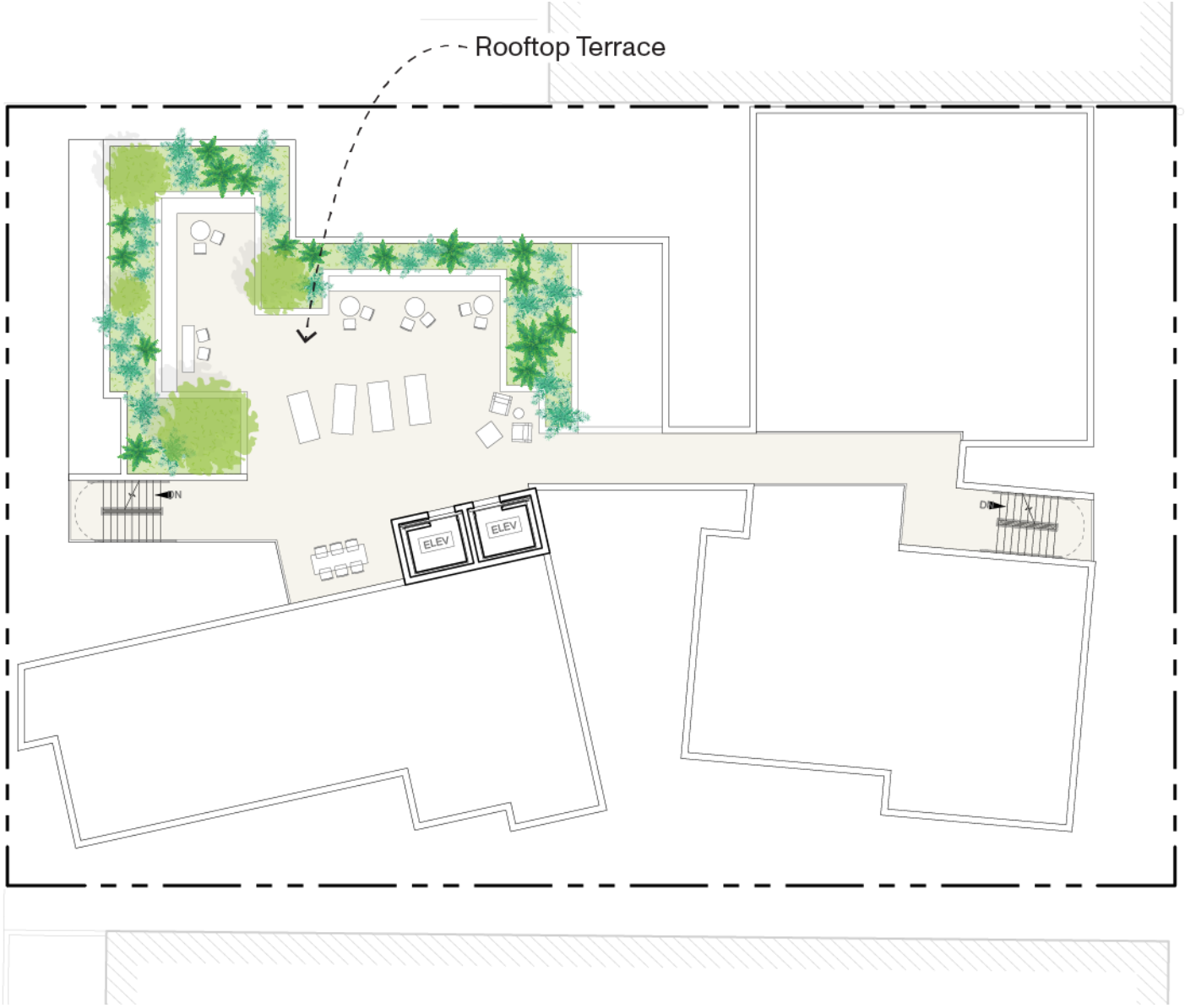
1217 Euclid Street

Roof Plan

1-Bed	21 Apts	535 SF Avg
2-Bed	14 Apts	740 SF Avg
3-Bed	13 Apts	960 SF Avg
Total	48 Apts	

Stories (Above Grade): 6

Parking Spaces: 40 Resident / Guest Spaces



Proposed Development

HOLLYWOOD COMMUNITY HOUSING
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View from 14th Street

HOLLYWOOD COMMUNITY HOUSING
Building Stories of Hope

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Ground Floor Plan

1211-1217 14th Street
1402 Wilshire Boulevard

1-Bed	80 Apts	520 SF Avg
2-Bed	2 Apts	790 SF Avg
Total	82 Apts	

Stories (Above Grade): 6

Parking Spaces: 42 Resident / Guest Spaces

Santa Monica Affordable Rental Housing
Community Meeting 5
October 23, 2024

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1211-1217 14th Street
1402 Wilshire Boulevard

Ground Floor Security

1-Bed	80 Apts	520 SF Avg
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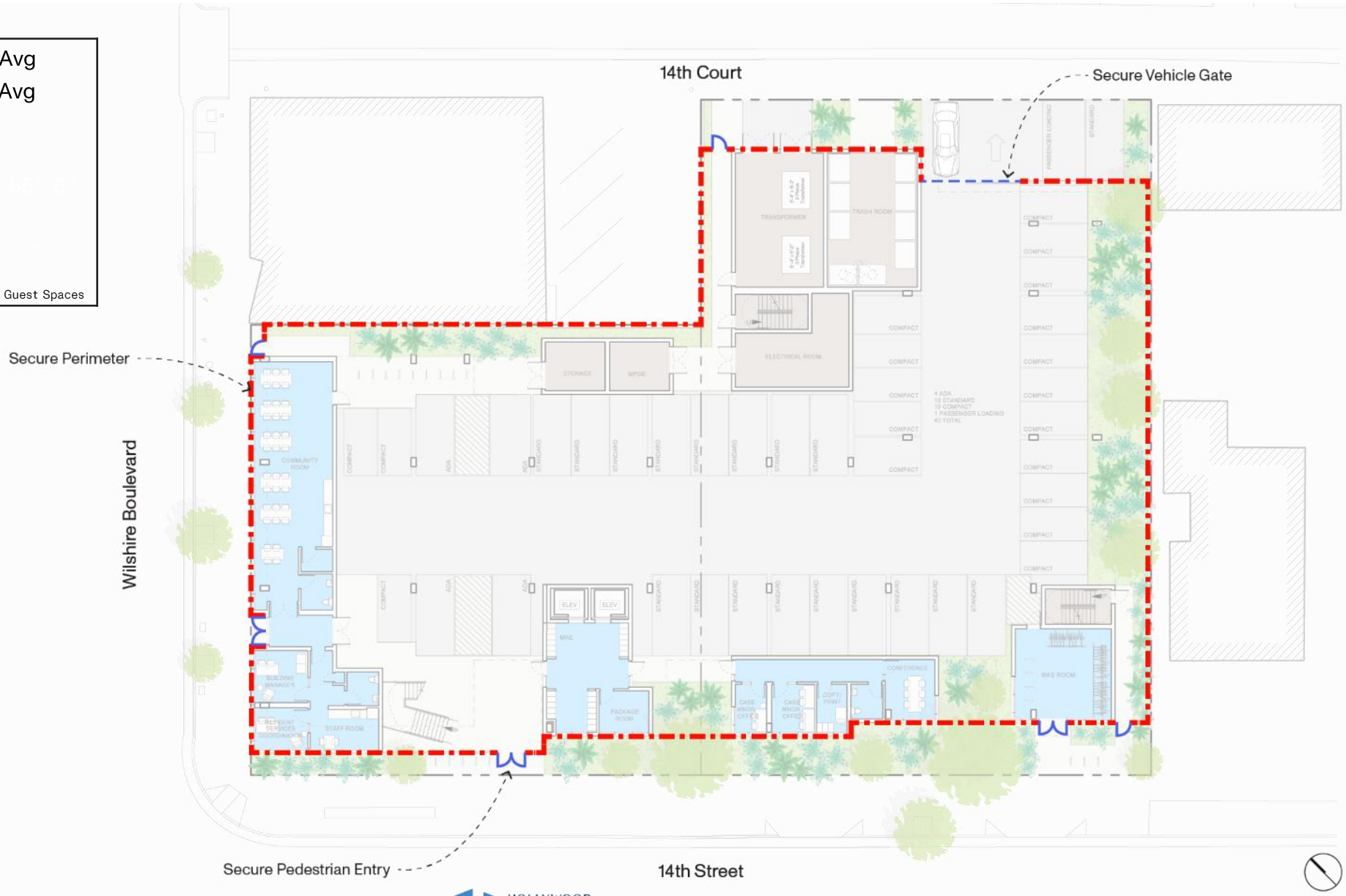

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Level 2 Floor Plan

1211-1217 14th Street
1402 Wilshire Boulevard

1-Bed	80 Apts	520 SF Avg
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Total	82 Apts	

Stories (Above Grade): 6

Parking Spaces: 42 Resident / Guest Spaces

Santa Monica Affordable Rental Housing
Community Meeting 5
October 23, 2024

HOLLYWOOD COMMUNITY HOUSING
Building Stories of Hope

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1211-1217 14th Street
1402 Wilshire Boulevard

Level 6 Floor Plan

1-Bed	80 Apts	520 SF Avg
2-Bed	2 Apts	790 SF Avg
Total	82 Apts	

Stories (Above Grade): 6

Parking Spaces: 42 Resident / Guest Spaces

HOLLYWOOD COMMUNITY HOUSING
Building Stories of Hope

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Open House

Friday, October 25th
Gramercy Place Apartments
1856 S. Wilton, Los Angeles 90019

Tours at 11am, 12 noon or 1pm

To register, please visit: www.HCHCSantaMonica.org

Next steps

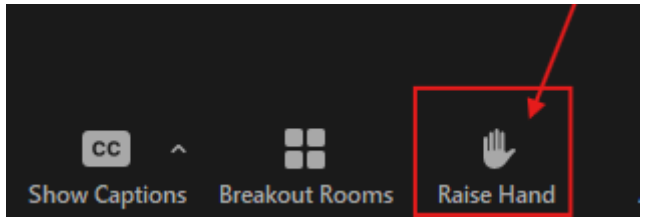
December 2024/early 2025

City Council to consider deal terms in open meeting

Architectural Review Board (design approval)

Thank You!

We will now host a live Q&A session
Please use the raise hand feature



Recording of tonight's meeting and written comments will be posted at:
https://www.santamonica.gov/housing-news

For development information,
to sign up for a tour of Gramercy Place Apartments,
and to submit additional questions,
please visit: www.HCHCSantaMonica.org

Senior Supportive Housing – who CAN move in

- Aged 55 and older

- Individuals who can live independently
- Individuals who do not need a higher level of care (ie) mental health crisis stabilization bed

- Meet one of the following criteria:
  - Lost housing in Santa Monica
  - Unhoused in Santa Monica for 5 years or more
  - Was working in Santa Monica at the time became homeless
  - High utilizers of City services

Who Cannot Move in

- The following individuals are NOT eligible:
  - Lifetime registered sex offenders
  - Convicted of the production or manufacture of methamphetamine on the premises of federally assisted housing
  - Evicted from federally assisted housing in the last three years for drug-related criminal activity
  - Any household member is **convicted** of any of the following criminal activities, within the past **three years:**
    - Drug Related Criminal activity;
    - Violent Criminal Activity;
    - Criminal Activity that may threaten the health, safety, or right to peaceful enjoyment of other residents, surrounding neighbors, or staff at the community