

Appendix D:

Housing Resources



INTRODUCTION

This appendix describes the resources available for development, rehabilitation, and preservation of housing in Santa Monica including financial assistance and programs. This section also includes a discussion of the City's compliance with new State legislation that is effective in this Housing Element Update cycle.

A. Financial Resources

The following financial resources available to property owners, homeowners, developers, social service agencies, landlords or tenants have been discussed in previous chapters but are listed here as a summary:

1. Federal Programs and Funding Sources
 - HOME Investment Partnership (Home)
 - Community Development Block Grant (CDBG)
 - Section 202/Section 822 Housing for Seniors and Disabled Persons
 - Housing Opportunities for Persons with AIDS
 - Supportive Housing Program
 - Federal Emergency Solutions Grants
 - Continuum of Care
 - Section 8 Housing Choice Vouchers
 - Home Ownership for People Everywhere (HOPE I and HOPE IV)
 - Section 108 Program
 - Veterans Affairs Supportive Housing
2. State Programs and Funding Sources
 - Low-Income Housing Tax Credits
 - California Housing Finance Agency
 - Multi-Family Rental Housing Mortgage Program
 - Building Equity and Growth in Neighborhoods (BEGIN)
 - Workforce Housing Reward Program (WFH)
 - Infill Incentive Grant Program
 - Transit-Oriented Development Program
 - Multi-Family Housing Program
 - Mental Health Services Act (Prop 63)
 - Affordable Housing and Sustainable Communities (AHSC) Program
3. Local Programs and Funding Sources
 - Los Angeles County Mortgage Certificate Program
 - Affordable Housing Program Fees
 - Affordable Housing Commercial Linkage Fee

B. Housing And Supportive Service Programs

The City of Santa Monica provides support for numerous housing and social service programs that serve economically disadvantaged and special needs households. The discussion that follows summarizes the affordable housing resources provided by organizations in the City and the supportive resources available for homeless and near homeless persons, seniors, and persons with disabilities.

1. Housing Organizations

The following housing organizations are active in developing and operating affordable housing in Santa Monica:

- *The People Concern* (formerly OPCC, Ocean Park Community Center, founded in 1963) is the largest and most comprehensive provider of social services on the Westside of Los Angeles for populations experiencing homelessness including single adults, families, survivors of intimate partner violence and their children, and people living with mental illness. The organization delivers evidence-based practices to provide an integrated system of care – including outreach and engagement, interim housing, medical and behavioral health care, domestic violence services, life skills, and permanent supportive housing – to people experiencing homelessness and survivors of intimate partner violence. The People Concern utilizes City grants leveraged with other funding sources to operate 155 interim housing beds for single adults across three facilities, as well as 25 beds for survivors of intimate partner violence and their children.
- *Community Corporation of Santa Monica (CCSM)*– CCSM was established in 1982 to develop, purchase and renovate, or facilitate the construction of housing affordable to households of low and moderate income. Currently, CCSM is operating over 1,200 new and rehabilitated rental units in Santa Monica for low and moderate income persons.
- *Retirement Housing Foundation (RHF)* –Founded in 1961, RHF is recognized as one of the foremost nonprofit sponsors of retirement and senior housing in the nation. Nationwide, RHF owns and operates nearly 12,000 housing units for the elderly. The City assisted RHF in the development of a 72-unit, HUD Section 202 senior housing project located at 1121-1135 Third Street, which was completed in 1992.
- *Menorah Housing Foundation of the Jewish Federation Council of Greater Los Angeles*– The Menorah Housing Foundation was formed in 1969 to promote and build affordable senior housing. The Foundation currently owns and/or manages 897 dwelling units in the Los Angeles area and sponsors a 66-unit HUD Section 202 senior housing project at 1116-1146 Fourth Street in Santa Monica which was completed in 2002.

- *Volunteers of America (VOA), Inc.*—VOA is a national private nonprofit organization incorporated in 1896 for the purpose of providing local community services. During the last decade, VOA has completed three senior HUD Section 202 projects in the Los Angeles area totaling 230 units. VOA is the sponsor of the 40-unit, HUD Section 202 senior housing project located at 2807 Lincoln Boulevard in Santa Monica.
- *Project New Hope*—Project New Hope, Inc. is a Los Angeles-based nonprofit organization incorporated in 1990 for the purpose of building affordable housing for persons disabled due to AIDS/HIV. Project New Hope has a 25-unit supportive housing project at 1637 Appian Way
- *Upward Bound*—Upward bound House (UBH) was incorporated in 1990 as a nondenominational 501(C)(3) for the purpose of developing affordable housing. This Santa Monica-based nonprofit has completed a 70-unit affordable senior project on 11th Street and a 22-unit transitional housing for homeless families on 12th Street.
- *Step Up*—Step Up is a Santa Monica-based 501(C)(3) nonprofit organization established in 1986 to provide basic and supportive services to mentally ill homeless persons. Step Up on Second is located at 1328 Second Street and provides 36 permanent SRO units for mentally disabled persons as well as housing Step Up's administrative offices. Step Up's second facility located at 1548 5th Street in downtown Santa Monica opened in 2009 and provides 46 SRO units of permanent supportive housing for formerly homeless persons. Step Up has also developed "Step Up on Colorado" at 520 Colorado Avenue consisting of 34 supportive housing units and two manager units.
- *Alternative Living for the Aging*—This nonprofit organization owns apartments in Santa Monica and the Fairfax area of Los Angeles. Its Santa Monica complex at 2323 4th Street is a congregate housing facility.

2. Social Service Programs for People Experiencing Homelessness and At-Risk of Homelessness

The City provides a comprehensive set of services to help people experiencing homelessness transition off of the streets and into appropriate housing and treatment options. Social service and support programs for the priority homeless populations in Santa Monica include the following:

- *CLARE/Matrix* —A substance abuse treatment agency serving homeless and non-homeless people through detoxification and treatment programs, sober living transitional housing, and an assessment and referral program.
- *The People Concern (formerly OPCC, Ocean Park Community Center)*—Operates a broad range of programs serving all segments of the homeless population from outreach

to supportive housing with special focus on mentally ill homeless women, domestic violence victims, and chronically homeless individuals and youth.

- *St. Joseph Center*—Provides a variety of supportive services to low income individuals and families and people experiencing homelessness, including case management, housing retention, job training, childcare, food pantry and field-based outreach.
- *Step Up on Second*— Provides permanent supportive housing, transitional housing and support services for homeless adults and transition age youth.
- *Upward Bound House*—Provides transitional housing for homeless families.
- *WISE & Healthy Aging* – Provides care management to low-income seniors at imminent risk of eviction to prevent homelessness.
- *Legal Aid Foundation of Los Angeles* – Provides direct legal assistance to low-income households facing discrimination, tenant harassment and unlawful evictions to prevent vulnerable renters from becoming homeless.

The services provided by these organizations are summarized in Figure D-1:

Figure D-1 Social Services Provider and Summary of Programs and Services

Provider	Summary of Programs and Services*
CLARE/Matrix	Detoxification programs, sober living, and assessment and referral
The People Concern	Day services, and housing with supportive services (local Santa Monica programs): Access Center SAMOSHEL Turning Point Cloverfield Service Center Maryland Apartments Sojourn Homeless Multi-disciplinary Street Team (HMST) C3 multi-disciplinary team
St Joseph Center	Supportive services for low-income and homeless households, including families and special needs households. Homeless Services Center Family Self-Sufficiency Program Bread and Roses Café
Upward Bound House	Transitional Housing Program for Families
Step Up on 2nd	Case Management and Day Services at Step Up on 2nd Street and Step Up on 5th St.
Other Service Providers (including some located outside of City limits)	Common Ground, Venice Family Clinic, Legal Aid Foundation of Los Angeles, Chrysalis, Westside Center for Independent Living, Westside Food Bank, Westside Regional Center, Independent Food Providers, Community Corp. of Santa Monica
<p>Source: City of Santa Monica, Human Services Division, 2021 *This list represents a brief summary, and is not meant to be exhaustive of the breadth of programs and services provided</p>	

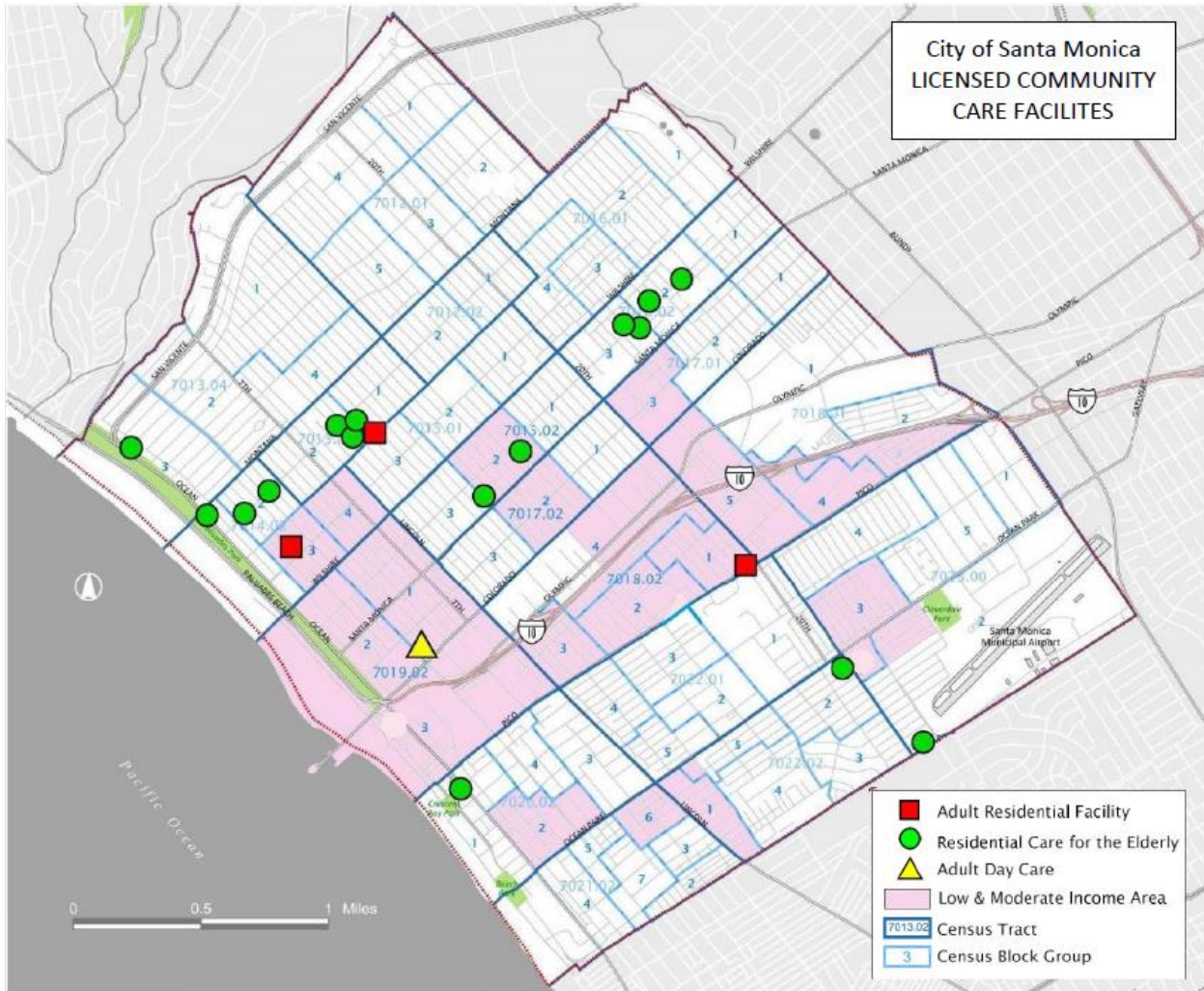
3. Senior Care and Housing

The City recognizes that senior needs vary and are subject to change as individuals age and experience new health issues and disabilities. The City provides a number of services through programs operated by City-funded agencies such as: home access modifications, paratransit services (including door-through-door service), home-delivered meals, congregate meals, peer counseling support, case management, adult day care services, and learning and enrichment classes

Congregate Housing (residential care facilities for adults or elderly) is another important option for seniors or persons with a disability who cannot live without assistance. It is permitted in numerous residential and commercial zones within the community. As of 2021, 200 adult and 614 elderly congregate care beds are located within the community.

Map D-1 shows the location of Santa Monica's 20 licensed community care facilities in relationship to the City's low- and moderate- income areas. Overall, there is not a concern about over-concentration since facilities are distributed in various areas of the city. Two of the adult residential facilities are located near the northern and southern edges of the low- and moderate -income areas and a third is located just outside the northern edge of the low- and moderate- income area. The 16 residential care facilities for the elderly are widely dispersed, with just two located within low- and moderate-income areas. One adult day care facility is located on 4th Street providing good access along a significant transit corridor.

Map D-1 Licensed Community Care Facilities



4. Persons with Disabilities

Some housing for persons with disabilities who are unable to live independently is provided in congregate care settings as discussed above. In addition, the City funds the Westside Center for Independent Living (WCIL) program to provide home accessibility modifications (i.e., grab bars, ramps, accessibility hardware, etc.) to low-income Santa Monica residents with disabilities. The City also provides a number of services for disabled residents, including EmpowerTech, which provides assistive technology and training.

The City's rehabilitation assistance program provides grants that can be used to make accessibility improvements to units occupied by low-income residents with a disability. Also, several community care facilities in Santa Monica serve persons with disabilities and the City provides funds to support independent living skills for residents with disabilities, including vision evaluations, mobility training, and assistive technology training.

5. Substance Use Disorder (SUD) Services

While many programs serve people with substance use disorders, the following programs are licensed by the State and County to provide substance use disorder treatment services:

- CLARE|Matrix/Men's Recovery is an 84-bed recovery home for men , providing Social Model 12-Step facilitation, Alcohol and Other Drug (AOD) education and discussion groups, Self-Help (AA, NA, CA) recovery meetings, as well as assistance with job preparedness training and employment placement. Length of stay is 3 to 6 months.
- CLARE|Matrix/Women's Recovery is a 40- bed recovery home for women, providing Social Model 12-Step facilitation, AOD education and discussion groups, Self-Help (AA, NA, CA) recovery meetings, as well as assistance with job preparedness training and employment placement. Stay is 3 to 6 months.
- CLARE|Matrix/Santa Monica Service Center is a 28-bed detoxification and 30-day recovery program which offers recovery planning, introduction to 12-Step Meetings and referral into longer term programs. The Center provides beds, food, clothing, and counseling.
- New Directions – Provides homeless men and women veterans who have substance use disorder with up to two years of residential drug and alcohol rehabilitation services, among other support services.
- The Salvation Army's Adult Rehabilitation Center (ARC) is a 55-bed transitional facility that offers a six- month residential work therapy program for adults recovering from substance use disorders. In addition to food, clothing and shelter, ARC residents receive counseling, spiritual guidance and necessary employment skills.

6. Persons with HIV/AIDS

HIV/AIDS services are funded by the County of Los Angeles Department of Health Services through Title I of the Comprehensive AIDS Resources Emergency (CARE) Act of 1990, and include primary health care, mental health counseling, in-home care and treatment services, dental, case management, recreation/social, outreach and education, and transportation services. The following organizations provide services for Santa Monica residents infected with HIV and AIDS:

- Office of AIDS Coordination, Los Angeles County Department of Health Services
- Venice Family Clinic's Common Ground program
- Project New Hope
- Westside Women's Health Center, Santa Monica
- The Women's AIDS Project, West Hollywood
- V.A. Medical Center/West Los Angeles
- U.C.L.A. Care Center/AIDS Research