

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<p>PHA Name: <u>Santa Monica Housing Authority</u> PHA Code: <u>CA 111</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/25</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1,536</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>The PHA Plan was made available at the Santa Monica Housing Authority office and posted on the Housing Office Website Here: https://www.santamonica.gov/housing-news. Additionally, Notices of the comment period and the PHA Plan were posted in the Santa Monica Daily Press. Staff sent direct notices to program participants via their preferred method of correspondence (email/mail) with information about the PHA plan, where it's located, the various ways to provide input or ask questions (email, mail, by phone, or in person), the public meeting on February 1, 2024.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																								
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B.	Plan Elements.				
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>				
B.2	New Activities. – Not Applicable				
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. The progress report is attached.</p>				
B.4	Capital Improvements. – Not Applicable				
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
C.	Other Document and/or Certification Requirements.				
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? The Santa Monica Housing Authority directly contacts each member of the RAB (all HCV participants are appointed to the RAB; currently, approximately 1,360) via direct mail and e-mail to offer members the opportunity to provide input on the Annual Plan and current Administrative Plan.</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> <i>{this section will be updated to reflect any RAB input received, prior to Housing Authority Board consideration and approval of this Annual Plan}</i></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>				
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				

C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>										
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="padding-left: 40px;">Y N</p> <p style="padding-left: 40px;"><input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>										
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>										
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> <tr> <td style="padding: 5px;"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td style="padding: 5px;">(Per e-mail communication with the U.S. Department of Housing and Urban Development, as indicated in instruction above, PHAs are not required to fill out this section.)</td> </tr> <tr> <td style="height: 100px;"></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> <tr> <td style="padding: 5px;"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td style="padding: 5px;">(Per e-mail communication with the U.S. Department of Housing and Urban Development, as indicated in instruction above, PHAs are not required to fill out this section.)</td> </tr> <tr> <td style="height: 100px;"></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 5px;">Fair Housing Goal:</td> </tr> <tr> <td style="height: 100px;"></td> </tr> </table>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	(Per e-mail communication with the U.S. Department of Housing and Urban Development, as indicated in instruction above, PHAs are not required to fill out this section.)		Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	(Per e-mail communication with the U.S. Department of Housing and Urban Development, as indicated in instruction above, PHAs are not required to fill out this section.)		Fair Housing Goal:	
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Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable

fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Santa Monica Housing Authority (SMHA) 5-Year for Fiscal Year (FY) 2020 Plan Progress Report

Below are the goals and objectives identified in the SMHA 5-year Plan. The 5-year Plan was approved by the Housing Authority Board on October 13, 2020.

- **Goal:** Expand access to Permanent Supportive Housing (PSH) by attaching project-based vouchers to PSH apartments.

Progress: A supportive housing development referred to as The Laurel at 1413 Michigan Avenue, consisting of 57 residences for individuals experiencing homelessness, received \$11,742,234 in City Housing Trust Fund financing. Construction was completed in 2024, and the Santa Monica Housing Authority (SMHA) allocated 57 project-based vouchers to the development, achieving full lease-up within the same year. A new development of 13 residences at 1342 Berkeley Street, primarily aimed at young adults at risk of homelessness or experiencing housing insecurity, has received a commitment of \$1,730,153 from the City Housing Trust Fund. Construction began in May 2024 and is expected to be completed by Q3 2025. The SMHA has allocated 13 project-based vouchers to this development, including 8 designated as permanent supportive housing units. At its October 8, 2024, City Council approved terms of a Disposition and Development Agreement (DDA) and Ground Lease for the construction of 122 residences, including 50 Permanent Supportive Housing (PSH) apartments with Project Based Vouchers (PBVs), located at 1318 Fourth Street. On December 17, 2024, City Council approved terms of a DDA and Ground Lease for the construction of 82 affordable senior apartments, including 40 PSH residences with PBVs, at 1211-1217 14th St./1402 Wilshire Blvd.

- **Goal:** Increase voucher applicant diversity by outreaching to the Santa Monica workforce with the goal of reaching employees who work 25 hours a week or more in Santa Monica.

Progress: A significant amount of voucher applicants continue to be households in the Santa Monica workforce. Current data from the SMHA's waitlist indicates that among applicants that either live or work in Santa Monica (8,259), 37% (3,106 of 8,259) work in Santa Monica.

- **Goal:** Apply for mainstream vouchers, as they are available, to assist non-elderly persons living with disabilities.

Progress: No updates to report on mainstream vouchers as they were not were made available for the Santa Monica Housing Authority to apply. However, the SMHA accepted the responsibility to administer vouchers under the newly-created Emergency Housing Voucher (EHV) program beginning in late 2021, which prioritizes people

experiencing homelessness, many of whom are non-elderly and living with disabilities. The SMHA has an allocation of 104 EHV's. Additionally, the SMHA received an allocation of 15 vouchers under another newly-created program called Stability Vouchers. Stability Vouchers are targeted to persons living in, or recently living in, encampments in the City, many of whom are non-elderly and living with disabilities.

- **Goal:** Continue to serve veterans and individuals experiencing homelessness by applying for Veterans Affairs Supportive Housing (VASH) and Continuum of Care vouchers, as they are available.

Progress: SMHA has 35 VASH vouchers, 20 of which were awarded on 2/1/2020. SMHA relies on the Veterans Administration to connect veterans to available vouchers, and 22 of the vouchers are being utilized. Additionally, the SMHA continues to receive renewal funding for 239 Continuum of Care vouchers, of which 237 are being utilized.

- **Goal:** Reduce barriers to housing by establishing a funding source to provide insurance to property owners who lease apartments to voucher holders with poor credit.

Progress: No updates to report.

- **Goal:** Explore options for outsourcing annual eligibility recertification work and shift staff focus to new admissions with the goal of fully utilizing the PHA's budget authority and maintaining program quality.

Progress:

- SMHA contracted with Nan McKay (NMA) to conduct 500 annual recertifications, which were completed during 2021. This assisted the SMHA with handling an increased workload due to pandemic-related income loss affecting households and the associated interim reexaminations, which result in lowering tenants' portion of rent. SMHA also expanded the contract with NMA to include eligibility determination for 300 waitlist applicants, which was completed in December 2021 and resulted in the issuance of more than 100 vouchers to new program participants.
- During 2022 and 2023, the SMHA has been focusing on the issuance of vouchers to residents who have been permanently displaced, or facing permanent displacement, from their Santa Monica housing. Additionally, beginning in late 2022, the SMHA had to shift focus to assume the responsibility of implementing the new Emergency Housing Voucher program targeting persons experiencing homelessness, and the work of reviewing applications, determining eligibility, issuing vouchers, approving lease-ups, and providing rental assistance. Furthermore, during late 2023, the SMHA transitioned from Los Angeles Metropolitan Area Payment Standards to the more local and refined Small Area Payment Standards associated with Santa Monica's five zip code areas, which represent significant increases in payment standard (i.e., rental assistance) amounts and increase budget utilization.

- The SMHA continues to explore outsourcing opportunities aimed at enhancing access and improving customer service for clients and landlords.
- **Goal:** Establish relationships with agencies that provide volunteer opportunities and employment services to assist participants who are unemployed or underemployed.

Progress: No updates to report.

- **Goal:** Expand opportunities to apply for housing by opening waitlists for the Housing Choice Voucher (HCV), Affordable Housing, and Preserving Our Diversity (POD) programs and keeping them open continuously.

Progress:

- On May 1, 2020, SMHA opened waitlists for the HCV program. As of this report the HCV waitlist has more than 40,000 applicants.
- On May 1, 2020, the Below Market Housing (BMH) program waitlist opened. As of this report, the BMH waitlist has more than 14,000 applicants.
- The city continues to conduct outreach for the POD program to increase awareness and enrollment. The POD program provides cash assistance to very low-income seniors in rent-controlled apartments to prevent displacement. As of this report, the POD program has 213 participants receiving an average of \$754 in monthly cash assistance.
- The POD program, supporting low-income senior renters (65+) in Santa Monica, implemented its first benefit increase since 2019 to address inflation. Effective May 2025, the adjustment raises average monthly assistance from \$510 to \$780 for 205 participants, helping offset rising costs for rent, food, and medicine. This increase, approved under the Emergency Order on Homelessness, is expected to exhaust the current \$2 million budget. To expand the program and serve up to 100 additional seniors, a \$1 million budget increase for FY 2024-25 will be proposed to the City Council.
- **Goal:** Maintain housing of low-income households by using available resources to prevent homelessness and support well-being of participants.

Progress:

- Since 2023, staff have been able to enroll 19 new households into the HOME voucher program, after creating program capacity by transitioning 26 households from the HOME voucher program to the Housing Choice Voucher program (also known as Section 8). Since 2020, the HOME program has served 105 households. The HOME voucher program prioritizes residents who are at risk of losing their housing due to rent burden and other factors. Beginning in October 2022 and continuing through 2023, approximately 191 voucher households received [non-

federal] City rental assistance to reduce severe rent burden resulting from annual rent increases, through the City's Rent Control Adjustment Relief program.

- During 2021, the rehabilitation of a residential rental property containing 30 apartments and serving mostly low-income households, many of whom are in voucher programs, was completed.
- **Goal:** Coordinate with Human Services and service providers to prevent eviction and displacement.

Progress:

- Santa Monica's eviction prevention efforts include an ordinance that requires landlords to report all eviction attempts and a legal aid program that helps fund a local legal services office's program to connect low-income families to an attorney in their eviction case. The City has also passed tenant protection laws and funded enforcement programs that protect key protected classes such as tenants with disabilities.
- As of July 2024, the city's Housing and Human Services divisions have merged into one department for improved coordination and service delivery. SMHA staff work closely with the Human Services Division and other City teams (City Attorney's office, Code Enforcement, Rent Control) to prevent eviction and displacement.
- The City provides funding to the Legal Aid Foundation of Los Angeles, which has an office in Santa Monica and represents low-income Santa Monica residents who face possible eviction and displacement.
- The City provides funding to various social service providers, such as Wise and Healthy Aging, Disability Community Resource Center, St. Joseph Center, and The People Concern, who provide supportive services to low-income residents, including formerly-homeless individuals, to assist in preventing eviction and displacement. Housing staff regularly participate in case consultations with these agencies to help promote housing stability.
- **Goal:** Conduct extensive marketing of the programs and provide education that reduces the stigma of needs-based programs.

Progress: Santa Monica continues to make progress on its 2021-2029 Housing Element goals, with a focus on expanding affordable and supportive housing. In 2024, significant strides were made, including the successful opening of The Laurel, providing 57 PSH apartments for formerly unhoused individuals. PSH projects on city-owned sites, such as 1318 4th St. and Wilshire Boulevard lots, are advancing, further addressing the city's commitment to build 1,880 affordable units. These developments highlight the city's dedication to improving housing stability and community well-being.

- **Goal:** Develop a client-focused customer service policy.
Progress: The SMHA has made significant progress in developing a client-focused customer service policy aimed at fostering a more accessible, responsive, and supportive environment for clients and landlords. The policy prioritizes clear communication, timely responses to inquiries, and proactive engagement with program participants. Key components include establishing multiple channels for feedback, such as surveys and focus groups, implementing service benchmarks to track response times, and expanding access to in-person and virtual assistance through extended office hours and user-friendly online platforms. Staff training initiatives are also underway to reinforce a culture of empathy, professionalism, and accountability. These efforts are designed to ensure that all clients receive consistent, high-quality service while promoting transparency and trust in SMHA operations.

- **Goal:** Increase community integration for persons with disabilities

Progress:

- On May 1, 2020 the BMH program waitlist opened, which seeks information regarding accommodations for applicants living with disabilities, and then matches applicants to affordable housing opportunities which can meet the applicant needs.
- SMHA supports community integration of persons with disabilities by referring voucher households to the City Attorney’s Office’s Consumer Protection Unit (CPU), which provides the Santa Monica community with a three-prong approach to eliminating housing discrimination against persons with disabilities: 1) Investigating fair housing complaints; 2) Providing public education with workshops about housing rights and responsibilities, newspapers articles, webpages, and then information by phone or email; and 3) Advising the City Council whether new legal protections might be needed. Regarding the first prong, for those investigations that show fair housing violations, then the CPU’s deputy city attorneys help resolve those informally or through litigation.

- **Goal:** Promote civic engagement of recipients
Progress: The Santa Monica Housing Authority (SMHA) maintains regular engagement with all voucher program recipients, reaching out at least once annually. This outreach encourages active participation in revising and updating voucher administration policies and provides opportunities to engage with the Housing Commission and City Council.

On the afternoon of January 6, 2025, SMHA staff conducted a virtual session with recipients to inform and educate them about the SMHA’s Annual Plan process and upcoming opportunities for input on the FY2025-26 Annual and Administrative Plans. Later, on the evening of February 8, 2024, staff will present at the monthly Housing Commission meeting, offering a detailed explanation of the Annual Plan process and further opportunities for community input.

Additionally, in March 2024, SMHA opened a dedicated Housing Office to facilitate in-person visits and began holding weekly evening office hours to accommodate working families.

- **Goal:** Reduce barriers to housing by increasing total supply of housing for voucher holders to potentially access.

Progress: During 2021 and 2022, three City-funded affordable housing developments totaling 116 apartments were completed (1820 14th St., 1145 10th St., and 2120 Lincoln Blvd.), which provide new opportunities for voucher holders. Additionally, two more City-funded affordable housing developments totaling 121 apartments were completed (1834 14th St., 1819 Pico Blvd.) during 2023, and one City-funded affordable housing development totaling 58 apartments estimated for completion in April 2024 (1413 Michigan Ave.), provide new opportunities for voucher holders. Furthermore, 106 affordable apartments within otherwise market-rate buildings created pursuant to zoning policies (known as inclusionary housing) were completed since 2020, and an additional 167 affordable inclusionary apartments are under construction. In 2024, the City Council approved the DDAs and Ground Leases for the development of affordable housing on City-owned sites totaling 252 affordable housing residences, including 90 PBVs for PSH apartments.