ASSESSMENT OF FAIR HOUSING

City of Santa Monica

City of
Santa Monica®

City of Santa Monica Housing and Economic Development and the Lawyers' Committee for Civil Rights Under Law

April 1, 2020

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II. EXECUTIVE SUMMARY

The City of Santa Monica's Assessment of Fair Housing (AFH) is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). This AFH follows a strict template with specific language and subjects proscribed by the U.S. Department of Housing and Urban Development, which aims to comprehensively evaluate factors influencing fair housing issues in the City and greater region. The AFH also outlines fair housing priorities and goals to overcome fair housing issues. In addition, the AFH lays out meaningful strategies that can be implemented to achieve progress towards the City's obligation to affirmatively furthering fair housing. The Lawyers' Committee for Civil Rights Under Law (Lawyers' Committee), in consultation with the City of Santa Monica and with input from a wide range of stakeholders through a community participation process, prepared this AFH. To provide a foundation for the conclusions and recommendations presented in this AFH, the Lawyers' Committee reviewed and analyzed:

- Data from the U.S. Census Bureau and other sources about the demographic, housing, economic, and educational landscape of the Consortium, nearby communities, and the broader Region;
- Various City planning document and ordinances;
- Data reflecting housing discrimination complaints;
- The input of a broad range of stakeholders that deal with the realities of the housing market and the lives of members of protected classes in Santa Monica.

The AFH draws from these sources to conduct an analysis of fair housing issues such as patterns of integration and segregation of members of protected classes, racially or ethnically concentrated areas of poverty regionally, disparities in access to opportunity for protected classes, and disproportionate housing needs. The analysis also examines publicly supported housing in the city as well as fair housing issues for persons with disabilities. Private and public fair housing enforcement, outreach capacity, and resources are evaluated as well. The AFH identifies contributing factors to fair housing issues and steps that should be taken to overcome these barriers.

Overview of Santa Monica

According to U.S. Census data, the demographics of Santa Monica have stayed relatively steady from 1990 to present day. With an increase in population of less than 6,000 in the past three decades, the relatively small and compact city has seen fairly stable distribution of racial and ethnic groups across the years. The Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area (the Region), on the other hand, has grown by nearly two million people in the same time, with steady increases in diversity. Since 1990, segregation has decreased in Santa Monica at a faster rate than within the greater region.

Within both Santa Monica and the broader Region, most racial or ethnic minority groups experience higher rates of housing problems, including but not limited to severe housing cost burden, than do

non-Hispanic White households. In Santa Monica, Hispanic households are most likely to experience severe housing cost burden; in the Region, it is Black households.

There are 10,225 households in Santa Monica experiencing severe housing cost burden, of which 2,930 of these households are families. Within the realm of federally funded publicly supported housing, there are only 21 Project-Based Section 8 units and 20 Other Multifamily units with more than one bedroom capable of housing these families. Housing Choice Vouchers are the most utilized form of publicly supported housing for families, with 395 multi-bedroom units accessed. Households with children making up 12.10% of occupants. Focus groups have communicated the perception among the locals that Santa Monica is too expensive for families. The high percentage of 0-1-bedroom units in publicly supported housing and the low percentage of households with children in publicly supported housing all support this observation. However, Santa Monica has taken positive steps in addressing these issues. When accounting for publicly supported housing beyond that which is federally funded, over 30% of units have two or more bedrooms. Additionally, the AHPP sets the default affordable unit as having at least 2 bedrooms, and the Downtown Plan encourages family housing (Goal LU4) (Tier 2&3 “average bedroom factor” requirements).

The City of Santa Monica has enacted numerous policies to prevent displacement and increase the supply of affordable housing, including rent control, just-cause eviction, anti-tenant harassment laws, source of income protections, and anti-discrimination laws that afford protections beyond the federal Fair Housing Act and the California Fair Employment and Housing Act. Santa Monica has also enacted mandatory inclusionary housing and spends significant local resources on affordable housing creation and rental subsidies. Santa Monica also has among the highest exception payment standards in the country, and is undoubtedly implementing more programs to address its fair housing needs than other actors in the region. These actions have resulted in a drastically expanded housing stock in the City. Voters also exhibit a concern for these issues, approving Measures GS and GSH, and the City has adopted an Affordable Housing Production Program and a Housing Trust Fund. Still, these protections and incentives may not be enough to stem the loss of affordable housing and meet the housing needs of low- and moderate income residents, especially when accounting for the tremendous economic pressures exerted by the larger housing market in the region.

Contributing Factors to Fair Housing Issues

The AFH includes a discussion and analysis of the following contributing factors to fair housing issues:

<u>High Priority:</u>

1. Displacement of residents due to economic pressures
2. Impediments to mobility
3. Lack of access to opportunity due to high housing costs
4. Lack of affordable, accessible housing in a range of unit sizes
5. Land use and zoning laws
6. Private discrimination

Medium Priority:

1. Availability of affordable units in a range of sizes
2. Community Opposition
3. Lack of affordable, integrated housing for individuals who need supportive services
4. Lack of assistance for transitioning from institutional settings to integrated housing
5. Lack of local or regional cooperation
6. Lack of meaningful language access for individuals with limited English proficiency
7. Location and type of affordable housing
8. Location of proficient schools and school assignment policies
9. Loss of affordable housing

Low Priority:

1. Access for persons with disabilities to proficient schools
2. Access to financial services
3. Access to publicly supported housing for persons with disabilities
4. Access to transportation for persons with disabilities
5. Admissions and occupancy policies and procedures, including preferences in publicly supported housing
6. Availability, type, frequency, and reliability of public transportation
7. Deteriorated and abandoned properties
8. Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
9. Inaccessible public or private infrastructure
10. Inaccessible government facilities or services
11. Lack of affordable in-home or community-based supportive services
12. Lack of assistance for housing accessibility modifications
13. Lack of community revitalization strategies
14. Lack of local private fair housing outreach and enforcement
15. Lack of local public fair housing enforcement
16. Lack of public investment in specific neighborhoods, including services or amenities
17. Lack of private investment in specific neighborhoods
18. Lack of resources for fair housing agencies and organizations
19. Lack of state or local fair housing laws
20. Lending discrimination
21. Location of accessible housing
22. Location of employers
23. Location of environmental health hazards
24. Occupancy codes and restrictions
25. Quality of affordable housing information programs
26. Regulatory barriers to providing housing and supportive services for persons with disabilities
27. Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
28. Source of income discrimination

29. State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing and other integrated settings
30. Unresolved violations of fair housing or civil rights law

Proposed Goals and Actions

Having identified, evaluated, and ranked the contributing factors listed above in a context specific to the City of Santa Monica and the greater region, this AFH plan now proposes the following goals and strategies in an effort to target HUD funds and the City's programs and activities toward addressing these fair housing issues. The goals include increasing the supply of affordable housing, preserving the existing stock of affordable rental housing and rent stabilized housing, preventing the displacement of low- and moderate-income residents, and increasing community integration for persons with disabilities. The goals were drafted based on meetings and conversations with over three-hundred stakeholders, including residents, city officials, commissions, developers, service providers, and members of protected classes.

Goal 1: Increase the supply of affordable housing

Strategies:

1. Allocate city-owned land for affordable housing.

2. Explore the reduction in the cost of permits for nonprofit housing developers.

3. Reduce parking requirements for supportive housing developments.

4. Explore zoning changes to facilitate the development of affordable housing in areas without publicly supported housing developments.

5. Further leverage City funds in the development of affordable social housing.

Goal 2: Preserve the existing stock of affordable rental housing and rent stabilized housing

Strategies:

1. Explore the development of a citywide no-net-loss of affordable housing policy that is included in land-use plans, local laws, community plans, and Requests for Proposals for funding for affordable housing.

2. Study the seismic upgrade needs of affordable multifamily housing buildings and explore the creation of grants or low-interest loans for these upgrades

3. Strengthen and expand education and outreach to tenants and owners of affordable rental housing at risk of conversion to market rents and provide options for incentivizing small landlords to maintain affordability.

4. Expand the city's flexible rent subsidy program to stabilize low-income renters.

Goal 3: Prevent displacement of low- and moderate-income residents

Strategies:

1. Explore the feasibility of a “Right to Counsel” Ordinance to protect tenants’ legal rights.

2. Study and explore the development of a narrow, partial residency preference targeting residents of the Pico neighborhood for affordable housing programs or funding other than the Housing Choice Voucher Program.

3. Explore reducing the number of work hours required to qualify for the Live/Work preference from 36 hours per week to 25 hours per week to make programs more inclusive for part-time workers.

Goal 4: Increase community integration for persons with disabilities

Strategies:

1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization.

2. Require at least 15% of total units in all newly constructed multi-family developments receiving public funds where City funds are leveraged with Low-Income Housing Tax Credits to be accessible to persons with mobility disabilities and at least 4% of total units to be accessible for persons with hearing and/or vision disabilities.

3. Provide a point of contact for a dedicated ADA Coordinator to track and maintain a list of ADA-accessible housing units and coordinate the housing needs of people with disabilities. Additional responsibilities would include assessing risk of violations, coordinating with City departments, and providing education and instruction.

4. Explore strategies for allowing occupancy of City-funded affordable senior housing by non-elderly persons with disabilities through compliance with the criteria for “housing for older persons” listed in 42 U.S.C. § 3607(b)(2)(C).

The AFH lays out a series of achievable action steps that will help Santa Monica to not only meet its obligation to affirmatively fair housing but to continue to be a model for equity and inclusion in the Region.

III. COMMUNITY PARTICIPATION PROCESS

1. Describe outreach activities undertaken to encourage and broaden meaningful community participation in the AFH process, including the types of outreach activities and dates of public hearings or meetings. Identify media outlets used and include a description of efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible. For PHAs, identify your meetings with the Resident Advisory Board.

In order to ensure that the analysis contained in an AFH truly reflects conditions in a community and that the goals and strategies are targeted and feasible, the participation of a wide range of stakeholders is of critical importance. A broad array of outreach was conducted through community meetings, focus groups, and public hearings.

In preparing this AFH, the City of Santa Monica and the Lawyers' Committee reached out to neighborhood residents, fair housing organizations, civil rights and advocacy organizations, legal services providers, social services providers, housing developers, industry groups, landlord associations, tenant associations, neighborhood associations, undocumented families, and the school system to hear directly about fair housing issues affecting residents of Santa Monica.

On July 30th, August 1st, and August 2nd, 2018, the following focus groups were held: Housing Developers and Landlords, Housing and Homeless Service Providers, Civil Rights and Legal Advocacy Groups, Social Services Providers, and Neighborhood and Housing Advocacy.

Meetings were held with the Housing Commission, Social Services Commission (September 24, 2018), Disabilities Commission (January 7, 2019), Santa Monica City Attorney's Office (May 1 and September 20, 2018), Apartment Association of Greater Los Angeles/AAGLA (January 7, 2019), Legal Aid Foundation of Los Angeles (May 1, 2018 and January 7, 2019), ACTION Apartment Association (September 20, 2018), Santa Monica-Malibu Unified School District (October 22, 2018), and the Santa Monica Neighborhood Council. Additional meetings were held with staff from the Housing Division (April 30 and September 20, 2018) , Human Services Division (April 30 and September 24, 2018), Planning Division (May 1 and October 19, 2018), and the Rent Control Board (April 30, 2018). Meetings were also held with representatives and/or subcommittees of the City's Commissions.

A meeting with Familias Latinas Unidas was conducted in Spanish on October 19, 2018. Translation services were offered at these meetings. Additionally, a meeting was held with the Parent Connection Group on October 23, 2018. All meetings took place in facilities that are accessible to persons with disabilities.

In November 2019, additional stakeholder meetings (November 22, 2019 and November 25, 2019) and Commission hearings (Commission on Senior Community on November 20, 2019; Housing Commission on November 21, 2019; and Social Services Commission on November 25, 2019) were held, including one in Spanish, to elicit feedback on the final draft. An additional Commission hearing (Disability Commission on January 6, 2020) and a public meeting was held on January 27, 2020.

The Housing Commission also discussed the draft AFH Plan at its February 20, 2020 and March 5, 2020 meetings.

Hundreds of stakeholders from organizations, commissions, and individuals were consulted during the AFH process.

Below is a summary of the public comments received during the 45-day public comment period. All of the public comments are presented in their entirety as Appendix A to this Plan.

Summary of Community Participation Comments[1]

1. Community Outreach: Inconsistent number of organizations and individuals cited within the AFH Plan. The AFH Plan should prioritize for consultation: (1) renters, and (2) members of protected classes.

   Response: Number of organizations have been corrected in the AFH Plan to reflect those that participated in the community outreach process. The AFH Plan follows the Affirmatively Furthering Fair Housing (AFFH) Rule which details the community outreach and it includes members of the protected classes.

2. Increase coordination between the City Attorney's Office's Consumer Protection Unit and the Santa Monica Police Department regarding fair housing complaints and improve consistency in the reporting of data, and provide an annual publicly available list of litigation cases.

   Response: Fair housing complaints are civil, rather than criminal matters, and are therefore handled by the Consumer Protection Unit of the City Attorney's Office. The City provides information annually in the Consolidated Annual Performance and Evaluation Report regarding fair housing complaints.

3. Hire a full-time Americans with Disabilities Act (ADA) Coordinator who can also assist in Dispute Resolution cases.

   Response: The AFH Plan recommends providing a dedicated ADA Coordinator under Goal #4, Strategy #3, which among other tasks, would coordinate with City departments.

[1] Comments and/or portion of comments mentioning specific housing/service providers are not included in this summary of public comments in Part III of the Plan, but are included in Appendix A.

4. The City implements a new Waiting List policy in September 2019, requiring all of its affordable housing providers to use the City's list. The City housing policy expands opportunities for its residents and protected classes, because in the past many or most of the City's affordable residences were marketed to over-income, ineligible, and/or nonresidents. The amended policy, far from "perpetuating segregation," responds to the HUD rule, "Affirmatively Furthering Fair Housing," by addressing a potential program inequity, e.g., the lack of local opportunity in obtaining affordable housing.

   Response: The comment appears to commend the existing strategy regarding the use of the City wait list but does not make a recommendation.

5. Commenter requested to include the City's commitment to community mental health and homelessness including: the City Council's adoption of an annual May Proclamation of "Mental Health Awareness Month" and the formal endorsement of the Mental Health Services Act (MHSA) in 2003; the City Council's endorsement of the State ballot measure, Proposition 2 "No Place Like Home Program" on September 11, 2018.

   Response: The comment appears to commend the City's advocacy of efforts and programs which support mental health and end homelessness but does not make a recommendation.

6. Transportation Impact Fee Ordinance: a local nonprofit affordable housing provider requested an exemption from the transportation fee, and the Housing Commission on October 17, 2019 (#5-A) voted to recommend to Council that 100% affordable housing developments be exempted.

   Response: The Housing Commission's recommendations were added to the AFH Plan for reference.

7. The City should compile an inventory of disability-specific units in City-funded affordable housing developments to ensure compliance and better assist people with disabilities to obtain these units.

   Response: The AFH Plan recommends a dedicated ADA Coordinator under Goal #4, Strategy #3, which among other tasks, will track and maintain a list of ADA-accessible housing units and coordinate the housing needs of people with disabilities.

8. The ACTION Apartment Association Inc. recommends that the City should maintain vacancy decontrol even if allowed through the passage of the Rental Housing Affordability Act.

   Response: Vacancy Decontrol is currently a California statewide-imposed law under the Costa Hawkins act, which supersedes local jurisdiction on the matter. Vacancy control policy is therefore not included in the scope of the AFH Plan.

9. The ACTION Apartment Association Inc. recommends that the City appoints to all city boards and commissions at least one member offered by housing provider leadership.

   Response: The connection between housing provider representation on City boards and commissions, and affirmatively further fair housing, is unclear. Therefore, appointing housing provider leadership to all city boards and commissions is not a recommendation included in the AFH Plan.

10. The ACTION Apartment Association Inc. stated that the City should clarify the duration of the "Section 8" (Housing Choice Voucher) program and develop a substantive partnership between housing providers and the Housing Authority to address ongoing administrative issues of the program.

    Response: The Housing Choice Voucher program is administered based upon HUD regulations and local discretionary policies described in the Housing Authority's Administrative Plan, which is updated annual through a public review process. The comment does not identify particular Housing Choice Voucher program administrative issues and associated connections to barriers in fair housing choice. Therefore, no recommendation associated with this comment is included in the AFH Plan.

11. The ACTION Apartment Association Inc. stated that the City's high and escalating tax rate should be reevaluated and controlled.

    Response: The comment is not clear on the connection between a city's tax rate impacts fair housing choice or leads to barriers to fair housing choice. The City's tax rate is therefore not included in the scope of the AFH Plan.

12. There is no ADA coordinator within Santa Monica.

    Response: The AFH Plan recommends providing a dedicated ADA Coordinator under Goal #4, Strategy #3.

13. Methodology to determine rent burdened households is incorrect.

    Response: The AFH Plan uses the HUD definition of rent burdened households (those who pay more than 30 percent of their income for housing and may have difficulty affording necessities such as food, clothing, transportation, and medical care). Severe rent burden is defined as paying more than 50 percent of household income on rent). The data used to determine rent burden was provided by HUD and consists of data from the U.S. Census Bureau.

14. No acknowledgment of the City policy of segregating minorities in the Pico Neighborhood via restrictive covenants.

Response: No evidence of ongoing restrictive covenant practices was found. The AFH Plan is not intended to describe historical practices that have since been outlawed. Rather, the purpose of the AFH Plan is to identify current impediments to fair housing choice and develop goals and strategies to eliminate impediments to fair housing choice.

15. No acknowledgment of City role in maintaining segregation in the Pico Neighborhood through affordable housing funding and site selection.

    Response: There was no evidence presented that the City's affordable housing funding decisions and associated affordable housing site selection maintained or increased segregation in the Pico Neighborhood.

16. Need moratorium on new low-income projects in the Pico Neighborhood.

    Response: The comment does not describe a connection between affordable housing for low-income households and barriers to fair housing choice. Nonetheless, the AFH Plan advocates for the development of affordable housing in areas without publicly-supported housing developments.

17. Rezone Montana Avenue business district for high density affordable housing.

    Response: The AFH Plan recommends that the City explore zoning changes to facilitate the development of affordable housing.

18. There is no grievance process where the clients of city funded social service programs, including homeless services, could grieve through.

    Response: All social service programs funded by the Human Services Grants Program are required to maintain a grievance process as a condition of funding. Grievance policies must be posted in each facility and provided upon request.

    Notices that advise social service program participants of their right to file a grievance are posted on the Human Services website:
    https://www.smgov.net/Departments/CCS/content.aspx?id=33863.

19. The AFH uses the term "proficient schools" without defining the term. Remove this verbiage "proficient schools" from the report. All public schools in Santa Monica perform well above state averages. Our schools are among the best in the state.

    Response: The definition for "proficient schools" has been added to the AFH Plan as footnote 47 on page 65, which is HUD term. Page 65 of the AFH Plan acknowledges that Santa Monica schools far outperform other schools in the region.

20. Lack of effective advocacy, including legal advocacy, for individuals experiencing homelessness and participating in City-funded homeless service programs.

Response: The City provides annual funding to the Legal Aid Foundation of Los Angeles, with an office in Santa Monica, which provides advocacy for persons experiencing homelessness.

21. Regarding the Santa Monica wait list, the priorities have changed recently. Seniors and people who work in the city used to have priority, but now it's switched to people who have been evicted from apartments in Santa Monica. It's now March, and we are still waiting to be notified of when the wait list will open.

    Response: Santa Monica waitlists match a broad array of low- and moderate-income households to affordable housing opportunities, including seniors, persons living with disabilities, persons experiencing homelessness, large families and small families. All of the waitlists continue to prioritize Santa Monica residents and workers. Additionally, there are approximately 300 affordable homes with project-based vouchers and served by waitlists that are dedicated solely to seniors.

22. There are no ADA protections or an ADA coordinator.

    Response: The AFH Plan recommends providing a dedicated ADA Coordinator under Goal #4, Strategy #3.

23. The Housing Commission passed a motion on March 5, 2020 to amend the language in the AFH Plan to state "community opposition has at times been an issue to affordable housing production in Santa Monica."

    Response: The AFH Plan was revised to reflect the Housing Commission's motion.

24. The Housing Commission passed a motion on March 5, 2020 to change the prioritization in the plan of community opposition from low to medium.

    Response: The AFH Plan was revised to reflect the Housing Commission's motion.

Summary of Public Comments Received – *Not Applicable to the Scope of the AFH Plan*

1. The Santa Monica Housing Authority has no Resident Advisory Board.

   Response: *Not Applicable under the scope of the AFH Plan.*

2. There is no Section 8 tenant and Continuum of Care representation on the Santa Monica Housing Authority Board.

   Response: *Not applicable under scope of the AFH Plan.* (The City Council acts as the Housing Authority Board, and Councilmembers are elected.)

3. The Santa Monica Housing Authority does not have a proper grievance procedure/due process that would be objective, easy to understand and publicized to the clients.

Response: *Not applicable under scope of the AFH Plan.* (The Housing Authority voucher programs are governed under the Housing Authority's Administrative Plan, which includes discrimination complaint and due process policies and procedures; see Chapters 2 and 16 of the Administrative Plan, respectively, which is available online.)

4. A grievance process must be established for Santa Monica Housing Authority that is objective and where the Santa Monica Housing Authority staff is not the person reviewing the grievance. It should be an objective process, preferably one that includes an independent hearing officer who possesses adequate legal training.

   Response: *Not applicable under scope of the AFH Plan.* (The Housing Authority voucher programs are governed under the Housing Authority's Administrative Plan, which includes discrimination complaint and due process policies and procedures; see Chapters 2 and 16 of the Administrative Plan, respectively, which is available online.)
5. The Housing Authority lacks oversight and transparency.

   Response: *Not applicable under scope of the AFH Plan.* (The Housing Authority is overseen by the [City Council, acting as the] Housing Authority Board as well as the United States Department of Housing and Urban Development)

6. There are no grievance procedures within the Housing Authority.

   Response: *Not applicable under scope of the AFH Plan.* (The Housing Authority voucher programs are governed under the Housing Authority's Administrative Plan, which includes discrimination complaint and due process policies and procedures; see Chapters 2 and 16 of the Administrative Plan, respectively, which is available online.

7. The Housing Division fails to meet HCD and HUD requirements.

   Response: *Not applicable under scope of the AFH Plan.* There was no evidence presented that this is occurring.

8. The Housing Division misuses Housing Trust Funds.

   Response: *Not applicable under scope of the AFH Plan.* There was no evidence presented that this was occurring.
9. The Housing Authority is hostile towards its tenants.

   Response: *Not applicable under scope of the AFH Plan.* There was no evidence presented that this was occurring.

10. The Housing Division uses a systemic code of silence when citizens complain.

Response: *Not applicable under scope of the AFH Plan.* There was no evidence presented that this was occurring.

11. Housing staff disassemble federal documents to make fake documents to scare tenants into complying with their demands.

    Response: *Not applicable under scope of the AFH Plan*. There was no evidence presented that this was occurring.

12. No advocacy regarding assistance with the medical expense deduction request for participants of the Section 8 housing voucher program.

    Response: *Not applicable under the scope of the AFH Plan.* (The Housing Authority voucher programs are governed under the Housing Authority's Administrative Plan, see Chapter 6, which is available online.)

IV. ASSESSMENT OF PAST GOALS

The goals articulated in the 2013 Analysis of Impediments and the progress to date are found below:

1. Education and Outreach Activities

Action 1.1: Continue the proactive fair housing outreach to Santa Monica residents, apartment owners/managers and realtors conducted through the Consumer Protection Unit. Continue co-sponsorship of fair housing workshops with the Apartment Association of Greater Los Angeles, the Beverly Hills/Greater Los Angeles Association of Realtors, the Housing Rights Center and other community partners to maximize the effectiveness of fair housing education and outreach.

- The City Attorney's Office of Consumer Protection Division (CPD) has co-hosted two housing workshops each year for the past several years and plans to continue with those large workshops and then add several smaller presentations each year. These workshops have been attended by hundreds of people

- The City Attorney's Office of Consumer Protection Division (CPD) authors a monthly column in the local newspaper. We produced two fair housing education videos that have generated over 12,000 views (The Past Present & Future of Fair Housing) and 7000 views (Follow John to Fair Housing) respectively on YouTube.

- The City Attorney's Office of Consumer Protection Division (CPD) also have a large email address list of all past participants of workshops, and use that email list to keep the recipients informed.

- Numerous groups co-sponsor or provide speakers at the CPD workshops including AAGLA, SMRR, Rent Control, ACTION, and the Housing Rights Center.

Action 1.2: Conduct focused outreach and education to small property owners/landlords on fair housing, and familial status and reasonable accommodation issues in particular. Conduct property manager workshops within Santa Monica on an annual basis, targeting managers of smaller properties and Section 8 landlords, and promote fair housing certification training offered through HRC.

- The CPD's outreach described above has focused several times on familial status and reasonable accommodation issues. While HRC does not facilitate the certification training, we do provide a certificate to all participants of our April fair housing workshop and HRC has sent a speaker to that workshop for the past three years.

Action 1.3: Coordinate with the Rent Control Board's outreach to tenants and landlords to incorporate information on fair housing.

- The Rent Control Board is one of the partners for CPD workshops and have contributed to their quarterly newsletter in past years.

Action 1.4: Conduct targeted outreach to Hispanic households to solicit participation in the Rent Control Program. Re-evaluate and expand previous outreach techniques with the goal of gaining greater involvement.

- The Rent Control Board maintains a Spanish-language website that mirrors the English-language site. Along with the City's Code Compliance Division, the Rent Control Board conducted a tenant-oriented "Know Your Rights" seminar in Spanish.

Action 1.5: Further evaluate the under-representation of Asian households in SMHA Rental Assistance Voucher Programs. As warranted, conduct targeted outreach as defined in the Administrative Plan.

- The Housing Division designated a Housing Specialist to better connect Santa Monica low-income residents and workers with affordable housing resources through the following activities:
    - Community outreach to increase awareness of affordable housing resources and understanding of eligibility requirements for housing programs;
    - Individualized guidance to potentially-eligible households with the affordable housing application process.
    - General outreach efforts have included distributing bilingual informational brochures throughout the community, hosting information booths at community events, and onsite presentations to community stakeholder groups and organizations (see attachments for examples). The Housing Specialist maintains semimonthly office hours at Virginia Avenue Park (2nd & 4th Thursdays of the month from 12 – 4 pm) and receives an average of 3.4 visitors per session.
    - Outreach efforts have also focused on population categories that have been underrepresented in past applicant pools in terms of race, ethnicity, household income, and employment in Santa Monica.

Action 1.6: Designate a staff disability coordinator at City Hall to assist disabled residents in reasonable accommodation, locating accessible units, accessibility grants, etc.

- The City assigned duties to staff in the Community and Cultural Services Division.

2. Enforcement Activities

Action 2.1: Continue to provide investigation and response to allegations of illegal housing discrimination through the Consumer Protection Unit. For cases which cannot be conciliated, refer to the Department of Fair Housing and Employment (DFEH), U.S. Department of Housing and Urban Development (HUD), small claims court, or to a private attorney, as warranted.

- CPD continued and will continue to follow 2.1. Open case numbers for the past two fiscal years are as follows: 2016 = 20, 2017 = 38, and then currently 15 for fiscal year 2017.

Action 2.2: On an annual basis, review discrimination complaints to assess Santa Monica trends and patterns over time, and tailor fair housing education and outreach accordingly.

- The CPD conducts analysis of discrimination, but also works with workshop partners and speakers such as the Rent Control Board, AAGLA, Legal Aid Foundation, SMRR and others to tailor fair housing education to patterns. For example, in 2019 the first two CPD meetings with the planning committee for the April workshop were dedicated in part to looking at the discrimination patterns in order to choose topics for the workshop.

Action 2.3: Continue to enforce (and make the public aware) of the City's anti-housing discrimination policies in the Municipal Code (Chapter 4.28, Families with Children; Chapter 4.40, Sexual Orientation or Domestic Partnership; and Chapter 4.52, Persons Living with AIDS).

- This is done through all the means described above, including the investigation and enforcement program, workshops, newspaper column, and video.

Action 2.4: Continue to enforce and promote Santa Monica's just cause eviction and tenant harassment laws which offer protections to tenants in buildings regardless of rent control status.

- CPD investigates, resolves or litigates numerous tenant harassment cases each year, and workshops always include the Tenant Harassment Ordinance. This involves a staff of two attorneys, two investigators, a community liaison person and a third attorney who will join the division in 2019

- CPD newspaper columns will often focus one certain types of harassment banned by our ordinance, such as unlawful entries by landlord and privacy violations.

Action 2.5: Continue to offer counsel to tenants and landlords regarding rights and responsibilities under State and City codes through the Consumer Protection Division, and mediate disputes arising from rent control law through the Rent Control Board. Provide referrals to The Center for Civic Mediation, Legal Aid and other agencies for issues outside the City's purview.

- CPD continues to follow 2.5 except for mediation disputes arising from Rent Control law.

Action 2.6: Coordinate review of hate crime data on an annual basis between the Santa Monica Police Department and City Attorney's Office, and evaluate as a potential fair housing issue. When appropriate, refer victims to the County Hate Crime Victim Assistance & Advocacy Initiative.

- CPD has not coordinated review of hate crime data. This data may be tracked by the Santa Monica Police Department.

3. Monitoring Lending, Housing Providers, and Local Real Estate Practices

Action 3.1: Coordinate with the Beverly Hills/Greater Los Angeles Association of Realtors in conducting outreach on predatory mortgage lending practices, loan modification scams, and the rights of tenants in foreclosed properties. Disseminate a Fact Sheet via the City's website and in public locations throughout the community.

- Annually, the CPD hosts a fair housing workshop which provide education and outreach regarding fair housing issues including lending practices. In 2018, the City Attorney's Office had a presentation on the history of lending discrimination at one of the fair housing

workshops. It was part of our celebration of the 50 year anniversary of the federal Fair Housing Act.

- Regarding the rights of tenants in foreclosure situations, CPD have responded to several complaints from tenants whose new landlords did not realize that Santa Monica's Just Cause eviction protections prevented them from evicting tenants without just cause.

Action 3.2: Monitor mortgage loan denial rates among Hispanic households and in census tracts with higher than average loan denials and high minority and/or low/mod populations (tracts 7018.01, 7018.02, 7017.01 and 7014.02) through annual review of Home Mortgage Disclosure Act (HMDA) data. Contact the City's major mortgage lenders to discuss the City's concerns.

- The City will review the HMDA data in 2020.

Action 3.3: Follow-up with Santa Monica's major mortgage lenders to discuss opportunities for expanded marketing of:

- ✓ *Lower cost, government-backed mortgage products*
- ✓ *Available first-time homebuyer education and loan products*
- ✓ *Foreclosure prevention programs*
- ✓ *Transfer of REOs to non-profits for affordable housing*

- The list of the staff contacts at each of the five lenders interviewed for the report is provided on page IV-47 of the previously completed Analysis of Impediments to Fair Housing, which is located on the City's website (https://www.santamonica.gov/housing-policy-and-reports). The City will follow-up with these lenders in 2020.

Action 3.4: Contact local lenders to request they direct applicants ineligible for privately financed home improvement loans to the City's rehabilitation loan program.

- The list of staff contacts at each of the five lenders interviewed for the report is provided on page IV-47 of the previously completed Analysis of Impediments to Fair Housing, which is located on the City's website (https://www.santamonica.gov/housing-policy-and-reports). The City will follow-up with these five lenders in 2020.

Action 3.5: Continue to encourage the Santa Monica Mirror and Santa Monica Daily Press to publish a fair housing disclaimer with reference to City fair housing services, and encourage these newspapers, as well as the LA Times, to publish a "no pets" disclaimer.

- CPD publishes a full-page color ad regarding fair housing in the Santa Monica Daily Press twice a year. We will check with both papers to see if they will continue publication of the fair housing disclaimer.

Action 3.6: Continue to include non-discriminatory and fair housing language in all City affordable housing contracts and agreements. Enforce the Affirmative Marketing Policies that are required as part of HOME-assisted rental developments.

- The Affirmative Fair Housing Marketing Plan is enforced by the Housing Division, a marketing strategy designed to attract renters and buyers of all majority and minority groups, regardless of sex, handicap and familial status, to assisted rental units and sales of dwellings that are being marketed. The City of Santa Monica Housing Division, and affordable housing project owners enforce affirmative marketing procedures and requirements for any housing with five or more units by the federal HOME Investment Partnership Program (HOME).

4. Investigative Testing and Auditing Local Real Estate Markets

Action 4.1: Conduct rental audits and/or testing to evaluate apparent patterns of discrimination related to race, familial status and disability. To the extent such audits reveal significant discrimination, widely publicize the results and require remediation to serve as a deterrent to other property owners and landlords.

- CPD works with the Housing Rights Center to conduct both audit testing and complaint-based testing.

5. Land Use Policies to Affirmatively Further Fair Housing

Action 5.1: Amend the current 60-year age threshold for senior housing in the Zoning Code to be consistent with those in the Fair Housing Act and Unruh Civil Rights Act. These Acts reference a 62-year age threshold, or 55-year threshold in a senior citizen housing development (35+ dwelling units) for allowing a senior housing exemption to the law's familial status requirements.

- Threshold was incorporated into the new Zoning Ordinance – pg. 5.4, Senior Citizen Multiple Residential.

Action 5.2: Incorporate the following definition of "disability" within the Zoning Code consistent with the Fair Housing Act: "individuals with physical or mental impairments that substantially limit one or more major life activities; has a record of such impairment; or is regarded as having such impairment."

- Definition of "disability" is included in Chapter 9.49, Reasonable Accommodations of the new Zoning Ordinance, pg. 4.51 and it indicates under 4.49.020(2) that persons who are defined as disabled or handicapped under the Acts (Fair Housing Act, Section 504 of the Rehabilitation Act, and the American with Disabilities Act). This new Chapter sets forth the procedures.

Action 5.3: Develop and adopt reasonable accommodation procedures to facilitate accessibility improvement requests through modifications in zoning (including use permissions and development standards), building codes, and permit processing procedures.

- Definition of "disability" is included in Chapter 9.49, Reasonable Accommodations of the new Zoning Ordinance, pg. 4.51 and it indicates under 4.49.020(2) that persons who are defined as disabled or handicapped under the Acts (Fair Housing Act, Section 504 of the Rehabilitation Act, and the American with Disabilities Act). This new Chapter sets forth the procedures.

Action 5.4: Develop an inventory of publicly-assisted accessible units in Santa Monica and make available on the City's website for use by interested parties. Encourage apartment owners utilizing the Rent Control Board's Apartment Listing Service to identify accessible units.

- Owners who use the Rent Control Board's Apartment Listing Service have the option of indicating if a listed unit is accessible. The city is working on lists of available accessible/adaptable apartments in Santa Monica.

6. Increasing Geographic Choice in Housing

Action 6.1: Continue to provide financial and regulatory incentives to facilitate the provision of affordable housing throughout the community, particularly in locations near transit and services that promote walkability Provide affordable and accessible housing to special needs populations, including the disabled, seniors and persons at risk of homelessness.

- Through the Human Services Grants Program (HSGP), the Human Services Division collaborates with the public and non-profit organizations to improve the wellbeing and quality of life of low-income Santa Monica residents including youth and families, people with disabilities, seniors, victims of violence, and those who are homeless. Responding to the needs through the Human Services Grants Program, the City helps to ensure an effective, strong safety net for the most vulnerable residents. In addition, the HSGP can provide stable funding where federal, state and county programs and resources fall short.

Action 6.2: Support the integration of affordable units within market rate projects through implementation of the Affordable Housing Production (inclusionary) Program.

The Housing Division continuously supports the integration and monitoring of approximately 1,500 affordable housing units within market rate developments though the Affordable Housing Production and Preservation program.

Action 6.3: Pursue alternative funding sources for affordable housing activities previously funded through the Santa Monica Redevelopment Agency, including E-10 replacement funding for the 70 families assisted under the former Redevelopment Agency's Rental Assistance Program.

- A City of Santa Monica Real Estate Transfer Tax, Measure H ballot was on the November 4, 2014 election to provide a funding source for affordable housing, it was defeated. The City's general fund subsidizes the former Redevelopment Rental Assistance Program. The program has been reduced in size by approximately 50% with tenants transferred to alternate rental assistance programs.

- In November 2016, Santa Monica Voters approved Measure GS and GSH for 0.5% local transactions and use tax in Santa Monica. With half of its revenues to be used to help preserve and ensure housing in Santa Monica that is affordable, protect residents from displacement of rising housing costs, and reduce homelessness.

Action 6.4: If eligible, apply to HUD for an increase in the Section 8 payment standard to provide greater parity with market rents. Evaluate adoption of an ordinance prohibiting discrimination against Section 8 voucher holders.

- Santa Monica currently has an exception payment standard.

- The City Council adopted ordinance which prohibits landlords from refusing to rent to tenants based on their source of income, such as those holding Section 8 vouchers and increases the penalties for housing discrimination. SMMC Section 4.28.030 and 4.28.060.

V. FAIR HOUSING ANALYSIS

A. Demographic Summary

Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).

Please note that the terms African-American and Black are used interchangeable in this document. Also, White and Non-Hispanic White are used interchangeably in this document.

According to U.S. Census data, the demographics of Santa Monica have stayed relatively steady from 1990 to present day. With an increase in population of less than 6,000 in the past three decades, the relatively small and compact city has seen fairly stable distribution of racial and ethnic groups across the years. The Region, on the other hand, has grown by nearly two million people in the same time, with steady increases in diversity. Below, there is a detailed breakdown of raw numbers, as well as percentage shares, increases, and decreases in population across the categories of race/ethnicity, national origin, Limited English Proficiency, gender, and age. These statistics cover both the City of Santa Monica, as well as the regional context. A detailed analysis of these statistics reveals that the overall demographic trends in Santa Monica have stayed quite stable, most likely highly constrained by the small and compact nature of the City, as well as the intense economic pressures exerted by the regional housing market.

Overall Population – Demographic Trends

- In the City of Santa Monica, the overall population has increased since 1990.
- The overall population in 1990 was 86,911.
- In 2000, the overall population was 84,073, a decrease of 2,838 or 3.3% since 1990.
- In 2010, the overall population was 89,736, a modest increase over 2000 of 5,663 or 6.7%.
- As of the 2013-2017 American Community Survey 5-Year Estimates, the population was estimated to be 92,495, an increase of 2,759 or approximately 3.1% in seven years.
- The overall population of the Region was 11,266,128 in 1990.
- In 2000, the population of the Region increased by 1,099,216 people to 12,365,344, an increase of 9.8%; at the same time, Santa Monica's population decreased by 3.3%.
- In 2010, the population of the Region increased by 463,493 to 12,828,837 or 3.7%--a smaller rate of growth than the prior ten years.
- As of the 2013-2017 American Community Survey 5-Year Estimates, the estimated population of the Region was 13,261,538, an increase of 432,701 or 3.4%.

Santa Monica (1990-2000)

- From 1990 to 2000, the number and percentage of non-Hispanic White (White) residents decreased from 65,190 (74.98% of the total population) to 60,472 (71.93% of the total population), a decrease of 4,718 or 7.2%.
- From 1990 to 2000, the number and percentage of Hispanic residents decreased slightly from 12,206 (14.04% of the total population) to 11,300 (13.44% of the total population), a decrease of 906 or 7.4%.

- The Black population decreased from 3,724 (4.28% of the total population) to 3,573 (4.25% of the total population), a decrease of 151 or 4.1%.
- The Asian American or Pacific Islander population increased from 5,370 (6.18% of the total population) to 7,175 (8.53% of the total population), an increase of 1,805 or 33.6%.
- The Native American population increased from 258 (0.30% of the total population) to 488 (0.58% of the total population), an increase of 230 or 89.1%. While the percentage increase is significant, the number of new Native American residents is still very small compared to that of other racial and ethnic groups.

Santa Monica (2000-2010)

- From 2000 to 2010, the number of White residents increased slightly, but the percentage fell from 60,472 (71.93% of the population) to 62,917 (70.11% the total population), an overall increase of 2,445 or 4.0%.
- The Hispanic population grew slightly from 2000 to 2010. In 2000, the Hispanic population was 11,300 (13.44% of the total population), and, by 2010, the Hispanic population was 11,716 (13.06% of the total population), an increase of 416 or 3.7%.
- The Black population also increased, with 3,573 residents in 2000 (4.25% of the total population) and 4,157 residents (4.63% of the total population) in 2010, an increase of 584 or 16.3%.
- Similarly, the Asian American or Pacific Islander population grew rapidly, starting with 7,175 (8.53% of the total population) in 2000 and closing out the decade with 10,047 (11.20% of the total population), an increase of 2,872 or 40.0%.
- The Native American population decreased from 488 (0.58% of the total population) to 483 (0.54% of the total population), a decrease of 5 or 1.0%.

Santa Monica (2010-Present)

- The most up-to-date demographic data for Santa Monica that disaggregates the population by race and ethnicity is from the 2013-2017 American Community Survey 5-Year Estimates. The American Community Survey is conducted by the U.S. Census Bureau and provides annual data to supplement decennial census data, and its data are used to information the work of $675 billion in federal and state funding annually.[2]
- Between 2010 and 2013-2017, the White population decreased in both number and percentage, from 62,917 (70.11% of the total population), to 60,076 (65.0% of the population), a decrease of 2,841 or 4.5%.
- The Hispanic population registered a sizeable increase from 13,052 (14.38% of the total population) to 14,828 (16.03% of the population), a jump of 1,776 or 13.6%.[3]
- The Black population fell slightly, dropping from 4,157 residents (4.63% of the total population) to 3,837 (4.1% of the total population), a decrease of 320 or 7.7%.
- The Asian American or Pacific Islander population also fell slightly, from 10,047 (11.20% of the total population) to 9,214 (9.96% of the total population), an increase of 833 or 8.3%.

[2] https://www.census.gov/programs-surveys/acs/about.html

[3] U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates; U.S. Census Bureau, 2009-2013 5-Year American Community Survey.

- The Native American population plummeted from 483 (0.54% of the total population) to 85 (0.1% of the total population), a decrease of 398 or 82.4%.

Los Angeles-Long Beach-Anaheim, CA Region (1990-2000)

- Demographic changes in the Region from 1990 to 2000 were directly contrary to many of the demographic trends in Santa Monica. In the Region, the number and percentage of White residents decreased, while the numbers of Black, Hispanic, Asian American or Pacific Islander, and Native American residents all increasing, for some quite dramatically
- The White population of the metropolitan area decreased in both numbers and proportion, from 5,166,768 (45.83% of the total population) to 4,417,595 (35.72% of the population), a decrease of 749,173 or 14.5%.
- The Hispanic population grew from 3,714,001 (34.72% of the total population) to 5,117,049 (41.38% of the total population), a significant increase of 1,403,048 or 37.8%.
- The Black population grew from 971,105 (8.62% of the total population) to 1,001,103 (8.10% of the total population), a modest increase of 29,998 or 3.1%.
- The Asian American or Pacific Islander population jumped significantly from 1,146,671 (10.18% of the total population) to 1,651,006 (13.35% of the total population), an increase of 504,335 or 44.0%.
- The Native American population also increased dramatically from 35,210 (0.32% of the total population) to 66,029 (0.53% of the total population), a jump of 30,819 or 87.5%.

Los Angeles-Long Beach-Anaheim, CA Region (2000-2010)

- In the Region, raw numbers and population shares frequently exhibited contradictory trends compared to Santa Monica over the same time period.
- The White population decreased in the Region while it increased in Santa Monica. The White population dropped from 4,417,595 (35.72% of the total population) to 4,056,820 (31.62% of the total population), a decrease of 360,775 or 8.2% (compared to an increase of 4.0% in the Santa Monica).
- The Hispanic population increased at a faster rate in the metropolitan area than in Santa Monica. The Hispanic population grew from 5,117,049 (41.38% of the total population) to 5,700,862 (44.44% of the total population), an increase of 583,813 or 11.4% (compared to 3.7% in the Santa Monica).
- The Black population decreased in the Region while it increased in Santa Monica. The Black population dropped from 1,001,103 (8.10% of the total population) to 932,431 (7.27% of the total population), a loss of 68,672 or 68.6% (compared to a 16.3% increase in Santa Monica).
- The Asian American or Pacific Islander population increased at a slower rate in the Region than in the Santa Monica. The Asian American or Pacific Islander population increased from 1,651,006 (13.35% of the total population) to 2,046,118 (15.95% of the population), an increase of 395,112 or 23.9% (compared to 40.0% in Santa Monica).
- The Native American population declined in both the Region and Santa Monica, but the loss was minute in Santa Monica. The Native American population decreased from 66,029 (0.53% of the total population) to 54,362 (0.42% of the total population), a drop of 11,667 or 17.7% (compared to a 1.0% drop in Santa Monica).

National Origin – Demographic Trends

Santa Monica

- The number of foreign born residents in the Santa Monica declined steadily, but the proportion remained relatively steady between 1990 and the present.
- There was a slight loss of foreign born residents from 1990 to 2000. In 1990, foreign born residents numbered 21,995 (25.31% of the total population), and, in 2000, foreign born residents numbered 20,889 (24.85% of the total population), a decrease of 1,106 or 5.0%.
- From 2000 to 2010, there was a small decrease in foreign-born residents from 20,889 (24.85% of the total population) to 20,360 (22.69% of the total population), a minor drop of 529 or 2.5%.
- From the 2010 Census to the 2013-2017 American Community Survey 5-Year Estimates, the foreign-born population increased moderately from 20,360 (22.69% of the total population) to 22,046 (23.83% of the total population), an increase of 1,686 or 8.28%.
- As of 2010, the most recent year for which this data exists, the top three countries of origin for foreign-born residents are:
    - Mexico: 2,862
    - Iran: 1,477
    - China excl. Hong Kong & Taiwan: 1,134

Los Angeles-Long Beach-Anaheim, CA Region

- The proportion of foreign-born residents has been consistently higher in the Region than in Santa Monica throughout the entire time period from 1990 to the 2013-2017 American Community Survey 5-Year Estimates.
- The number and proportion of foreign-born residents increased most dramatically from 3,469,567 (30.80% of total population) in 1990 to 4,299,323 (34.77% of the total population) in 2000, a jump of 829,756 or 23.9%.
- The number of foreign-born residents grew again from 2000 to 2010, from 4,299,323 (34.77% of the total population) to 4,380,850 (34.15% of the total population), an increase of 81,527 or 1.90%.
- From 2010 to the 2013-2017 American Community Survey 5-Year Estimates, the foreign-born population grew at a similar pace with an increase of 52,738 (1.20%) from 4,380,850 (34.15%) of the total population) to 4,433,588 (33.43% of the total population).
- As of 2010, the most recent year for which this data exists, the top country of origin for foreign-born residents is the same in both Santa Monica and the Region. However, the Philippines and El Salvador replaced Iran and China excl. Hong Kong & Taiwan as numbers two and three in the top countries of origin in the Region. As of 2010, the most recent year for which this data exists, the top three countries of origin for foreign-born residents are:
    - Mexico: 1,735,902
    - The Philippines: 288,529
    - El Salvador: 279,381

Limited English Proficiency – Demographic Trends

Santa Monica

- From 1990 to the 2013-2017 American Community Survey 5-Year Estimates, the percentage of Limited English Proficiency (LEP) residents remained nearly the same, with LEP residents making up 10.17% of the total population in 1990 and 10.15% of the total population as of the 2013-2017 American Community Survey 5-Year Estimates. There was a slight dip in the intervening years, but the percentage has stabilized to match 1990 levels.
- From 1990 to 2000, the number of LEP residents increased minutely from 8,842 (10.17% of the total population) to 8,724 (10.38% of the total population), a jump of 118 or 1.3%.
- From 2000 to 2010, both the number and percentage of LEP residents decreased from 8,724 (10.38% of the total population) to 7,977 (8.89% of the total population), a drop of 747 or 8.6%.
- The number and percentage of LEP residents increased from 2010 to the 2013-2017 American Community Survey 5-Year Estimates from 7,977 (8.89% of the total population) to 8,946 (10.15% of the total population), an increase of 478 or 4.8%.
- As of 2010, the most recent year for which this data exists, the three main languages spoken by LEP residents in Santa Monica are:
    - Spanish: 2,725
    - Chinese: 942
    - Russian: 738

Los Angeles-Long Beach-Anaheim, CA Region

- Compared to Santa Monica, the metropolitan area has had a much higher percentage of LEP residents from 1990 through the 2013-2017 American Community Survey 5-Year Estimates.
- The percentage of LEP residents in the metropolitan area has remained relatively constant, ranging from 21.57% (in 1990) to 23.38 % (in 2017), with the highest percentage and number in 2000.
- There was a moderate increase in LEP residents from 2,430,630 (21.57% of the total population) in 1990 to 3,132,663 (25.33% of the total population) in 2000, an increase of 702,033 or 28.9%.
- From 2000 to 2010, there was a slight decrease in the number of LEP residents from 3,132,663 (25.33% of the total population) to 3,053,077 (23.80% of the total population); a loss of 79,586 or 2.5%.
- The number of LEP residents again fell slightly from 2010 to the 2013-2017 American Community Survey 5-Year Estimates, going from 3,053,077 (23.80% of the total population) to 2,909,187 (23.38%), a drop of 143,890 or 4.7%.
- Like in Santa Monica, Spanish and Chinese were the top two languages spoken by LEP residents, with Korean replacing Russian in third place. This data is taken from the metropolitan area as of 2010, the most recent year for which this data is available. The three main languages spoken by LEP people in the metropolitan area are:
    - Spanish: 2,033,088
    - Chinese: 239,576
    - Korean: 156,343

Gender – Demographic Trends

Santa Monica

- In 1990, the male population was lower than the female population by nearly six points, with 40,919 (47.08% of the total population) and 45,992 (52.92%) respectively.
- Since 1990, the gap has closed significantly, but females continue to predominate.

Gender	1990	2000	2010	2013-2017 ACS
Male	40,919 (47.08%)	40,500 (48.17%)	43,284 (48.23%)	45,390 (49.1%
Female	45,992 (52.92%)	43,452 (51.83%)	46,452 (51.77%)	47,105 (50.9%)

Los Angeles-Long Beach-Anaheim, CA Region

In the Region, females have constituted a slight majority over males from 1990 through to the present.

Gender	1990	2000	2010	2013-2017 ACS
Male	5,626,077 (49.94%)	6,107,286 (49.39%)	6,328,434 (49.33%)	6,537,886 (49.3%)
Female	5,640,051 (50.06%)	6,258,058 (50.61%)	6,500,403 (50.67%)	6,723,652 (50.7%)

Age – Demographic Trends

Santa Monica (1990-2000)

- There was a modest increase in the number and percentage of residents under 18 during this period, from 11,756 (13.53% of the total population) to 12,296 (14.63% of the total population), a bump of 540 and 4.6%.
- There was a very slight decrease in the number (though not the percentage) of residents age 18-64 from 60,932 (70.11% of the total population) to 59,756 (71.08% of the total population), a decrease of 1,176 or 1.9%.
- Despite the slight decrease in percentage of the total population, residents age 18-64 remained the clear majority during this period.
- There was also decrease in the number and percentage of residents age 65 or older from 14,223 (16.37% of the total population) to 12,022 (14.30% of the total population), a loss of 2,201 or 15.5%.

Santa Monica (2000-2010)

- There was a very slight increase in the number of residents under 18 during this period, from 12,296 (14.63% of the total population) to 12,580 (14.02% of the total population), a gain of 284 or 2.3%
- Residents age 18-64 increased from 59,756 (71.08% of the total population) in 2000 to 63,740 (71.03% of the total population) in 2010, a jump of 3,984 or 6.7%.
- Residents aged 65 or older increased from 12,022 (14.30% of the total population) to 13,416 (14.95% of the total population), a jump of 1,394 or 11.6%.

Santa Monica (2010-Present)

- There was a modest increase in the number of residents under 18 during this period, from 12,580 (14.02% of the total population) to 13,551 (14.7% of the total population, a gain of 971 or 7.7%
- Residents age 18-64 fell minutely from 63,740 (71.03% of the total population) in 2000 to 63,113 (68.23% of the total population) in 2010, a loss of 627 or 0.9%.
- Residents aged 65 or older increased from 13,416 (14.95% of the total population) to 15,831 (17.11% of the total population), a jump of 2,415 or 18.0%.

Los Angeles-Long Beach-Anaheim, CA Region

- Unlike in Santa Monica, the number and percentage of residents in the metropolitan area age 18 and under grew from 1990 to 2000 and then decreased from 2000 through the present.
    - 1990: 2,911,031 (25.84% of the total population)
    - 2000: 3,518,245 (28.45% of the total population)
    - 2010: 3,138,867 (24.47% of the total population)
    - 2013-2017 ACS: 2,990,347 (22.55% of the total population)
- Like in Santa Monica, residents age 18-64 throughout the metropolitan area remained the clear majority from 1990 through the present (though the percentage dipped slightly in 2000 before recovering by 2010).
    - 1990: 7,280,517 (64.62% of the total population)
    - 2000: 7,641,369 (61.80% of the total population)
    - 2010: 8,274,594 (64.50% of the total population)
    - 2013-2017 ACS: 8,579,762 (64.70% of the total population
- Like in Santa Monica, residents in the metropolitan area age 65 or older sustained moderate net increases from 1990 to the present.
    - 1990: 1,074,580 (9.54%)
    - 2000: 1,205,730 (9.75%)
    - 2010: 1,415,376 (11.03%)
    - 2013-2017 ACS: 1,691,429 (12.75%)

Describe the location of homeowners and renters in the jurisdiction and Region, and describe trends over time.

In the Santa Monica, renters are a much higher concentration of households (73%) than are homeowners (27%). Renters and owners very clearly correlate with the areas of Santa Monica which are zoned for single family housing (owners), versus the main transportation corridor which is zoned for multifamily developments (renters). The northernmost and southernmost census tracts are zoned for single-family homes, while the middle thoroughfare is zoned for multifamily developments. To the north, Census Tract 7012.01 has the highest homeownership rate (85.9%), with the next highest tract (adjacent) a bare majority at 54.23% owners. The southern single-family census tracts have higher raw numbers of homeowners, but proportionally owners are not the majority. This is likely due to mixed zoning as well as the fact that the homes in the northernmost census tracts are more expensive, and likely larger, so there is less room. Every tract along the coast has a majority of renters, with the northernmost single-family tract at exactly 50%. Meanwhile, the majority of tracts that run along the transportation corridor are between 80% and 90% renter-occupied.

HUD-provided data did not reflect changes in these patterns over time.

B. GENERAL ISSUES

i. Segregation/Integration

Segregation/Integration

Despite its proximity to Los Angeles, Santa Monica does not have the same level of racial or ethnic diversity. The city maintains a strong 65.4% White majority, with Hispanic residents comprising 16.1% of the population, Black residents comprising 4.1%, Asian American and Pacific Islanders comprising 10%, and mixed race residents making up the remaining 4.9%. Though the city does not have an extremely high level of segregation, some groups do experience segregation and isolation at higher rates. One of the major contributors to these segregation patterns is the economics of high housing and land costs, which particularly burdens the development of affordable housing in the City and region. The following provides a detailed analysis of segregation and integration patterns and trends at the regional, city, and neighborhood levels.

1. **Analysis**

Describe and compare segregation levels in the jurisdiction and Region. Identify the racial/ethnic groups that experience the highest levels of segregation.

Table 1: Dissimilarity Index

	Value	Level of Segregation
Dissimilarity Index Value (0-100)	0-40	Low Segregation
	41-54	Moderate Segregation
	55-100	High Segregation

	Santa Monica, CA				Los Angeles-Long Beach-Anaheim, CA Region			
Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	2010 Block Group	1990 Trend	2000 Trend	2010 Trend	2010 Block Group
Non-White/White	34.46	28.89	22.86	26.28	55.32	55.50	54.64	56.94
Black/White	58.10	41.26	32.04	38.26	72.75	68.12	65.22	68.85
Hispanic/White	41.22	37.50	30.07	33.54	60.12	62.44	62.15	63.49

Asian or Pacific Islander/White	16.20	15.13	14.87	18.06	43.46	46.02	45.77	49.78

Source: HUD AFFH Tool Table 3- Racial/Ethnic Dissimilarity Trends

Santa Monica experiences low levels of segregation. The non-White/White dissimilarity index indicates that segregation for non-White/White individuals is low. Hispanic residents comprise the second-largest ethnic group in the city and still experience low levels of segregation, though towards the higher end of the range for low segregation. Black residents experience the highest levels of segregation of any group, but just marginally higher than that of Hispanics. Asian Americans and Pacific Islanders experience the lowest levels of any group, White or non-White, with a level of segregation that is at the lower range of what is considered low segregation. Worth noting, however, is that the trends show that from 1990-2010 there was a steady decrease in segregation levels, yet segregation levels at the block group level are consistently three to four points higher than at the Census Tract level.

The broader Region tells a different story. Santa Monica experiences significantly lower rates of segregation along all racial and ethnic lines than the Region. All racial and ethnic groups in the Region experience high levels of segregation with the exception of Asian Americans and Pacific Islanders who, though toward the higher end, remain in the moderate range.

In addition to the Dissimilarity Index, social scientists also use the Isolation and Exposure Indices to measure segregation. These indices, when taken together, capture the neighborhood demographics experienced, on average, by members of a particular racial or ethnic groups within a city or metropolitan area. The Isolation Index measures the extent to which minority members are exposed only to one another. Values for the Isolation Index range from 0 to 100. The Exposure Index measures a group's exposure to all racial groups. Values for the Exposure Index also range from 0 to 100. A larger value means that the average group member lives in a census tract with a higher percentage of people from other group.

Table 2: Isolation Index

Isolation Index	**1980**	**1990**	**2000**	**2010**
White/White	82.2	79.4	75.6	72.5
Black/Black	13	11.5	8.4	7
Hispanic/Hispanic	25.6	25.5	24.1	19
Asian/Asian	4.4	6.7	9.1	11.8

Source: Brown University, Diversity and Disparities Project[4]

[4] https://s4.ad.brown.edu/projects/diversity/segregation2010/city.aspx?cityid=670000

Table 3: Exposure Index

Exposure Index	1980	1990	2000	2010
Black/White	50.1	52.9	57.6	61.9
Hispanic/White	58.8	58.6	57.5	61.5
Asian/White	75.5	74.3	71.1	68.6
White/Black	2.6	3	3.4	4.1
Hispanic/Black	9.5	8.9	7.5	6.6
Asian/Black	4	4.1	4.1	4.8
White/Hispanic	9.9	11	10.7	11.4
Black/Hispanic	31.3	29.2	23.8	18.5
Asian/Hispanic	14.3	14.5	13.9	13.8
White/Asian	3.8	6.1	8.5	11
Black/Asian	3.9	5.9	8.2	11.6
Hispanic/Asian	4.2	6.4	8.8	11.9

Source: Brown University, Diversity and Disparities Project[5]

The Isolation Index indicates that the majority of White residents of Santa Monica remain isolated from other groups. Conversely, the lower numbers for Black, Hispanic, and Asian American residents indicate both their smaller populations relative to Whites, but also that they tend to be less isolated from other groups and more dispersed. Of the minority groups, Hispanic residents are the most isolated. Since 1980, the Isolation Index for all groups except Asian American residents has been steadily decreasing, which may reflect increased integration among racial groups.

The Exposure Index confirms demographic patterns, as it measures how likely someone of a certain race is likely to live in a census tract with members of a different racial/ethnic group. Given that the overall population of Santa Monica is just 89,736 and is majority White, the populations of each ethnic group are small and therefore cannot avoid exposure to the majority group. The higher numbers of exposure of minority groups to White residents is reflective of this, as it would be hard to find a census tract in the city without a large number of White residents. On the other hand, White residents have relatively low exposure rates to all minority groups. The actual population size of these groups

[5] Id.

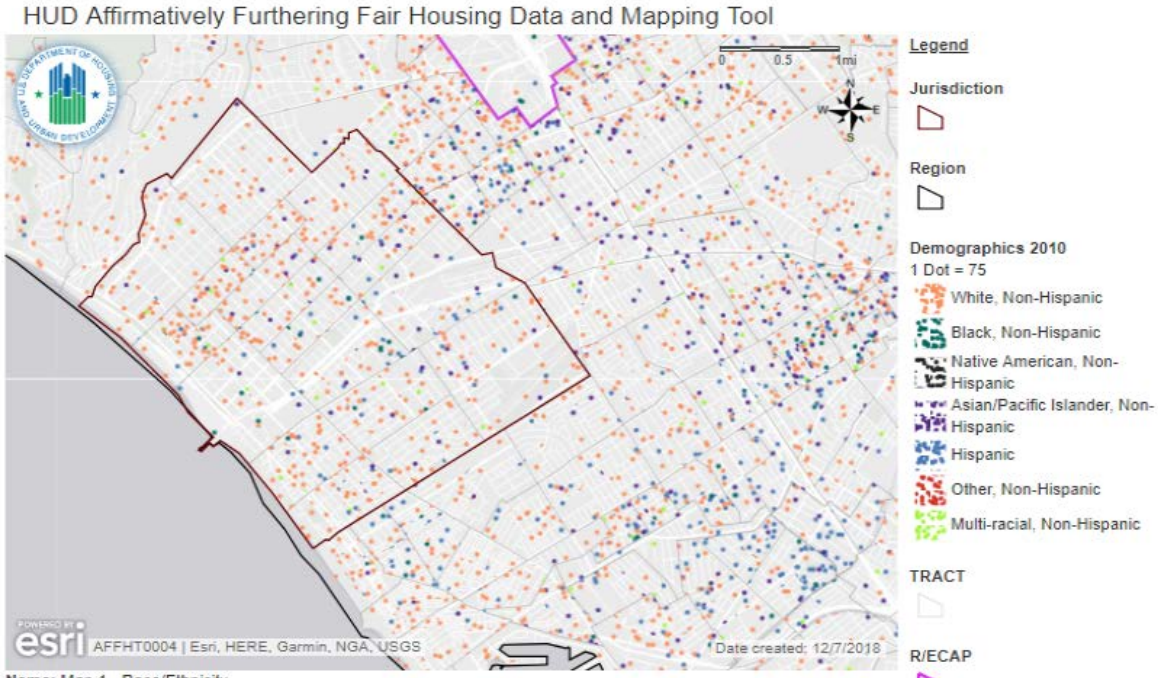
certainly contributes, but the pure numbers illustrate that Whites are more likely to live in census tracts with other Whites.

Beyond all minority groups being most likely to live in a census tract with Whites, there are some patterns among minority groups as well. Black residents have the highest exposure rates, which corresponds with them making up the smallest percentage of the population. The exposure rate indicates they are more likely to live in a census tract with Hispanics than any other minorities. Similar incomes and family sizes may account for this. Hispanics, making up the second largest racial group, are most likely to live in a census tract with Asian Americans.

Identify areas in the jurisdiction and Region with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.

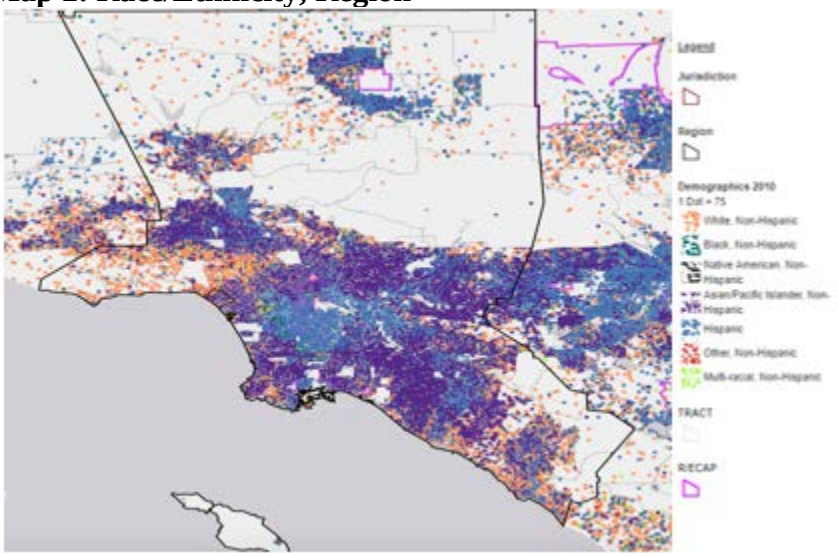
Race/Ethnicity

Map 1: Race/Ethnicity, Santa Monica



Name: Map 1 - Race/Ethnicity
Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs
Jurisdiction: Santa Monica (CDBG, HOME)
Region: Los Angeles-Long Beach-Anaheim, CA

Map 2: Race/Ethnicity, Region



Name: Map 1 - Race/Ethnicity
Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs
Jurisdiction: Santa Monica (CDBG, HOME)
Region: Los Angeles-Long Beach-Anaheim, CA

Despite being a small, compact area, maps of Santa Monica show noticeable housing patterns along racial and ethnic lines.

Santa Monica Non-Hispanic White Population

Given the small size of the geographical boundaries of the city and the fact that White residents make up a strong majority, they are quite dispersed throughout Santa Monica. However, there are some areas with higher concentrations than others. The Wilshire Montana, Downtown, and Ocean Park neighborhoods are overwhelmingly White.

To the north of the city, there is a substantial concentration of White residents in Santa Clarita. There is also a high concentration of Whites in the cities of Glendale, Burbank, and Quartz Hill. To the west of Los Angeles, West Hollywood, Santa Monica, and Beverly Hills are predominantly White. In northwestern Los Angeles County, several communities in the Santa Monica Mountains including Malibu, Calabasas, Hidden Hills, and Topanga have notably high concentrations of White individuals. In the San Fernando Valley, there are notable concentrations of White residents in Granada Hills, Northridge, Winnetka, Reseda, Encino, Canoga Park, and Chatsworth. In the South Bay, there are high concentrations of Whites in the Beach Cities of Manhattan Beach, Redondo Beach, and Hermosa Beach as well as the Palos Verdes Peninsula and El Segundo. Many coastal communities in Orange County such as Laguna Beach, Huntington Beach, and San Clemente have a high concentration of White individuals. Much of eastern Ventura County, including Thousand Oaks and Simi Valley, is also predominantly White. In Los Angeles proper, non-Hispanic White residents are most concentrated on the Westside and in the San Fernando Valley. Many neighborhoods in the Westside have a much higher percentage of White residents than the city does as a whole. Several neighborhoods in Central Los Angeles also have relatively high concentrations of White residents.

Santa Monica Hispanic Population

The Hispanic population in Santa Monica is dispersed throughout the city as well, with the exception of a heavy concentration in the Pico District, specifically in the area of the neighborhood that is to the south of the I-10 Freeway. Other areas of mildly higher concentration include the southern and western most parts of the Wilshire Montana neighborhood and Northeast Santa Monica.

In the greater Region, unincorporated East Los Angeles is overwhelmingly Hispanic. East Los Angeles is one of the most ethnically homogenous communities in the entire Region. Hispanic residents are also the vast majority of the population in many of the unincorporated areas and Gateway Cities in Southeast Los Angeles County to the east of the City of Los Angeles. The cities of Bell Gardens, Cudahy, Commerce, Huntington Park, Lynwood, Maywood, South Gate, and Walnut Park are all over 90% Hispanic while the larger city of Downey is more than 70% Hispanic. The San Gabriel Valley also has a high number of Hispanic residents. Several cities are majority Hispanic, including Azusa, El Monte, La Puente, and West Covina. Hispanics are also the predominant group in Pomona. In Orange County, Hispanic residents are the predominant ethnic group in Santa Ana and are a majority of the population in Anaheim. Other portions of northwestern Orange County also have significant concentrations of Hispanic residents. In Ventura County, the populations of Oxnard and Santa Paula are predominantly Hispanic. In the northern portion of the Region, Hispanic residents are heavily concentrated in the City of Palmdale and the Sylmar neighborhood in the San Fernando Valley. In the City of Los Angeles, Hispanics are the largest ethnic group and are most concentrated in East and South Los Angeles. Hispanics are also the predominant group in eastern portions of South Los Angeles, parts of Northeast Los Angeles, and a few neighborhoods in Central Los Angeles.

Santa Monica Black Population

At just 4% of the population, having an extremely high concentration of Black residents within the city of Santa Monica is difficult. For the most part, the Black residents are mostly spread throughout the central and coastal parts of the city. The highest concentration occurs in the Pico neighborhood, specifically within a square area bounded by Pico Boulevard, 17th Street, Colorado Avenue, and Cloverfield Boulevard. The area is bifurcated by the I-10 Freeway, which likely contributes to the concentration of Black and Hispanic residents in this area.

In the Region, there are large concentrations of Black residents in parts of the City of Los Angeles and Los Angeles County. In the City of Los Angeles, Black residents are heavily concentrated in South Los Angeles. In fact, 29% of all Black residents in Los Angeles County live in South Los Angeles.[6] Although Black residents no longer constitute the majority of the population of South L.A., they remain a significant portion of the population in this section of the city. In Los Angeles County, there are also high concentrations of Black residents in South Bay communities that neighbor South L.A. such as Inglewood, Gardena, Hawthorne, Compton, and Carson. The City of Long Beach also has a relatively high concentration of Black residents. Additionally, there are high concentrations of Black residents in Altadena, northwestern Pasadena, and the Cities of Lancaster and Palmdale in the Antelope Valley in northern Los Angeles County.

[6] http://dornsife.usc.edu/assets/sites/731/docs/RootsRaices_Full_Report_CSII_USC_Final2016_Web_Small.pdf

Santa Monica Asian American and Pacific Islander Population

The Asian American and Pacific Islander Population in Santa Monica is also quite spread out throughout the city, with the exception a few pockets of concentration. One area is in the Pico District, between Pico Boulevard, 20th Street, Colorado Avenue, and Cloverfield Boulevard. The other is Downtown between Colorado Avenue, Lincoln Boulevard, Wilshire Boulevard, and 4th Street.

In the larger Region, the San Gabriel Valley has the highest concentration of Asian American individuals in the metropolitan area. Asian Americans are the majority group in many cities in the Valley including Alhambra, Arcadia, Diamond Bar, Monterey Park, Rowland Heights, San Gabriel, San Marino, Rosemead, Temple City, and Walnut. Asian Americans also make up a majority of the population in Cerritos in Southeast Los Angeles County and are a substantial part of the population in neighboring Artesia. In the South Bay, there are significant concentrations of Asian Americans in Carson, West Carson, Gardena, Torrance, and the communities of the Palos Verde Peninsula. In Orange County, Asian Americans comprise a plurality of the population in Westminster, Garden Grove, and Irvine, and there are high concentrations of Asian Americans in western Orange County in communities such as Fullerton, Cyprus, and Stanton. Within the City of Los Angeles, Asian Americans and Pacific Islanders are most concentrated in Central Los Angeles. In Northeast Los Angeles, there is a significant number of Asian Americans in Eagle Rock. On the Westside, there are high concentrations of Asian Americans in Palms and Sawtelle, and, in the San Fernando Valley, there are significant concentrations of Asian Americans in Winnetka, Chatsworth, Porter Ranch, Northridge, North Hills, and Granada Hills. There are also high concentration of Asian Americans in Westwood and University Park, likely due in part to the universities there.

Los Angeles County has the largest population of Native Americans of any county in the country.[7] The Native American population is dispersed throughout the metropolitan area with the highest concentrations in Central Los Angeles, Long Beach, Palmdale, and Lancaster.

Integration

The most integrated area within the City of Santa Monica is by far the Pico neighborhood. Particularly, there is a very integrated tract in the central district between Colorado Avenue, Cloverfield Boulevard, Pico Boulevard, and 20th street that is roughly 30% White and Hispanic, and 13% Asian American and Pacific Islander and Black. In addition, the portion of the Pico neighborhood south of the I-10 Freeway and running from the city line to about 17th street is also well-integrated. This area, with the exception of a small portion of the Downtown area, is the area where White and Black residents are the most integrated. White and Hispanic, and White and Asian American residents are the most integrated in the Pico neighborhood, but are also well integrated in the Mid-City and Sunset Park neighborhoods.

Black and Hispanic residents are fairly well integrated throughout Santa Monica. The bulk of the populations live in the Pico neighborhood, so they are most integrated there. However, there are also pockets of Black/Hispanic integration, such as the northwest corner of the Ocean Park neighborhood and the lower portion of the Wilshire Montana neighborhood. Black and Asian American residents are most integrated in the aforementioned mid-section of the Pico neighborhood. Asian American and

[7] https://www.aisc.ucla.edu/research/images/LAUIR_LAStatus.pdf

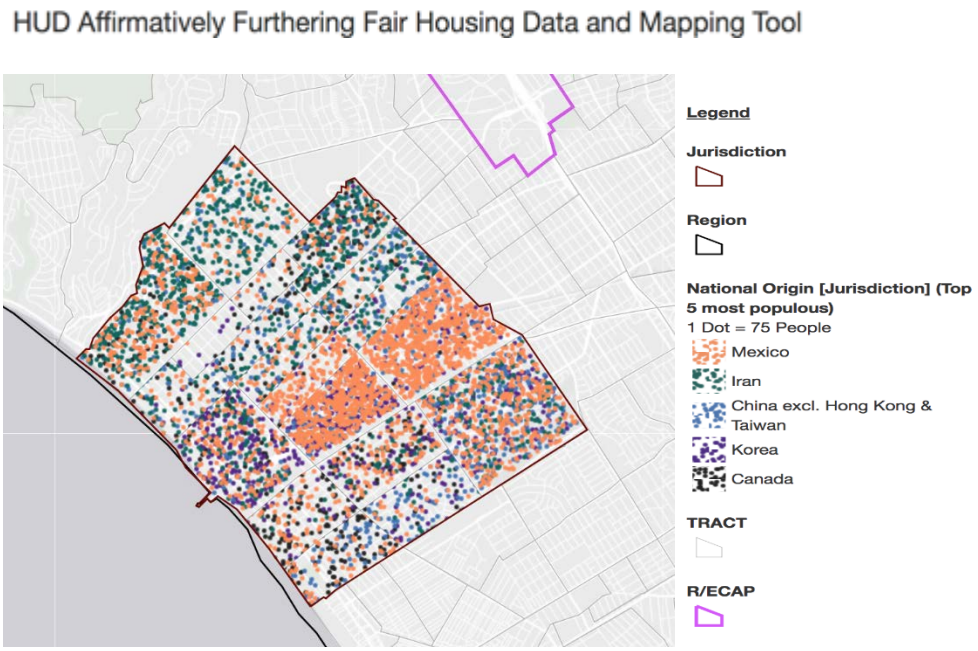
Hispanic residents are well integrated throughout the city as well, but they are most integrated in the Pico neighborhood and the lower portion of the Wilshire Montana neighborhood and Downtown.

In the rest of Los Angeles County, Culver City is an integrated community with substantial White, Black, Asian American, and Hispanic populations. In the South Bay, Carson and Gardena are integrated among Hispanic, Asian American, and Black residents. Inglewood and Hawthorne are primarily integrated between Hispanic and Black residents. The Palos Verdes peninsula is primarily integrated between Whites and Asian Americans. Several communities in the San Gabriel Valley are integrated primarily between Asian Americans and Hispanics including Alhambra, Hacienda Heights, and Monterey Park. Claremont, Covina, West Covina, Diamond Bar, Monrovia, and San Dimas are integrated areas with substantial White, Hispanic, and Asian American populations. Whittier is a city that has integration between a Hispanic majority and a substantial White population. Pasadena has substantial Hispanic, Black, Asian American, and White populations. Glendale, the third-largest city in Los Angeles County, is integrated among Whites, Asian Americans, and Hispanics. Long Beach is the second-largest city in Los Angeles County and is relatively well integrated at the city-level with substantial Asian American, White, Hispanic, and Black populations, though neighborhood level segregation persists. Santa Clarita is integrated among Whites, Hispanics, and Asian Americans. Palmdale and Lancaster in northern Los Angeles County are relatively integrated among White, Hispanic, Asian American, and Black residents. Anaheim, Buena Park, Cyprus, Fullerton, and Garden Grove are cities in Orange County that are integrated among Hispanics, Whites, and Asian Americans. Irvine is another relatively integrated city in Orange County but is predominantly Asian American and White.

National Origin

Despite proximity to Los Angeles, Santa Monica's immigrant population is relatively small. According to 2013-2017 American Community Survey data, 23.5% of the Santa Monica population is foreign born, compared to 38.2% and 35% for the City of Los Angeles and Los Angeles County, respectively. The most common countries of origin within the city of Santa Monica are Mexico, Iran, China (excluding Hong Kong and Taiwan), Korea, and Canada. Santa Monica residents from these countries are also grouped together geographically within the city. The Mexican population is concentrated most heavily in the Pico neighborhood, but is also prominent in the northwestern portion of the Sunset Park neighborhood and the Southeastern portion of the North of Montana neighborhood. The Iranian population is most concentrated in the North of Montana, Northeast, and Mid-City neighborhoods. The Chinese population is most prominent in the Mid-City, Sunset Park, and Ocean Park neighborhoods. The Korean population is concentrated most heavily in the Pico neighborhood, but is also dispersed throughout Downtown. Lastly, the Canadian Population is concentrated most heavily in Ocean Park, as well as in the northern portions of the Northeast and Mid-City neighborhoods.

Map 3: National Origin, Santa Monica



In order to make patterns clearer, the dot value has been changed to 1.

In the Region, Los Angeles has long been one of the top destinations for immigrants to the United States. The most common countries of origin in the City of Los Angeles are Mexico, El Salvador, Guatemala, the Philippines, and Korea. In L.A. County overall, the most common countries or origin are Mexico, China, the Philippines, Taiwan, and Korea. In Orange County, the most common countries of origin are Mexico, Vietnam, Korea, the Philippines, and Iran.

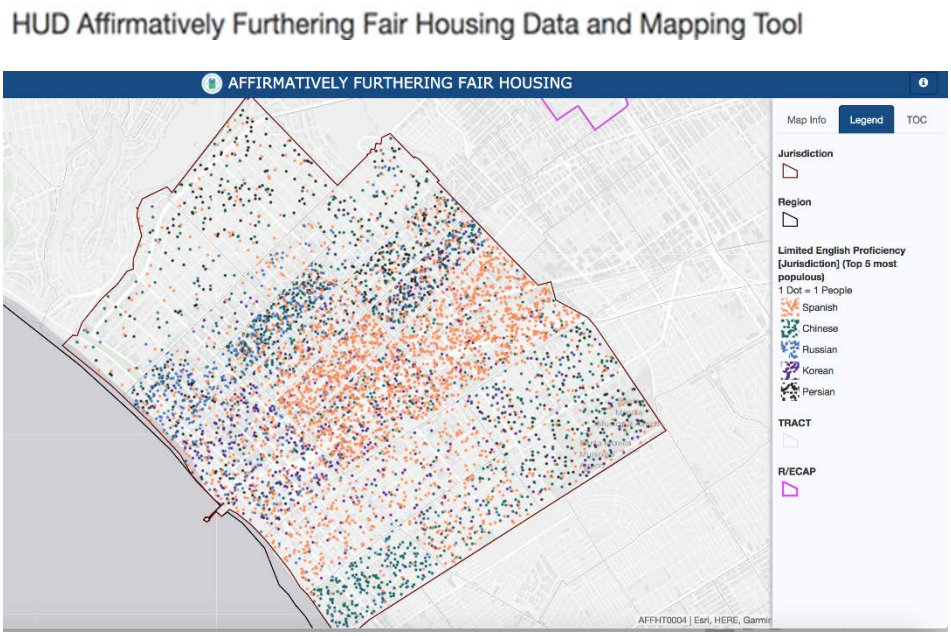
Outside of the City of Los Angeles, there is a very high Mexican American population in unincorporated East Los Angeles, the South Bay Cities of Inglewood and Hawthorne, Compton, and many other cities in Southeast Los Angeles County, as well as in Long Beach. There is also a significant Mexican American population in the San Gabriel Valley, Pomona, and Altadena. In Orange County, there are is a dense population of Mexican origin in Santa Ana, Anaheim, Westminster, Stanton, and Fullerton. In Ventura County, Mexican Americans are concentrated in Oxnard, Santa Paula, and Ventura. Salvadoran Americans are concentrated in the San Gabriel Valley, South Pasadena, Pasadena, and Glendale. In Orange County, there is a significant concentration of Salvadoran Americans in Anaheim, Garden Grove, Stanton, and Westminster as well as the northwestern corner of the county. There are also significant concentrations of Guatemalan individuals in Panorama City in the San Fernando Valley, Long Beach, and in the San Gabriel Valley. Guatemalan Americans are concentrated in Hawthorne, Carson, and in southeast Los Angeles County near Cerritos.

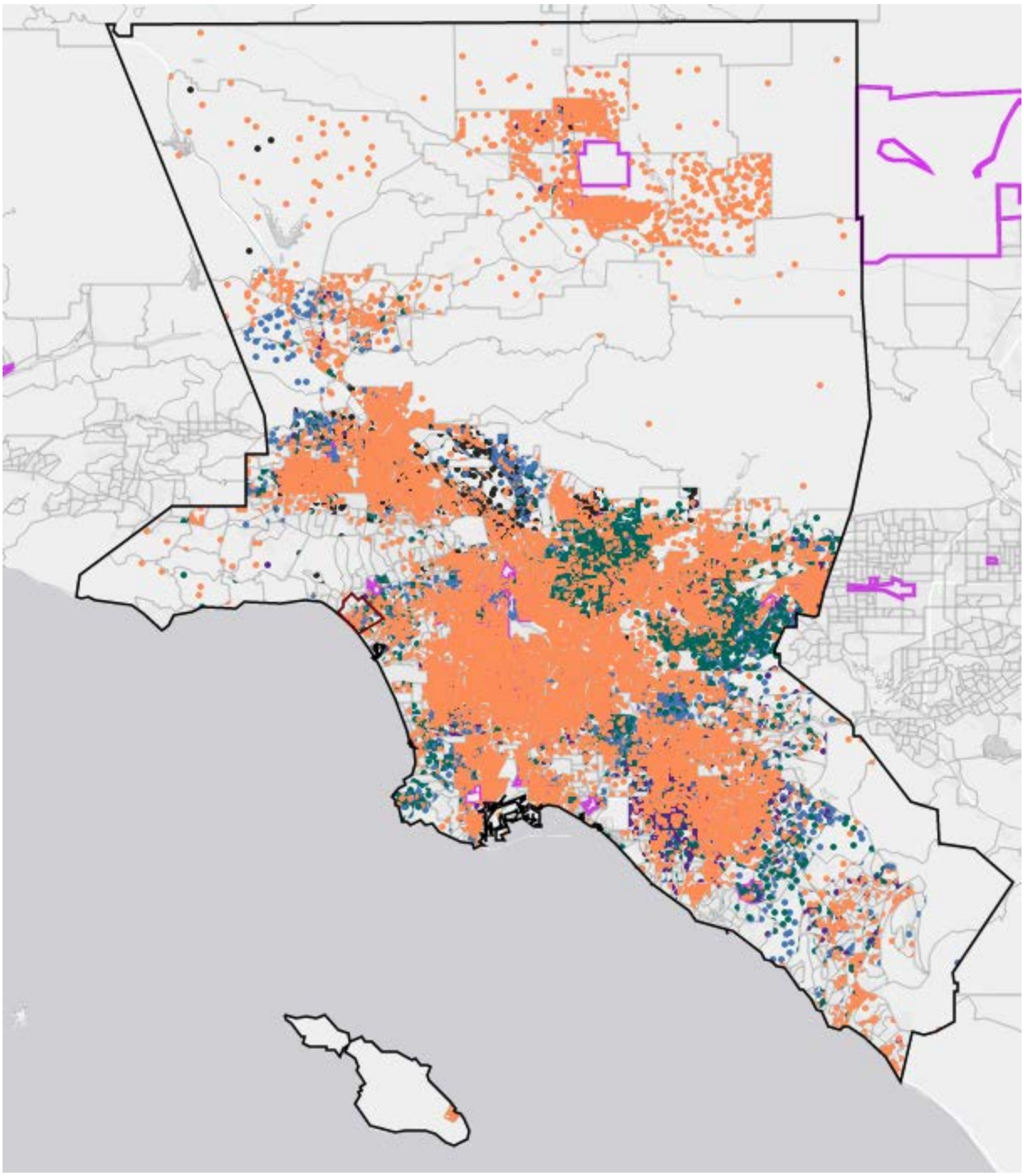
There are also high concentrations of Filipino Americans in the San Gabriel Valley, Torrance, Cerritos, and Glendale. There are concentrations of Korean Americans in Glendale, Southeast Los Angeles County in cities including Cerritos and La Mirada, and in the San Gabriel Valley. In Orange County, Korean Americans are concentrated in Fullerton and Irvine. The highest concentration of Chinese American individuals in the Los Angeles Metropolitan area is in the San Gabriel Valley, particularly in the western portion of the Valley. Additionally, there are high concentrations of Chinese American individuals in Southeast Los Angeles County and in Anaheim, Buena Park, Garden Grove, Westminster, and Stanton in Orange County. There are large concentrations of Taiwanese American in Southeast Los Angeles County in Cerritos and neighboring cities.

Individuals of Iranian origin are dispersed throughout the Region but are most concentrated in Central Los Angeles, in Koreatown, Harvard Heights, and Arlington Heights as well as in the northern San Fernando Valley. The San Gabriel Valley and Glendale also have a relatively high concentration of Iranian Americans. Within Los Angeles City limits, Vietnamese American individuals are concentrated in Central Los Angeles to the west of downtown and stretching into East Hollywood. Concentrations of Vietnamese American individuals are located in the central San Fernando Valley as well as Glendale and the San Gabriel Valley. Vietnamese American individuals are most heavily concentrated in western Orange County, particularly in Stanton, Garden Grove, Santa Ana, and Westminster.

Limited English Proficiency (LEP)

Map 4: Limited English Proficiency, Santa Monica





In the City of Santa Monica, the top foreign languages spoken by those with Limited English Proficiency are Spanish, Chinese, Russian, Korean, and Persian. LEP residents of Santa Monica are concentrated most heavily in the Pico neighborhood, Mid-City, and small portion of the Wilshire Montana neighborhood. Spanish speakers are the most concentrated group, and are clustered in the Pico neighborhood. Chinese Speakers are the most prominent LEP residents in the Ocean Park neighborhood but are spread throughout the city, with smaller concentrations in the northeastern Wilshire Montana neighborhood and the Pico neighborhood. Russian LEP residents are concentrated in the Wilshire Montana neighborhood, and, with the exception of a smaller concentration in Mid-

City, they are spread sparsely throughout the rest of the city. Korean LEP residents are concentrated in the Downtown area and the Pico neighborhood. While there is a presence in the Sunset Park and Ocean Park neighborhoods, there are virtually no Korean LEP individuals in either the North of Montana or Wilshire Montana neighborhoods. Persian LEP residents are clumped throughout the city, with concentrations in some places and no Persian LEP residents in other places. They are concentrated most heavily in the corridor reaching from Mid-City to Downtown, with a handful clustered in the northernmost part of the North of Montana neighborhood and another cluster surrounding the airport in the Sunset Park neighborhood.

In Los Angeles County as a whole, the most commonly spoken foreign languages by LEP individuals are Spanish, Chinese, Korean, Vietnamese, and Tagalog. In Orange County, the most commonly spoken foreign languages among LEP individuals are Spanish, Korean, Vietnamese, Chinese, and Persian. In the Region, many of the Gateway Cities bordering Los Angeles as well as East Los Angeles also have very high concentrations of Spanish Speakers. The San Gabriel Valley and much of Southeast Los Angeles County also have high concentrations of LEP Spanish speakers as does Western Orange County and Oxnard in Ventura County. There are significant numbers of LEP Korean speakers in the San Gabriel Valley, western Orange County, and Southeast Los Angeles County. There is also a significant number of LEP Armenian speakers in Glendale and the western San Gabriel Valley as well as in western Orange County. Speakers of Tagalog are concentrated in Glendale, Carson, Long Beach, and the San Gabriel Valley. Other areas with relatively high numbers of Tagalog speakers are in Southeast Los Angeles County and western Orange County. In the metropolitan area, Chinese speakers are concentrated in the San Gabriel Valley and in Southeast Los Angeles County. The highest concentrations of Vietnamese speakers are in the San Gabriel Valley, Southeast Los Angeles County, and Western Orange County in communities such as Westminster, Stanton, and Midway City. Significant concentrations of Persian speakers are located in the San Gabriel Valley, western Orange County, and areas of Southeast Los Angeles County such as Cerritos.

Explain how these segregation levels and patterns in the jurisdiction and Region have changed over time (since 1990).

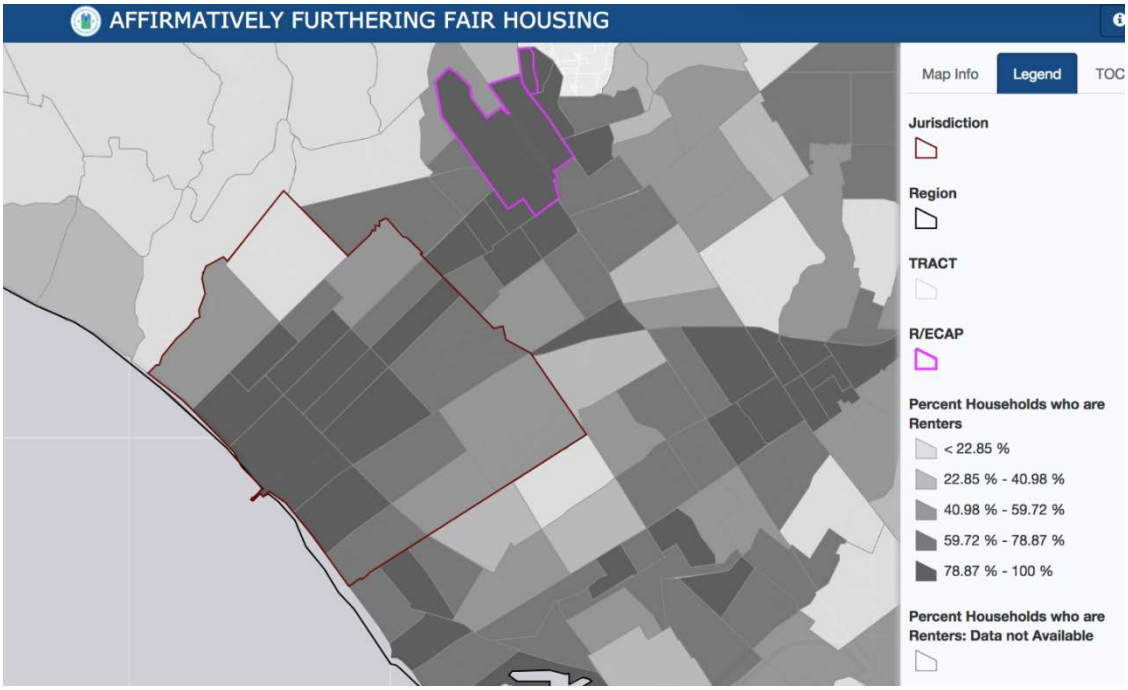
Segregation in Santa Monica was low in 1990 and has consistently decreased over time as well. The Dissimilarity Index for non-White/White residents and Black/White Residents has dropped significantly since 1990, and the Index for Hispanic/White residents has dropped about ten points since 1990. The Index for Asian American/White residents has dropped but just slightly. The consistent decrease in the Dissimilarity Index for Hispanic/White residents is notable, as it suggests Santa Monica was relatively isolated from heightened segregation due to an influx of immigration from Latin America, which the greater Region experienced. The Exposure Index also reflects a decrease in segregation, as many groups grew more likely to live in the same census tract as another over time. For example, the Black/White index increased by ten points from 1980-2010, and the likelihood that White, Black, and Hispanic residents would live in a census tract with Asian American residents increased by about seven points over the same period.

The Region as a whole is moderately segregated and overall non-White/White segregation has declined only slightly since 1990. Segregation increased between 1990 and 2000 but has since fallen below 1990 levels. The Hispanic/White Dissimilarity Index increased from 1990 to 2000 in the broader Region, likely due to increased immigration from Latin America during the 1990s. The Hispanic/White Dissimilarity index has fallen slightly since 2000. However, segregation between

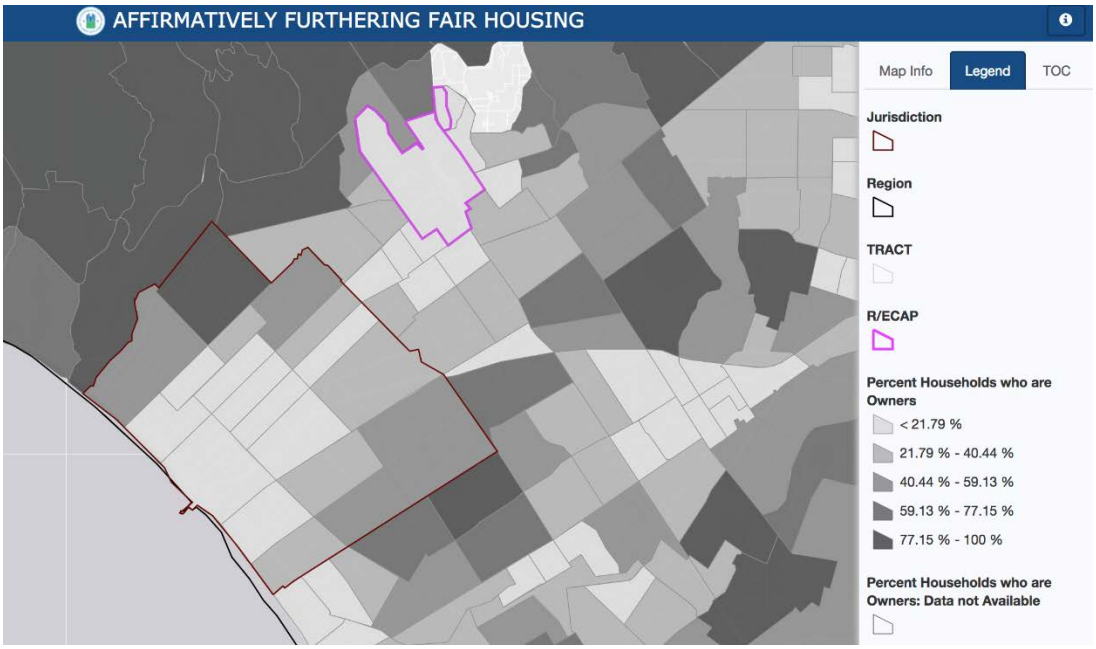
Hispanics and Whites remains above 1990 levels and is troublingly high. The pattern for Asian Americans and Pacific Islanders is less clear as the Asian American or Pacific Islander/White dissimilarity index increased between 1990 and 2000 but has since declined. However, the Asian American or Pacific Islander/Dissimilarity index in 2010 remains above the 1990 index value. This may be due to an influx of Asian Americans into areas outside of the City of Los Angeles such as the San Gabriel Valley. Asian Americans and Pacific Islanders continue to experience the lowest levels of segregation among all non-White racial or ethnic groups.

Consider and describe the location of owner and renter occupied housing in the jurisdiction and Region in determining whether such housing is located in segregated or integrated areas.

Map 6: Housing Tenure by Renters with R/ECAPs, Santa Monica



Map 7: Housing Tenure by Owners with R/ECAPs, Santa Monica



In the City of Santa Monica, renters comprise 73% of households while the homeownership rate is just 27%. Renters and owners very clearly correlate with the areas of Santa Monica that are zoned for single family housing (owners), versus the main transportation corridor which is zoned for multifamily developments (renters). The northernmost and southernmost census tracts are zoned for single-family homes, while the middle thoroughfare is zoned for multifamily developments.

To the north, Census Tract 7012.01 has the highest homeownership rate (85.9%), with the next highest tract (adjacent) a bare majority at 54.23% owners. The southern single-family census tracts have higher raw numbers of homeowners, but proportionally owners are not the majority. This is likely due to mixed zoning as well as the fact that the homes in the northernmost census tracts are more expensive, and likely larger, so there is less room. Every tract along the coast has majority renters, with the northernmost single-family tract at exactly 50%. Meanwhile, the majority of tracts that run along the transportation corridor have renters in the 80-90% range.

The location of renters and owners in Santa Monica also very highly correlates with the aforementioned patterns of residential racial and ethnic segregation. The areas with the highest concentrations of homeowners, such as the North of Montana, Ocean Park, and Sunset Park neighborhoods are also the areas that are predominantly White. The areas with the highest concentrations for renters, such as the Pico neighborhood and Downtown tend are areas that contain high concentrations of minorities and/or those with Limited English Proficiency. One of the major contributors to these segregation patterns is the economics of high housing and land costs, which particularly burdens the development of affordable housing in the City and region.

HUD-provided data did not reflect changes in these patterns over time.

In the Region, relatively segregated areas with high proportions of renter occupied housing include unincorporated East Los Angeles, many of the Gateway Cities, Santa Monica, Pomona, Santa Ana,

Inglewood, Hawthorne, Redondo Beach, Hermosa Beach, Palmdale, Oxnard, and Santa Ana. Relatively integrated urban centers such as Anaheim, Long Beach, Burbank, and Pasadena also have high rates of renter occupied housing. In the larger Region, Carson, Torrance, and much of the San Gabriel Valley are integrated areas with high ownership rates. Additionally, there are high rates of home ownership in the predominantly White cities of Malibu and Beverly Hills.

Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future. Participants should focus on patterns that affect the jurisdiction and Region rather than creating an inventory of local laws, policies, or practices.

In the greater Region, one of the most noteworthy demographic trends is the continued growth of the Hispanic population. The Asian American and Pacific Islander population has also seen significant growth. There is a continuing influx of Asian American residents into the San Gabriel Valley and areas such as Cerritos while Hispanic population growth is steady in communities like Covina and Norwalk.

Despite the Region becoming significantly more diverse, those demographic trends have not translated into greater integration within Santa Monica. Skyrocketing housing costs, gentrification, and displacement have prevented the increasingly diverse regional population from being able to afford homes and raise families in Santa Monica.

2. Additional Information

Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and Region affecting groups with other protected characteristics.

Religion

HUD does not provide and the Census Bureau does not collect data concerning religious affiliation, but religion remains a prohibited basis for discrimination under the Fair Housing Act. Although the data discussed above with respect to national origin and LEP status can provide some insight into residential patterns with respect to religious given correlations between language, national origin, and religion, the resulting picture is merely a rough proxy. It is also a proxy that does not genuinely capture minority religious communities whose members are less likely to be recent immigrants.

The religious institutions in Santa Monica lean heavily towards various denominations of the Christian faith. There are Catholic, Lutheran, Christian Science, Presbyterian, and Baptist congregations all within the city limits. In addition, there is a Seventh Day Adventist church and a Coptic Orthodox congregation—a denomination which originated in Egypt, Africa, and the Middle East. The majority of these congregations are on the northwestern part of town, in the Wilshire Montana and North of Montana neighborhoods. There are no mosques within the city limits, but there are two just outside of Santa Monica in Culver City and Los Angeles. There is one synagogue.

3. Contributing Factors of Segregation

Consider the listed factors and any other factors affecting the jurisdiction and Region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of segregation.

Community opposition

Community opposition is not a significant contributing factor in Santa Monica, but it has at times been an issue to affordable housing production. As a whole, no community opposition has not managed to block any projects. Additionally, the community has voted to tax itself for affordable housing (Measure GSH) and has a history of voting to support affordable housing (Proposition R, which established inclusionary zoning in 1990). Even still, this analysis discusses attempts at community opposition and highlights any potential for it to grow into a larger problem.

Citizen groups such as Residocracy and the Wilmont Neighborhood Coalition have expressed strong opposition to development in Santa Monica that would "change the character" of the city. The reasons cited include concerns over worsening traffic, weak infrastructure, and dramatic changes to the character of a compact, seaside town, such as increased height of buildings. Such opposition has taken the form of proposed ordinances that would require a public vote on virtually every new building,[8] opposition to specific projects such as the Bergamot Transit Village,[9] and even individual squabbles amongst hotels.[10] Some of the reasons cited for this anti-development sentiment are self-defeating, most especially the concerns about traffic. Those who work in Santa Monica but cannot afford to live there are forced to drive in, creating traffic. Community engagement has certainly revealed this to be true when it comes to Santa Monica school employees. The refusal to incorporate new housing and transportation has even forced industry out of the city,[11] and the continued lack of development, be if affordable or otherwise, only serves to drive up existing housing costs.

The Santa Monica Airport is planning to close by 2028, and local residents have expressed that they do not want housing on the site, only open space and sports fields. There has been tension on the use of city-owned land; some are proponents of affordable housing while others want to see the land repurposed for parks and sports fields. There is a perception that Santa Monica does not have enough green space but there is more green space per capita in Santa Monica than the Region.

The City of Santa Monica provides most of the affordable housing in the West Los Angeles area. Some of the opposition to new affordable housing development is rooted in the absence of a fair share allocation with the neighboring beach communities of Pacific Palisades, Venice, and Marina del Rey.

[8] The proposed ordinance would require a full public vote on almost every new project over 32 feet tall. The measure was introduced by Residocracy, but was defeated by 56% of voters. A similar proposal was aalso rejected by the voters in 2008.

[9] https://la.curbed.com/2014/5/14/10099926/nimbys-force-samo-to-go-backsies-on-approvals-for-huge-bergamot

[10] A proposed redevelopment of the Fairmont Miramar Hotel would have made it the second-tallest building in the city. Notably, the manager of the Huntley Hotel declared war on the project and produced a survey purporting to show that Santa Monicans hate development.

[11] https://la.curbed.com/2015/1/23/9999174/santa-monicas-refusal-to-grow-is-driving-out-the-techies

In the Region, there are numerous examples of Not-in-My-Back-Yard (NIMBY) activism include community opposition against a new zoning plan for Hollywood that would have allowed for the construction of buildings with greater density and height, especially around transit areas. Much of the development that community opponents have opposed, however, has lacked a substantial affordable component.

In San Pedro, a neighborhood with a disproportionately high non-Hispanic White population, a proposal for a 1,900-unit development on formal naval housing land with affordable units for moderate-income households faced significant community opposition. In its approved form, it will comprise only 676 units, with nearly a third of the units designated as single-family homes. It is difficult to track the relocation of affordable housing developments originally slated to be built in higher-opportunity neighborhoods. However, researchers have noted that community opposition against inclusive housing can both exacerbate and create new R/ECAPs.

The tide may finally be turning. Measure S, a ballot initiative not supported by the City of Los Angeles that would have placed a two-year moratorium on developments requiring zoning changes that increase building density or height, was soundly defeated at the polls. Had it been passed, it would have become more difficult for affordable housing developers to build in typically higher-opportunity, lower-density neighborhoods.

Displacement of residents due to economic pressures

Displacement of residents due to economic pressures due to economic pressures is a significant contributing factor to Segregation. Santa Monica's rent control law applies to most residential rental buildings constructed prior to 1979 and to certain single-family homes and condos. However, the Costa-Hawkins Rental Housing Act allows owners to raise the rents of rent-controlled units when tenants relocate or are evicted for non-payment. In addition, the Ellis Act gives property owners the right to exit the rental business, thereby evicting all of their tenants in one fell swoop (usually in the wake of a major remodel or transitioning to condo ownership). A map of Ellis Act-related evictions in Santa Monica shows that the all-time highest eviction rate occurred in 2015, with 131 units evicted, and the second highest (91) in 2016.[12] A report from 2015 also found that rent-control evictions were on the rise in Santa Monica, citing Ellis Act evictions as evidence.[13] The report especially noted that only 4% of the rent-controlled property in the city was located downtown, while approximately 40% was concentrated in the northeast corner (away from both the beach and downtown Los Angeles). One of the noticeable effects of these moves is that the middle class is squeezed out of Santa Monica: unable to afford the luxurious lifestyles of the Hollywood elite, and too well-off to qualify for public assistance.

Gentrification is especially rampant along the main thoroughfare of Santa Monica due to Transit Oriented Development (TOD). As a result, many low-income families have already been pushed out, with the most egregious example being the Village Trailer Park, where the occupants of more than 100 rent-controlled units were displaced. Dozens of long-time elderly residents of Santa Monica have

[12] http://www.antievictionmappingproject.net/santamonica.html
[13] https://la.curbed.com/2015/3/18/9979374/ellis-act-rent-control-evictions-santa-monica

also been displaced. The driving forces behind TOD have resulted in the displacement of low-income households, undermining the main goal– reduction in the use of automobiles (as low-income households are less likely to have cars). The resulting displacement pushes out low-income families, which are also the most reliable users of public transportation.

Lack of community revitalization strategies

Lack of community revitalization strategies is not a significant contributing factor to Segregation in Santa Monica. Given the city's small size, there are not substantial portions of unused or abandoned spaces ripe for new development but there are several redevelopment initiatives planned or currently underway. Santa Monica's community revitalization focuses largely on the downtown area. The city is currently in the midst of a downtown revitalization plan with several important community revitalization components. Primarily, the plan involves increasing the allowable building height in order to add mixed commercial and residential spaces to existing one story buildings.[14] Approximately 2500 new housing units will be constructed over the course of the plan, with developers required to earmark a certain percentage for affordable housing units and construct a certain percentage of two and three-bedroom apartments.[15] Other goals for the plan include making the downtown more pedestrian, bicycle, and public transit friendly. Unfortunately, the plan is expected to roll out slowly on a 20 year timeline.[16] Economic redevelopment is also underway in the downtown area. The Sears is currently being repurposed for commercial retail and office space with the goal of attracting Silicon Valley tech companies.[17] Santa Monica has also entered into an agreement with the private Worthe Real Estate Group to revitalize the 5 acres of city-owned property in the Arts Center district, while retaining affordable rents for the local artists that operate there.[18] In addition, two new buildings are currently in construction, both of which will contain affordable housing units. One is located at Santa Monica Boulevard and Las Palmas Avenue and will have 56 affordable housing units.[19] The other is located at 1626 Lincoln Boulevard and will include 64 tenants restricted to low-income tenants.[20] Further, the Community Corp. of Santa Monica has worked steadily to increase the available affordable housing in the city, having rehabilitated or constructed almost 1700 units since 1982.[21]

In the broader LA Region, however, the lack of community revitalization strategies is a significant contributing factor to the perpetuation and creation of R/ECAPs. Without revitalization strategies, it

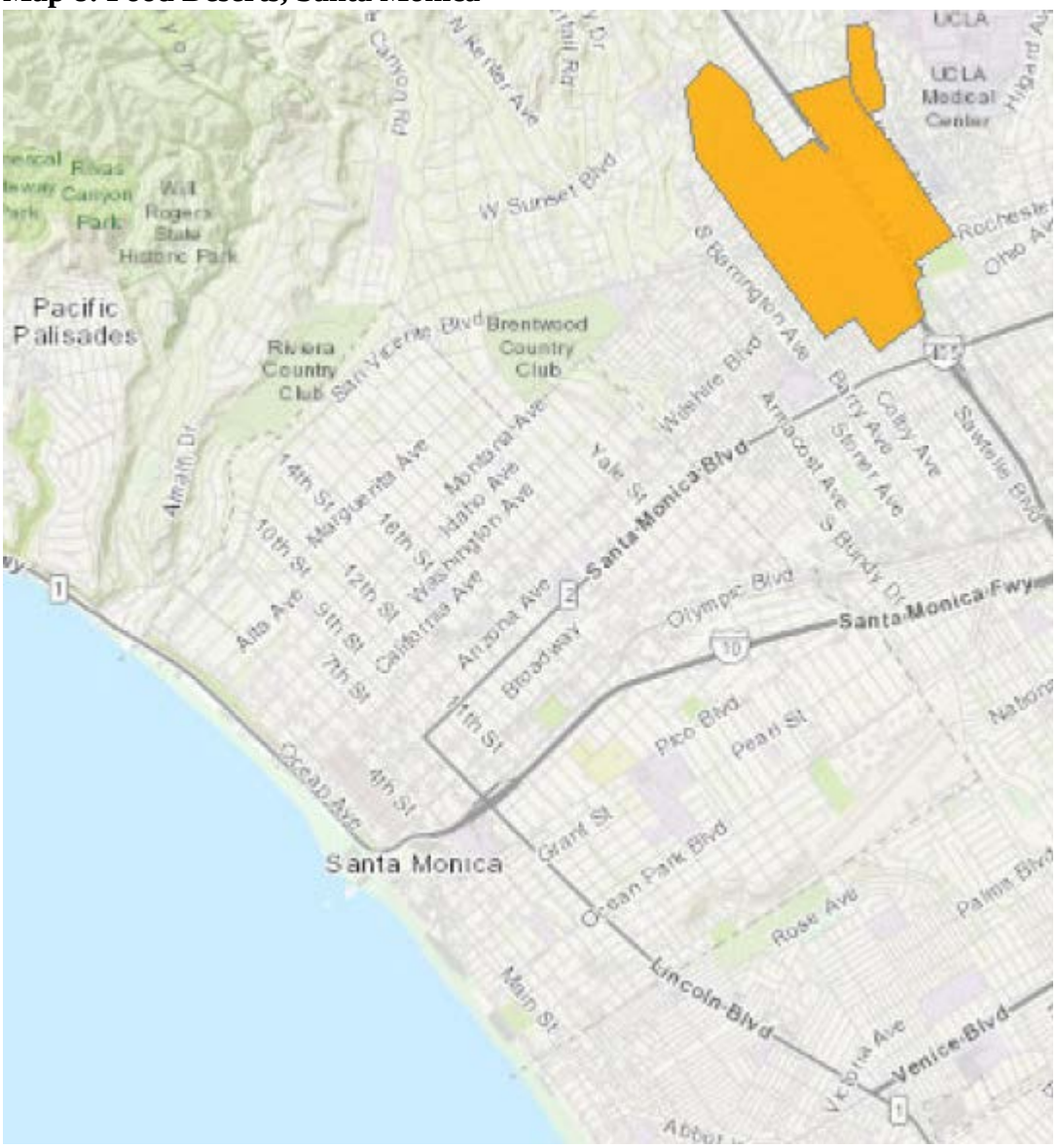
[14] James Chandler, *Here's the New Plan for the Future of Downtown Santa Monica*, Curbed Los Angeles (Apr. 14, 2017, 2:15pm), https://la.curbed.com/2017/4/14/15293204/downtown-community-plan-santa-monica-released.
[15] Id.
[16] Id.
[17] Bianca Barragan, *Construction Starts on Santa Monica Sears' Transformation into 'Vibrant' Retail, Office, Food Complex*, Curbed Los Angeles (Sept. 12, 2018, 3:20 PM), https://la.curbed.com/2018/9/12/17851526/santa-monica-sears-construction-offices-and-retail.
[18] https://www.smgov.net/Departments/HED/Economic_Development/Space_and_Opportunities/Arts_Center_@_26th_St_/_Bergamot_Expo_Line_Station.aspx.
[19] Bianca Barragan, *Take a Look at Mixed-User Bringing 695 Apartments to Santa Monica Boulevard Near Highland*, Curbed Los Angeles (May 17, 2018, 10:53 AM), https://la.curbed.com/2018/5/17/17365262/avalonbay-mixed-use-koning-eizenberg.
[20] Elijah Chiland, *Five-Story Affordable Housing Development is Santa Monica's Largest in Years*, Curbed Los Angeles (May 3, 2017, 2:31 PM), https://la.curbed.com/2017/5/3/15534882/affordable-housing-santa-monica-development-arroyo.
[21] https://www.communitycorp.org/build/.

is difficult for low-income, high-minority neighborhoods to attract more economic and social opportunities. In turn, the lack of opportunities has a twofold effect: residents of R/ECAPs have greater difficulty attaining economic mobility, and residents on the higher end of the income spectrum are not drawn to R/ECAPs. Encouragingly, the City has made some recent efforts to revitalize communities. However, the measures it has taken are not comprehensive enough to resolve longstanding problems. One key component of the lack of revitalization strategies is the absence of an overarching redevelopment plan. After the Community Redevelopment Agency of the City of LA (CRA/LA) was shuttered by state law in 2012, the City voted not to absorb the CRA into a City function. This decision deprived many neighborhoods of funding that would have spurred development, as in Boyle Heights, where the CRA/LA had planned to invest more than $5 million to create new sidewalks, street lighting, and curb extensions. The City is still committed to fulfilling any contractual obligations it undertook when the CRA/LA was active, but its successor board does not seem to have undertaken new projects of a similar scale or type as its predecessor.

Lack of private investment in specific neighborhoods

Lack of private investment in specific neighborhoods is not a significant contributing factor to Segregation. One reliable indicator of a lack of private investment in specific neighborhoods is the presence of food deserts in a jurisdiction. A food desert is defined as a lack of grocery stores in a particular area, such that residents will have to travel more than one mile in urban areas, or ten miles is rural areas, to access a grocery store. The map below indicates areas that are food deserts. Santa Monica is both small and compact, and as can be seen below, there are no food deserts in Santa Monica. The area colored in orange outside of Santa Monica indicates an area where grocery stores are more than ½ miles away (in urban areas).

Map 8: Food Deserts, Santa Monica



Another reliable indicator of a lack of private investment in certain neighborhoods is a lack of pharmacies. Pharmacies tend to be located in grocery stores, but additionally, there are several choices of Walgreens, CVS, and others throughout the city. While the pharmacies tend to be focused along the main transportation corridor, which is zoned for retail, there is a healthy sprinkling of other pharmacies available outside that area. Pharmacies are mainly lacking in the areas that are zoned for single-family homes, but as Santa Monica is so small and compact this does not seem to present much of an issue. It should be noted that those covered by Kaiser Permanente insurance can only use Kaiser Permanente pharmacies. There is one such pharmacy in Santa Monica, located downtown.

A third indicator of a lack of private investment in certain neighborhoods is a lack of banks. This does not seem to be a problem in Santa Monica. Most of the banks are located along the main transportation corridor, as that is the area zoned for retail. There are a wealth of banks located downtown. The main areas that lack banks are the affluent, single-family homes zoned areas; however, as Santa Monica is

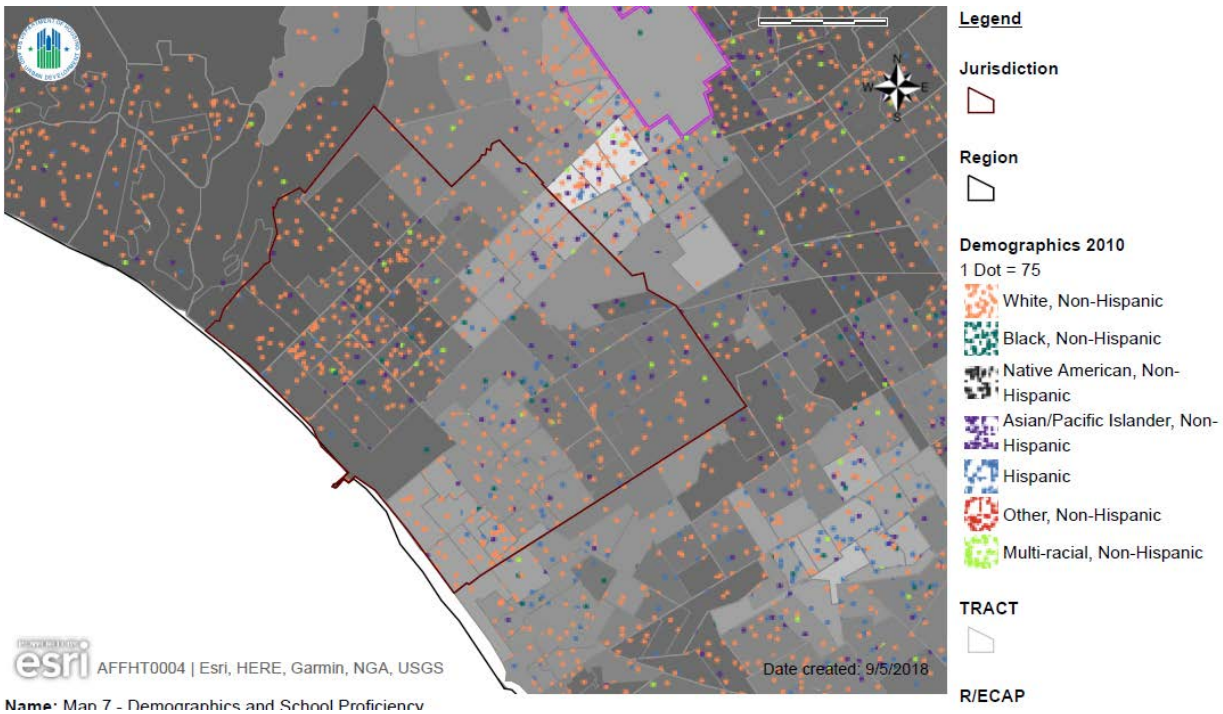
so small and compact this likely does not pose a significant problem. There are a number of choices available, including national banks, smaller local banks, and credit unions.

A final indicator of a lack of private investment in certain neighborhoods is the issuance of building permits across the jurisdiction. Local data should be consulted to determine whether more building permits have been granted for certain neighborhoods compared to others, and whether that indicates a development preference for more affluent areas to the detriment of poorer areas.

Lack of public investment in specific neighborhoods, including services and amenities

Lack of public investment in specific neighborhoods, including services and amenities is a contributing factor to Segregation. One indicator of a lack of public investment in specific neighborhoods is the relation of school proficiency to demographics. In the map below, darker shades indicate more proficient schools. The non-white population of Santa Monica is fairly evenly distributed across the city, and there are no official R/ECAPs. Nevertheless, the area along the northern beachfront seems to have the most proficient schools. This area is largely zoned for single-family homes, and although it is diverse, it is predominantly white. This area also has the strongest environmental health, as the area abuts a park without many people or cars, and therefore has marginally better smog levels. The lowest performing schools, conversely, tend to be located farthest from the beach (likely the most affordable property), and along the main transportation corridor.

Map 9: Demographics and School Proficiency (Race/Ethnicity), Santa Monica



Another strong indicator of public investment in specific neighborhoods is the condition of paved roads and sidewalks. The Santa Monica Street Maintenance Division is responsible for pavement maintenance for all public right-of-ways, city-owned parking lots, and state highways located within the city. According to the Street Maintenance Division's website, each year approximately 900

sidewalk patches are applied and 800 potholes are repaired, accounting for 28,000 square feet of streets and sidewalks through the city. The city has also implemented rubberized asphalt as a replacement for concrete sidewalks. Since 2011, the City has installed 27,300 tons of rubberized asphalt (about 709,800 tires). Using rubberized asphalt saves on carbon dioxide emissions (production of concrete is the third highest source of carbon dioxide emissions worldwide). It also guards against tree roots damaging sidewalks. Local data should be consulted to determine the actual distribution of the potholes and timeliness of repair to evaluate whether there is a disproportionate amount of resources directed toward certain neighborhoods or away from others. Nevertheless, based on raw numbers alone, it seems that Santa Monica is doing a better job of addressing potholes and road issues than its neighbor, the City of Los Angeles.[22]

Lack of local or regional cooperation

Lack of local or regional cooperation is a contributing factor to Segregation. A system for aggressive regional cooperation already exists in the area: the Southern California Association of Governments (SCAG). SCAG is the nation's largest metropolitan planning organization. It represents six counties, 191 cities, and more than 19 million residents. The agency develops regional transportation plans including sustainable communities strategy and growth forecast components, regional transportation improvement programs, regional housing needs allocations, and a portion of the South Coast Air Quality management plans.

Santa Monica is small, compact, and progressive, but it must be viewed within the lens of the entire Region where it is located. As part of one of the most expensive housing markets in the county, the entire Region experiences immense economic pressure that pushes out low-income communities and communities of color. Santa Monica has adopted very progressive policies when it comes to rent control, source of income discrimination, and inclusionary zoning. Santa Monica has permanent rent control provisions that cover single-family homes, duplexes, triplexes, and apartment buildings, and tenants may only be evicted if they are at-fault or the landlord wishes to move themselves or their family into the unit.[23] Further, in 2018, Santa Monica sought to limit property-tax surcharges unduly burdening tenants and tackling corporate overreach into available short-term rentals.[24] Moreover, Santa Monica Municipal Code requires developers to abide by affordable housing requirements, such as designating portions of their buildings for moderate-, low-, very low-, and extremely low-income rental housing.[25] However, if the other municipalities in the area don't adopt these measures, then the people who are pushed out of the City of Los Angeles, for example, will be funneled into the market in Santa Monica given the progressive policies that target accessibility for lower-income renters, which may then be overloaded. Regional cooperation is key in this area, especially given the high costs and economic pressured experienced in the Region.

[22] The City of Los Angeles reportedly fielded 3,700 requests for pothole repairs in one month in 2017. https://la.curbed.com/2017/2/8/14550826/report-pot-holes-los-angeles-rain. Los Angeles also employs an 80/20 strategy, with 80% of funds going toward the least damaged streets, to keep them from falling into disrepair, and only 20% of funds going toward repairing the most damaged streets. https://www.scpr.org/news/2016/06/13/61525/why-la-s-worst-streets-are-likely-to-stay-that-way/.

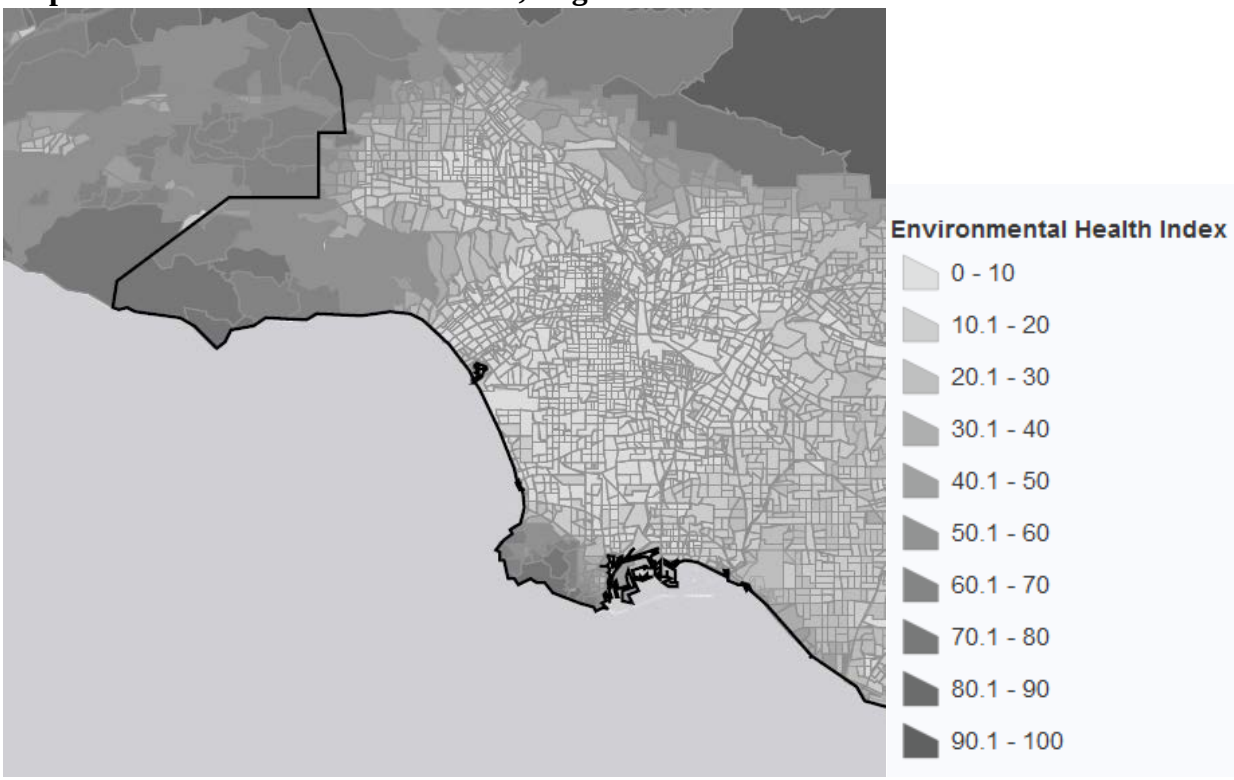
[23] https://la.curbed.com/2018/6/4/17302800/rent-control-los-angeles-rules-guide

[24] https://www.smgov.net/uploadedFiles/Departments/Rent_Control/Home/2018%20Annual%20Report%20FINAL.pdf

[25] https://www.santamonica.gov/housing-ahpp-developers

Regional cooperation is also incredibly important when it comes to environmental health. The Los Angeles metro area has a well-known smog problem due to the high number of cars and people. The map below indicates the environmental health index of the area; lighter shades are worse. The most of the area ranks on the lowest or second lowest rung of the scale. Because air pollution cannot be contained to an area, regional cooperation is key here. The main solution is transportation reform. The Los Angeles Metro system already serves the greater metropolitan area, Santa Monica included, as does the Big Blue Bus (although it is run by the City of Santa Monica, the Big Blue Bus service area spans more than 58 square miles of greater Los Angeles). The Los Angeles Metro has also committed to a 100 percent zero emission bus fleet by 2030. The problem more likely lies with the number of cars on the road. The City of Los Angeles was designed for cars, its spread out, and it's arguably hostile to pedestrians. Moving forward, the key to a healthier environment in the Region must involve disincentivizing the use of cars. At the same time, a focus on public transportation should take care not to incur the adverse effect of pushing out low-income residents who normally live near transportation corridors (and often don't have cars) and are the most reliable passengers on public transportation.

Map 10: Environmental Health Index, Region



Land Use and Zoning Laws

Land is a major contributing factor to Segregation, R/ECAPs (in the Region), Disparities in Access to Opportunity, Disproportionate Housing Needs, Publicly Supported Housing, and Disability and Access. Santa Monica is very compact, roughly rectangular, abutting the ocean, and just 8.3 miles squared. The street layout and zoning and is very efficient, with the downtown area located along the beach and down the center of the city. Single-family home zoning is restricted to the periphery, and

zoning gets gradually denser as you move toward the center of town and the main transportation thoroughfares. Specifically, neighborhoods like North of Montana and Ocean Park that are disproportionately White are primarily zoned for single-family homes. The problem is most severe in the North of Montana neighborhood. The high housing cost of single family homes and the single family home-restricted zoning on either end of the City functionally restricts racial diversity in these neighborhoods, as shown by the disproportionately White and Asian American populations of the neighborhoods.

Section 630 to the City Charter requires that not less than 30% of all newly constructed multi-family residential housing be permanently affordable to and occupied by low and moderate income households. Low income is defined by not exceeding 60% of the Los Angeles County median income adjusted by family size, as published by HUD. Moderate income means income not exceeding 100% of the Los Angeles County median income adjusted by family size. At least half of the affordable units must be occupied by low income households.

Section 2120 of the City Charter authorizes the City to finance the development, construction, and acquisition of affordable housing up to a maximum amount that is related to the total number of residences in Santa Monica, with carryover authority.

Additionally, SROs are no longer allowed downtown, in favor of much-needed family housing. The AHPP has also suspended the extremely low-income category for affordable housing. Nor is the City proactive in looking into ADU units. However, on the positive side, the Downtown Plan allows for higher density zoning and the elimination of any parking requirements for affordable housing.

Lending discrimination

Lending discrimination is a significant contributing factor to segregation, R/ECAPs, and disparities in access to opportunity in the City of Santa Monica as well as those fair housing issues and disproportionate housing needs in the Region. The data below shows that White applicants in the City of Santa Monica generally have more favorable outcomes, such as higher rates of loan origination and lower rates of application denial, than do people of color. For every loan purpose, White applicants either have more favorable outcomes than either all other groups or two out of the three other groups. The relatively modest disparities reflected in the tables below also likely reflect the extent to which lending discrimination is a barrier for people of color and Black and Hispanic households, in particular, that may wish to seek housing in the City of Santa Monica. However, it should be noted that very low application volume from Black and Hispanic home seekers is a major reason for some of the more unexpected results below, like the 8.2% denial rate for Black households' refinance applications. Also, across the categories of "home purchase," "refinancing," and "home improvement," racial disparities are most clearly reflected in the home purchase category; the very low application volume could be contributing to this outlier. Even still, there may be discriminatory barriers to even submitting applications that prevent many Black and Hispanic households from accessing the opportunities present in the City of Santa Monica. Disparities in exposure to predatory subprime loans do not appear in the narrow context of the City of Santa Monica since virtually no subprime mortgage lending takes place in the city across all races and ethnicities.

Table 4: Percentage of Loan Applications Resulting in Originated Loans by Race or Ethnicity and Loan Purpose in the City of Santa Monica, 2014-2017 Home Mortgage Disclosure Act Data

Race or Ethnicity	Home Purchase	Refinancing	Home Improvement
White, Not Hispanic	65.1%	59.3%	61.6%
Black, Not Hispanic	42.9%	53.1%	63.6%
Asian, Not Hispanic	63.3%	56.2%	58.6%
Hispanic	75.7%	53.4%	56.7%

Table 5: Percentage of Loan Applications Denied by Race or Ethnicity and Loan Purpose in the City of Santa Monica, 2014-2017 Home Mortgage Disclosure Act Data

Race or Ethnicity	Home Purchase	Refinancing	Home Improvement
White, Not Hispanic	10.6%	17.6%	18.0%
Black, Not Hispanic	14.3%	8.2%	27.3%
Asian, Not Hispanic	12.3%	18.4%	31.0%
Hispanic	6.8%	20.2%	23.3%

The tables below reflect that, while lending disparities in the City of Santa Monica may appear to be modest, such disparities are vast in the Region. In particular, Black and Hispanic applicants face much higher denial rates and much lower origination rates across loan purposes. These disparities reflect a landscape in which it is more difficult for Black and Hispanic households to attain homeownership, which is functionally a prerequisite for living in some of the most segregated White neighborhoods in the Region, which consist primarily of owner-occupied single-family homes. Lack of access to homeownership can increase cost burden among Black and Hispanic households over time as their rents continue to escalate. Additionally, unlike in the City of Santa Monica, there is a significant subprime lending market in the Region, and Black and Hispanic borrowers are disproportionately exposed to predatory loans. This drives up monthly housing costs and destabilizes housing for Black and Hispanic households.

Table 6: Percentage of Loan Applications Resulting in Originated Loans by Race or Ethnicity and Loan Purpose in the Los Angeles-Long Beach-Glendale, CA Metropolitan Statistical Area, 2014-2017 Home Mortgage Disclosure Act Data

Race or Ethnicity	Home Purchase	Refinancing	Home Improvement
White, Not Hispanic	66.2%	57.1%	58.3%
Black, Not Hispanic	58.4%	44.6%	43.8%
Asian, Not Hispanic	65.9%	54.5%	53.3%
Hispanic	61.2%	49.6%	46.9%

Table 7: Percentage of Loan Applications Denied by Race or Ethnicity and Loan Purpose in the Los Angeles-Long Beach-Glendale, CA Metropolitan Statistical Area, 2014-2017 Home Mortgage Disclosure Act Data

Race or Ethnicity	Home Purchase	Refinancing	Home Improvement
White, Not Hispanic	9.3%	17.3%	20.3%
Black, Not Hispanic	13.6%	25.4%	35.5%
Asian, Not Hispanic	9.3%	17.8%	22.7%
Hispanic	10.8%	20.5%	29.7%

Table 8: Percentage of Originated Loans That Were High-Cost by Race or Ethnicity in the Los Angeles-Long Beach-Glendale, CA Metropolitan Statistical Area, 2014-2017 Home Mortgage Disclosure Act Data

Race or Ethnicity	Percentage High-Cost
White, Not Hispanic	2.2%
Black, Not Hispanic	6.1%
Asian, Not Hispanic	2.3%
Hispanic	6.8%

Relying in part on data like that presented above, there has been a significant amount of fair lending litigation alleging discrimination by large banks. In particular, the City of Los Angeles has sued multiple financial institutions, including Wells Fargo. Although the Ninth Circuit ultimately ruled in Wells Fargo's favor in that lawsuit, the allegations in the City's complaints thoroughly document the significant barriers that borrowers of color have long faced in accessing affordable mortgage credit.

Location and type of affordable housing

The location and type of affordable housing are significant contributing factors to segregation in the City of Santa Monica and to segregation, R/ECAPs, and disparities in access to opportunity in the Region. Within the City of Santa Monica, there are no hard units of publicly supported housing in the North of Montana neighborhood, and, as the map below reflects, there are very few units of affordable rental housing in that neighborhood, the North of Wilshire neighborhood, the Ocean Park neighborhood, and the Sunset Park neighborhood. These neighborhoods are more heavily White than Santa Monica as a whole, as well as more diverse neighborhoods like Pico and Downtown. Additionally, although the City of Santa Monica has a large stock of publicly supported housing for a city of its size in comparison to its peers, traditional, federally funded public housing units are absent from that supply.[26] Regionally and based on the greater representation of people of color among extremely low-income households than among low-income households, public housing units are more likely to house Black and Hispanic households than are the LIHTC developments that are especially

[26] There are, however, five properties run by Los Angeles County in the City of Santa Monica, which provide 81 units of public housing.

numerous in the City of Santa Monica.[27] With all of this in mind, it should be noted that Santa Monica is small and compact, and the location of affordable housing exerts less negative influence within that context. Additionally, land costs, especially in the Montana area, can be prohibitive. Although federal funding to build new public housing is unlikely to be available in the foreseeable future, the City of Santa Monica might consider an initiative to create municipally-funded social housing to fill this gap. Lastly, a disproportionate share of HUD-supported hard units of affordable housing are in senior housing, which is less likely to contribute to the integration of the City of Santa Monica than family-occupancy housing, which can also accommodate seniors. The City of Santa Monica should prioritize intergenerational family-occupancy housing in future affordable housing efforts.

In the Region, there are stark patterns of segregation in publicly supported housing that function to cut Black and Hispanic families, especially in Central, South, and East LA, off from access to opportunity and an equal opportunity to reside in historically exclusionary, predominantly White neighborhoods. As a result of this distribution of publicly supported housing, the barriers to Black and Hispanic households living in many of Santa Monica's neighboring West Side communities, coastal and southern Orange County, and parts of the San Fernando Valley are especially pronounced.

Loss of affordable housing

The loss of affordable housing is a significant contributing factor to disproportionate housing needs, disability and access, and publicly supported housing in the City of Santa Monica and segregation, R/ECAPs, and disparities in access to opportunity in the Region. In the City of Santa Monica, rent-controlled apartments have historically been a major source of unsubsidized affordable housing. Although rent-controlled units still allow low-income tenants, who are disproportionately members of protected classes, to stay in the City of Santa Monica, the number of rent-controlled units in Santa Monica has diminished, and the affordability of the rent-controlled units that exist has decreased. As of 2017, a net total of 1,948 units of rent-controlled housing had been lost since 1986 due to conversions under the Ellis Act. In 2017, a large share – 38% - of units lost due to Ellis Act conversions were in the North of Wilshire and North of Montana neighborhoods. With each passing year, vacancy decontrol, or the reset of a rent-controlled unit's rent to the current market rent upon becoming vacant, has meant that the rent-controlled units that do exist are less affordable. By the end of 2017, tenants paying market-rate rents occupied 19,057 out of 27,375 rent-controlled units. Of those 19,057 market rate units, 10% were converted under the Ellis Act. The effects of vacancy decontrol are especially pernicious from a fair housing perspective, as that state-imposed policy means that potential newcomers to Santa Monica, who are more likely to be people of color than are long-time residents, do not experience the full benefits of rent control. Although Proposition 10, which would have repealed state preemption of vacancy control and the application of rent control to new construction, did not pass in 2018, the City of Santa Monica should push the State of California to repeal those preemptive provisions and reform the Ellis Act in order to prevent the loss of needed affordable housing. These phenomena are not limited to the City of Santa Monica. The City of Los Angeles is in a similar position, and losses of rent-controlled units there are concentrated in gentrifying

[27] Although this is true on an aggregate level, it is important to note that many LIHTC developments in Santa Monica contain units, often assisted with Project-Based Vouchers, that are affordable to extremely low-income households. Still, those units are a fraction of total affordable units whereas they are the standard in public housing.

neighborhoods. When Black and Hispanic households are displaced from those neighborhoods, they often have little choice but to move to segregated neighborhoods that are isolated from meaningful opportunity. State law does require mandatory relocation of people displaced from these units, placing them at the top of respective waiting lists.

Similar challenges, though at a much smaller scale, exist in the City of Santa Monica with respect to publicly supported housing. The National Housing Preservation Database shows that there are nine properties with a total of 151 units in the City of Santa Monica with subsidies that have expired. Other properties with active subsidies are at risk of the loss of affordability. The City of Los Angeles and other cities in the Region face the same threat. Additionally, publicly supported housing developments whose owners choose not to renew subsidy contracts are often located in high opportunity areas and gentrifying neighborhoods as it is in those places that the greatest windfall profits can be made by increasing rents to market rates.

On the positive side, the City has been active in preserving affordable housing for seniors. For example, At Neilson Villas, a HUD-funded senior development with maturing loans, the City negotiated with property owners to convert 80 units into Project-Based vouchers. The City also provided $1 million for rehabbing the units. The City is also in negotiation with two other senior housing properties with maturing loans (Westminster Towers and Santa Monica Christian Towers) to convert an additional 310 units into Project-Based Vouchers and prevent them from becoming market rate units. Finally, the POD program works to prevent displacement and maintain affordable rent-controlled units in the area.

Occupancy Codes and Restrictions

Occupancy codes and restrictions are not a significant contributing factor to Segregation. The state of California has not adopted the Universal Building Code. Instead, they have enacted the California Building Code, which also incorporates the International Building Code. The California Building Code has a rather broad definition of family, in that it does not only limit a family to "an individual or two or more persons who are related by blood or marriage," but expands the definition to any persons who "otherwise live together in a dwelling unit."[28] This definition is not restrictive in a way that would negatively affect access to housing.

Santa Monica's Building code does not define a family specifically, but it does define a household as "one or more persons living together in a single dwelling unit, with access to and use of all common living and eating areas and all common areas and facilities for the preparation and storage of food and who maintain a single mortgage, lease, or rental agreement for all members of the household."[29] Accordingly, a single-unit dwelling is defined as "a dwelling unit that is designed for occupancy by one household, located on a single parcel that does not contain any other dwelling unit."[30] However, given that their definition of a family is not limited, this provision is not overly restrictive. The affordable housing portion of the code does define the "appropriate" unit to person ratio per housing unit as one person in a studio, two people in a one-bedroom, three people in a two-bedroom, four

[28] California Building Code, §202.
[29] Santa Monica Municipal Code §9.52.020.1120.
[30] Santa Monica Municipal Code §9.51.020(A)(1)(a).

people in a three-bedroom, and five people in a four-bedroom unit.[31] There is not a provision regarding how children factor in to the appropriate ratio, nor is there an explanation of whether this is a suggestion or a requirement, so there may be a disproportionate impact on families with children. However, as discussed in other sections, discrimination in housing based on family composition or the presence of minor children is prohibited.[32] Santa Monica does not explicitly restrict where voucher holders can live, and discrimination based on having a housing voucher is explicitly prohibited.[33]

Private discrimination

Private discrimination is a significant contributing factor to Segregation. Given Santa Monica's very progressive stance and expansive state and local anti-discrimination provisions, the majority of housing discrimination in the city occurs privately, rather than at the hands of the city or state. The Housing Rights Center received 17 discrimination complaints in 2016, 11 complaints in 2017, and 16 complaints in 2018. At Santa Monica Legal Aid, most of the complaints received detail discrimination based on a tenant's disability, particularly complaints regarding denied request for a reasonable accommodation or modification. The second largest category is Section 8 discrimination, despite Santa Monica's explicit prohibition against source of income discrimination. The third largest category is discrimination based on familial status. Santa Monica Legal Aid coordinates with the Santa Monica City Attorney's office to investigate and resolve these complaints. The City Attorney received 20 fair housing complaints in 2016, 38 complaints in 2017, and 15 complaints in 2018. These issues are either resolved through sending a demand letter or by the filing of lawsuits. The City Attorney office has brought a few such lawsuits in recent years. Two lawsuits were filed against landlords who failed to make reasonable accommodations or repairs,[34] and another was filed against a landlord for repeatedly abusing his power to enter units by doing so unannounced and for extended periods of time.[35]

In the larger Region, private discrimination played a key role in creating segregation in Los Angeles County and such discrimination continues to this day. According to a 2017 Annual Report by the California Department of Fair Employment and Housing, 292 complaints about housing were filed from Los Angeles County in 2017.[36] Housing discrimination can take many forms. Renters of color may be less likely to receive information about available housing or be less likely to have opportunities to inspect available units. Homebuyers of color may be steered toward certain neighborhoods or be less likely to receive assistance regarding financing. Because of the history of private discrimination in the City of Los Angeles, it is likely a significant portion of the county's numbers are from LA.

[31] Santa Monica Municipal Code §9.64.020(E).
[32] Santa Monica Municipal Code §4.28.030(a)-(b).
[33] Santa Monica Municipal Code §4.28.030 (j).
[34] Kevin Hererra, *City Attorney, Landlord Resolve Harassment Complaints*, Santa Monica Daily Press (Mar. 4, 2014, 4:22 PM), https://www.smdp.com/city-attorney-landlord-resolve-harassment-complaints/132715.; see also, Paige Austin, *City Accuses Santa Monica Landlords of Discrimination*, The Patch (Mar. 10, 2015, 3:15AM), https://patch.com/california/santamonica/city-accuses-santa-monica-landlords-discrimination.
[35] Guest Author, *City Attorney Gets Injunction for landlord's Unlawful Entries*, Santa Monica Daily Press (Jun. 6, 2017 ,6:00AM), https://www.smdp.com/city-attorney-gets-injunction-for-landlords-unlawful-entries/161222.
[36] https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2018/08/August302018AnnualReportFinal.pdf.

Source of Income Discrimination

Source of income discrimination is not a significant contributing factor to Segregation. Source of income discrimination occurs when landlords refuse to rent to people with Section 8 vouchers to subsidize their rent payments. Discrimination based on source of income can severely restrict the rental properties available to people with Section 8 vouchers, frustrating the goals of the federal program to ensure that people can rent properties close to their places of work and with features that will suit their needs. In 2015, Santa Monica adopted an ordinance prohibiting source of income discrimination.[37] Additionally, the City has adopted the HOUSE program (Housing Opportunities utilizing Subsidy Enhancements), which works to incentivize landlords to participate in the Housing Choice Voucher program by awarding funds to landlords for various construction enhancements for their properties. Despite these source of income protections, however, some landlords still discriminate against tenants trying to use vouchers. The Santa Monica Housing Authority is not currently accepting applications for new Section 8 tenants.

Other

N/A

[37] https://www.smgov.net/departments/council/agendas/2015/20150505/s2015050507-A-1.htm

B. GENERAL ISSUES

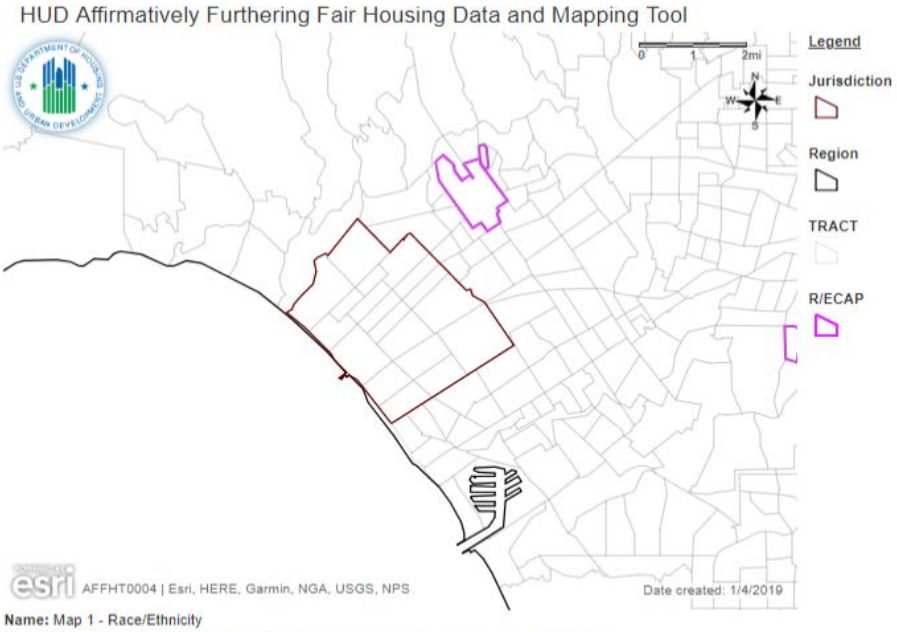
ii. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

R/ECAPs are geographic areas with significant concentrations of poverty and minority populations. HUD has developed a census-tract based definition of R/ECAPs. In terms of racial or ethnic concentration, R/ECAPs are areas with a non-White population of 50 percent or more. With regards to poverty, R/ECAPs are census tracts in which 40 percent or more of individuals are living at or below the poverty limit or that have a poverty rate three times the average poverty rate for the metropolitan area, whichever threshold is lower.

Where one lives has a substantial effect on mental and physical health, education, crime levels, and economic opportunity. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. Concentrated poverty is also associated with higher crime rates and worse health outcomes. However, these areas may also offer some opportunities as well. Individuals may actively choose to settle in neighborhoods containing R/ECAPs due to proximity to job centers and access to public services. Ethnic enclaves in particular may help immigrants build a sense of community and adapt to life in the U.S. The businesses, social networks, and institutions in ethnic enclaves may help immigrants preserve their cultural identities while providing a variety of services that allow them to establish themselves in their new homes. Overall, identifying R/ECAPs is important in order to better understand entrenched patterns of segregation and poverty.

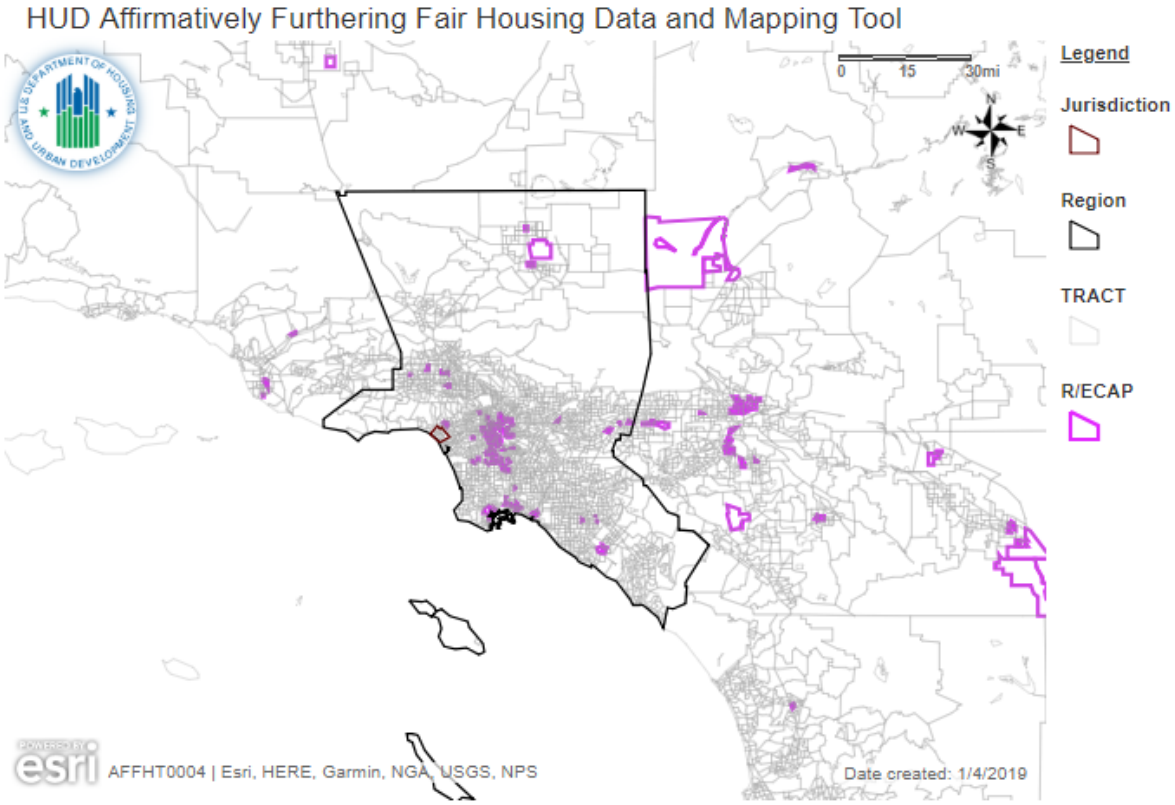
Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction and Region.

Map 1: R/ECAPs, Santa Monica



Name: Map 1 - Race/Ethnicity
Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs
Jurisdiction: Santa Monica (CDBG, HOME)
Region: Los Angeles-Long Beach-Anaheim, CA

Map 2: R/ECAPs, Region



There are no R/ECAPs within the City of Santa Monica. There are several within the greater Region and just outside the Region; those just outside the Region are close enough to Santa Monica to be relevant to this analysis.

There are many areas that meet the criteria within the City of Los Angeles limits that meet the criteria for R/ECAPs. The vast majority of these R/ECAPs are clustered in Central Los Angeles, South Los Angeles, and the Eastside. In Central Los Angeles, there is a cluster of R/ECAPs in Downtown Los Angeles encompassing Skid Row and other areas. To the west of Downtown, there is a contiguous grouping of R/ECAPs in Westlake. There is also a significant grouping of R/ECAPs in Pico-Union. To the north of Downtown, a grouping of R/ECAPs is located in Elysian Park and Chinatown. In addition, there is a R/ECAP in East Hollywood in Little Armenia. Another R/ECAP in Hollywood lies immediately to the West of the Hollywood Forever Cemetery stretching east to Seward Street. In South Angeles, there is a significant grouping of R/ECAPs surrounding the University of Southern California campus. These include R/ECAPs in Adams-Normandie, Exposition Park, and University Park. The adjacent neighborhoods of Historic South-Central which is South of I-10 and East of I-110, South Park, and Vermont Square also have R/ECAPs. Further south, there is a R/ECAP in Vermont-Slauson, and a cluster of R/ECAPs in Vermont Knolls and Florence. An additional cluster of R/ECAPs is located in Watts and the adjacent neighborhood of Green Meadows. There are also R/ECAPs in Hyde Park, Crenshaw, Lincoln Heights, and Boyle Heights.

There are several R/ECAPs in the Harbor Region and San Pedro. In addition, there are two R/ECAPs on the Westside immediately to the west of UCLA's campus, one of which is dominated by the Veterans Home of California and the VA Greater Los Angeles Healthcare Center. These two R/ECAPs are the closest R/ECAPs to the City of Santa Monica. In the San Fernando Valley, there are two R/ECAPs located in North Hills while another R/ECAP is in Panorama City. There is also a R/ECAP in northeastern Van Nuys. An additional two R/ECAPs are located in the Canoga Park section of the Valley.

Outside of the City of Los Angeles, there is one R/ECAP in Pasadena. Two R/ECAPs are located in Pomona. There is one R/ECAP in Huntington Park, one in Lynwood bordering the City of Los Angeles, and one in central Compton. There are several R/ECAPs in Long Beach clustered next to Wilmington as well as one R/ECAP in the Harte neighborhood in northern Long Beach. There are three R/ECAPs located in Inglewood. In the Antelope Valley Region of L.A. County, there is a grouping of R/ECAPs in central Palmdale and one R/ECAP in Lancaster.

In Ventura County, there is a grouping of R/ECAPs in Oxnard and western Ventura. There is also a R/ECAP in central Santa Paula. In Orange County, there are three R/ECAPs in Irvine corresponding to the campus of the University of California, Irvine.

Describe and identify the predominant protected classes residing in R/ECAPs in the jurisdiction and Region. How do these demographics of the R/ECAPs compare with the demographics of the jurisdiction and Region?

Table 1: R/ECAPs Demographics, Santa Monica, Region

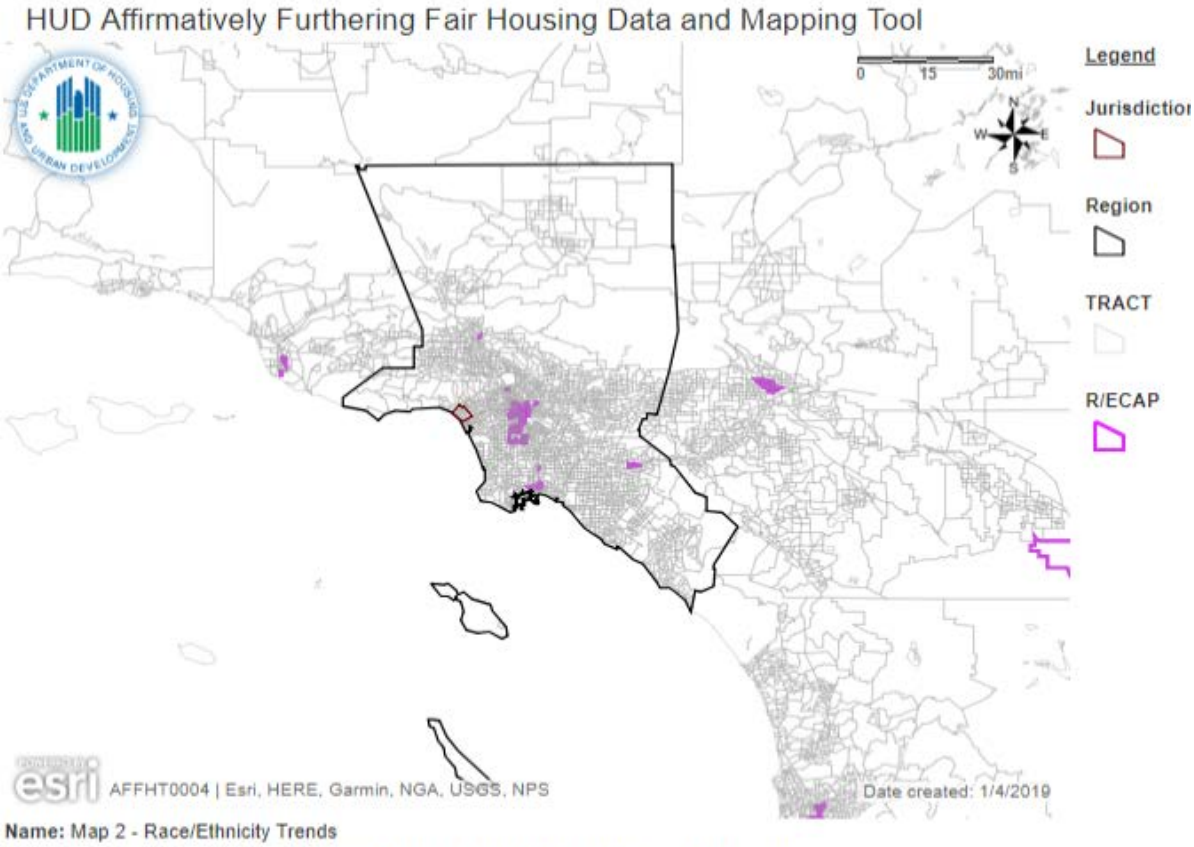
	(Santa Monica, CA CDBG, HOME) Jurisdiction			(Los Angeles-Long Beach-Anaheim, CA) Region		
R/ECAP Race/Ethnicity		#	%		#	%
Total Population in R/ECAPs		0	-		562,051	-
White, Non-Hispanic		0	N/a		34,911	6.21%
Black, Non-Hispanic		0	N/a		77,656	13.82%
Hispanic		0	N/a		395,944	70.45%
Asian or Pacific Islander, Non-Hispanic		0	N/a		44,800	7.97%
Native American, Non-Hispanic		0	N/a		1,043	0.19%
Other, Non-Hispanic		0	N/a		1,455	0.26%
R/ECAP Family Type						
Total Families in R/ECAPs		0	-		104,826	-
Families with children		0	N/a		64,580	61.61%
R/ECAP National Origin						
Total Population in R/ECAPs		0	-		562,051	-
#1 country of origin	Null	0	0.00%	Mexico	138,110	24.57%
#2 country of origin	Null	0	0.00%	El Salvador	29,075	5.17%
#3 country of origin	Null	0	0.00%	Guatemala	22,964	4.09%
#4 country of origin	Null	0	0.00%	China excl. Hong Kong & Taiwan	6,958	1.24%
#5 country of origin	Null	0	0.00%	Korea	5,496	0.98%
#6 country of origin	Null	0	0.00%	Honduras	5,221	0.93%
#7 country of origin	Null	0	0.00%	Philippines	3,592	0.64%
#8 country of origin	Null	0	0.00%	Cambodia	3,378	0.60%
#9 country of origin	Null	0	0.00%	Vietnam	2,828	0.50%
#10 country of origin	Null	0	0.00%	Belize	2,199	0.39%

Hispanic residents make up a disproportionate percentage of residents who reside in R/ECAPs compared to Region as a whole. Black residents also constitute a disproportionate of R/ECAP residents in the Region.

In terms of national origin, Mexican Americans disproportionately reside in R/ECAPs as do Honduran Americans, Salvadoran Americans, Guatemalan Americans, and Chinese American individuals.

Describe how R/ECAPs have changed over time in the jurisdiction and the Region (since 1990).

Map 3: R/ECAPs 1990, Region



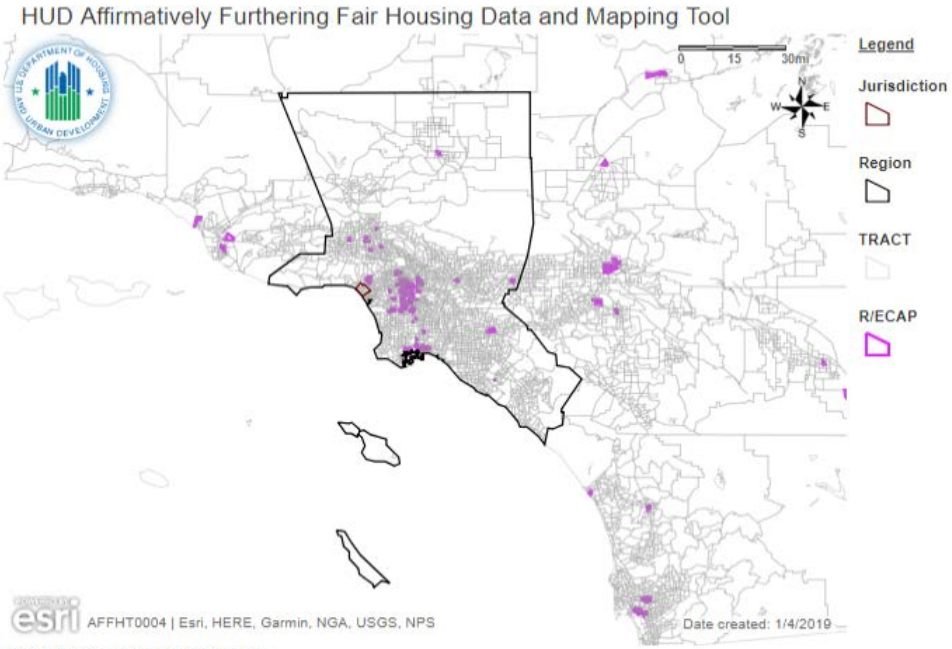
Name: Map 2 - Race/Ethnicity Trends

Description: Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

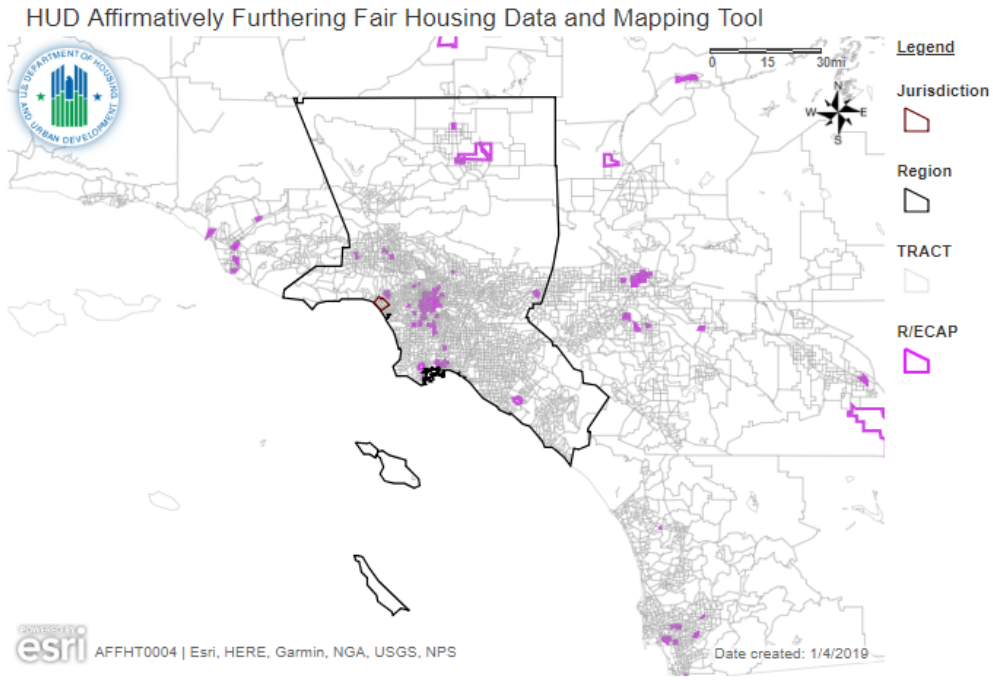
Region: Los Angeles-Long Beach-Anaheim, CA

Map 4: R/ECAPs 2000, Region



Name: Map 2 - Race/Ethnicity Trends
Description: Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs
Jurisdiction: Santa Monica (CDBG, HOME)
Region: Los Angeles-Long Beach-Anaheim, CA

Map 5: R/ECAPs 2010, Region



Name: Map 2 - Race/Ethnicity Trends
Description: Past race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs
Jurisdiction: Santa Monica (CDBG, HOME)
Region: Los Angeles-Long Beach-Anaheim, CA

There have not been any R/ECAPs in the city of Santa Monica between 1990 and the present day. In the Region, however, the number of R/ECAPs has increased over time. In 1990, nearly all regional R/ECAPs were located in the City of Los Angeles. R/ECAPs were concentrated in the Central Los Angeles neighborhoods of Downtown, Pico-Union, and Westlake. In South Los Angeles, a cluster of R/ECAPs was located in Central-Alameda. Another cluster was located in University Park, Adams-Normandie, Historic South-Central, and Exposition Park. Additional R/ECAPs were located in Watts, Broadway-Manchester, and Vermont Knolls and Florence. In East Los Angeles, two R/ECAPs were located in Boyle Heights. R/ECAPs also existed in Long Beach. Outside of the City of Los Angeles, scattered R/ECAPs were found in Oxnard and Long Beach.

By 2000, additional R/ECAPs developed in Wilmington in the Harbor Region of the City of Los Angeles, Westwood, and in North Hills and Van Nuys in the San Fernando Valley. One R/ECAP located in Downtown Los Angeles was no longer considered a R/ECAP by 2000. New R/ECAPs emerged in Westlake and Pico-Union as well as in an area straddling Harvard Heights and Arlington Heights. More R/ECAPs also emerged in South Los Angeles in South Park and the Baldwin Hills/Crenshaw area. The number of R/ECAPs in Boyle Heights also increased. Outside of the City of Los Angeles, a cluster of R/ECAPs developed in Long Beach. Scattered R/ECAPs appeared in Lennox, Inglewood, Palmdale, and in Orange County, south of Irvine.

By 2010, new R/ECAPs emerged in Downtown Los Angeles, Chinatown, Elysian Park, and Westlake. New R/ECAPs also developed in San Pedro in the Harbor Region and Canoga Park in the San Fernando Valley. In addition, the number of R/ECAPs increased in South Los Angeles and Lincoln Heights on the Eastside. New R/ECAPs also emerged in Palmdale, Lancaster, Pasadena, Pomona, and Willowbrook, as well in Orange County, south of Irvine. One census tract in Harvard Heights/Arlington Heights and one in Lennox that were considered R/ECAPs in 2000 were no longer classified as R/ECAPs in 2010.

Additional Information

a. *Beyond the HUD-provided data, provide additional relevant information, if any, about R/ECAPs in the jurisdiction and Region affecting groups with other protected characteristics.*

b. *The program participant may also describe other information relevant to its assessment of R/ECAPs, including activities such as place-based investments and mobility options for protected class groups.*

Contributing Factors of R/ECAPs

Consider the listed factors and any other factors affecting the jurisdiction and Region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of R/ECAPs.

Community opposition

Community opposition is discussed in greater detail in the Segregation section. Community opposition is not a significant contributing factor to R/ECAPs in the Region (though not in the City, since there are no R/ECAPs). By reducing the living options available to current R/ECAP residents outside of

R/ECAPs, community opposition reinforces the racial, ethnic, and socioeconomic demographics of R/ECAPs.

Deteriorated and abandoned properties

Deteriorated and abandoned properties are not a contributing factor to R/ECAPs in the city of Santa Monica. With such a high-priced and sought after real estate market, the amount of deteriorating property that is abandoned with no plans of development is negligible. In fact, as of November 28th, real estate website Realtor.com reports that there are currently no active foreclosures or foreclosed homes for sale in the Santa Monica, and that the median amount of days a foreclosed property stays on the market before being sold is just 61 days.[38]

In stark contrast, the deteriorated and abandoned properties are a significant contributing factor to R/ECAPs in the larger LA Region. After the 2008 financial crisis, Los Angeles saw many foreclosed-upon properties sit vacant and unattended for months or even years in areas that were mainly non-White and areas with higher concentrations of R/ECAPs.[39] Neighbors living next to foreclosed-upon vacant properties were exposed to biohazards,[40] waste dumping, drug use, and illegal gambling.[41] LA City was a recipient of Congressional Neighborhood Stabilization funds for all three funding rounds, and the eventual elimination of this funding stream has adversely affected the City's ability to address the lingering impact of the foreclosure crisis. The City has also successfully undertaken an effort to keep better track of foreclosed upon properties and created a mapping tool, which illustrates where these properties are located across the City.

Around the same time, the City of Los Angeles also sued Deutsche Bank and U.S. Bank, two of the banks that owned many foreclosed properties in LA, for allowing their properties to fall into disrepair, creating "slumlike conditions" in primarily majority-minority neighborhoods. The suits resulted in two settlements, one with U.S. Bank in 2013 for $10 million and the other with Deutsche Bank in 2016 for $13.5 million.[42] In 2015, LA also approved a new program to dispose of abandoned and deteriorated properties by placing into a receivership, having a municipal employee or contractor supervise the necessary repairs, selling the property, and using the proceeds to fund the program.[43] However, this program is modest. While there are more than 32,000 blighted vacant properties across LA, this program only started with 25 properties.[44] LA's Housing and Community Investment Department (HCIDLA), which runs the Foreclosure Registry Program as well as the renovation project, has had significant difficulty implementing programs to prevent foreclosures. Similarly, the Foreclosure Prevention Program provided $1.1 million in funds for loan assistance, but LA and Bank

[38] https://www.realtor.com/foreclosures/Santa-Monica_CA
[39] Los Angeles Times, *Blighted home linger in L.A., frustrating neighbors*, June 2014, http://www.latimes.com/business/la-fi-foreclosure-registry-20140610-story.html.
[40] Los Angeles Times, *Blight moves in after foreclosures*, 2017, http://www.latimes.com/la-fi-vacant28aug28-story.html.
[41] Los Angeles Times, *Los Angeles approves program to fix up and sell bank-owned nuisance properties*, December 2015, http://www.latimes.com/business/la-fi-feuer-nuisance-properties-20151211-story.html.
[42] Los Angeles Times, *U.S. Bank to pay L.A. $13.5 million over foreclosed homes that fell into disrepair, September 2016*, http://www.latimes.com/business/la-fi-feuer-foreclosure-settlement-20160929-snap-story.html.
[43] Los Angeles Times, *Los Angeles approves program to fix up and sell bank-owned nuisance properties*, December 2015, http://www.latimes.com/business/la-fi-feuer-nuisance-properties-20151211-story.html.
[44] Id.

of America, which partnered to implement the program, could not identify any borrowers who were eligible for assistance.

In addition to abandoned built properties, Los Angeles also has a fair number of vacant lots – particularly in the San Fernando Valley and South LA, where some lots have been unoccupied since the Watts Rebellion of 1965.[45] These lots are unsightly and unproductive, a drag on the neighborhoods where they are located, collecting trash and potentially hazardous waste. R/ECAPs are far more likely to contain one or more vacant lots. South LA has almost 3,000 of these lots, compared to wealthier, Whiter areas like West LA, which has only 134, or Wilshire Miracle Mile, which has 310.[46]

Displacement of residents due to economic pressures

Displacement of residents due to economic pressures is discussed in greater detail in the Segregation section. Displacement due to economic pressures is a major contributing factor to R/ECAPs in the Region (though not in the City, since there are no R/ECAPs), as the most vulnerable residents living near the poverty line who are displaced from their original homes often end up in R/ECAPs, concentrated with other people displaced by poverty.

Lack of community revitalization strategies

Lack of community revitalization strategies is discussed in more detail in the Segregation section. Lack of community revitalization strategies is not a significant contributing factor to R/ECAPs.

Lack of local or regional cooperation

Lack of local or regional cooperation is discussed in more detail in the Segregation section. Lack of local or regional cooperation is a significant contributing factor to R/ECAPs in the Region.

Lack of private investments in specific neighborhoods

Lack of private investments in specific neighborhoods is discussed in greater detail in the Segregation section. It is not a significant contributing factor to R/ECAPs in the City because there are none; it is a much stronger contributing factor in the Region.

Lack of public investments in specific neighborhoods, including services or amenities

Lack of public investments is discussed in greater detail in the Segregation section. It is not a significant contributing factor to R/ECAPs in the City because there are none; it is a much stronger contributing factor in the Region.

[45] Curbed Los Angeles, *Los Angeles's tens of thousands of vacant lots mapped*, May 20105, https://la.curbed.com/2015/5/4/9964284/los-angeles-vacant-lots-map.
[46] KPCC Public Radio, *Groups work to turn South LA lots into children's playgrounds*, April 2015, http://www.scpr.org/news/2015/04/30/50927/groups-work-to-turn-south-la-lots-into-children-s/.

Land use and zoning laws

Land use and zoning are discussed in more detail in the Segregation section. It is not a significant contributing factor to R/ECAPs because there are none, but it is significant in the Region.

Location and type of affordable housing

Location and type of affordable housing is discussed in more detail in the Segregation section. Location and type of affordable housing is a major contributing factor to R/ECAPs in the Region.

Loss of Affordable Housing

Loss of affordable housing is discussed in more detail in the Segregation section. It is a contributing factor to R/ECAPs in the Region but not in the City, as there are none.

Occupancy codes and restrictions

Occupancy codes and restrictions are discussed in more detail in the Segregation section. It is not a significant contributing factor to R/ECAPs.

Private discrimination

Private discrimination is discussed in greater detail in the Segregation section. Private discrimination is a significant contributing factor to the development of R/ECAPs in the Region.

Source of income discrimination

Source of income discrimination is discussed in greater detail in the Segregation section. Source of income discrimination is not a major contributing factor to R/ECAPs.

Other

N/A

B. GENERAL ISSUES

iii. Disparities in Access to Opportunity

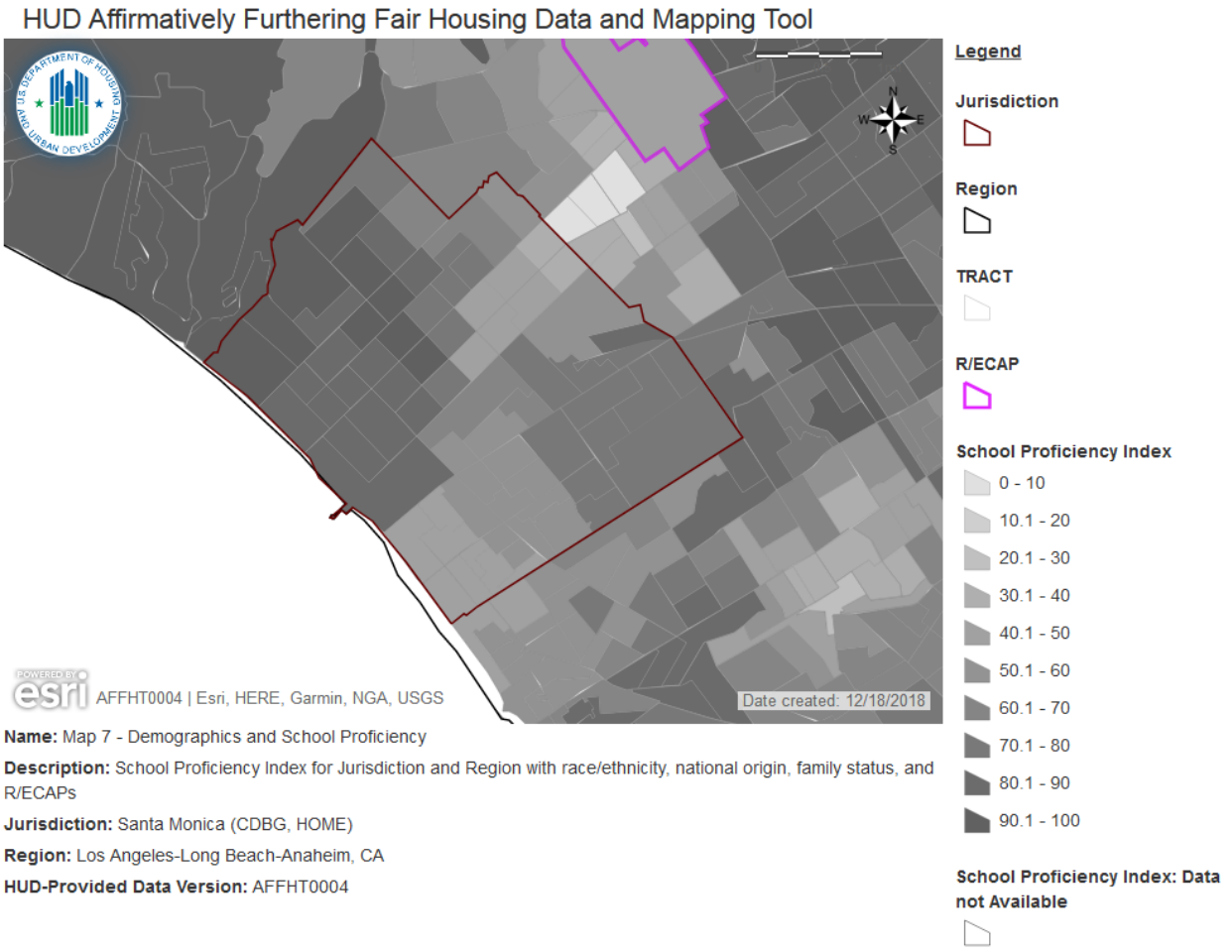
a. Education

i. For the protected class groups HUD has provided data, describe any disparities in access to proficient schools in the jurisdiction and Region.[47]

The City of Santa Monica is served by the Santa Monica-Malibu Unified School District. Within Santa Monica, there are seven elementary schools, two middle schools, and one high school, as well as one alternative school (K-8) and one continuation school. HUD data provided through the AFFH tool indicates that there is significant disparity in school proficiency across Santa Monica, as indicated by Map 1 below. Values in the HUD School Proficiency Index below are ranked from 0 to 100 with higher scores indicating higher quality schools in a neighborhood. Since there are only three middle/high schools in Santa Monica, disparities in school proficiency are most relevant to elementary school education. This is especially true because elementary school education builds the foundation for success in secondary and post-secondary education, and those without a strong foundation often struggle to catch up to their peers as they mature. As illustrated by Map 1, the northern half of the city has significantly higher school proficiency than the southern half, with a notable dip in proficiency through the main transportation corridor. This closely correlates with wealth, single-family home zoning, and concentrations of white residents versus minorities. There is also clear segregation by national origin, as illustrated by Map 3. While Mexican immigrants tend to congregate in the main transportation corridor, Iranians prefer the wealthy northern half of the city, and Koreans tend toward the southern half. These concentrations determine the access to proficient schools for their children. When disaggregated by family status, similar patterns are apparent, with the families tending toward single family zoned areas, but with the resulting disparity between the northern and southern zones. Despite these internal disparities, when disaggregated by race, children both above and below the poverty line have very high access to proficient schools, with school proficiency index numbers in the 60s and 70s across every racial group. With such proficient schools, Santa Monica far outperforms the Region as a whole, although other privileged areas such as Beverly Hills outperform even them.

[47] The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The school proficiency index is a function of the percent of 4th grade students proficient in reading (r) and math (m) on state test scores for up to three schools (i=1,2,3) within 3 miles of the block group centroid. S denotes 4th grade school enrollment: $Schooli = \sum(si \sum nsi) 3\ n{=}i * [\ 1\ 2 * ri + 1\ 2 * mi\ ]$ Elementary schools are linked with block groups based on a geographic mapping of attendance area zones from School Attendance Boundary Information System (SABINS), where available, or within district proximity matches of up to the three-closest schools within 1.5 miles. In cases with multiple school matches, an enrollment-weighted score is calculated following the equation above.

Map 1: School Proficiency Index, Santa Monica



Name: Map 7 - Demographics and School Proficiency

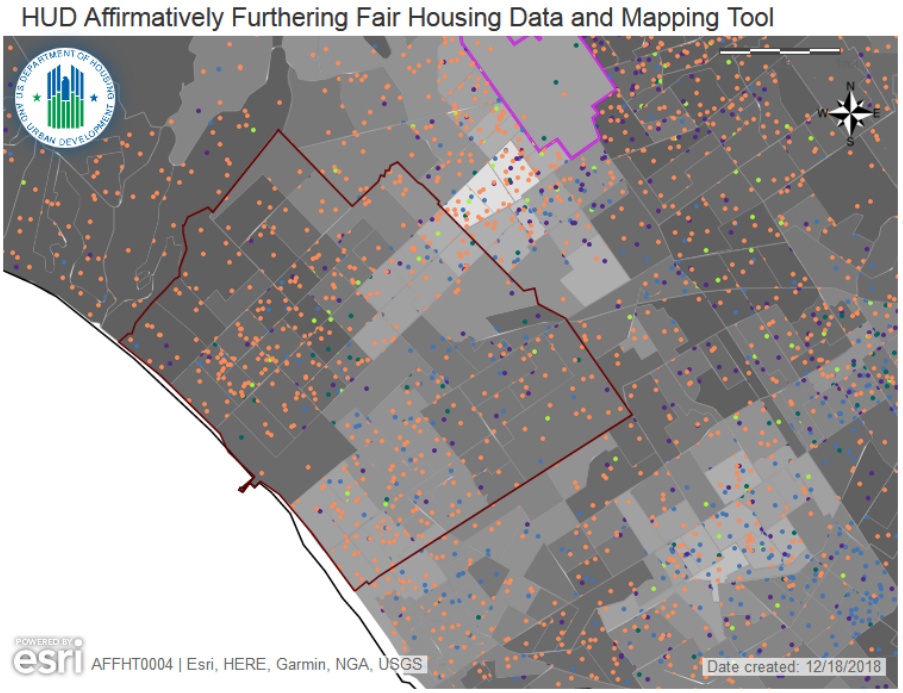
Description: School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 2 (1 of 2): Race/Ethnicity and School Proficiency, Santa Monica



Name: Map 7 - Demographics and School Proficiency

Description: School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Legend

Jurisdiction

Region

Demographics 2010

1 Dot = 75

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic
- Multi-racial, Non-Hispanic

TRACT

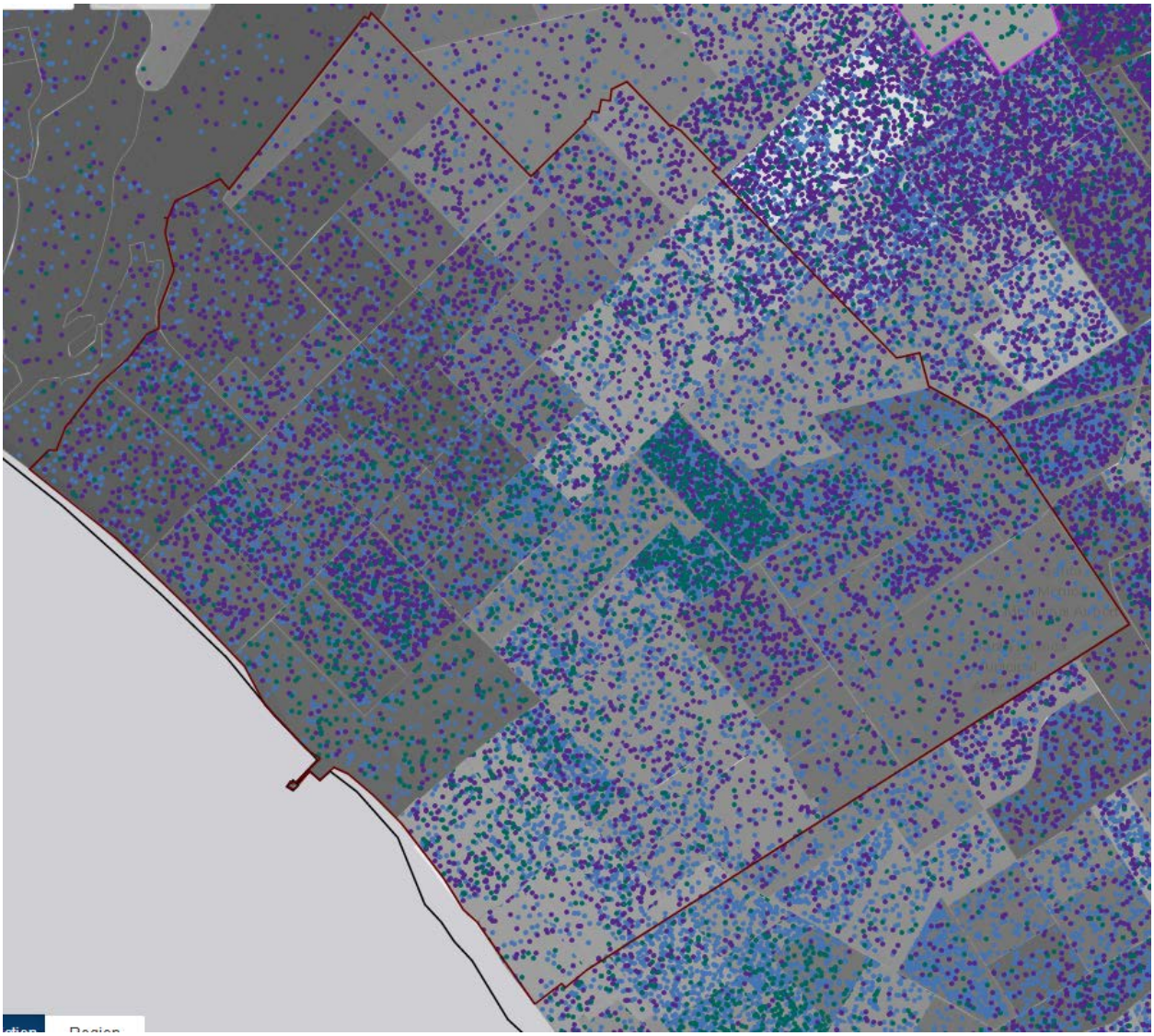
R/ECAP

School Proficiency Index

- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

School Proficiency Index: Data not Available

Map 2 (2 of 2): Race/Ethnicity and School Proficiency, Santa Monica

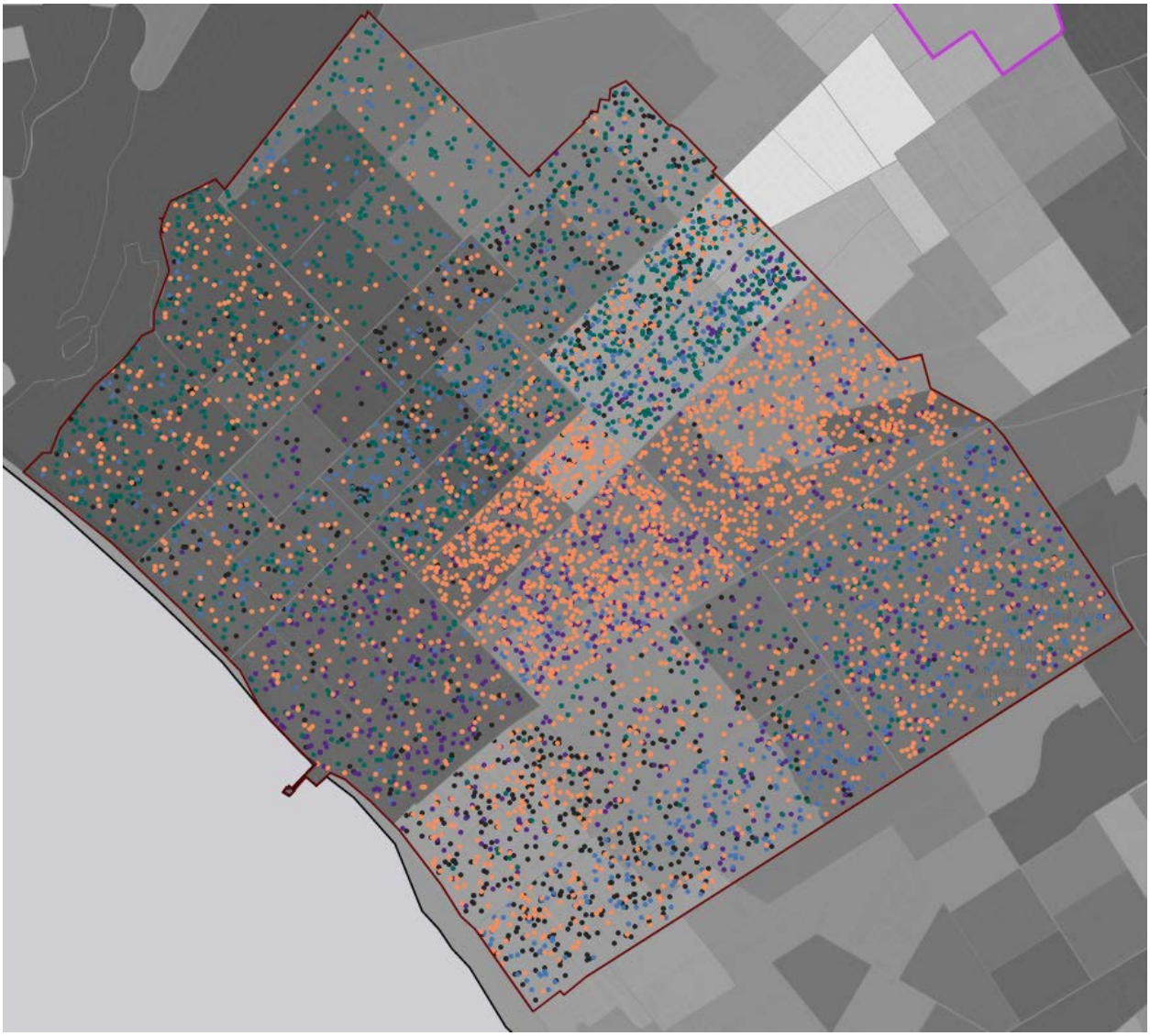


Demographics 2010

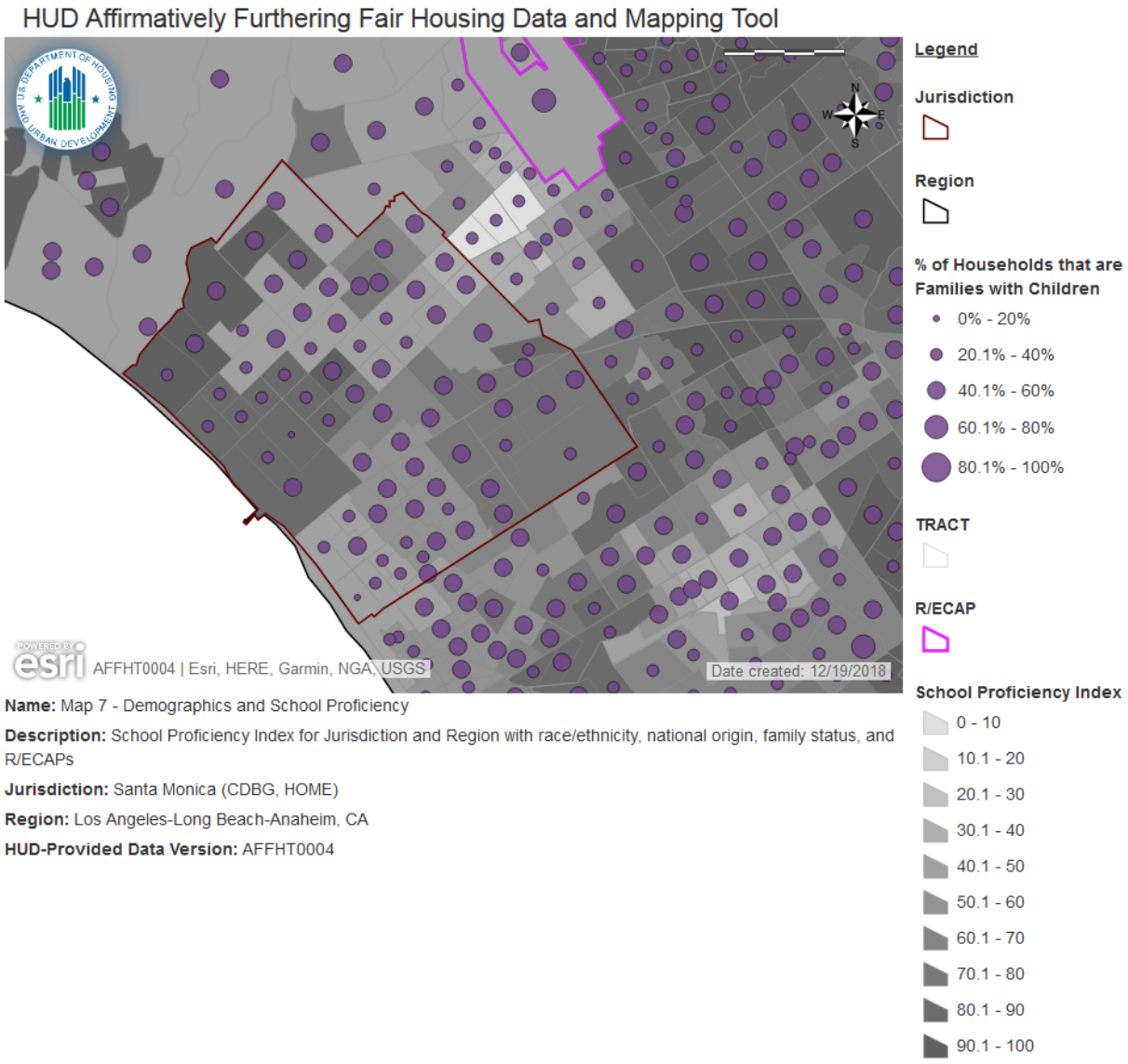
1 Dot = 1 People

- Black, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic

Map 3: National Origin and School Proficiency, Santa Monica



Map 4: Family Status and School Proficiency, Santa Monica



Name: Map 7 - Demographics and School Proficiency

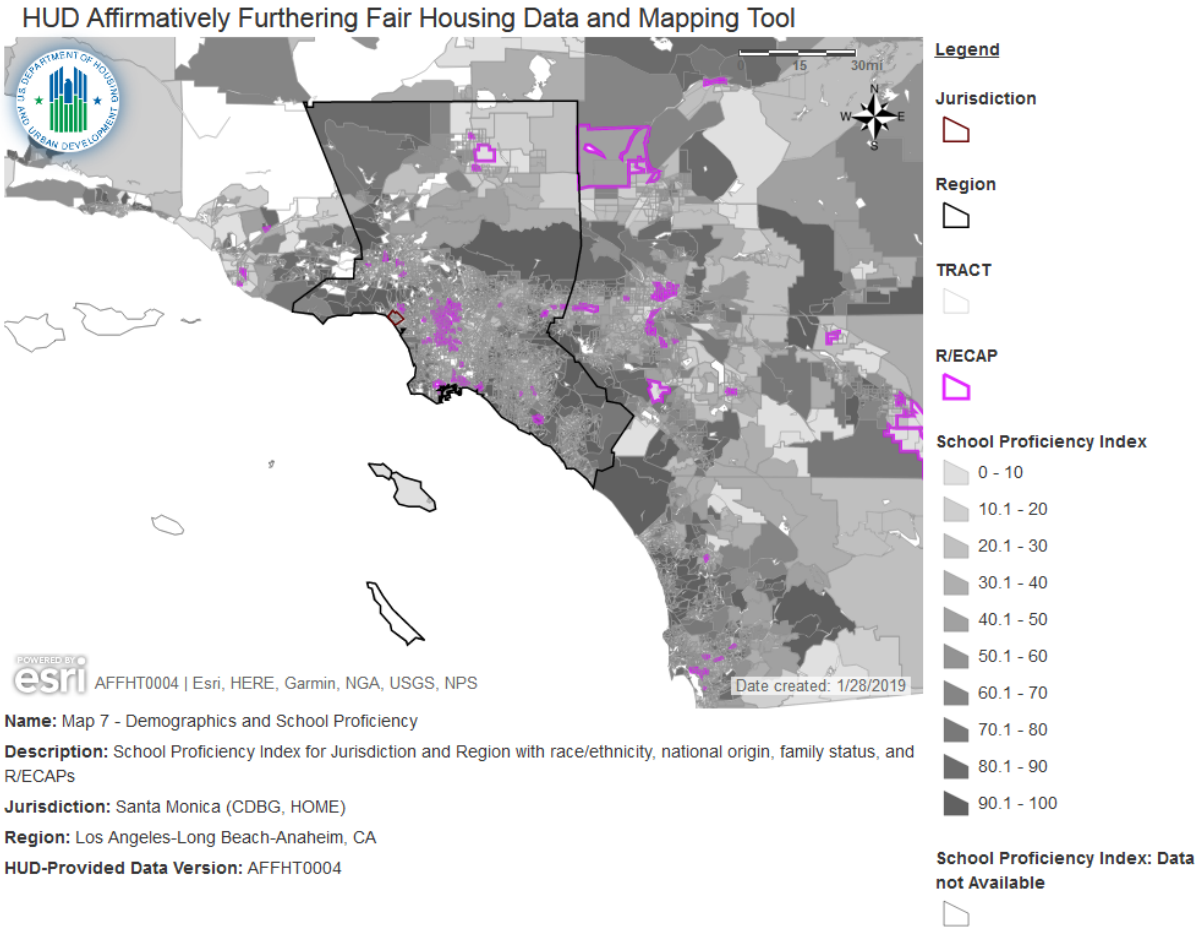
Description: School Proficiency Index for Jurisdiction and Region with race/ethnicity, national origin, family status, and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 5: Demographics and School Proficiency, Region



In 2018, public schools across the state of California tested students in math and English. Students in grades three through eight and eleventh grade were tested to assess whether the State's school age youth were on track to matriculate in college. 2016 was the first year of testing under the Common Core State Standards (CCSS), which were adopted by the State in 2010. The Common Core required classroom changes and provided specifications on what students should know in Math and English by certain grade levels.[48] The California School Dashboard ranks schools based on a colored graph, from low to high: red, orange, yellow, green, blue. At the State level, English Language Arts and Mathematics skills are both orange. All three of the middle and high schools achieved either green or blue rankings in both English Language Arts and Mathematics, and every elementary school but one performed similarly. The exception is John Muir Elementary, which ranked orange in both categories.

[48] Public Policy Institute of California, "Implementing the Common Core Standards in California," 2016, https://www.ppic.org/publication/implementing-the-common-core-state-standards-in-california/.

Table 1: Student Group Report for 2018, Santa Monica

Student Group Report for 2018

Pivot Data by Stuc

Student Group	Chronic Absenteeism	Suspension Rate	Graduation Rate	College/Career	English Language Arts	Mathematics
All Students	Yellow	Yellow	Yellow	Green	Blue	Green
English Learners	Yellow	Green	Orange	Yellow	Yellow	Orange
Foster Youth	Yellow	Red	None	None	None	None
Homeless	Orange	Green	None	None	Yellow	Orange
Socioeconomically Disadvantaged	Yellow	Green	Green	Green	Green	Yellow
Students with Disabilities	Yellow	Yellow	Yellow	Orange	Orange	Orange
African American	Green	Orange	Orange	Orange	Green	Yellow
American Indian or Alaska Native	None	None	None	None	None	None
Asian	Green	Blue	Blue	Blue	Blue	Blue
Filipino	Green	Blue	None	None	Green	Green
Hispanic	Green	Yellow	Yellow	Yellow	Green	Orange
Native Hawaiian or Pacific Islander	None	None	None	None	None	None
White	Yellow	Yellow	Yellow	Green	Blue	Blue
Two or More Races	Orange	Yellow	Blue	Blue	Blue	Blue

The dashboard replaces the Academic Performance Index (API), which previously provided each school an overall rating based on test scores. The dashboard provides three measurement reports graded on a curve and evaluates schools on test scores and annual progress. In addition to math and English test scores, the dashboard ratings consider the current status of schools on measurements such as graduation rates and suspensions, along with annual progress on each measurement. The color-coded designations are a combined measurement of current status and longitudinal trends. Additionally, the Five-by-Five grids allow for comparisons across different schools in the district, while student group reports break down the district enrollees by various characteristics such as homelessness, race, and disability status.

Table 2: English Language Arts, Schools Five-by-Five Placement, Santa Monica

Santa Monica-Malibu Unified (Los Angeles County)

Return to Search

View the Dashboard Report

English Language Arts - Schools Five-by-Five Placement

Reporting Year: 2018 **Select a Report:** 5x5 English Language Arts Placement Report (Grades 3-8 and 11)

View Student Groups Five-by-Five Report

View Detailed Data

LEVEL	Declined Significantly	Declined	Maintained	Increased	Increased Significantly
Very High	Green (None)	Green ▪ Malibu High	Blue **Santa Monica-Malibu Unified (District Placement)** ▪ Edison Elementary ▪ Franklin Elementary ▪ Lincoln Middle ▪ Roosevelt Elementary ▪ Santa Monica High	Blue ▪ Grant Elementary ▪ Webster Elementary ▪ Will Rogers Elementary	Blue (None)
High	Green (None)	Green ▪ Juan Cabrillo Elementary	Green ▪ John Adams Middle	Green ▪ McKinley Elementary ▪ Point Dume Elementary ▪ Santa Monica Alternative (K-8)	Blue (None)
Medium	Yellow (None)	Yellow (None)	Yellow (None)	Green (None)	Green (None)
Low	Orange (None)	Orange (None)	Orange ▪ John Muir Elementary	Yellow (None)	Yellow (None)
Very Low	Red (None)	Red (None)	Red (None)	Orange (None)	Orange (None)

Note: Because the local control funding formula (LCFF) treats charter schools as districts, they are not displayed on their district's Five-by-Five Placement report. (The only exception to this rule is when a district oversees only charter schools.)

Total Number of Schools in Each Performance Level

All Schools	Red	Orange	Yellow	Green	Blue
15	0	1	0	6	8

The CDE applies standard rounding rules to Status and Change. These values are rounded to the nearest tenth before they are displayed throughout the Dashboard and the Five-by-Five Placement Report. However, Change is calculated using the non-rounded values. Therefore, LEAs and schools should not use the rounded Status values to calculate Change, because it could result in a different performance level (color) than what is reported on the Dashboard Web site.

Table 3: Mathematics, Schools Five-by-Five Placement, Santa Monica

Mathematics - Schools Five-by-Five Placement

Reporting Year: 2018 **Select a Report:** 5x5 Mathematics Placement Report (Grades 3-8 and 11) View Student Groups Five-by-Five Report

View Detailed Data

LEVEL	Declined Significantly	Declined	Maintained	Increased	Increased Significantly
Very High	Green (None)	Green ▪ Edison Elementary ▪ Franklin Elementary ▪ Roosevelt Elementary	Blue ▪ Webster Elementary	Blue ▪ Grant Elementary	Blue ▪ Lincoln Middle
High	Green ▪ Point Dume Elementary	Green ▪ Juan Cabrillo Elementary ▪ Malibu High ▪ Santa Monica Alternative (K-8)	Green ▪ Santa Monica High	Green **Santa Monica-Malibu Unified (District Placement)** ▪ McKinley Elementary ▪ Will Rogers Elementary	Blue (None)
Medium	Yellow (None)	Yellow (None)	Yellow (None)	Green ▪ John Adams Middle	Green (None)
Low	Orange ▪ John Muir Elementary	Orange (None)	Orange (None)	Yellow (None)	Yellow (None)
Very Low	Red (None)	Red (None)	Red (None)	Orange (None)	Orange (None)

Note: Because the local control funding formula (LCFF) treats charter schools as districts, they are not displayed on their district's Five-by-Five Placement report. (The only exception to this rule is when a district oversees only charter schools.)

Total Number of Schools in Each Performance Level

All Schools	Red	Orange	Yellow	Green	Blue
15	0	1	0	11	3

The CDE applies standard rounding rules to Status and Change. These values are rounded to the nearest tenth before they are displayed throughout the Dashboard and the Five-by-Five Placement Report. However, Change is calculated using the non-rounded values. Therefore, LEAs and schools should not use the rounded Status values to calculate Change, because it could result in a different performance level (color) than what is reported on the Dashboard Web site.

Table 4: 10 Surprising Reasons Students Don't Go to School

Table 5: Suspension Rate, Santa Monica

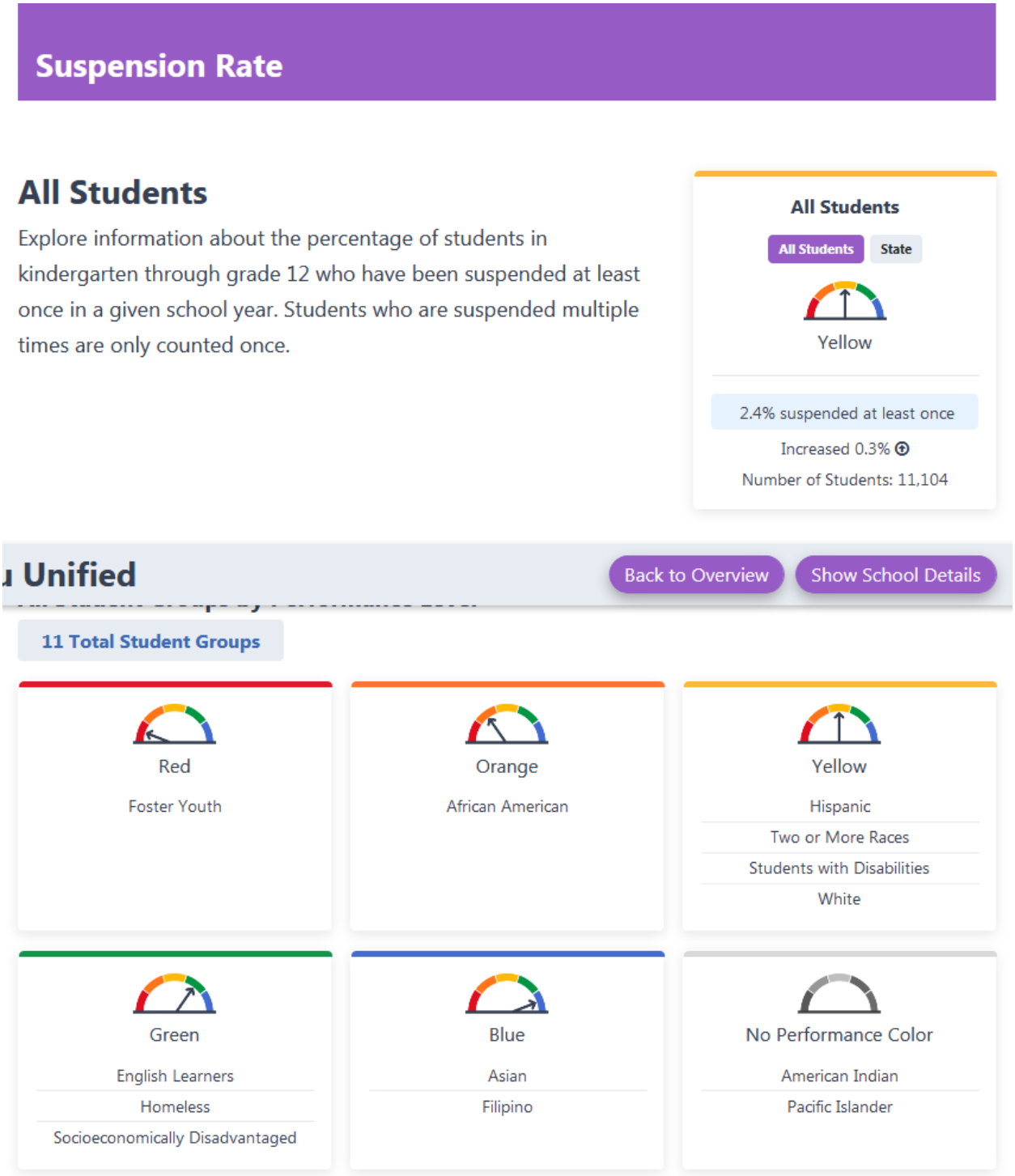


Table 6: Suspension Rate, Schools Five-by-Five Placement, Santa Monica

Suspension Rate (Unified) - Schools Five-by-Five Placement

Reporting Year: 2018 **Select a Report:** 5x5 Suspension Rate Placement Report (Grades K-12)

View Student Groups Five-by-Five Report

View Detailed Data

LEVEL	Increased Significantly	Increased	Maintained	Declined	Declined Significantly
Very Low	Gray (N/A)	Green ▪ Edison Elementary ▪ Juan Cabrillo Elementary ▪ Point Dume Elementary ▪ Webster Elementary	Blue ▪ Franklin Elementary ▪ Roosevelt Elementary ▪ Santa Monica Alternative (K-8)	Blue ▪ Grant Elementary	Blue (None)
Low	Orange (None)	Yellow **Santa Monica-Malibu Unified (District Placement)**	Green (None)	Green (None)	Blue (None)
Medium	Orange (None)	Orange ▪ John Muir Elementary ▪ McKinley Elementary ▪ Santa Monica High ▪ Will Rogers Elementary	Yellow ▪ Lincoln Middle ▪ Malibu High	Green ▪ John Adams Middle	Green (None)
High	Red (None)	Orange (None)	Orange (None)	Yellow (None)	Yellow (None)
Very High	Red (None)	Red ▪ Olympic High (Continuation)	Red (None)	Orange (None)	Yellow (None)

Note: Because the local control funding formula (LCFF) treats charter schools as districts, they are not displayed on their district's Five-by-Five Placement report. (The only exception to this rule is when a district oversees only charter schools.)

Total Number of Schools in Each Performance Level

All Schools	Red	Orange	Yellow	Green	Blue
16	1	4	2	5	4

The CDE applies standard rounding rules to Status and Change. These values are rounded to the nearest tenth before they are displayed throughout the Dashboard and the Five-by-Five Placement Report. However, Change is calculated using the non-rounded values. Therefore, LEAs and schools should not use the rounded Status values to calculate Change, because it could result in a different performance level (color) than what is reported on the Dashboard Web site.

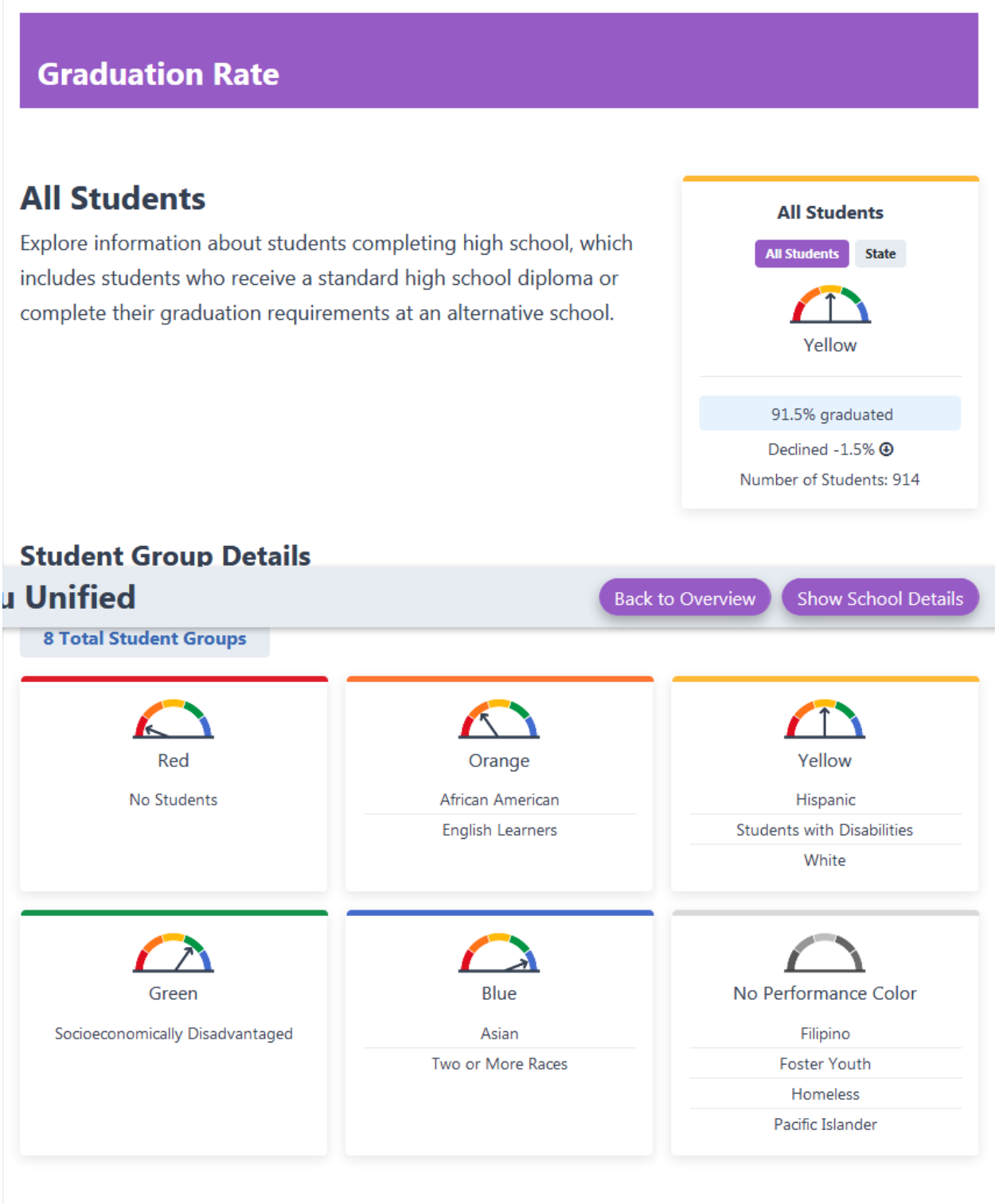
Table 7: Suspension Rate, Santa Monica

CDSCODE	Name	School or District Type	Color	Status Level	Change Level	CURRENT STATUS - 2017-18 Suspension Rate	CHANGE - Difference between 2017-18 Suspension Rate and 2016-17 Suspension Rate	Number of Students Suspended in 2017-18	Number of Students Enrolled in 2017-18	Number of Students Suspended in 2016-17	Number of Students Enrolled in 2016-17	PRIOR STATUS - 2016-17 Suspension Rate (rounded)	Non-certified data flag **	Student Population < 150 : 3x5 grid applied
19649800000000	Santa Monica-Malibu Unified	UD	Yellow	Low	Increased	2.4%	0.3%	270	11,104	241	11,304	2.1%	N	N
19649801933373	Olympic High (Continuation)	HS	Red	Very High	Increased	14.0%	4.9%	12	86	11	121	9.1%	N	Y
19649801938000	Santa Monica High	HS	Orange	Medium	Increased	4.8%	0.9%	139	2,916	113	2,899	3.9%	N	N
19649801995737	Malibu High	UD	Yellow	Medium	Maintained	3.4%	0.2%	34	986	34	1,041	3.3%	N	N
19649806022537	Juan Cabrillo Elementary	ES	Green	Very Low	Increased	0.5%	0.5%	1	199	0	201	0.0%	N	N
19649806022545	Edison Elementary	ES	Green	Very Low	Increased	0.4%	0.4%	2	453	0	450	0.0%	N	N
19649806022552	Franklin Elementary	ES	Blue	Very Low	Maintained	0.0%	-0.1%	0	798	1	838	0.1%	N	N
19649806022560	Grant Elementary	ES	Blue	Very Low	Declined	0.0%	-0.3%	0	618	2	648	0.3%	N	N
19649806022578	John Muir Elementary	ES	Orange	Medium	Increased	1.6%	1.6%	5	310	0	308	0.0%	N	N
19649806022594	McKinley Elementary	ES	Orange	Medium	Increased	1.8%	1.8%	9	507	0	556	0.0%	N	N
19649806022602	Point Dume Elementary	ES	Green	Very Low	Increased	0.5%	0.5%	1	208	0	205	0.0%	N	N
19649806022610	Roosevelt Elementary	ES	Blue	Very Low	Maintained	0.0%	0.0%	0	827	0	824	0.0%	N	N
19649806022636	Webster Elementary	ES	Green	Very Low	Increased	0.3%	0.3%	1	287	0	300	0.0%	N	N
19649806022644	Will Rogers Elementary	ES	Orange	Medium	Increased	1.7%	0.8%	9	532	5	555	0.9%	N	N
19649806058531	John Adams Middle	MS	Green	Medium	Declined	2.3%	-1.5%	25	1,082	42	1,096	3.8%	N	N
19649806061659	Lincoln Middle	MS	Yellow	Medium	Maintained	3.2%	0.1%	36	1,114	34	1,098	3.1%	N	N
19649806093538	Santa Monica Alternative (K-8)	ES	Blue	Very Low	Maintained	0.0%	0.0%	0	230	0	232	0.0%	N	N

Note: An asterisk (*) indicates that the student group consists of less than 11 students, the minimum size for any reporting. The performance level (color) is not presented or included for accountability purposes when there are less than 30 students in any year used to calculate status and change.

**Districts and schools that did not certify their suspension (or discipline) data in the California Longitudinal Pupil Achievement Data System (CALPADS) in the current year or prior year automatically are assigned an Orange performance level.

Table 8: Graduation Rate, Santa Monica



Using the new dashboard and analyzing data specific to schools in the Santa Monica-Malibu Unified School District, nearly 62% (6,667) of the 10,806 students of the 2017 – 2018 cohort were performing at college and career preparedness levels. Since 2016, when these measurements were first taken in

this way, the percentage of prepared students have continually risen. Of the 2017 – 2018 cohort, 24.4% were not prepared, and 13.9% were approaching prepared. For English, Math, and College/Career Preparedness, no subgroup ranked in the red level. However, students with disabilities ranked orange in all three categories. While all racial subgroups had strong performances in English, in Math Hispanic students ranked orange and African American students ranked yellow. In College/Career Preparedness, African Americans were orange and Hispanic students were yellow.

Overall, SMMUSD received a yellow rating for graduation rates across student groups, with an overall percentage of 91.5% (a decline of 1.5%). No subgroups of students ranked red. African American students and English language learners both ranked orange, below average. Students with disabilities, Hispanic students, and White students ranked yellow, in keeping with the overall rate. Socioeconomically disadvantaged students performed above average, with a green ranking. Asian American students and students of two or more races performed at the highest rates (blue); the subgroups of foster youth, homeless students, Filipino students, and Pacific Islander students were not ranked for insufficient data. With regard to chronic absenteeism, the school district averaged a yellow rating, with only homeless students (orange), and students of two or more races (orange) underperforming their peers.[49] For suspension rate, the district ranked yellow. Only foster youth (red) and African American students (orange) underperformed their peers.

Santa Monica has two unique schools that merit further discussion. One is the Edison Language Academy, which is a Spanish-English dual language immersion elementary school. The school has been recognized as a Blue Ribbon School of Excellence by the US Department of Education. Edison is a popular school among SMMUSD residents and has a waiting list every year, with a small amount of room for interdistrict transferees. Edison has by far the highest percentage of Hispanic students of any of the SMMUSD schools, at 75%. Edison's goal is to enroll nearly equal numbers of Spanish language-dominant and English language-dominant children, in order to best facilitate dual language immersion.

On the other hand, John Muir Elementary School merits special discussion for its outlier performance across various school metrics. John Muir students achieved orange ratings in English Language Arts, Mathematics, and suspension rate, with a yellow rating for chronic absenteeism (12.6% chronically absent). Mathematics performance, in particular, is 38.8 points below standard, and declined 17.3 points last year. Of its 295 students, 47.1% are socioeconomically disadvantaged, and 19% are English learners. The school's racial composition is 36.3% White, 39.4% Hispanic, 14.7% Black, 2.4% Asian American or Pacific Islander, 0.7% Native American, and 6.5% Two or More Races. John Muir is located in the southern part of the city, fairly near to the beach in the Ocean Park neighborhood. The surrounding area is mostly zoned for single family homes, but unlike the single-family zoning to the north of the city, the southern portion is significantly less affluent (such as it is, in the already highly affluent city).

[49] A student is considered chronically absent if the student's attendance rate is lower than or equal to 90%. The share of chronically absent students is aggregated to the school level to establish the proportion of chronically absent students for each individual school. If children are not consistently attending classes, there are ripple effects for other performance metrics, including State testing standards.

ii. For the protected class groups HUD has provided data, describe how the disparities in access to proficient schools relate to residential living patterns in the jurisdiction and Region.

As has been discussed, school assignment is dependent on residential address within Santa Monica. As there is only one general-enrollment high school, and two middle schools, geography is less important when it comes to post-elementary schooling. There are seven elementary schools, as well as one alternative (K-8) school in Santa Monica. These schools experience the greatest diversity in enrollment as well as performance.

The school-aged population of Santa Monica breaks down to 48.7% White, 20% Hispanic, 5.8% Black, 7.8% Asian American, 0.5% Native American, 5.4% Some other race, and 11.9% Two or more races, with 9,823 children in total. Enrollment in the Santa Monica public schools, however, does not directly parallel these demographics.

Table 9: Demographics of Public Schools, Santa Monica

School	White	Hispanic	Black	Asian	Native American	Two or more races
Edison Elementary	17.60%	75.40%	3%	3%	0.50%	0.50%
Roosevelt Elementary	68.10%	11.60%	4.70%	8.90%	0.50%	6.20%
John Muir Elementary	36.30%	39.40%	14.70%	2.40%	0.70%	6.50%
Grant Elementary	46.40%	31.80%	10.50%	5.30%	1.10%	4.90%
McKinley Elementary	36.20%	38.50%	11.40%	8.10%	0%	5.80%
Will Rogers Elementary	30.20%	47.40%	12%	3.80%	0.70%	6.10%
Franklin Elementary	71.40%	9.30%	2.60%	10.20%	0%	6.50%
Lincoln Middle	59.40%	20%	4.90%	9.10%	0.20%	6.40%
John Adams Middle	30.50%	48.30%	9.70%	4.50%	0.40%	6.60%
Santa Monica High	38.30%	37.60%	9.50%	7%	0.10%	7.40%
Santa Monica Alternative (K-8)	58.10%	14.80%	4.40%	3.10%	0.90%	18.80%
Olympic High (Continuation)	27.50%	60.40%	7.70%	0%	0%	4.40%

The demographic statistics across the various schools in the district vary wildly. The White student enrollment at Edison Elementary, John Muir Elementary, McKinley Elementary, Will Rogers Elementary, John Adams Middle, Santa Monica High, and Olympic High (Continuation) falls significantly below the proportion of White school-aged children in the City. Meanwhile, the White enrollment at Roosevelt Elementary, Franklin Elementary, and Lincoln Middle far exceeds the White proportion of the school aged population; all three of these schools are located in the northern, wealthy, single-family zoned part of the city. The differences are particularly stark at the middle and high school levels, due to the small number of schools. While the school-aged population of Santa Monica is 48.7% White, John Adams Middle School has 30.50% White enrollment, and Lincoln Middle (59.40% White) has nearly double that percentage. Santa Monica High School, the only general enrollment

high school in the city, is 38.30% White students. This disparity in middle school conforms to residential patterns. But the particular disparity in Santa Monica's only high school might suggest that as affluent school children mature, they are increasingly enrolled in private schools.

Table 10: Percent Eligible FRPM, Santa Monica

School Name	Percent (%) Eligible FRPM (K-12)
Olympic High (Continuation)	38.0%
Santa Monica High	26.5%
Edison Elementary	40.9%
Franklin Elementary	6.4%
Grant Elementary	29.5%
John Muir Elementary	46.8%
McKinley Elementary	38.7%
Roosevelt Elementary	11.3%
Will Rogers Elementary	41.3%
John Adams Middle	39.6%
Lincoln Middle	15.8%
Santa Monica Alternative (K-8)	8.9%

A comparative measure of access to educational opportunities is the percentage of students eligible for free or reduced lunch. The state eligibility average is quite high, at 60.1%. The eligibility for Santa Monica schools in the district range from 6.4% to 46.8%. The highest eligibility rates are all found at elementary schools: Edison Elementary (40.9%), Will Rogers Elementary (41.3%), and John Muir Elementary (46.8%). Enrollment at all three of these schools is also majority-minority, and all three receive Title I funds.

Overall, the raw numbers of White and Asian American students enrolled in SMMUSD falls below the number of White and Asian American school-aged Santa Monica residents. However, Hispanic and Black students are enrolled with much higher numbers than the school-aged residents of Santa Monica. Community engagement has indicated that enrollment levels at SMMUSD schools have stayed stable and/or fallen, with the gaps filled by interdistrict permits. Therefore, these discrepancies in racial composition are likely due to a combination of factors, including White and Asian American children being enrolled in nearby private schools, and Hispanic and Black students enrolling through an interdistrict permit.

The Santa Monica-Malibu Unified School District accepts interdistrict permit applications, and approval is subject to space, budget, and staff availability. Priority is given based on a variety of factors including intradistrict residence (merely transferring schools within the district), program improvement (transferring schools within the district to one not identified for program improvement),

being the child of an employee, recent change of residence to outside the district, having siblings who attend SMMUSD, being an international high school student, a child of a city employee, a child of a Santa Monica College employee, a child of alumni, a grandchild of a Santa Monica resident, or a child of an individual employed within Santa Monica.[50]

While previously the nearby Beverly Hills school district had an interdistrict permit program, it has been discontinued, lessening the opportunities of Santa Monica students who may want or need to transfer out of the SMMUSD. The Los Angeles Unified School District continues to run an interdistrict permit program, with education options including small learning communities, California Distinguished Schools, magnet programs, affiliated charter schools, public school choice schools, and schools for advanced studies.[51]

While this analysis has pointed out differences between SMMUSD performance on a granular level, analyzing the HUD-provided data depicted in the table below, it is clear that while there may be some striking differences in access to proficient schools, on the macro level and when analyzed regionally, Santa Monica performs very strongly overall. Disparities in access to proficient schools that are negligible within the City are extremely stark across the Region. In the Region, White residents have the highest access to quality schools, closely followed by Asian American or Pacific Islanders. Regionally, Asian American residency patterns largely parallel those of White residents, who live in low poverty areas with quality schools. At the regional level, Black children are significantly affected by the relationship between residency and access to proficient schools. Black households living below the poverty line fare the worst with a School Proficiency Index score of 39.18. Hispanics fare only slightly better in both comparisons.

Table 11: Opportunity Indicators, by Race/Ethnicity, Santa Monica, Region

(Santa Monica, CA CDBG, HOME) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	64.12	73.47	86.74	87.66	93.17	58.13	6.30
Black, Non-Hispanic	52.71	70.53	73.38	87.29	94.69	64.98	4.67
Hispanic	55.96	70.21	75.71	87.25	94.17	61.84	4.83
Asian or Pacific Islander, Non-Hispanic	61.78	73.06	82.45	87.15	93.36	61.65	5.58
Native American, Non-Hispanic	56.73	68.64	79.65	87.47	94.50	67.57	4.93

[50] http://www.smmusd.org/StudentServices/permits/InterdistrictPermitInfo.pdf
[51] https://achieve.lausd.net/Page/1220

Population below federal poverty line							
White, Non-Hispanic	59.22	72.82	82.47	87.88	94.52	61.87	5.16
Black, Non-Hispanic	46.82	72.22	59.70	86.65	95.30	67.45	4.21
Hispanic	50.29	68.25	64.47	86.56	94.37	64.24	4.20
Asian or Pacific Islander, Non-Hispanic	56.84	71.68	79.81	86.81	93.67	68.47	4.69
Native American, Non-Hispanic	53.31	62.41	83.12	88.49	95.84	63.61	5.65
(Los Angeles-Long Beach-Anaheim, CA) Region	**Low Poverty Index**	**School Proficiency Index**	**Labor Market Index**	**Transit Index**	**Low Transportation Cost Index**	**Jobs Proximity Index**	**Environmental Health Index**
Total Population							
White, Non-Hispanic	65.34	62.08	67.34	76.59	79.87	46.74	25.76
Black, Non-Hispanic	36.77	43.19	36.13	81.34	83.42	46.12	13.85
Hispanic	36.01	47.52	35.43	80.65	83.98	43.16	14.60
Asian or Pacific Islander, Non-Hispanic	55.68	59.81	57.42	78.82	82.35	45.30	17.44
Native American, Non-Hispanic	48.97	52.82	48.40	78.04	81.53	44.84	21.67
Population below federal poverty line							
White, Non-Hispanic	53.04	58.73	59.07	80.43	84.23	48.46	20.26
Black, Non-Hispanic	23.71	39.18	26.45	83.34	85.48	44.58	12.70
Hispanic	24.25	44.30	28.83	83.28	86.96	43.89	11.76
Asian or Pacific Islander, Non-Hispanic	45.15	58.11	50.53	82.27	86.69	47.52	13.85
Native American, Non-Hispanic	32.13	50.01	34.86	80.82	84.18	47.51	19.09

Table 12: Publicly Supported Households by Race/Ethnicity, Santa Monica, Region

(Santa Monica, CA CDBG, HOME) Jurisdiction	White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	N/A	N/A	0	0.00%	N/A	N/A	N/A	N/A
Project-Based Section 8	350	90.67%	8	2.07%	15	3.89%	9	2.33%
Other Multifamily	166	82.59%	6	2.99%	21	10.45%	8	3.98%
HCV Program	593	59.84%	214	21.59%	170	17.15%	12	1.21%
Total Households	35,035	75.45%	1,465	3.15%	4,640	9.99%	4,099	8.83%
0-30% of AMI	4,825	67.25%	305	4.25%	1,040	14.49%	790	11.01%
0-50% of AMI	7,045	63.64%	585	5.28%	1,595	14.41%	989	8.93%
0-80% of AMI	11,130	66.23%	885	5.27%	2,380	14.16%	1,414	8.41%
(Los Angeles-Long Beach-Anaheim, CA) Region	**White**		**Black**		**Hispanic**		**Asian or Pacific Islander**	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	683	6.99%	2,627	26.90%	6,110	62.56%	344	3.52%
Project-Based Section 8	9,154	23.86%	6,942	18.10%	10,365	27.02%	11,753	30.64%
Other Multifamily	1,707	33.38%	465	9.09%	1,094	21.39%	1,839	35.96%
HCV Program	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Households	1,766,510	41.80%	333,080	7.88%	1,405,070	33.25%	629,349	14.89%
0-30% of AMI	215,775	29.59%	86,225	11.83%	305,885	41.95%	105,314	14.44%
0-50% of AMI	343,565	26.07%	135,740	10.30%	587,685	44.60%	175,814	13.34%
0-80% of AMI	590,895	28.77%	195,155	9.50%	905,370	44.09%	272,549	13.27%

Note 1: Data Sources: Decennial Census; APSH; CHAS
Note 2: Numbers presented are numbers of households not individuals.
Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

ii. Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss programs, policies, or funding mechanisms that affect disparities in access to proficient schools.

Public schools in California are funded through a combination of state and federal funding, local property taxes, the state lottery, and other local funding.[52] The state provides the majority of the funding, with local property taxes (often cited as an un-equalizer across school districts) making up 22% on average. In 2013, California adopted the Local Control Funding Formula (LCFF), which provides extra funding to schools per each "high need" (economically disadvantaged, English learner, or foster youth) student. Accordingly, per pupil funding has increased by more than 23%, but still remains significantly below the national average. A statewide survey found that 60% of Californians and 2 in 3 public school parents think California underfunds education. On the district level, though part of the same school district, Santa Monica and Malibu have different fundraising mechanisms and keep their finances separate.[53] Fundraising money goes toward programs such as elementary arts, instructional assistants, ballroom dance, and stretch grants. The amicable financial split comes in the wake of a report that showed 95% of monies in the district was raised by Santa Monica parents rather than Malibu parents (a much smaller population) over a five year time period.

In addition to interdistrict transfers, which have a notable effect on enrollment at SMMUSD, the Romero Open Enrollment Act and the Every Student Succeeds Act deserve further discussion as they apply to Santa Monica schools and the state of California. Under the Romero Open Enrollment Act, effective in 2010, parents have additional choices when deciding where their children will attend school. Under the Act, the California Department of Education is required to create an enrollment list of 1,000 schools that have the lowest API scores statewide. Parents of students who attend one of the 1,000 lowest performing schools have the option of applying to another school within their district or a school outside of the district altogether. However, due to the transition to the California Assessment of Student Performance and Progress system, API calculations are suspended, and the California Department of Education is unable to produce an Open Enrollment list for the 2017-2018 school year.[54]

In 2015, President Barack Obama signed Every Student Succeeds Act (ESSA) into law. The law was put into effect during the 2017–18 school year. The ESSA reauthorizes the Elementary and Secondary Education Act (ESEA), the nation's federal education law, and replaces the No Child Left Behind Act (NCLB). As part of California's transition to the ESSA, California submitted an ESSA Consolidated State Plan (State Plan) to the U.S. Department of Education in 2017, which was approved in July of

[52] https://www.ppic.org/publication/financing-californias-public-schools/
[53] https://www.smdp.com/santa-monica-and-malibu-establish-separate-fundraising/167326
[54] http://echoices.lausd.net/Other/OtherOptions.aspx

2018.[55] The State was required to develop the plan in consultation with stakeholders and made a complete draft of California's ESSA State Plan available for public comment. The approved State Plan describes the State's implementation of standards, assessments, accountability, and assistance programs. It also describes how the State will put into place federal programs that support:

- Low-income students
- Minority students
- English learners (pg 115)
- Migratory children and youth (pg 99)
- Neglected, delinquent, or at-risk children and youth (pg 104)
- Homeless children and youth (pg 125)
- Effective instruction (pg 106)
- Well-rounded education opportunities
- Community learning centers (pg 112)
- Rural and low-income schools (pg 124)

Many of these categories are reflected in the new California School Dashboard evaluations. The California State Plan includes some specific policy proposals addressing these topics, including a new English Language Proficiency Assessment for California, homeless student identification training, and revising special education program standards to allow for broadened credential authorization that will allow special educators to serve general education students in an integrated setting.

In addition to the recent changes to these funding frameworks and applicable laws, community engagement has also revealed a broader problem of teacher retention in the district. The teacher retention problem seems attributable to the cost of living within Santa Monica itself, as well as the cost and inconvenience of transportation from outside the district. This high teacher turnover rate affects school proficiency in explicit and implicit ways, not least of which is a lack of institutional knowledge amongst the staff.

Additionally, SMMUSD has faced two significant lawsuits in the recent past that concern disparities in access to education. *Marken v. Santa Monica-Malibu Unified School District*[56] and *Perez v. Santa Monica-Malibu Unified School District*[57] both leveled allegations of sexual harassment. *Marken* involved a teacher challenging a school district's disclosure of his investigation for violating the school's sexual harassment policy, while *Perez* alleged teacher-teacher and supervisor-teacher harassment. Any kind of harassment is relevant to an analysis of disparities in access to proficient schools; even though direct student harassment most clearly affects students, illicit influences on teacher behavior can be just as impactful. SMMUSD has also faced lawsuits concerning environmental

[55] https://www.cde.ca.gov/re/es/documents/essastateplan2018.pdf
[56] *Marken v. Santa Monica-Malibu Unified Sch. Dist.*, 202 Cal. App. 4th 1250 (2012) (concerning teacher's action against school district for district's planned disclosure of records related to district's investigation of that same teacher for violating sexual harassment policy)
[57] *Perez v. Santa Monica-Malibu Unified Sch. Dist.*, No. B171974, 2004 WL 2384374 (Cal. Ct. App. Oct. 26, 2004) (concerning teacher's action against supervisor and fellow teacher for sexual harassment and unlawful retaliation in performance reviews and contract renewal).

toxins in schools in the district located in Malibu, but that is less relevant to this Santa Monica-specific analysis.

b. Employment

i. For the protected class groups HUD has provided data, describe any disparities in access to jobs and labor markets by protected class groups in the jurisdiction and Region.

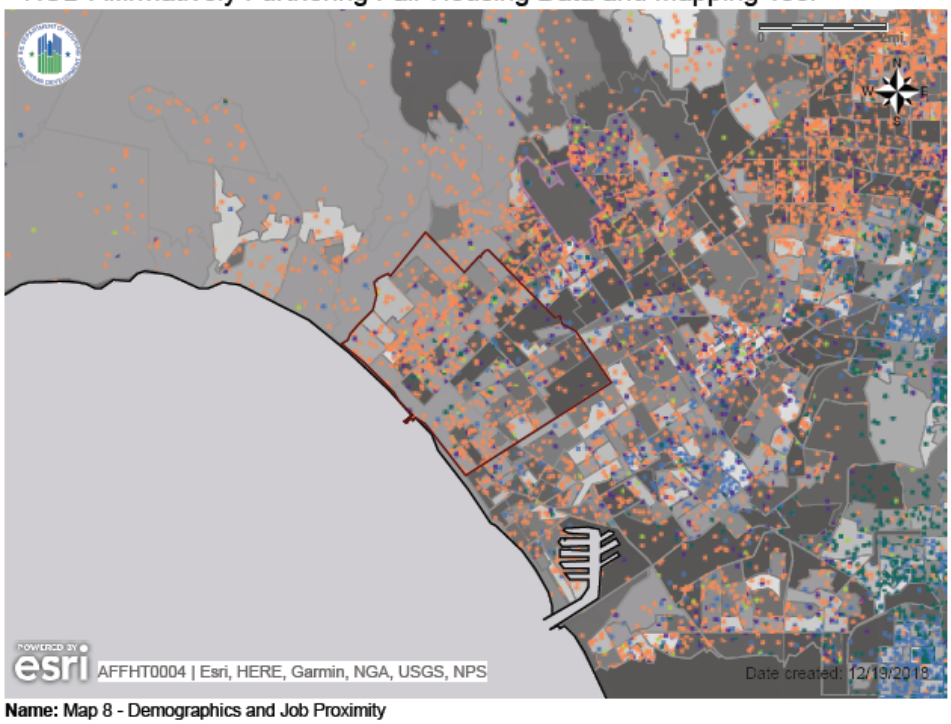
In the City of Santa Monica, disparities in job proximity are generally modest with Black residents experiencing greater slightly greater job proximity followed by Hispanic and Asian American and Pacific Islander residents, with White residents having the lowest job proximity. With respect to labor market engagement, disparities are somewhat larger, and the order in which groups live in neighborhoods with high labor market engagement is, for the most part, reversed. One qualification to that overall trend is that Asian Americans and Pacific Islanders live in areas with significantly higher labor market engagement than do Hispanics. Although these disparities are a significant cause for concern, it is important to note that Black and Hispanic residents of the City of Santa Monica, because of the opportunities available in the jurisdiction, live in neighborhoods with higher labor market engagement than do Whites in the broader Region.

In the Region, there are virtually no differences in job proximity by race and ethnicity. Hispanic residents have slightly lower job proximity than other groups but the disparity is minute. With respect to labor market engagement, however, there are massive disparities. White residents live in areas that, by far, have the highest labor market engagement. Asian American and Pacific Islander residents live in areas with significantly lower labor market engagement, but the difference is most dramatic for Black and Hispanic residents.

ii. For the protected class groups HUD has provided data, describe how disparities in access to employment relate to residential living patterns in the jurisdiction and Region.

Map 1: Demographics and Job Proximity (Race/Ethnicity), Santa Monica

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 8 - Demographics and Job Proximity

Description: Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Legend

Jurisdiction

Region

Demographics 2010

1 Dot = 75

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic
- Multi-racial, Non-Hispanic

TRACT

R/ECAP

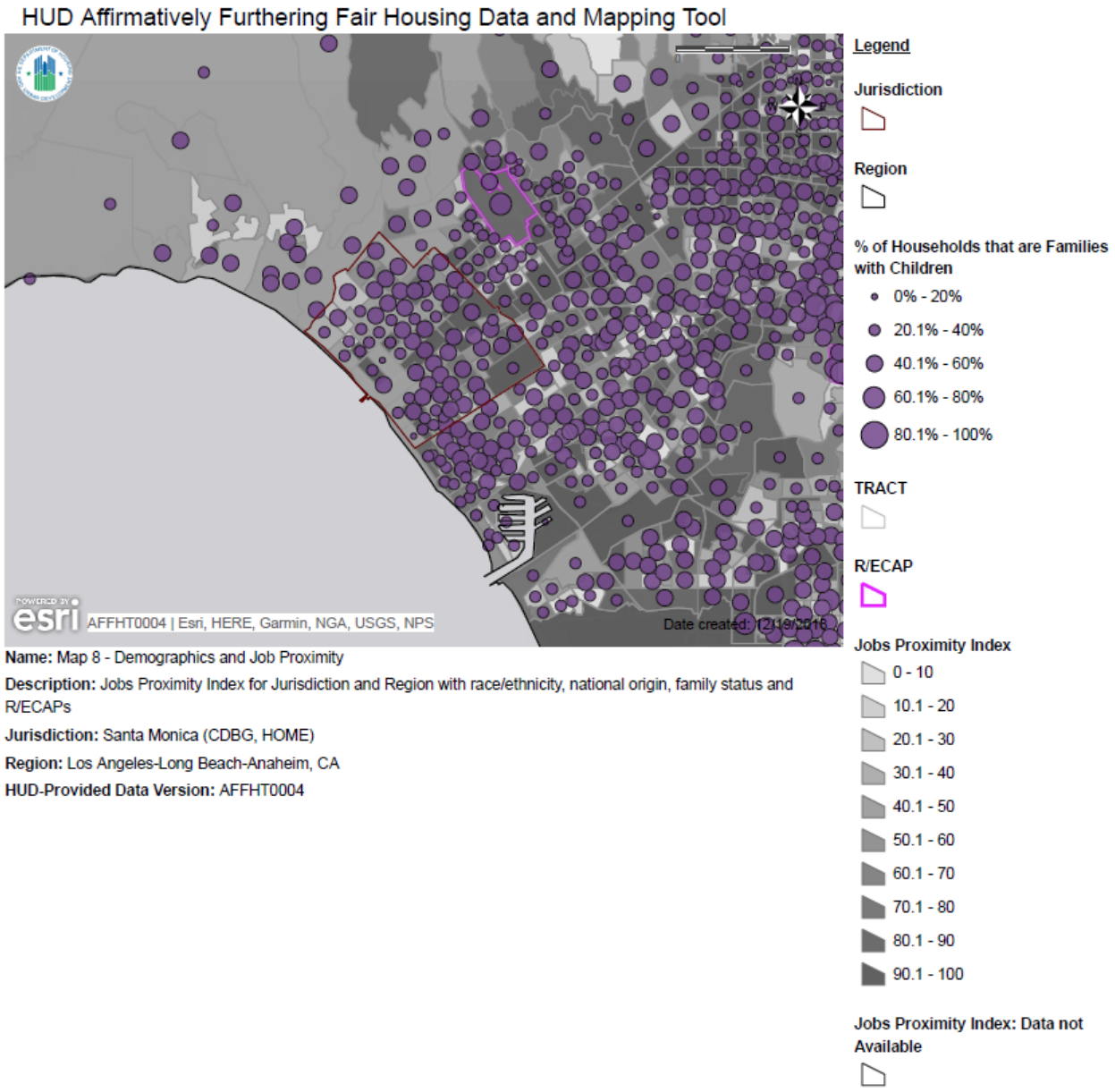
Jobs Proximity Index

- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Jobs Proximity Index: Data not Available

Map 2: Demographics and Job Proximity (National Origin), Santa Monica

Map 3: Demographics and Job Proximity (Family Status), Santa Monica



Name: Map 8 - Demographics and Job Proximity

Description: Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

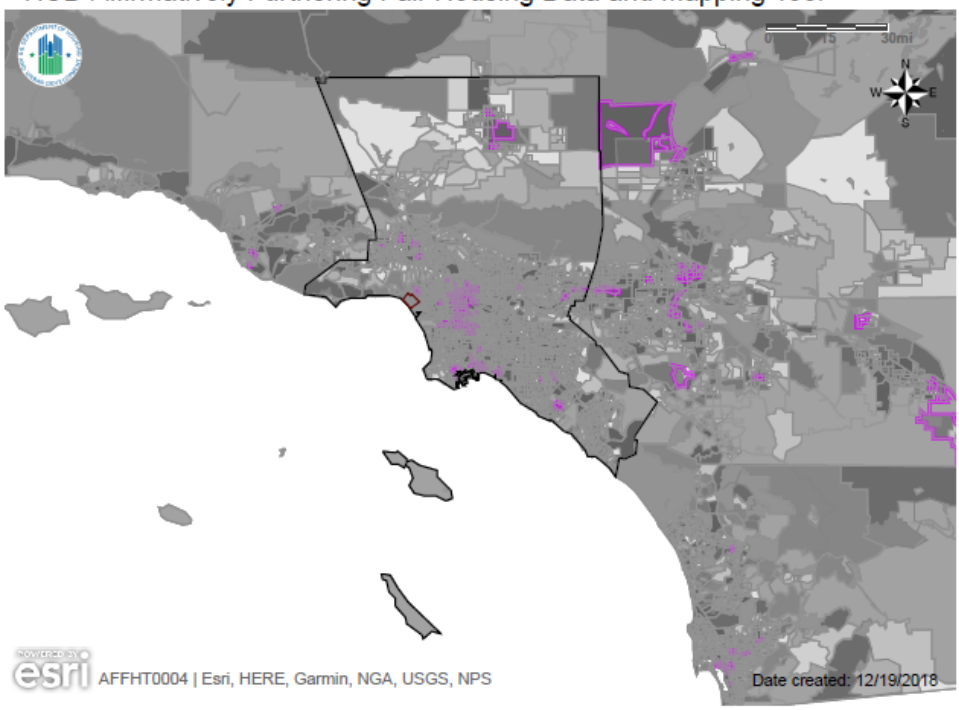
Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 4: Demographics and Job Proximity, Region

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 8 - Demographics and Job Proximity

Description: Jobs Proximity Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Legend

Jurisdiction

Region

TRACT

R/ECAP

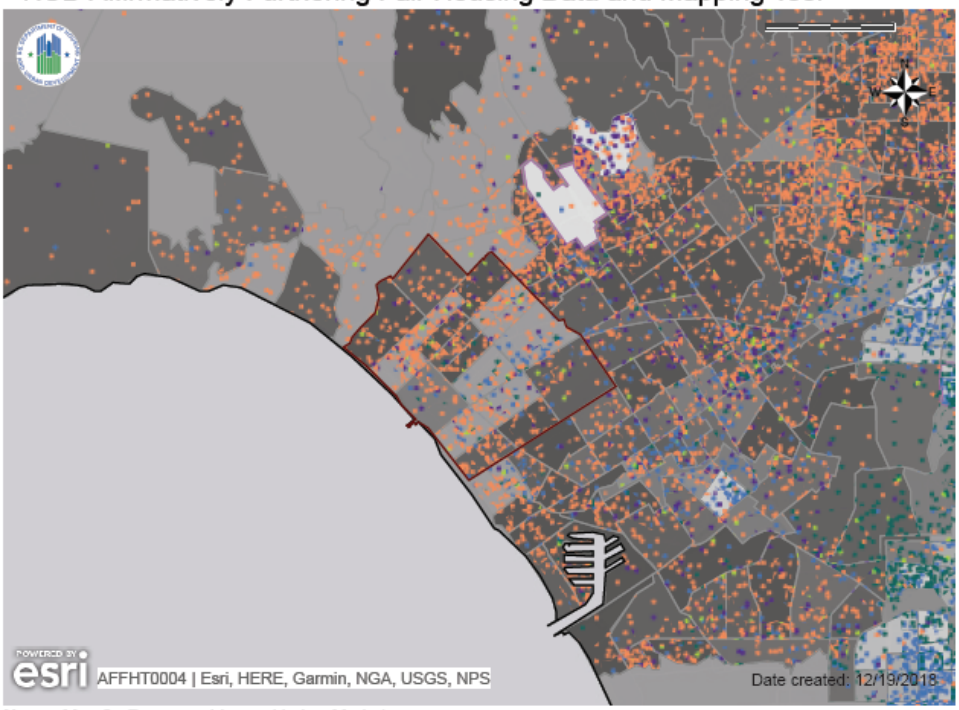
Jobs Proximity Index

- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Jobs Proximity Index: Data not Available

Map 5: Demographics and Labor Market (Race/Ethnicity), Santa Monica

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 9 - Demographics and Labor Market

Description: Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Legend

Jurisdiction

Region

Demographics 2010

1 Dot = 75

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic
- Multi-racial, Non-Hispanic

TRACT

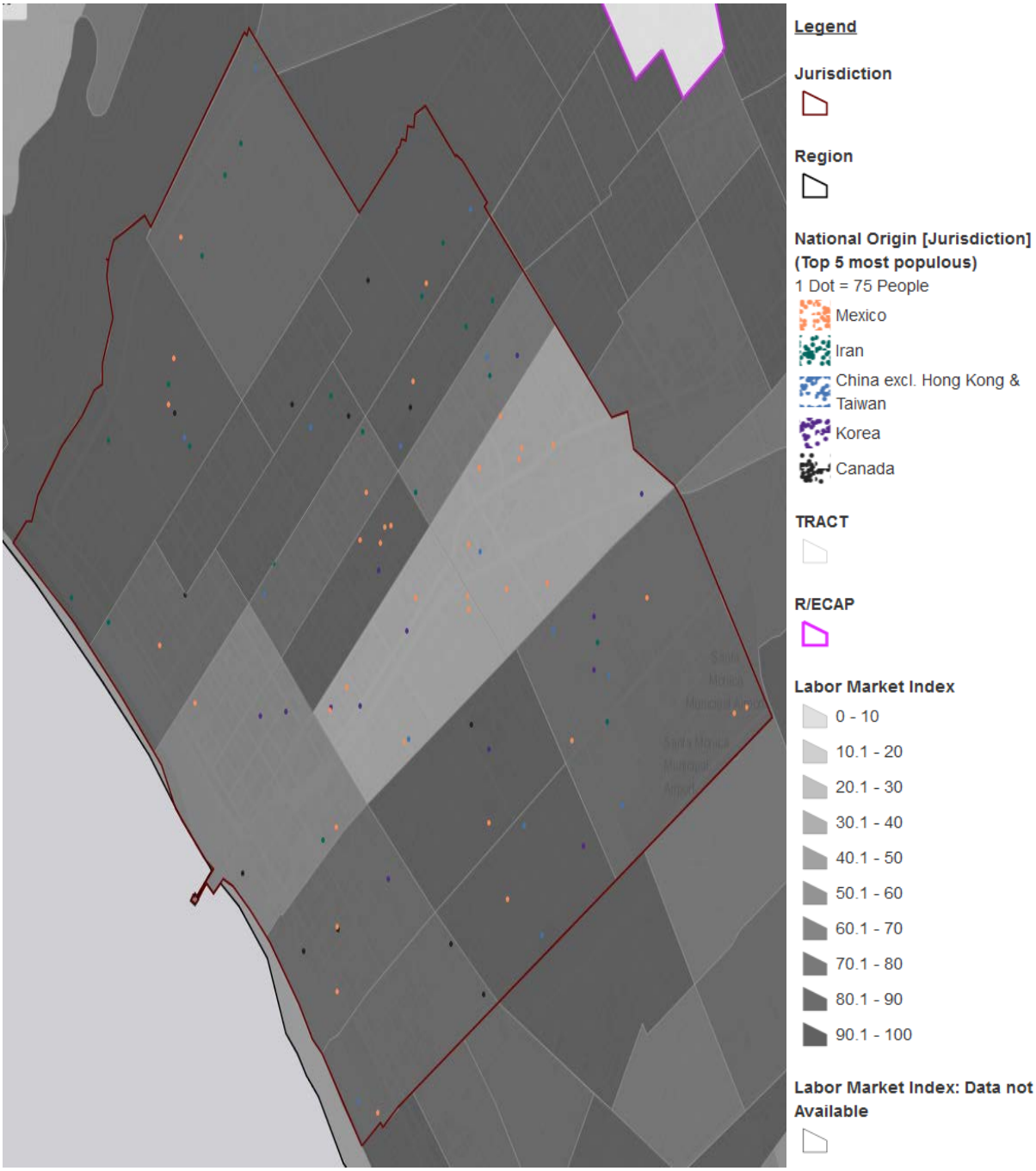
R/ECAP

Labor Market Index

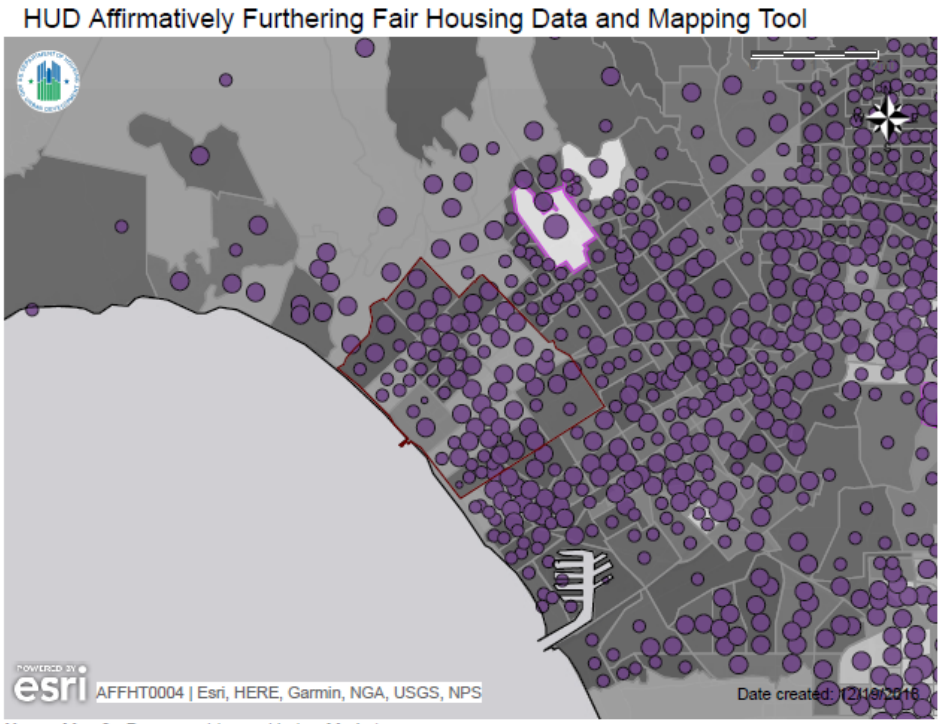
- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Labor Market Index: Data not Available

Map 6: Demographics and Labor Market (National Origin), Santa Monica



Map 7: Demographics and Labor Market (Family Status), Santa Monica



Name: Map 9 - Demographics and Labor Market

Description: Labor Engagement Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Legend

Jurisdiction

Region

% of Households that are Families with Children

- 0% - 20%
- 20.1% - 40%
- 40.1% - 60%
- 60.1% - 80%
- 80.1% - 100%

TRACT

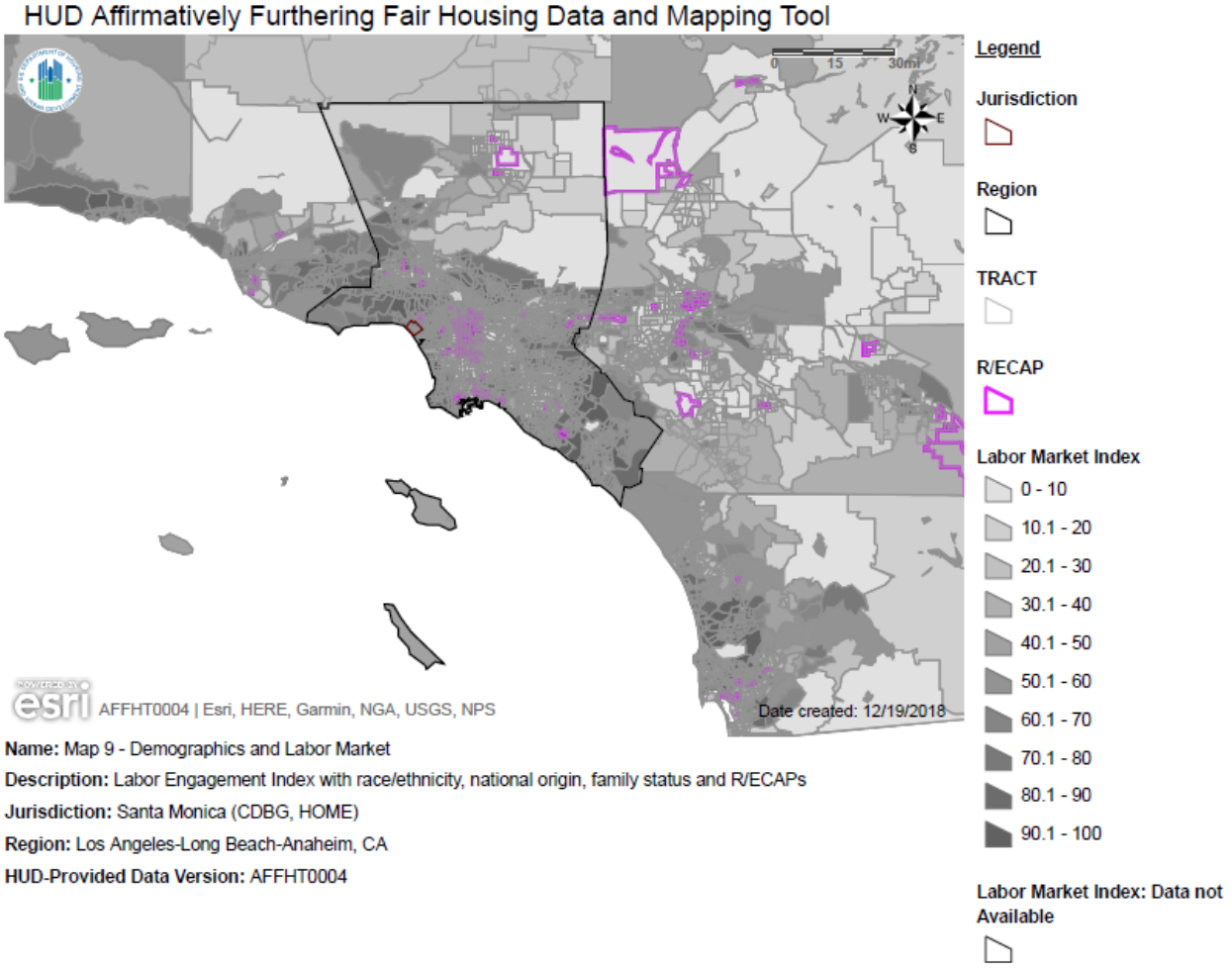
R/ECAP

Labor Market Index

- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Labor Market Index: Data not Available

Map 8: Demographics and Labor Market, Region



In the City of Santa Monica, disparities in labor market engagement, but not in job proximity, are driven by residential patterns. Black and Hispanic residents, as well as residents of Mexican national origin, are disproportionately likely to live in the Pico neighborhood while areas such as North of Montana, North of Wilshire, and Sunset Park are more heavily White. Two Census Tracts that include parts of the Pico neighborhood have Labor Market Indices of 44 and 50, respectively. Of the nine Block Groups in those two Census Tracts, seven are majority non-White. At the same time, the vast majority of Block Groups in Census Tracts with Labor Market Indices of 90 or above have White population concentrations of 70% or more.

In the Region, areas with high labor market engagement are disproportionately areas with high White populations such as West LA and adjacent cities like West Hollywood and Beverly Hills; communities in the southern or western portion of the San Fernando Valley like Sherman Oaks, Encino, Tarzana, and Woodland Hills; Pasadena; Manhattan Beach, Hermosa Beach, Redondo Beach, and the Palos Verdes Peninsula in southern Los Angeles County; and most of Orange County outside of the diverse communities of Anaheim, Garden Grove, Santa Ana, and Westminster. The areas with low labor market engagement include heavily Black and Hispanic communities in South and East LA; the Antelope Valley; the central portion of the San Fernando Valley; much of eastern Los Angeles County; and the communities in Orange County mentioned above. Some of these communities, particularly in

eastern Los Angeles County and Garden Grove and Westminster in Orange County, have significant Asian American and Pacific Islander populations. There are no clear spatial patterns that connect job proximity to race and ethnicity in the Region. It is common to find Census Tracts with high job proximity relatively near Census Tracts with low job proximity close to each other in predominantly Black and Hispanic areas in South and East LA. It is equally common to see the same phenomenon in predominantly White areas in West LA and Orange County. There are also some heavily White, extremely affluent hillside areas with lower population density that have relatively low job proximity.

iii. Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss whether there are programs, policies, or funding mechanisms that affect disparities in access to employment.

The City of Santa Monica has a strong local employment climate with an unemployment rate of just 4.4% according to the Bureau of Labor Statistics as of October 2018. This is in line with an unemployment rate of 4.3% in the Los Angeles-Long Beach-Anaheim, CA Metropolitan Statistical Area and an unemployment rate of 4.0% statewide. Unemployment data does not fully capture the strength of the local employment situation as, according to the 2013-2017 American Community Survey 5-Year Estimates, Santa Monica had a labor force participation rate of 70.7% as opposed to just 64.6% for the Region and 63.0% for the State of California. Although those labor force participation figures have undoubtedly changed in recent years, they have likely changed in tandem, with the City of Santa Monica retaining higher rates of labor force participation and thus a higher proportion of the population that is employed despite a slightly higher unemployment rate. It is also likely that significant racial and ethnic disparities in employment are persistent in Santa Monica. Subject to extremely high margins of error, the American Community Survey reports, as of 2013-2017 (and thus capturing worse employment conditions than those that are currently present), unemployment rates of 6.1% for White workers, 13.1% for Black workers, 6.8% for Asian American workers, and 10.9% for Hispanic workers. The level of disproportionality is similar to current national data from the Bureau of Labor Statistics showing, as of December 2018, unemployment rates of 3.1% for White workers, 6.2% for Black workers, 3.2% for Asian American workers, and 4.3% for Hispanic workers.

A variety of programs operating in the City of Santa Monica and the Region seek to connect disproportionately Black and Hispanic low-income workers to opportunities for employment and professional advancement. The City of Santa Monica's Human Services Division provides free assistance to older youth, ages 16-24, with job search, applications, resumes, cover letters, and interview preparation. The Human Services Division and the Department of Public Works collaborate on the Virginia Avenue Park Trades Intern Program, which provides paid internships to at-risk youth who are interested in obtaining a GED and learning a skilled trade. The State of California's Employment Development Department provides job training and job matching services. The Hospitality Training Academy Santa Monica Job Initiatives Program specifically targets the Pico neighborhood.

c. Transportation

i. For the protected class groups HUD has provided data, describe any disparities in access to transportation related to costs and access to public transit in the jurisdiction and Region.

HUD's Transit Trips Index, as shown in Map 1, displays the utilization of public transit by census tract, with higher numbers indicating a higher rate of use. The map shows that every census tract has very high levels of utilization, and that all of the census tracts are at highly comparable levels. The lowest census tract ranks in the high 70s, with the highest census tract reaching 93%. Map 2 paints a similar picture, with higher numbers in the map indicating lower transportation cost. Overall, there is very good access to low-cost transportation, with the census tracts ranging between 74 and 98. The areas with the lowest access to low-cost transportation, such as the northeast tract, also have the lowest levels of public transit utilization.

Regionally, Downtown LA and the southern part of Central LA boast the highest access to public transportation, including access to Metro stations, multiple rail lines, and stops for both bus and Bus Rapid Transit (BRT) lines. There are up to 20 R/ECAPs concentrated in this same area. This network of public transportation offers critical connections between East and Central LA and the Valley and Harbor areas. Additionally, the Metro Expo line also provides connections to West LA and Santa Monica.

Santa Monica is serviced by the Metro Expo Line, which connects Santa Monica to Downtown Los Angeles by rail, as well as Pasadena, San Fernando Valley, South Bay, Long Beach, and points in between. The City is also serviced by Big Blue Bus, which departs the LAX City Bus Center with two lines that run through Santa Monica. These connections to the LA Metro system help to make the Region's transportation system fairly integrated.

The base fare for the Big Blue Bus is $1.25; for the LA Metro it is $1.75. On the LA Metro, reduced fares are available to seniors, persons with disabilities, K-12 students, and college/vocational students. On the Big Blue Bus, discounts are available to seniors, persons with disabilities, and college students, with children 4 and under riding for free. For an average household, transportation is often the second biggest expense behind housing. Combined, housing and transportation can make up more than half of a household's annual expenses. As more low-income households get pushed out of urban core areas and into suburban areas due to high housing costs, the additional cost of transportation can easily override any housing savings.[58] According to a recent survey conducted by the LA Metro, the average household income for respondents who rode the bus was $26,812, and the median income was $17,605.[59] For rail riders, it was $49,668 and $35,223, respectively. Furthermore, up to 60% of bus riders and 41% of rail riders are Hispanic.

[58] *See* Creating Successful Transit-Oriented Districts in Los Angeles: A Citywide Toolkit for Achieving Regional Goals, February 2010 http://media.metro.net/projects_studies/tod/images/CTOD%20-%20Creating%20Successful%20Transit-Oriented%20Districts%20in%20Los%20Angeles.pdf.
[59] http://media.metro.net/projects_studies/research/images/annual_survey_results/bus_results_spring_2018.pdf.

Map 1: Demographics and Transit Trips, Santa Monica

Name: Map 10 - Demographics and Transit Trips

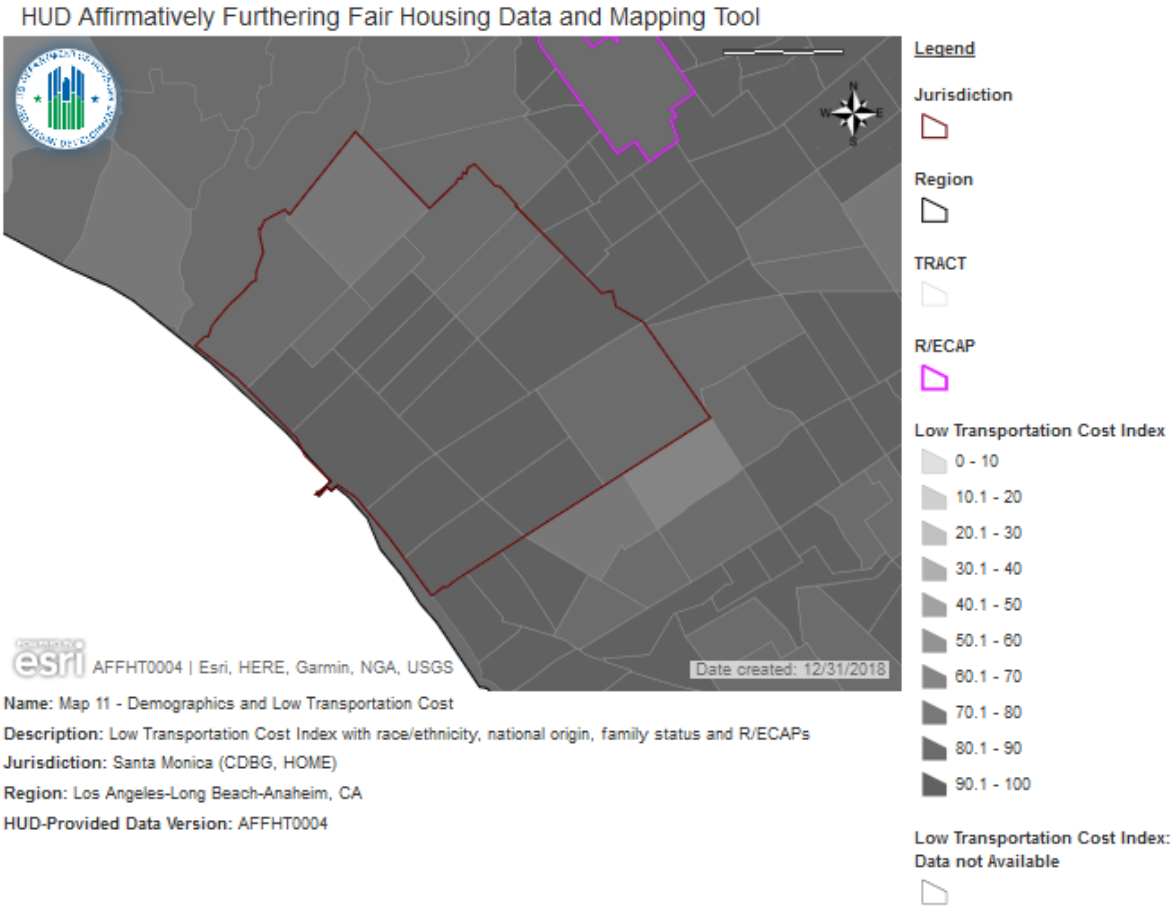
Description: Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 2: Demographics and Low Transportation Cost, Santa Monica



Name: Map 11 - Demographics and Low Transportation Cost

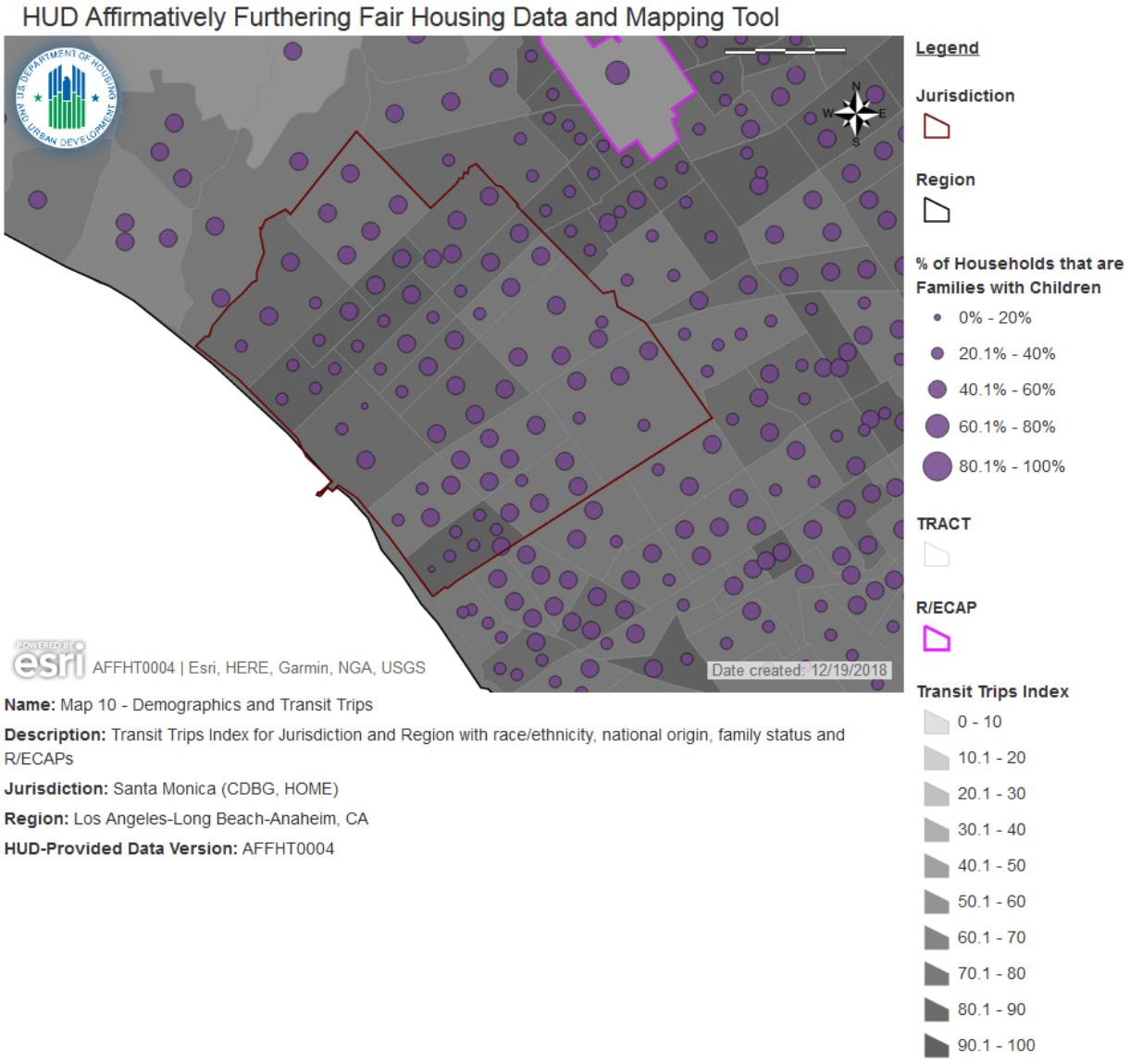
Description: Low Transportation Cost Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 3: Demographics and Transit Trips (Family Status), Santa Monica



Name: Map 10 - Demographics and Transit Trips

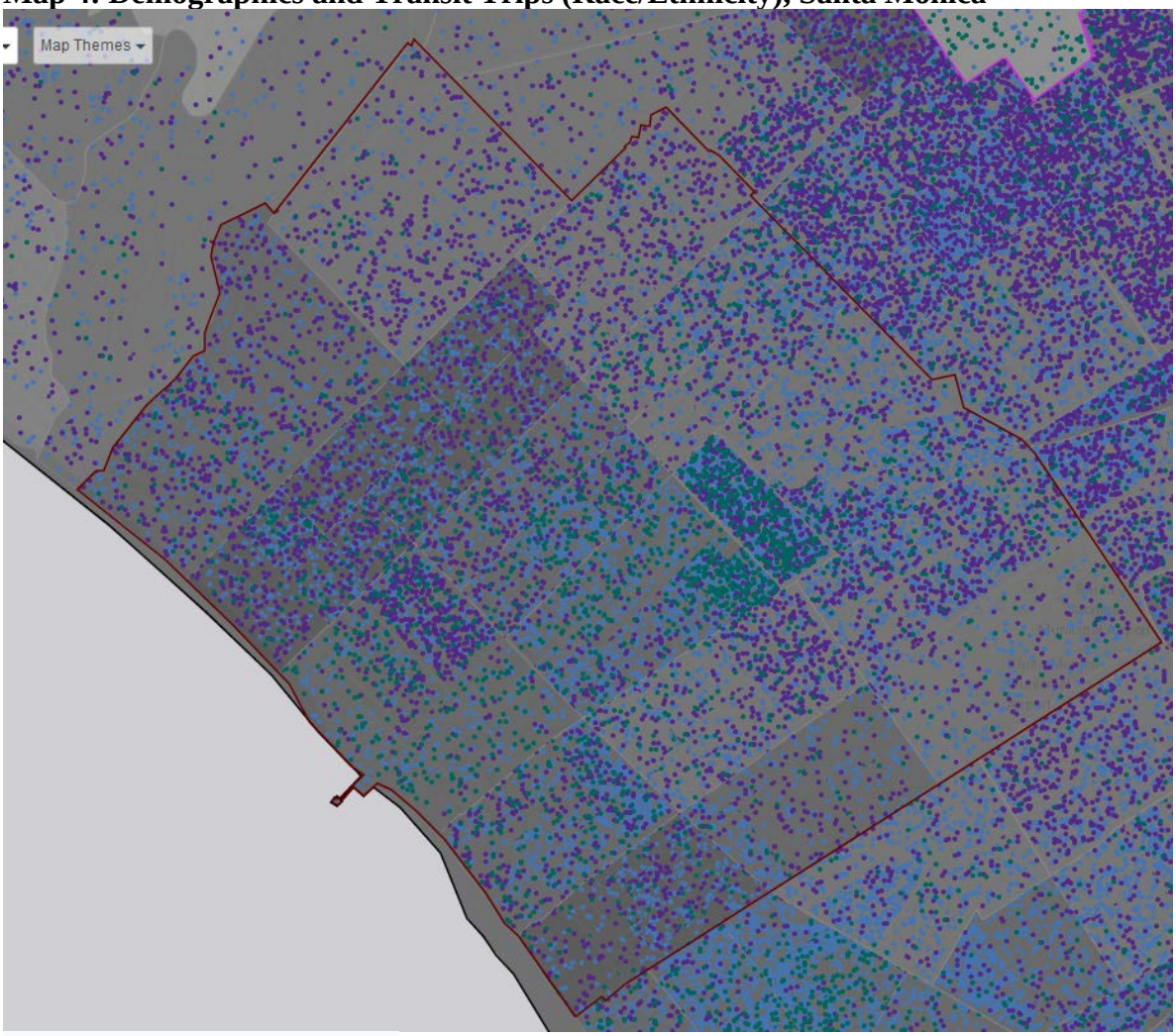
Description: Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

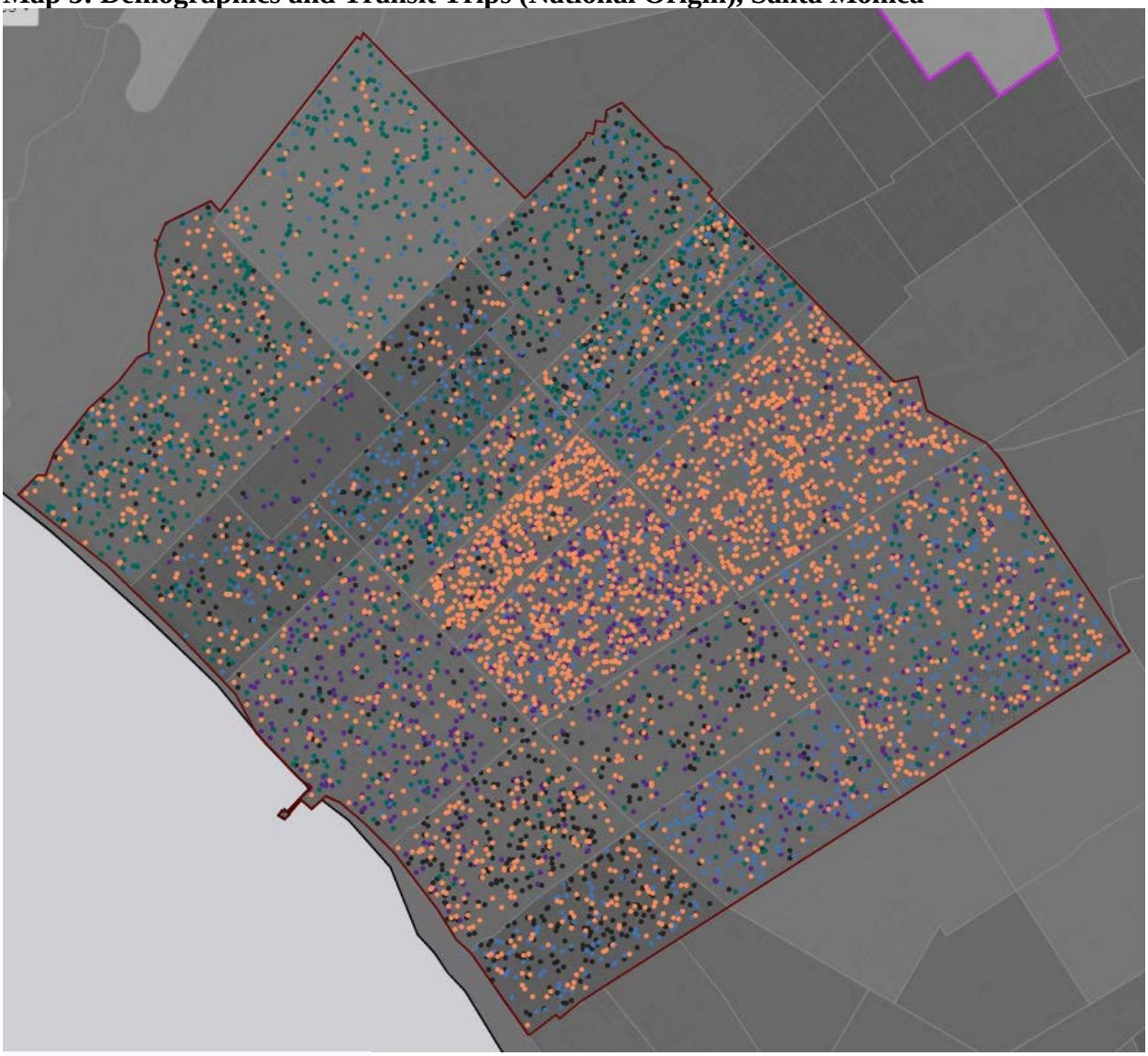
Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 4: Demographics and Transit Trips (Race/Ethnicity), Santa Monica

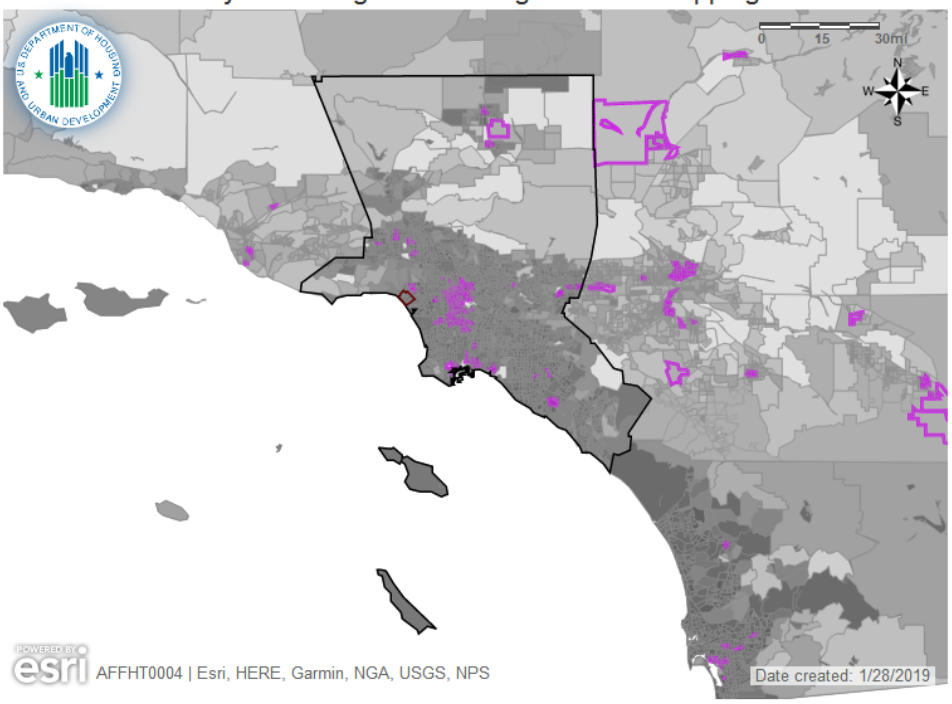


Map 5: Demographics and Transit Trips (National Origin), Santa Monica



Map 6: Demographics and Transit Trips, Region

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 10 - Demographics and Transit Trips

Description: Transit Trips Index for Jurisdiction and Region with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Jurisdiction

Region

TRACT

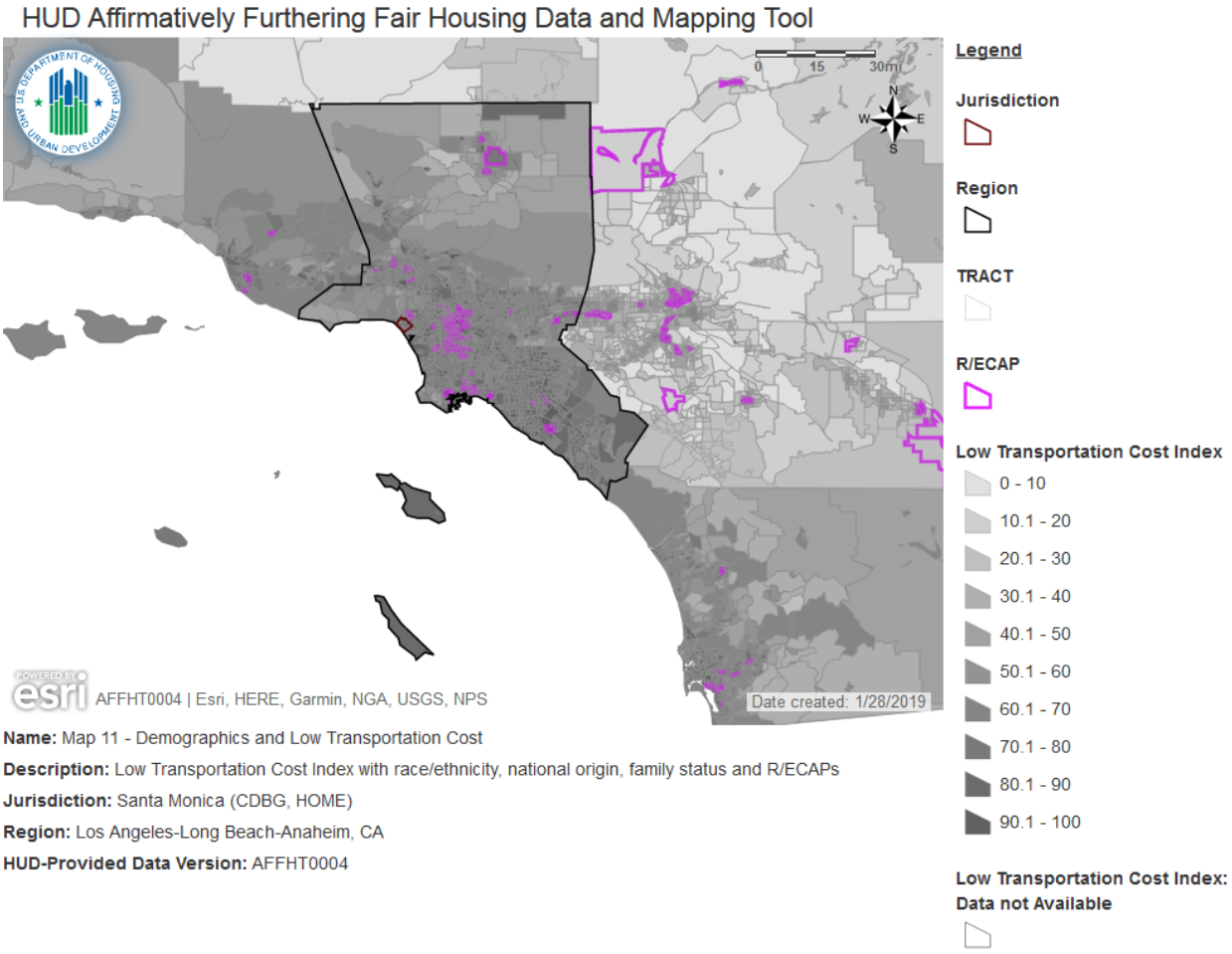
R/ECAP

Transit Trips Index

- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Transit Trips Index: Data not Available

Map 7: Demographics and Low Transportation Cost, Region



ii. For the protected class groups HUD has provided data, describe how disparities in access to transportation related to residential living patterns in the jurisdiction and Region.

Santa Monica is fairly small and compact, and well-serviced by public transport. There do not seem to be any great disparities based on residential living patterns in the jurisdiction. In the Region, however, disparities in access to transportation are far more evident, and heavily dependent on residential living patterns.

Through the community engagement process, it has become clear that one challenge facing Santa Monica which involves both transportation and education is school employee commutes. Some 85% of teachers and other school district employees don't live in Santa Monica due to high housing cost, with 55% living further than 3 miles away. There is no direct public transportation available, so many drive. The Mobility division of City government doesn't want school district employees to drive, and parking costs have risen by 250% to try to dissuade drivers. The concerns about school employees driving into Santa Monica hold true for other people who live in the city but work outside. Possible solutions include workforce housing and incentivizing public transit users (as opposed to punishing drivers).

Another, related issue is the commute of out-of-district students who attend school in Santa Monica through an interdistrict permit. Santa Monica does not have school buses, and most in-district students walk. However, community engagement indicates that enrollment has been steady and/or dropping, with the ensuing holes filled through interdistrict permit enrollment. These out-of-district students are most often dropped off by their parents, who drive them. Since there is no parking involved, increased parking pass prices cannot dissuade these parents like it may dissuade school employees.

The location of residents with disabilities does not seem to follow a specific pattern within Santa Monica. Regionally, however, there are a significant number of people with disabilities in areas with concentrations of R/ECAPs in South LA, East LA, and further north in the San Fernando Valley area. For individuals with disabilities, using public transportation can involve a time-consuming network of lines and transfers that is challenging to navigate, particular for individuals with mobility limitations. With multiple transfer points, it is critical that the transit user is on time, and missing one bus can easily result in a significant delay. Bus Rapid Transit such as the Orange Line in the San Fernando Valley can be transformative for transit dependent individuals. The Orange Line has arrival times that are accurate to within two to three minutes and operates on a dedicated busway with limited competing traffic, thus allowing commuters to consistently plan travel times. According to a study completed by Southern California Public Radio, KPCC, the Orange Line arrived late at stops just 5.4% of the time, unlike the majority of the bus lines in the system.

Map 8: Publicly Supported Housing, Santa Monica

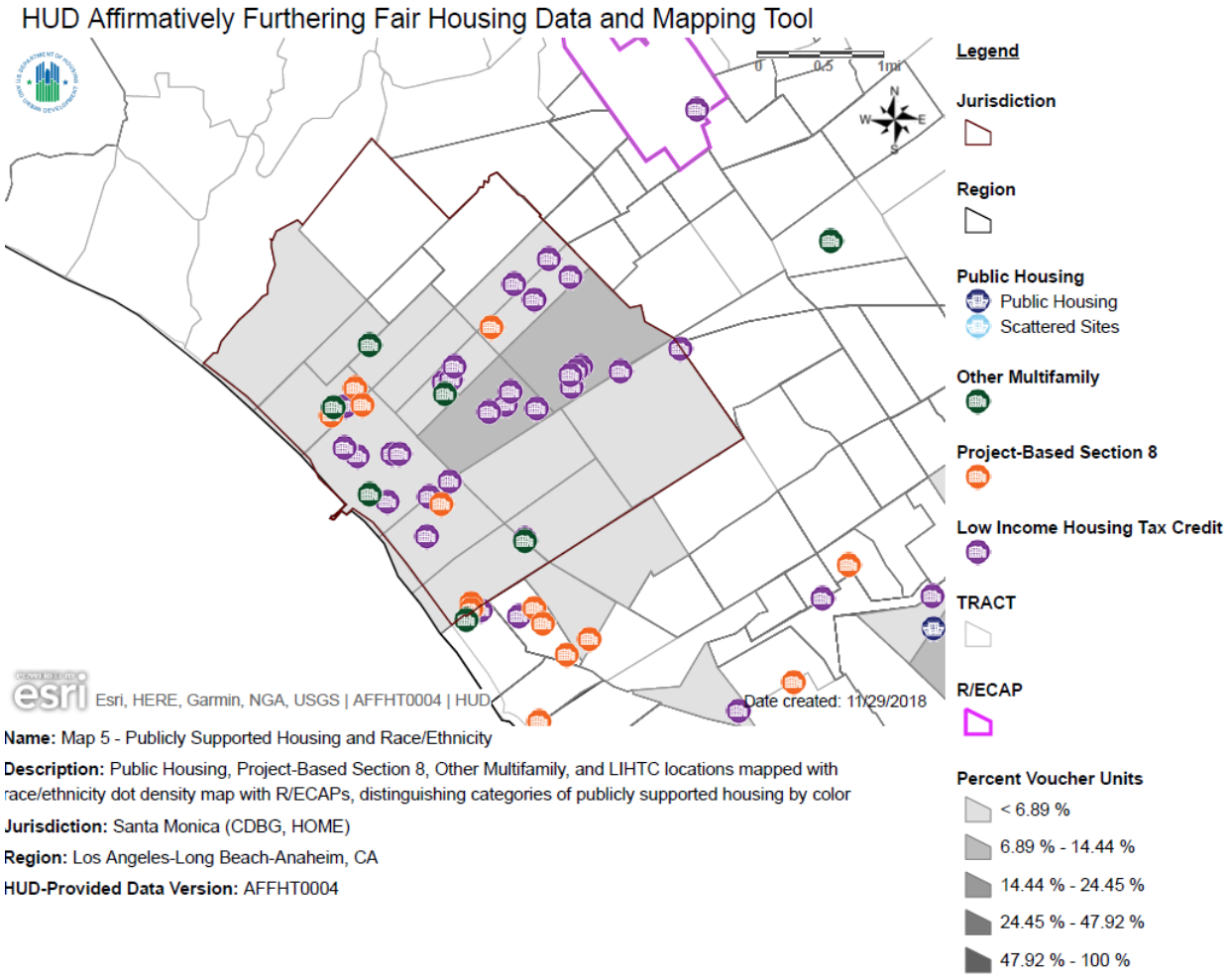


Table 1: Publicly Supported Households by Race/Ethnicity, Santa Monica, Region

(Santa Monica, CA CDBG, HOME) Jurisdiction	White		Black		Hispanic	Asian or Pacific Islander		
Housing Type	#	%	#	%	#	%	#	%
Public Housing	N/A	N/A	0	0.00%	N/A	N/A	N/A	N/A
Project-Based Section 8	350	90.67%	8	2.07%	15	3.89%	9	2.33%
Other Multifamily	166	82.59%	6	2.99%	21	10.45 %	8	3.98%
HCV Program	593	59.84%	214	21.59%	170	17.15 %	12	1.21%

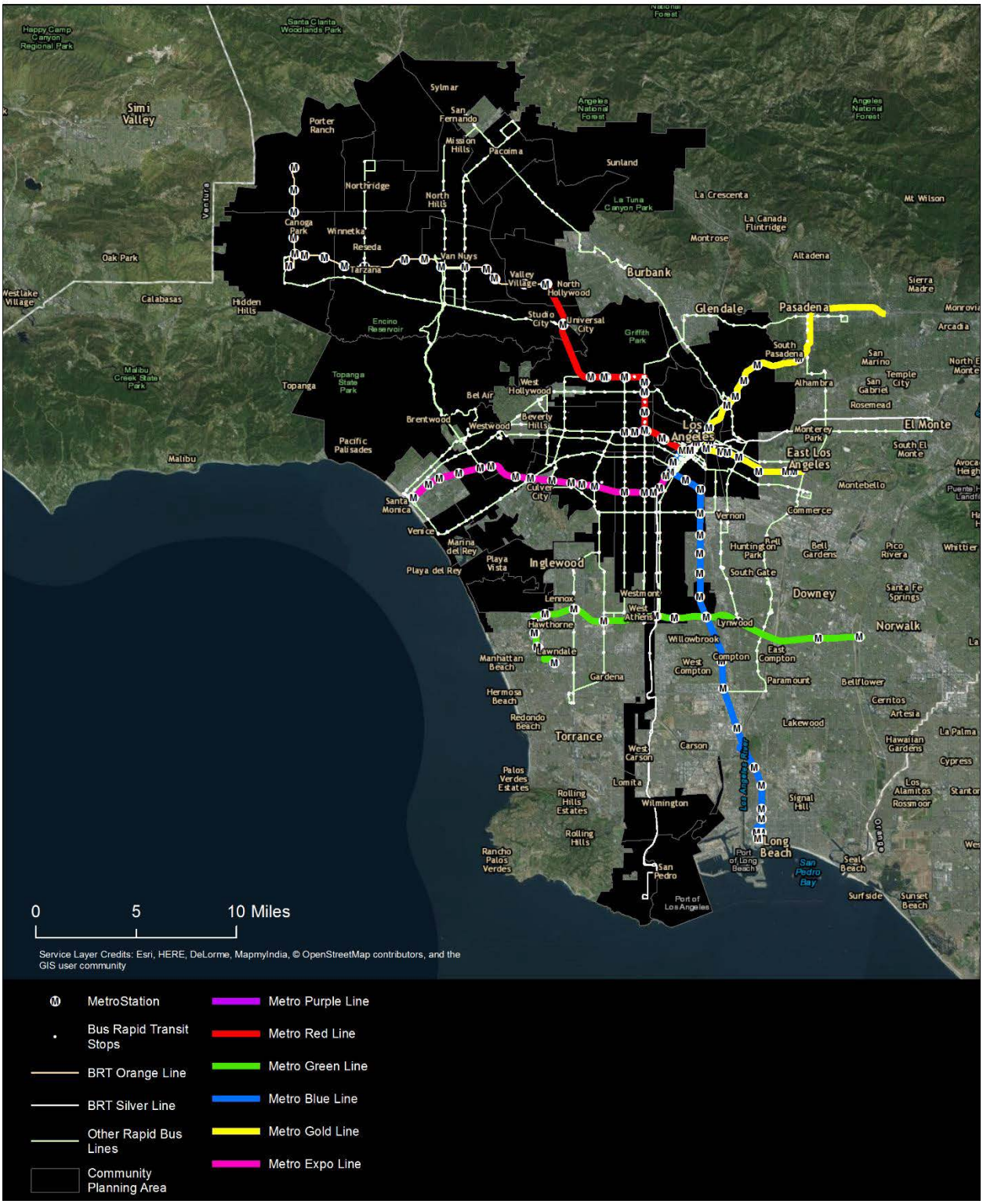
Total Households	35,035	75.45%	1,465	3.15%	4,640	9.99%	4,099	8.83%
0-30% of AMI	4,825	67.25%	305	4.25%	1,040	14.49 %	790	11.01%
0-50% of AMI	7,045	63.64%	585	5.28%	1,595	14.41 %	989	8.93%
0-80% of AMI	11,130	66.23%	885	5.27%	2,380	14.16 %	1,414	8.41%
(Los Angeles-Long Beach-Anaheim, CA) Region	**White**		**Black**		**Hispanic**	**Asian or Pacific Islander**		
Housing Type	**#**	**%**	**#**	**%**	**#**	**%**	**#**	**%**
Public Housing	683	6.99%	2,627	26.90%	6,110	62.56 %	344	3.52%
Project-Based Section 8	9,154	23.86%	6,942	18.10%	10,365	27.02 %	11,753	30.64%
Other Multifamily	1,707	33.38%	465	9.09%	1,094	21.39 %	1,839	35.96%
HCV Program	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Households	1,766,510	41.80%	333,080	7.88%	1,405,070	33.25 %	629,349	14.89%
0-30% of AMI	215,775	29.59%	86,225	11.83%	305,885	41.95 %	105,314	14.44%
0-50% of AMI	343,565	26.07%	135,740	10.30%	587,685	44.60 %	175,814	13.34%
0-80% of AMI	590,895	28.77%	195,155	9.50%	905,370	44.09 %	272,549	13.27%

Note 1: Data Sources: Decennial Census; APSH; CHAS

Note 2: Numbers presented are numbers of households not individuals.

Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

Map 9: LA Metro Transit Lines



iii. Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss whether there are programs, policies, or funding mechanisms that affect disparities in access to transportation.

Santa Monica has launched a number of initiatives to try to curb private car use and promote public transportation and other alternatives. In 2015, Santa Monica launched LA County's first public bike share system, connecting 500 smart bikes across 85 rental stations in Santa Monica and Venice. The first year was a large success, with nearly 47,000 subscribers, 664,000 miles ridden, and 309,000 trips. The bike system is especially helpful within the travel network because it serves as a first/last connection to the Expo Light Rail. Santa Monicans make up 46% of users, LA County residents make up 24%, and visitors 30%.

The City has also introduced a bike valet service during various public events. It is estimated that more than 400 people arrived at a recent Santa Monica festival by bike, and the bike valet program have served over 150,000 bikes since 2006. The service is provided at the Twilight Concert Series, the Saturday Downtown Farmers' Market, and the Sunday Main Street Farmers' Market.

The City has also taken steps to promote "Car Free Fridays," and increased the frequency of the Expo Line as a collaborative approach to lessen the number of cars on the road. During peak hours, wait times have been cut in half. During mid-day hours, trains run every 12 minutes; during peak hours, they run every 6 minutes. Especially considering the intensive smog levels in the LA Region, driven in large part by the number of cars on the road, these creative strategies to cut traffic are very important in promoting environmental health. While these innovative strategies may work to lessen traffic, it is important to be cognizant of the inability of some people with disabilities to use bikes or other alternative methods, and work to improve traffic and smog conditions through inclusive strategies.

In 2013, the City Council adopted a Transportation Impact Fee ordinance for new development and/or intensified land uses. The fees are contingent on number of residential units or commercial square footage, and are charged during the building permit stage unless state law mandates otherwise. The fees are used to fund transportation improvements including new sidewalks, crosswalks, traffic signal upgrades, transit, and bicycle facilities; transportation improvements are, in turn, driven by the new trips associated with the relevant land use change. In 2019, a local nonprofit affordable housing provider requested an exemption from the transportation fee, and the Housing Commission on October 17, 2019 (#5-A) voted to recommend to Council that 100% affordable housing developments be exempted.

In 2017, Santa Monica was awarded a Sustainable Communities Grant of $450,000 to conduct a Wilshire Boulevard Corridor Safety Enhancement Study. The City has identified Wilshire Boulevard as the area with the most fatal/severe injury crashes in the City. The study aims to solicit first responder and community knowledge, in addition to the data-driven assessment, to put forward effective recommendations to improve auto safety in the area.

In the summer of 2018, Santa Monica and the Region were each awarded grants from California's Low Carbon Transit Operations Program. The Southern California Regional Rail Authority (Metrolink) was granted $2 million in order to offer free tickets to certain "targeted populations,"

including youth and seniors. Santa Monica's Big Blue Bus was awarded $433,364, targeted toward improving service on bus lines connecting passengers to the Expo Light Rail.

d. Access to Low Poverty Neighborhoods

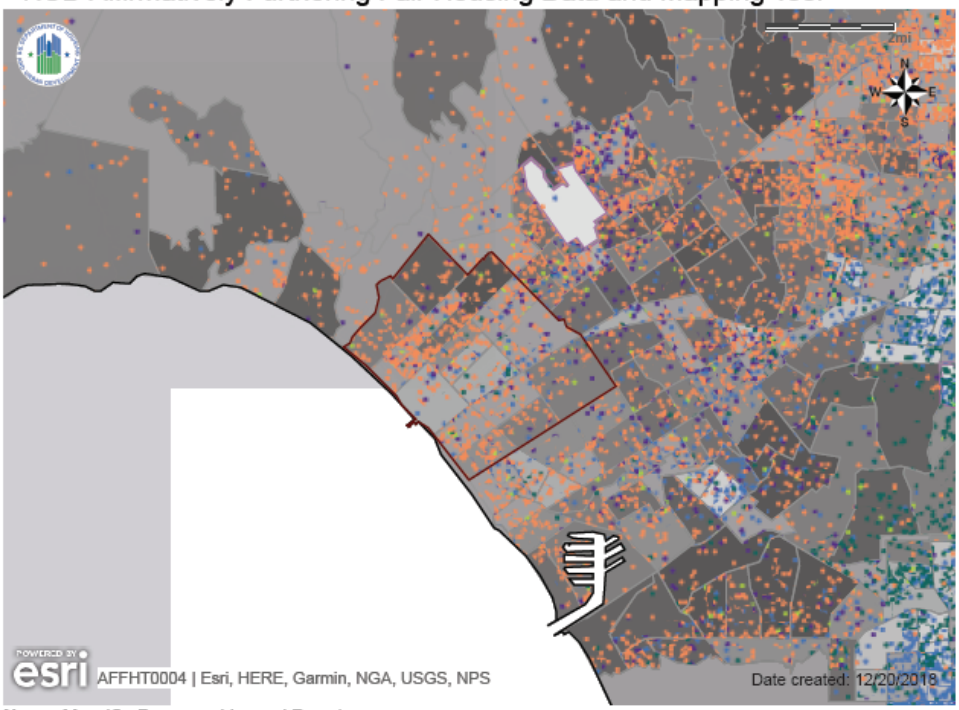
i. For the protected class groups HUD has provided data, describe any disparities in access to low poverty neighborhoods in the jurisdiction and Region.

In the City of Santa Monica, Black and Hispanic households have lower access to low poverty neighborhoods than do White and Asian American or Pacific Islander households. The disparities are significant but not extreme. By contrast, in the Region, the same disparities persist but are much more intense. At the regional level, a small but significant disparity between White households and Asian American or Pacific Islander households, who have less access to low poverty neighborhoods, emerges.

ii. For the protected class groups HUD has provided data, describe how disparities in access to low poverty neighborhoods relate to residential living patterns of those groups in the jurisdiction and Region.

Map 1: Demographics and Poverty (Race/Ethnicity), Santa Monica

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 12 - Demographics and Poverty

Description: Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Legend

Jurisdiction

Region

Demographics 2010

1 Dot = 75

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic
- Multi-racial, Non-Hispanic

TRACT

R/ECAP

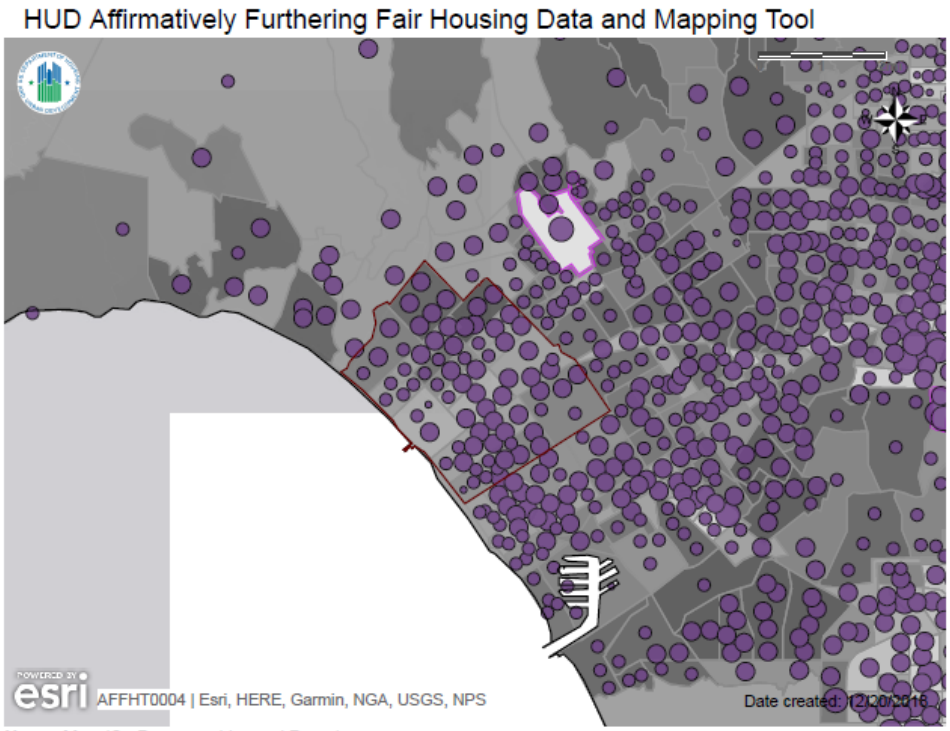
Low Poverty Index

- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Low Poverty Index: Data not Available

Map 2: Demographics and Poverty (National Origin), Santa Monica

Map 3: Demographics and Poverty (Family Status), Santa Monica



Name: Map 12 - Demographics and Poverty

Description: Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Legend

Jurisdiction

Region

% of Households that are Families with Children

- 0% - 20%
- 20.1% - 40%
- 40.1% - 60%
- 60.1% - 80%
- 80.1% - 100%

TRACT

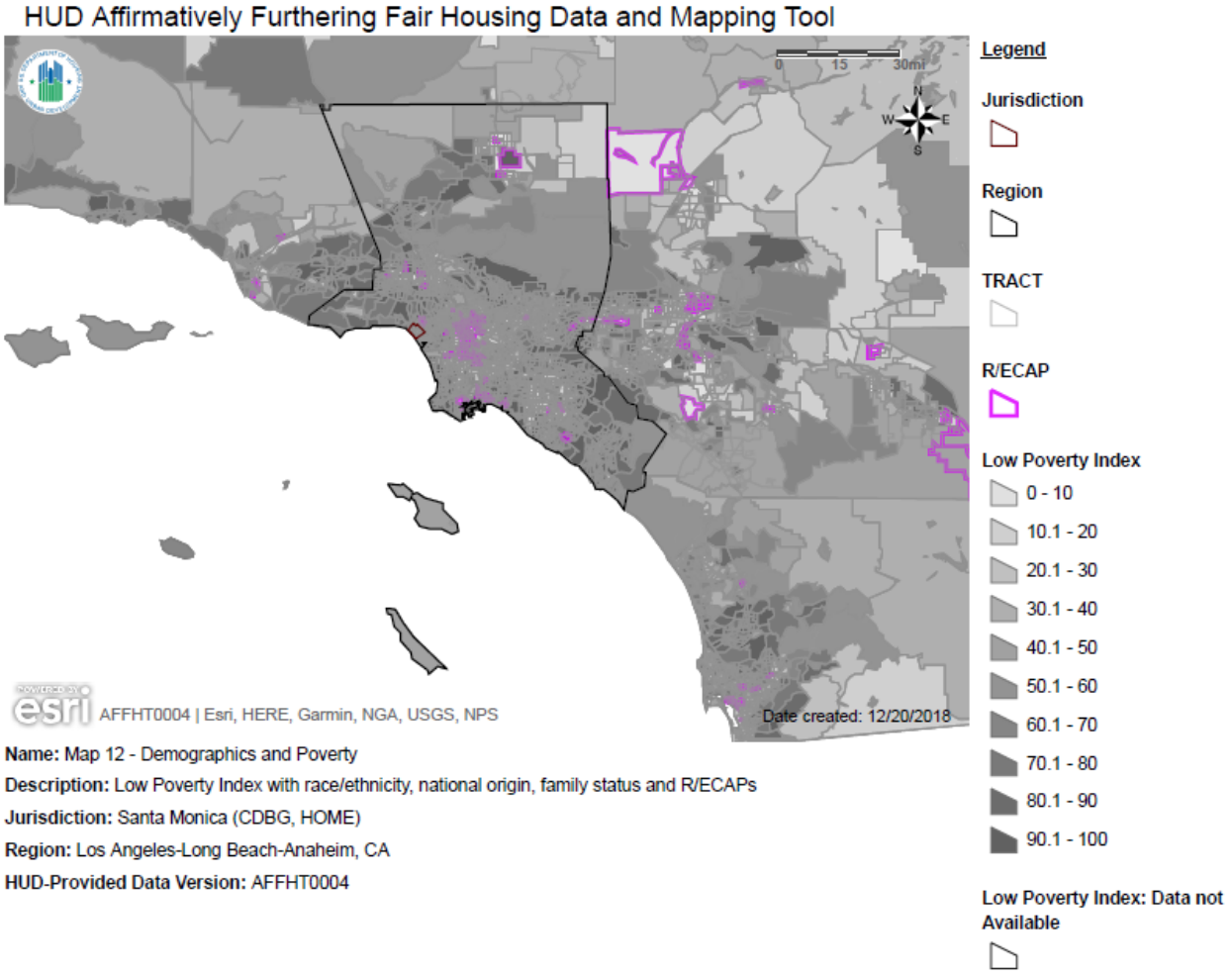
R/ECAP

Low Poverty Index

- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Low Poverty Index: Data not Available

Map 4: Demographics and Poverty, Region



In the City of Santa Monica, access to low poverty neighborhoods is closely linked to residential patterns of racial and ethnic concentration. The areas with the lowest Low Poverty Indices and thus the highest concentrations of poverty are in the Pico neighborhood and the immediate vicinity of Downtown Santa Monica. These areas have high concentrations of Black and Hispanic residents, as well as residents of Mexican national origin, than the city as a whole. By contrast, the North of Wilshire and North of Montana neighborhoods, with higher White populations, both have higher Low Poverty Indices and thus lower concentrations of poverty.

In the Region, the relationship is even more pronounced. Central LA, East LA, the Wilmington section of Long Beach, Santa Ana, and Panorama City in the San Fernando Valley, which are heavily Hispanic, have very low access to low poverty neighborhoods as does heavily Black and Hispanic South LA. These heavily Hispanic areas listed above are also areas of Mexican national origin concentration, and parts of Central LA have significant concentrations of people of Guatemalan and El Salvadoran national origin. By contrast, predominantly White parts of West LA, the San Fernando Valley, the Palos Verdes Peninsula, and Orange County have high access to low poverty neighborhoods. Heavily Asian American or Pacific Islander areas in the San Gabriel Valley and Orange County tend to have moderate to high access to low poverty neighborhoods while Koreatown has relatively low access to low poverty neighborhoods. Koreatown has a high concentration of

residents of Korean national origin. The San Gabriel Valley has a high concentration of residents of Chinese national origin. Parts of Orange County, including Westminster and Garden Grove, have significant concentrations of persons of Vietnamese national origin, while Irvine is more heavily Korean and Chinese-American.

iii. Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss whether there are programs, policies, or funding mechanisms that affect disparities in access to low poverty neighborhoods.

Although the HUD-provided data accurately reflects that the City of Santa Monica has relatively low exposure to high poverty neighborhoods in comparison to other places within the Region, HUD's reliance upon the federal poverty level, which is the same for California as it is for the rest of the 48 contiguous states, downplays the true extent of poverty in the Region. Metrics that adjust for housing costs routinely show California to be one of the highest poverty states in the country (and sometimes the highest poverty state). This means that, for example, if a family of four in Santa Monica has an income of $30,000 (above the federal poverty level of $25,100), they are living in poverty. The City of Santa Monica has taken steps to compensate for this gap between income and the cost of living by adopting policies that increase wages more aggressively than the State of California. The minimum wage for large employers will reach $15 per hour in Santa Monica in 2020, two years before that occurs statewide. For small employers, that will occur in 2021, also two years before the higher rate takes effect statewide. The City of Santa Monica also has paid sick leave requirements for employers that are in excess of those imposed by the State of California.

e. Access to Environmentally Healthy Neighborhoods

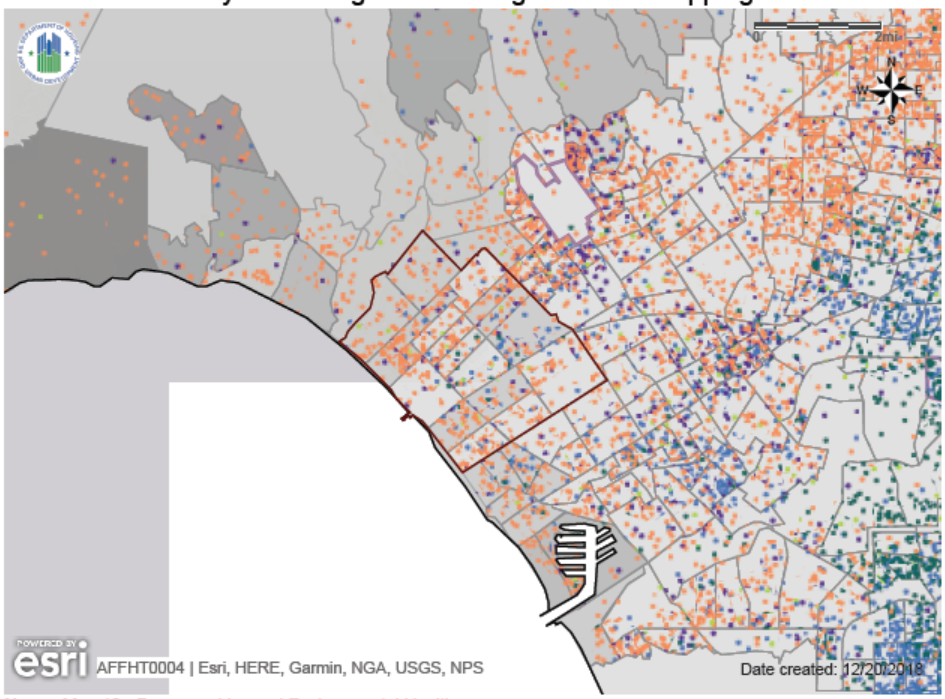
i. For the protected class groups HUD has provided data, describe any disparities in access to environmentally healthy neighborhoods in the jurisdiction and Region.

In the City of Santa Monica, access to environmentally healthy neighborhoods is extremely low for all racial and ethnic groups though, even still, Black and Hispanic residents have slightly lower access than do White residents. In the Region, where overall levels of access are higher due to the inclusion of less impacted suburban areas, Black and Hispanic residents have the least access to environmentally healthy neighborhoods. Asian American or Pacific Islander households also have disproportionately low access though not to as extreme of a degree.

ii. For the protected class groups HUD has provided data, describe how disparities in access to environmentally healthy neighborhoods relate to residential living patterns in the jurisdiction and Region.

Map 1: Demographics and Environmental Health (Race/Ethnicity), Santa Monica

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 13 - Demographics and Environmental Health

Description: Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Legend

Jurisdiction

Region

Demographics 2010

1 Dot = 75

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic
- Multi-racial, Non-Hispanic

TRACT

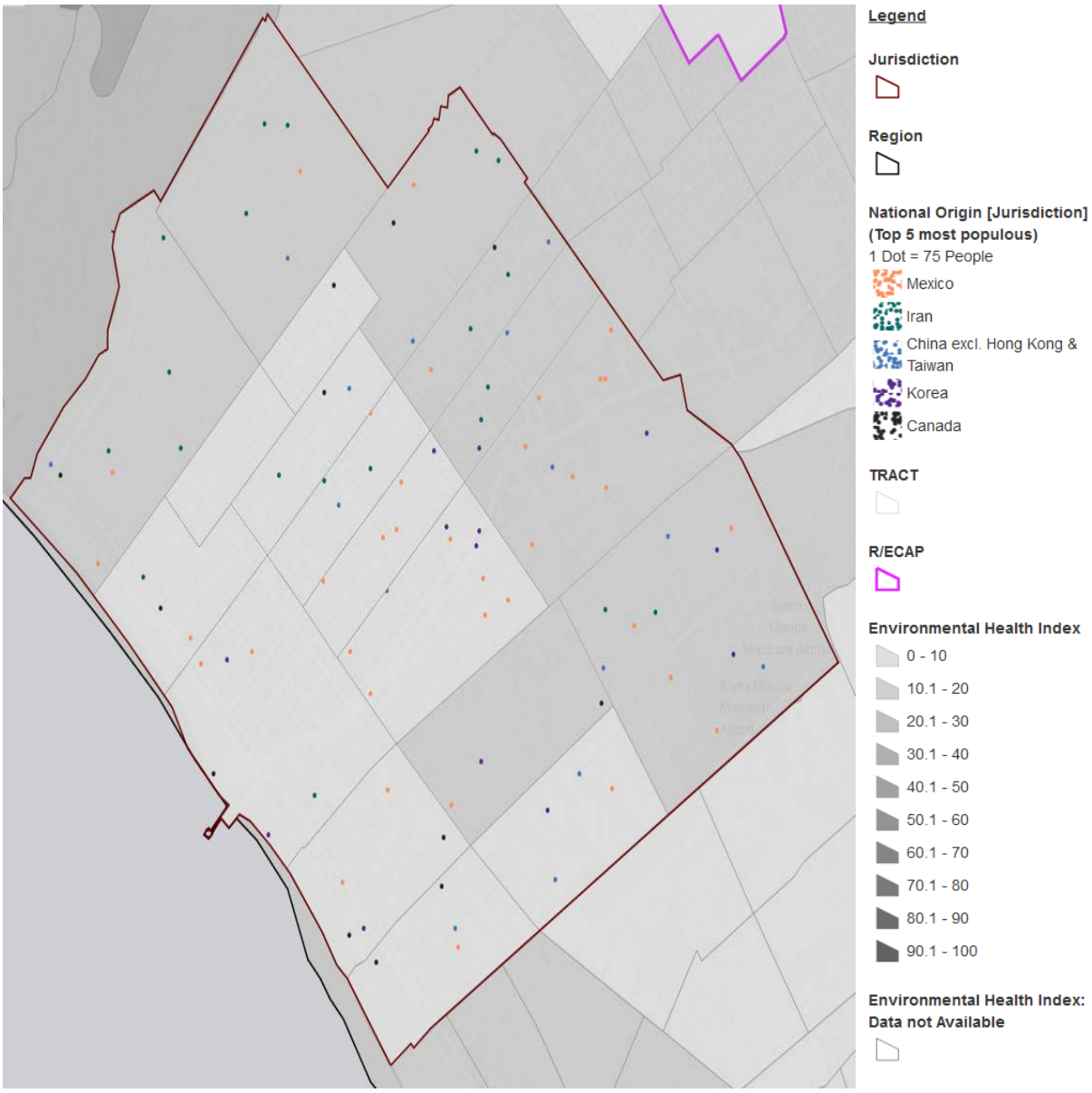
R/ECAP

Environmental Health Index

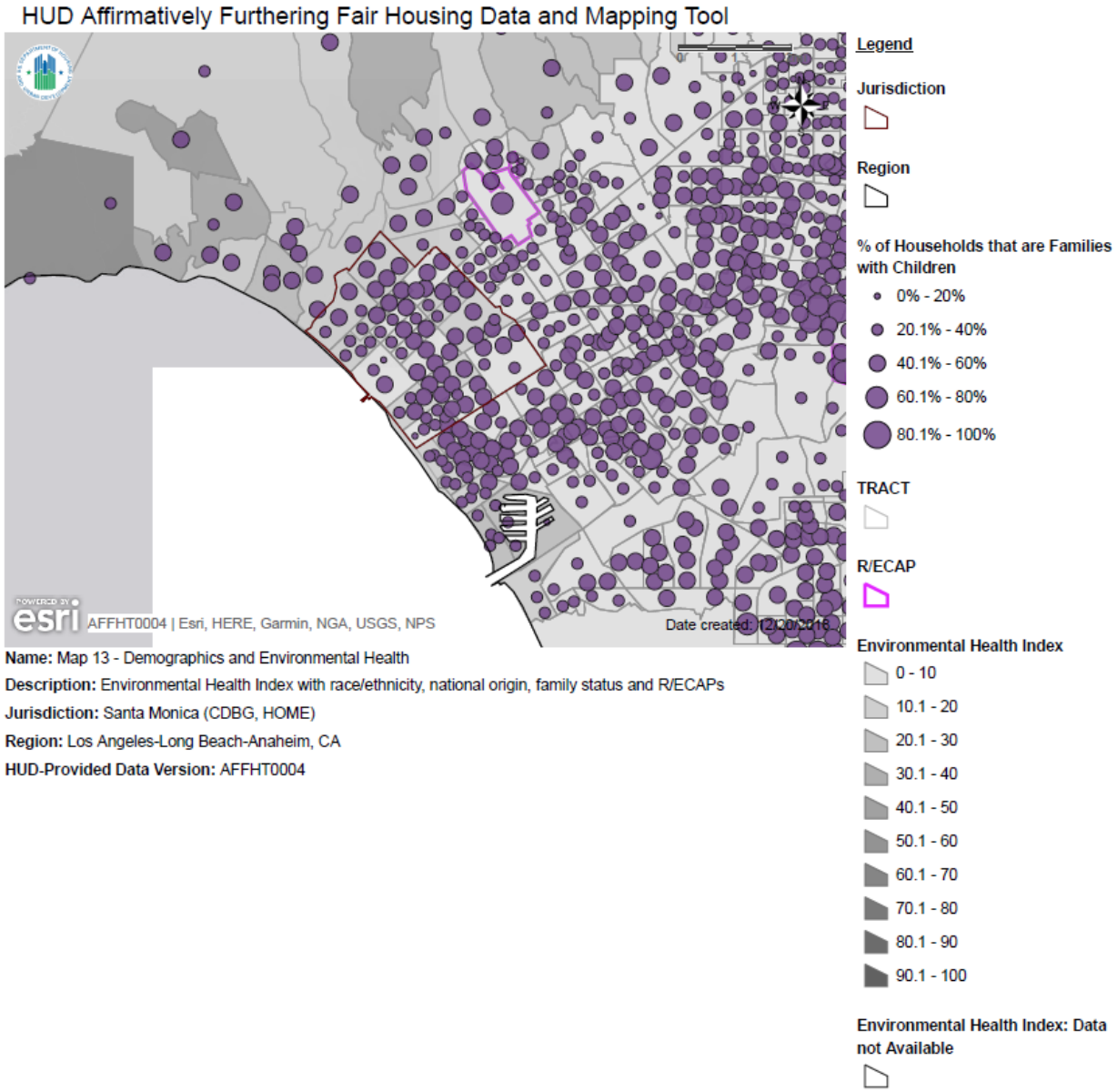
- 0 - 10
- 10.1 - 20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Environmental Health Index: Data not Available

Map 2: Demographics and Environmental Health (National Origin), Santa Monica



Map 3: Demographics and Environmental Health (Family Status), Santa Monica



Name: Map 13 - Demographics and Environmental Health

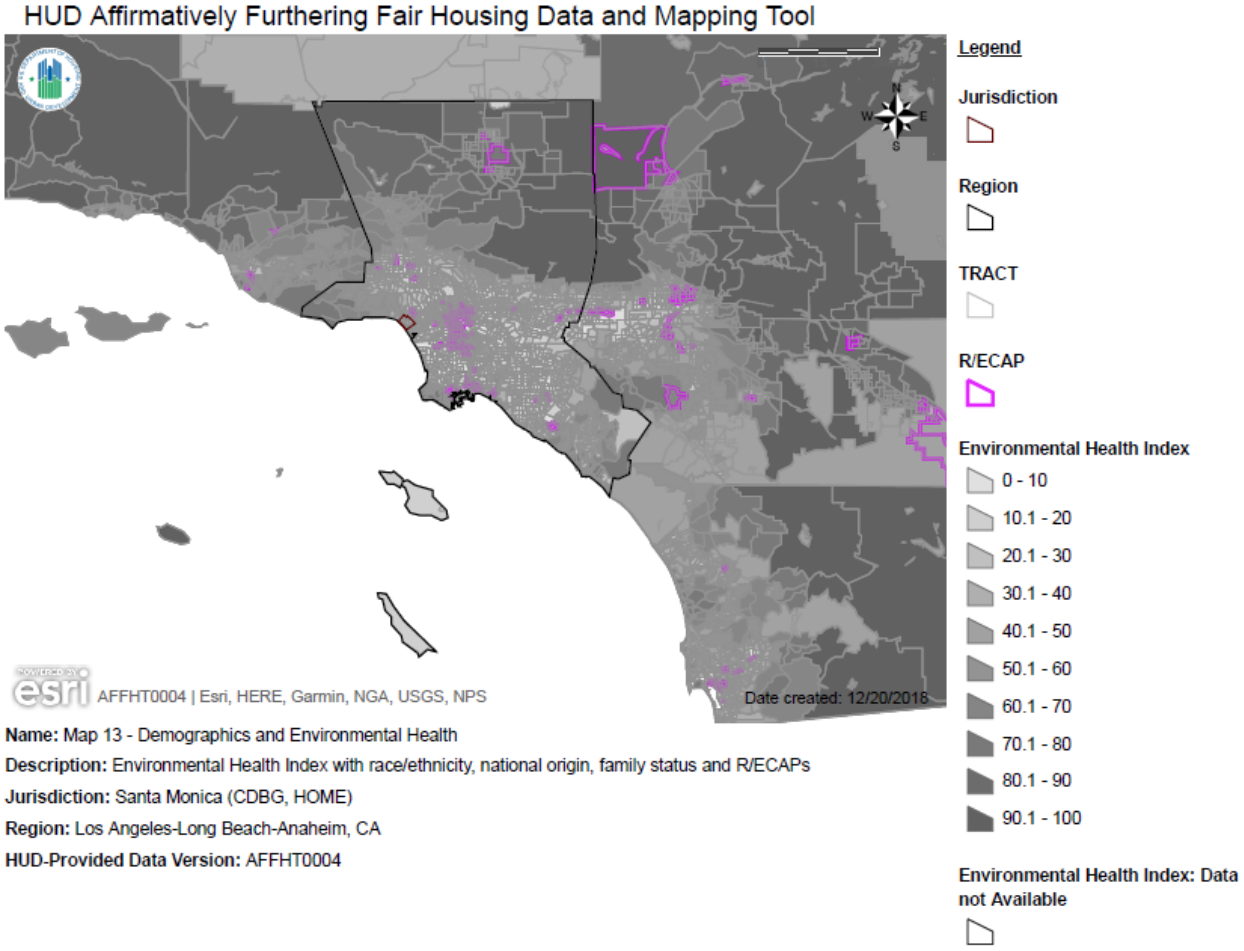
Description: Environmental Health Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 4: Demographics and Environmental Health, Region



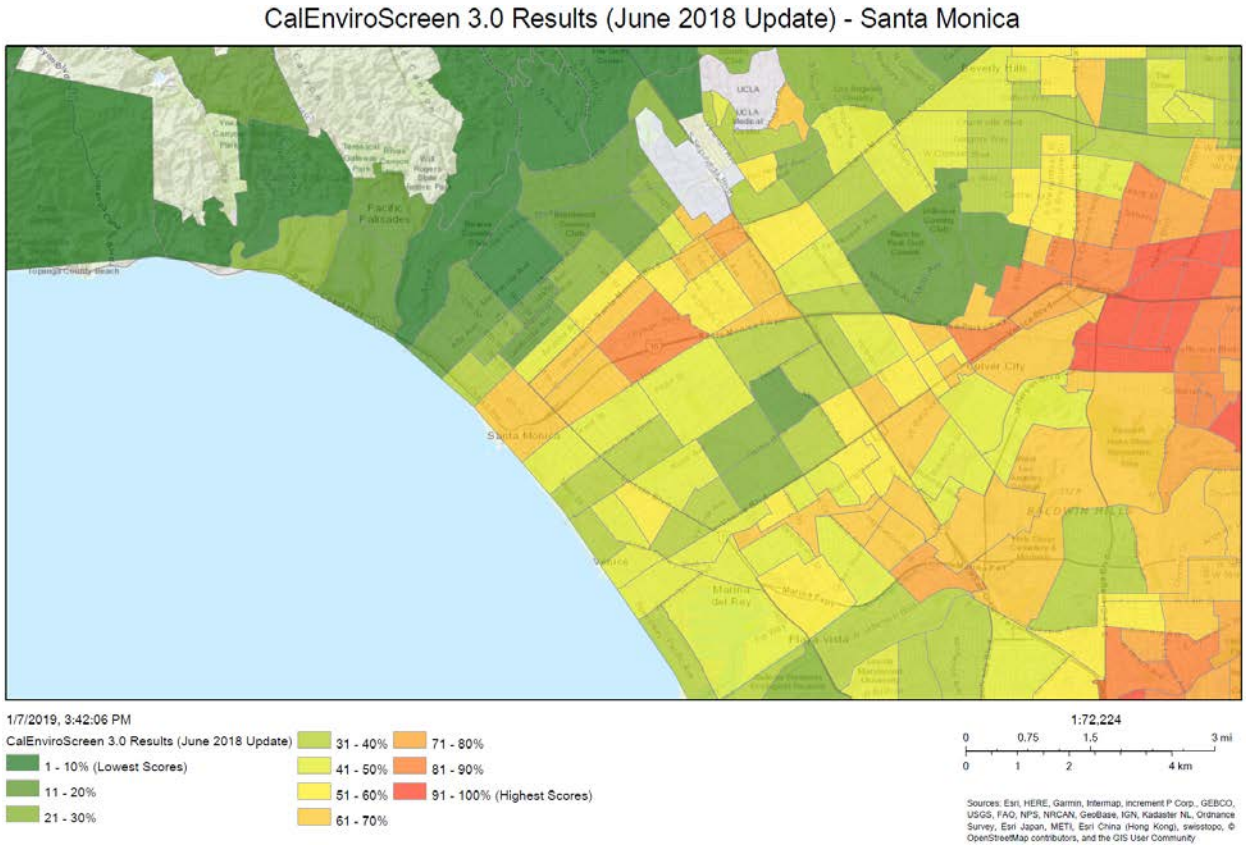
In the City of Santa Monica, because disparities in access to environmentally healthy neighborhoods are modest in light of poor environmental quality in all neighborhoods, residential patterns do not play a significant role in disparities. In the broader Region, however, residential patterns play a significant role. Virtually all of the most heavily urbanized portion of the LA Basin has extremely low access to environmentally healthy neighborhoods, regardless of the race or ethnicity of neighborhood occupants. At the same time, parts of the Region outside of the LA Basin, including the San Fernando Valley, the San Gabriel Valley, the Antelope Valley, and Orange County (particularly its southern reaches) have moderate to high access to environmentally healthy neighborhoods. The parts of the San Fernando Valley and Orange County with greater access to environmentally healthy neighborhoods are disproportionately White. The San Gabriel Valley has significant White, Hispanic, and Asian American or Pacific Islander populations but low Black population. The Antelope Valley, as an area to which many Black households have been displaced from South LA, cuts against the broader trend. Although there are concentrations of Asian American or Pacific Islander residents in parts of the Region with comparatively higher access to environmentally healthy neighborhoods, this has not translated into levels of access that are comparable to those experienced by White residents. The division between heavily Asian American or Pacific Islander parts of northern Orange County, where access is low to moderate, and heavily White parts of southern Orange County, where access is high, may explain this phenomenon. Consistent with the patterns described above, people of Mexican,

Guatemalan, and El Salvadoran national origin disproportionately reside in areas with low access to environmentally healthy neighborhoods.

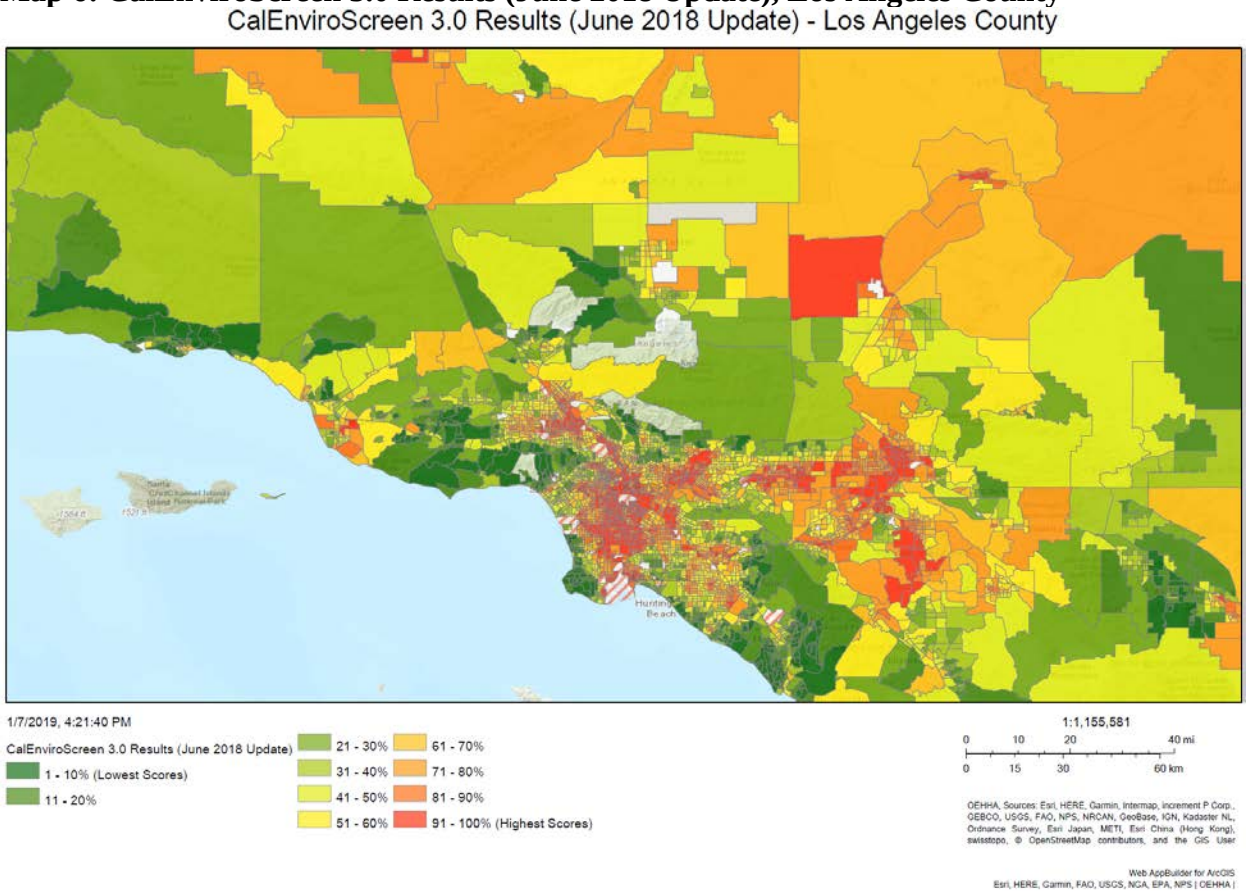
iii. Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss whether there are programs, policies, or funding mechanisms that affect disparities in access to environmentally healthy neighborhoods.

Although HUD's Environmental Health Index does not reflect significant disparities in access to environmentally healthy neighborhoods within the City of Santa Monica, the Pico neighborhood and Downtown Santa Monica are more heavily affected by their proximity to the I-10 freeway than are more heavily White neighborhoods like North of Wilshire and North of Montana. The map below from the California Environmental Protection Agency substantiates the view that there are significant differences in environmental health between neighborhoods in the City of Santa Monica and that those disparities are correlated with neighborhood demographics. The Pico neighborhood and Downtown Santa Monica have the highest scores, indicating adverse environmental conditions, while the North of Montana neighborhood has the lowest score.

Map 5: CalEnviroScreen 3.0 Results (June 2019 Update), Santa Monica



Map 6: CalEnviroScreen 3.0 Results (June 2018 Update), Los Angeles County



f. Patterns in Disparities in Access to Opportunity

i. For the protected class groups HUD has provided data, identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors. Include how these patterns compare to patterns of segregation, integration, and R/ECAPs. Describe these patterns for the jurisdiction and Region.

Santa Monica, being compact, wealthy, and relatively liberal in its policymaking, does not exhibit serious disparities in access to opportunity across the categories of education, jobs, transportation, poverty, and environment. The Pico District to the south, with strong access to public transportation and good jobs proximity, has a much more diverse populace than the City's average, but experiences adverse environmental conditions and the highest concentrations of poverty. The clear outlier in the Santa Monica public schools, John Muir Elementary, is located close by. Meanwhile, the relative wealth and prosperity exhibited by the neighborhoods north of Montana, less diverse than the rest of the city, with single family zoning and high performing schools, far outweigh the slight disadvantage neighborhood residents face in access to public transportation.

In the Region, the wealthier areas of Los Angeles such as Westside, Bel Air, and Brentwood see better health and education outcomes than the low-income areas in Downtown, South, and East LA (closely aligning with the Region's R/ECAPs). Supplemental indicators such as child obesity rates, the

distribution of public amenities, and the locations of food deserts reinforce the conclusions already prompted by the mapping of environmental hazards, extreme poverty, and the concentration of racial and ethnic minorities. These factors interrelate and work to multiply disparities in access to opportunity exponentially.

ii. Based on the opportunity indicators assessed above, identify areas that experience: (a) high access; and (b) low access across multiple indicators.

As has been discussed, the areas in Santa Monica with the highest access to opportunity are the neighborhoods north of Montana. The areas with the lowest opportunity include the Pico District as well as the adjacent Ocean Park neighborhood (which includes the particularly low-performing John Muir Elementary School). Even recognizing these disparities, the compact size and relative affluence of the area make disparities across neighborhoods far less stark than in the Region.

Additional Information

Beyond the HUD-provided data, provide additional relevant information, if any, about disparities in access to opportunity in the jurisdiction and Region affecting groups with other protected characteristics.

Santa Monica has seen an increase in crime that may contribute to disparities in access to opportunity presently and in the future.[60] Like most cities, the plurality of crimes are property-related. However, with an accompanying spike in homelessness, there is some danger that an increase in crime may help fuel prejudiced public sentiments against the construction of additional affordable housing, especially in alternative sites that may have higher access to opportunity.

Contributing Factors of Disparities in Access to Opportunity

Access to financial services

Access to financial services is a significant contributing factor to disparities in access to opportunity in the Region. Within the City of Santa Monica, bank branches are generally concentrated in Downtown Santa Monica, though there are also a significant number of bank branches along Montana Avenue, which is a predominantly White area. The Pico neighborhood is served by just one bank branch, but given the small footprint of the City of Santa Monica, residents of the neighborhood have convenient access to bank branches in Downtown Santa Monica. The predominantly White Sunset Park and Ocean Park neighborhoods, unlike the area along Montana Avenue, do not have concentrations of bank branches. Although members of protected classes in the City of Santa Monica do experience other barriers to accessing financial services, those barriers are largely coextensive with the issue of lending discrimination, which is discussed in more detail in that contributing factor. With respect to the Region, unlike in the City of Santa Monica, there are swaths of South and East LA where Black and Hispanic residents are cut off from physical bank branch locations. As a result, predatory lenders, including check cashing services and pawn shops, often operate with serious adverse

[60] https://www.surfsantamonica.com/ssm_site/the_lookout/news/News-2018/May-2018/05_14_2018_Violent_Crime_in_Santa_Monica_Jumps_Almost_50_Percent_to_Reach_Highest_Level_in_Two_Decades.html.

consequences for their customers whose ability to build wealth is diminished. This can have a range of effects on access to opportunity, including, for instance, making it more difficult for workers to afford reliable transportation that they can use to commute to job opportunities that provide meaningful pathways for advancement.

Availability, Type, Frequency, and Reliability of Public Transportation

The availability, type, frequency, and reliability of public transportation is not a significant contributing factor within Santa Monica, but is more of a concern regionally. Transit within the relatively small and compact city is readily available, with every census tract in the city scoring in the upper 70s or higher on HUD's Transit Trips Index. The Big Blue Bus, which connected passengers between areas in Santa Monica, also connects Santa Monica to Downtown LA, and cycles through the every 20-30 minutes, with increased service during rush hour. There is also light rail service to Downtown LA.

In the Region, the sprawling expanse of the City of Los Angeles, and the city planning that relies so heavily on cars means that buses can only cut into the LA traffic problem by so much. Low income individuals and minorities are much more likely to utilize public transportation, and the hours of operation for public transportation in the Region can present a hurdle for people who work irregular and graveyard hours. As transit-oriented development markets units with high transit accessibility to young professionals, and such areas increasingly gentrify, the populations that are most reliant on public transportation are often pushed out of these communities by rising prices. The increased commute, coupled with the inaccessibility of public transportation during night shifts, makes it even more difficult to access these jobs that might otherwise present a valuable opportunity for lower income individuals. People with disabilities in the Region also face challenges when their public transportation route involves multiple transfer points. A single missed stop can result in significant delays to their plans.

Impediments to mobility

Impediments to mobility are a contributing factor to disparities in access to opportunity and the segregation of residents of publicly supported housing in the Region. As discussed in connection with the quality of affordable housing information programs contributing factor, there is not a mobility counseling program operating within the Region. There is also not a consolidated waitlist for affordable housing programs. Additionally, although the Santa Monica Housing Authority utilizes exception payment standards to bring more apartments in Santa Monica within reach of Housing Choice Voucher holders, housing costs are so high in the city that even higher payment standards may be appropriate. For example, the payment standard for a one-bedroom unit is $1,930. A Zillow search conducted during this Assessment of Fair Housing process revealed just two advertised units within that price range. The payment standard for a two-bedroom unit is $2,640. A Zillow search revealed no available units under that price. To make the situation more difficult for voucher holders, the Housing Authority for the City of Los Angeles, which serves many more voucher holders in the Region than does the Santa Monica Housing Authority, does not use any exception payment standards. The payment standard for a one-bedroom unit is $1,522, which is generally insufficient to afford rental housing in high opportunity communities near Santa Monica in West LA. This difference in payment

standards is illustrative of the barrier posed by fragmentation in the administration of affordable housing programs in the Region.

Although Santa Monica has prohibited source of income discrimination against voucher holders by ordinance, other municipalities in the Region have not. Santa Monica's neighbors should follow the Santa Monica's lead and implement bans on source of income discrimination informed by its's experience. This Assessment did not reveal barriers within the portability process to voucher holders exercising their rights. The insufficiency of payment standards in high opportunity areas and widespread source of income discrimination are, by far, the more significant causes of segregation and disparities in access to opportunity.

Lack of access to opportunity due to high housing costs

Lack of access to opportunity due to high housing costs is a significant contributing factor to Disparities in Access to Opportunity. Housing prices within the city of Santa Monica are astronomical. According to Zillow, the average listing price for a home in the city is over $1.7 million, and the $1,034 average price per square foot is more than double that of the larger Los Angeles-Long Beach-Anaheim Metro area.[61] The price tag for those who rent is just as extreme, with average rent in Santa Monica being a staggering $4,799.20 for a one bedroom unit.[62] Despite the high costs, Santa Monica has taken steps to protect housing stock. The city charter has an inclusionary zoning provision in their city charter that requires not less than 30% of all newly constructed multifamily housing to be reserved for moderate or low-income families.[63] Low income is defined as a household income of no more than 60% of the LA County median income, and moderate income is define as a household income of no more than 100% of the LA County median income.

Santa Monica has also implemented rent control since 1979. It covers all units constructed prior to passage, some units constructed after passage, and in contrast to typical rent control provisions, also covers some single family homes.[64] The provision prohibits landlords from increasing rents by more than 5.5% annually.[65] Beyond rent control, Santa Monica has joined other rent control cities in drastically expanding their housing stock. As of June 2018, Santa Monica "built more than four times its allocation of housing units and far exceeded its allocations for moderate, low and very-low income units."[66] In addition, there are approximately 1,000 LIHTC units currently in existence and earmarked for low-income households.[67] However, these provisions largely protect those living in currently Santa Monica. Despite proximity to Los Angeles and the existence of opportunities within the city, those who don't currently live in Santa Monica are priced out of living in the city and accessing

[61] https://www.zillow.com/santa-monica-ca/home-values/
[62] Erika Martin & Erin Myers, *Santa Monica Has Nation's Highest Rent Prices, Report Says*, KTLA (Jan. 6, 2017, 5:46AM), https://ktla.com/2017/01/06/santa-monica-has-nations-highest-rent-prices-report-says/.
[63] Santa Monica Municipal Code §630.
[64] https://www.smgov.net/Overview.aspx
[65] Santa Monica City Charter, Ch. XVIII §3004(c).
[66] Jorge Casuso, *Rent Control Cities Like Santa Monica Are Building More Apartments, Housing Advocates Say*, Santa Monica Lookout (June 5, 2018), https://www.surfsantamonica.com/ssm_site/the_lookout/news/News-2018/June-2018/06_05_2018_Rent_Control_Cities_Like_Santa_Monica_Are_Building_More_Apartments_Advocates_Say.html.
[67] https://lihtc.huduser.gov/

resources or opportunity the city has to offer. Based on income and family sizes, those who are priced out will tend to be disproportionately Black, Hispanic, and with larger families.

In the larger Region, however, lack of access to opportunity due to high housing costs is a significant contributing factor as well. In Los Angeles, lack of access to opportunity limits economic mobility that would ameliorate housing cost burden and overcrowding. The lack of a mandatory inclusionary requirement in all new developments foregoes an opportunity to provide lower income residents with opportunities to live in higher opportunity areas. Additionally, the Low Income Housing Tax Credit (LIHTC) project siting practices between 2003 and 2015 have constructed few units in higher opportunity areas (See Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs). According to *The Affordable Housing Crisis in Los Angeles: An Employer Perspective (Crisis)*, the high cost of housing limits where lower paid members of the workforce can afford housing and has led large percentages of employees to endure long commutes. Over the last few years, LA has worked to create new incentives for Transit Oriented Development. Some are a result of new legislation, such as AB 744 (2015) that created Transit Priority Areas (TPAs) which reduced parking requirements within large transit nodes in LA for new development. Further, SB 743 (2013) and SB 375 (2011) created certain environmental review exceptions to streamline the project process resulting in lowering development costs and incentivizing affordable housing transit-oriented development. High costs can have a greater effect on families with children who need multiple bedrooms and individuals with disabilities who need accessible housing or housing located close to accessible transportation.

Lack of private investments in specific neighborhoods

Lack of private investments in specific neighborhoods is discussed in more detail in the Segregation section. It is not a contributing factor to Disparities in Access to Opportunity.

Lack of public investments in specific neighborhoods, including services or amenities

Lack of public investment in specific neighborhoods is discussed in more detail in the Segregation section. It is a significant contributing factor to Disparities in Access to Opportunity.

Lack of local or regional cooperation

Lack of local or regional cooperation is discussed in more detail in the Segregation section. Lack of local or regional cooperation is a significant contributing factor to disparities in access to opportunity in the City as well as regionally.

Land use and zoning laws

Land use and zoning is discussed in more detail in the Segregation section. It is a significant contributing factor to Disparities in Access to Opportunity.

Lending discrimination

Lending discrimination is discussed in more detail in the Segregation section. Lending discrimination is a significant contributing factor to segregation, R/ECAPs, and disparities in access to opportunity in the City of Santa Monica as well as those fair housing issues and disproportionate housing needs in the Region.

Location and type of affordable housing

The location and type of affordable housing is discussed in more detail in the Segregation section. It is a significant contributing factor to segregation and disparities in access to opportunity.

Location of employers

The location of employers is not a significant contributing factor to fair housing issues in the City of Santa Monica and the Region. The footprint of the City of Santa Monica is sufficiently small that all parts of the jurisdiction are accessible to all other parts, but, even still, job centers within the City are actually closer to the comparatively diverse Pico neighborhood than they are to neighborhoods that are more homogeneous. Within the Region, as the Jobs Proximity Index reflects, there are no significant differences in access to job centers based on race and ethnicity. That does not mean that some low-income communities of color, particularly in the Antelope Valley, Southeast LA County, and South LA are not comparatively isolated from job centers, but it does mean that there also low-income communities of color, particularly in Central and East LA and near the port in Long Beach, that are very close to job centers. Additionally, many predominantly White communities in the Region are among those furthest from job centers. Vast disparities in labor market engagement persist, but the location of employers is not the major cause. This contributing factor merits close observation going forward as gentrification and displacement in Central and East LA and the pushout of low-income people of color to places like the Antelope Valley could make the location of employers a more important cause of labor market engagement disparities in the future.

Location of environmental health hazards

Santa Monica has three active superfund sites, and one more close to the city limits. None of them is serious enough to be listed on the National Priorities List. The Santa Monica MTBE, on the corner of Wilshire & Bundy, is just outside Santa Monica, in a mostly white, less densely populated neighborhood. The Gillette Company Papermate Mfg. Co, at 1681 26th St, is located in a less populated area because it is zoned for retail. It abuts a mostly white, single-family home-zoned area and a higher density-zoned, diverse area. The McDonnell Douglas Aircraft, on 3000 Ocean Park Blvd is within the area of the city dedicated to the airport, and similarly is in a less populated area. It, too, abuts a mostly white, single family homes-zoned area. The Ocean Park Lead, at 2621 Second St, is more sparsely populated, probably because of its proximity to the beach and large, expensive houses there. The area is zoned for single family homes, and is mostly white.

According to the HUD Data and Mapping Tool, the environmental health of Santa Monica is very poor. The vast majority of the area is classified 0-10, the lowest rung of the Environmental Health Index (the lower the number, the worse the environmental health). The northernmost area of the city,

which is mainly zoned for single family homes and mostly white (although it is diverse), is classified in the 10.1-20 rung, one step above. This is likely due to the proximity to Topanga State Park and the consequent decline in population and automobiles.

According to homefacts.com, Santa Monica does not have many of the traditional hallmarks of poor environmental health. Its overall score is likely due to the well-known smog problem in the greater Los Angeles area.

Table 1: Environmental Hazards in Santa Monica

Superfund sites (Active, NPL)	Brownfields	Polluters	Tanks and Spills
0	0	3	129

Location of Proficient Schools and School Assignment Policies

The location of proficient schools and school assignment policies are a slight contributing factor to disparities in access to proficient schools in Santa Monica, but the issue is far more serious on the regional level. School assignment is determined by basic geography, so zip code very much determines one's access and opportunities. California state law allows for interdistrict transfers, but the decision to participate and how many seats to make available to interdistrict transferees is left up to the receiving school district. The Santa Monica-Malibu Unified School District and the Los Angeles Unified School District both allow for interdistrict transfers. The Beverly Hills Unified School District does not. While SMMUSD and BHUSD have very proficient schools, Los Angeles, being much larger, is a mixed bag. Transportation is also not provided for transferees, making the feasibility of attending a school far from home highly dependent on a family's resources and the reliability of public or private transportation. This consideration weighs disproportionately on disadvantaged minority groups. The community engagement portion of the AFH process has revealed a frustration in Santa Monica with the unavailability of interdistrict transfer in the Beverly Hills Unified School District. Meanwhile, as the population of Santa Monica stays steady and/or dips slightly, and as Santa Monica becomes increasingly unaffordable for families with children, there is a deeper reliance on interdistrict transfer to fill the seats in each of the schools. This is a promising opportunity for LAUSD students to access more proficient SMMUSD schools. Opening up Beverly Hills to transfers would broaden the scope even more, but Beverly Hills is notorious for its private, wealthy residents, so exclusivity is to be expected. However, Santa Monica boasts a similar resident pool and has great success with its transfer program, so Beverly Hills would do well to follow suit.

Loss of Affordable Housing

Loss of affordable housing is discussed in more detail in the Segregation section. Loss of affordable housing is a significant contributing factor to Disparities in Access to Opportunity.

Occupancy codes and restrictions

Occupancy codes and restrictions are discussed in more detail in the Segregation section. It is not a significant contributing factor to Disparities in Access to Opportunity.

Private discrimination

Private discrimination is discussed in greater detail in the Segregation section. Private discrimination is a significant contributing factor to Disparities in Access to Opportunity.

Source of income discrimination

Source of income discrimination is discussed in greater detail in the Segregation section. Source of income discrimination is not a major contributing factor to Disparities in Access to Opportunity.

Other

N/A

B. GENERAL ISSUES

iv. Disproportionate Housing Needs

Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?

Within both Santa Monica and the broader Region, most racial or ethnic minority groups experience higher rates of housing problems, including but not limited to severe housing cost burden, than do non-Hispanic White households. The only exception to this is the Asian American and Pacific Islander population in Santa Monica, which experiences lower rates of housing problems and a lower rate of severe cost burden. Among all racial or ethnic groups, Hispanic households are most likely to experience severe housing problems. In Santa Monica, Hispanic households are most likely to experience severe housing cost burden; in the Region, it is Black households. Families with five or more members experience housing problems at the highest rate, followed by non-family households. Small families with four or fewer members experience housing problems at the lowest rate of any household type. Disparities between small and large families are less pronounced for severe cost burden than they are for other types of housing problems. Since larger families are almost invariably exposed to greater levels of overcrowding, it makes sense that severe cost burden accounts for only a small proportion of the disparity in housing problems between large and small families. The total percentage of households with housing problems and severe housing problems is greater in the Region than in Santa Monica. One exacerbating factor when it comes to severe cost burden is a lack of housing choice due to "corporate housing."[68] Corporate housing refers to month-to-month leases given to short-term residents which are favored by landlords, as they can charge a higher price and skirt rent control requirements. Transient residents may be attracted to the Santa Monica area for the availability of short-term rental housing, allowing private landlords to chip away at the city's housing stock. The City Council has begun discussing ways to prohibit corporate housing.

Housing Problems
Table 1: Housing Problems, Santa Monica, Region

Disproportionate Housing Needs	**(Santa Monica, CA CDBG, HOME) Jurisdiction**			**(Los Angeles-Long Beach-Anaheim, CA) Region**		
Households experiencing any of 4 housing problems	**# with problems**	**# households**	**% with problems**	**# with problems**	**# households**	**% with problems**
Race/Ethnicity						
White, Non-Hispanic	15,610	35,035	44.56%	755,745	1,766,510	42.78%
Black, Non-Hispanic	810	1,465	55.29%	192,655	333,080	57.84%
Hispanic	2,525	4,640	54.42%	929,985	1,405,070	66.19%

[68] https://www.smdp.com/council-looks-to-curb-corporate-housing/171712

Asian or Pacific Islander, Non-Hispanic	1,700	4,099	41.47%	312,065	629,349	49.59%
Native American, Non-Hispanic	0	0	N/A	4,990	9,520	52.42%
Other, Non-Hispanic	634	1,199	52.88%	42,365	82,340	51.45%
Total	21,285	46,435	45.84%	2,237,810	4,225,895	52.95%
Household Type and Size						
Family households, <5 people	6,340	16,585	38.23%	1,061,155	2,236,590	47.45%
Family households, 5+ people	785	1,160	67.67%	472,725	646,795	73.09%
Non-family households	14,160	28,695	49.35%	703,940	1,342,510	52.43%
Households experiencing any of 4 Severe Housing Problems	**# with severe problems**	**# households**	**% with severe problems**	**# with severe problems**	**# households**	**% with severe problems**
Race/Ethnicity						
White, Non-Hispanic	8,315	35,035	23.73%	404,505	1,766,510	22.90%
Black, Non-Hispanic	394	1,465	26.89%	118,350	333,080	35.53%
Hispanic	1,710	4,640	36.85%	663,905	1,405,070	47.25%
Asian or Pacific Islander, Non-Hispanic	1,050	4,099	25.62%	187,450	629,349	29.78%
Native American, Non-Hispanic	0	0	N/A	2,818	9,520	29.60%
Other, Non-Hispanic	394	1,199	32.86%	24,670	82,340	29.96%
Total	11,880	46,435	25.58%	1,401,660	4,225,895	33.17%

Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.

Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.

Note 3: Data Sources: CHAS

Note 4: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

Table 2: Housing Cost Burden, Santa Monica, Region

Households with Severe Housing Cost Burden	(Santa Monica, CA CDBG, HOME) Jurisdiction			(Los Angeles-Long Beach-Anaheim, CA) Region		
Race/Ethnicity	**# with severe cost burden**	**# households**	**% with severe cost burden**	**# with severe cost burden**	**# households**	**% with severe cost burden**
White, Non-Hispanic	7,475	35,035	21.34%	363,575	1,766,510	20.58%
Black, Non-Hispanic	380	1,465	25.94%	100,510	333,080	30.18%
Hispanic	1,305	4,640	28.13%	393,495	1,405,070	28.01%
Asian or Pacific Islander, Non-Hispanic	815	4,099	19.88%	135,840	629,349	21.58%
Native American, Non-Hispanic	0	0	N/A	2,210	9,520	23.21%
Other, Non-Hispanic	250	1,199	20.85%	20,445	82,340	24.83%
Total	10,225	46,435	22.02%	1,016,075	4,225,895	24.04%
Household Type and Size						
Family households, <5 people	2,725	16,585	16.43%	499,320	2,236,590	22.33%
Family households, 5+ people	205	1,160	17.67%	136,540	646,795	21.11%
Non-family households	7,280	28,695	25.37%	380,210	1,342,510	28.32%
Note 1: Severe housing cost burden is defined as greater than 50% of income.						
Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.						
Note 3: The # households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.						
Note 4: Data Sources: CHAS						
Note 5: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).						

In addition to the HUD-provided data breaking down the proportion of households experiencing housing problems who are subject to overcrowding or incomplete plumbing and kitchen facilities by race or ethnicity, the American Community Survey also provides additional context. That data shows that overcrowding is much more common than incomplete plumbing and kitchen facilities. Within Santa Monica, 3.0% of households have more than one occupant per room, and, in the Region, 11.0% of households have more than one occupant per room. By contrast, just 0.1% of occupied housing units in the city and 0.4% of occupied housing units in the Region lack complete plumbing facilities, while 2.1% of occupied housing units in the city and 1.5% of occupied housing units in the Region

lack complete kitchen facilities. In Santa Monica, overcrowding in Black and Hispanic households compared to White and Asian American households (see chart below) might explain some of the disparities in housing cost burden and housing problems experienced by these racial and ethnic groups. Most notably, the rate of overcrowding in the Region for Hispanics is more than double the highest rate of overcrowding for any other group in Santa Monica or the Region.

Table 3: Percentage of Overcrowded Households by Race or Ethnicity, Santa Monica and Region, 2013-2017 American Community Survey

	Non-Hispanic White Households	Black Households	Asian Households	Hispanic Households
Santa Monica	2.10%	7.20%	2.36%	10.97%
Region	8.26%	5.26%	8.70%	23.92%

Which areas in the jurisdiction and Region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?

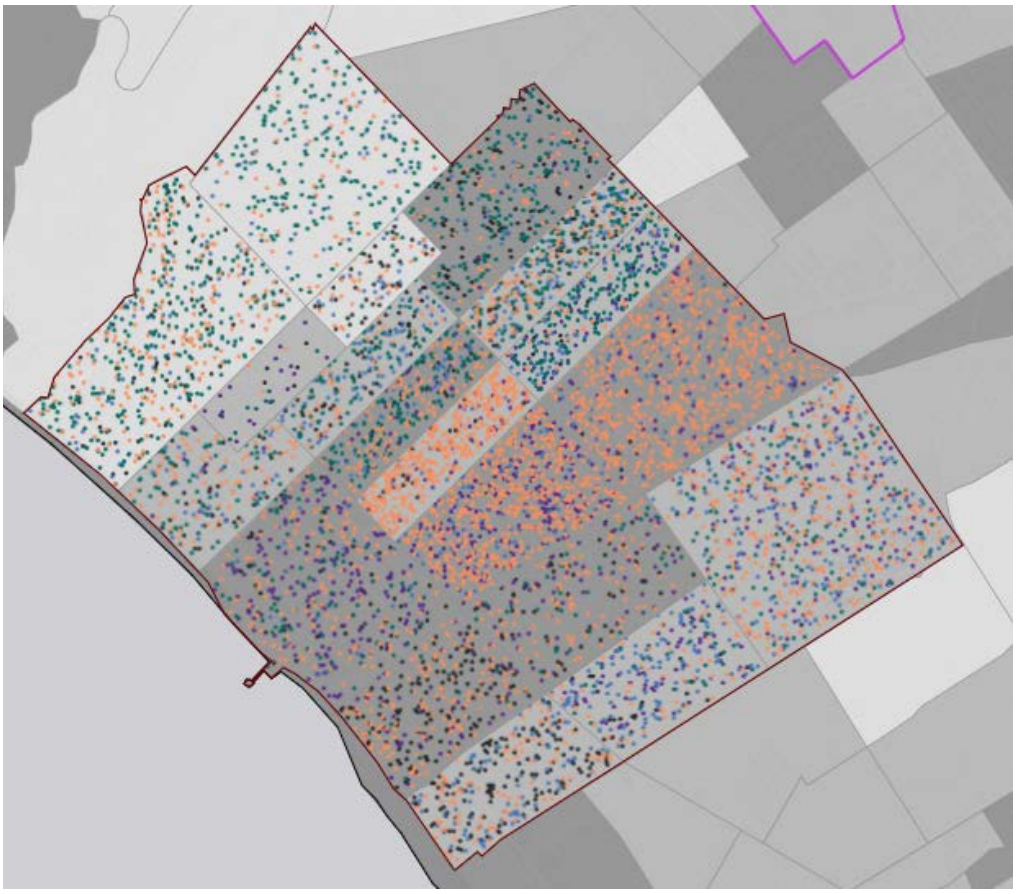
The entire Region is experiencing unprecedented housing burdens. Residents in the City of Los Angeles tend to have the highest rent burdens, as compared to residents of the Region at large. Within the Region, the areas with the greatest housing burdens are in the San Fernando Valley, the Eastside, including Boyle Heights, and South LA. These areas have higher minority populations, are more segregated, and have higher concentrations of R/ECAPs. Also, although Asian American and Pacific Islander residents have a relatively low rent burden overall, and especially in Santa Monica (where they outpace White residents), Koreatown, Chinatown, and Little Tokyo all have concentrations of foreign-born residents in areas of high housing burden.

In Santa Monica (depending on the zip code), a household would have to earn between $36-$48 per hour to afford a two-bedroom apartment at fair market value.[69] Countywide, each household would have to earn $32 an hour. Making the state minimum wage ($11 per hour), a person would need three full-time jobs to afford that 2-bedroom apartment, and more in Santa Monica itself. Santa Monica's higher minimum wage of $14.25 per hour for large employers, $13.25 for small employers, and $16.10 per hour for hotel workers helps matters somewhat but does not close the gap substantially. Regionally, there are a few concentrations of higher levels of housing burden in the Antelope Valley and Southeast Los Angeles County. While those areas do contain a few R/ECAPs, the heaviest concentration of R/ECAPs is within the municipal limits of the City of Los Angeles.

[69] Out of Reach 2018, National Low Income Housing Coalition.

Map 1: Demographics of Households with Disproportionate Housing Needs, Santa Monica

Map 2: Demographics of Households with Disproportionate Housing Needs for Top 5 National Origin Populations, Santa Monica



National Origin [Jurisdiction] (Top 5 most populous)
1 Dot = 1 People
- Mexico
- Iran
- China excl. Hong Kong & Taiwan
- Korea
- Canada

TRACT

R/ECAP

Percent Households with Burden
- < 39.45 %
- 39.45 % - 49.18 %
- 49.18 % - 59.05 %
- 59.05 % - 70.43 %
- 70.43 % - 100 %

Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.

Table 4: Publicly Supported Housing by Program Category: Units by Number of Bedrooms and Number of Children, Santa Monica

	(Santa Monica, CA CDBG, HOME) Jurisdiction							
	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	0	0.00%	0	0.00%	0	0.00%	N/A	N/A
Project-Based Section 8	375	92.14%	18	4.42%	3	0.74%	4	0.98%
Other Multifamily	194	92.82%	14	6.70%	0	0.00%	6	2.87%
HCV Program	595	59.03%	336	33.33%	59	5.85%	122	12.10%
Note 1: Data Sources: APSH								
Note 2: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).								

Affordable Housing Stock - Type		
Type	**# of Homes**	**% of Total**
0-Bedroom	1,203	26%
1-Bedroom	1,716	37%
2-Bedroom	1,069	23%
3-Bedroom	466	10%
4-Bedroom	19	0.4%
Mobile Home	105	2.3%
Total	4,578	100%

There are 10,225 households in Santa Monica experiencing severe housing cost burden. 2,930 of these households are families. However, there are only 21 Project-Based Section 8 units and 20 Other Multifamily units with more than one bedroom capable of housing these families. Housing Choice Vouchers are the most utilized form of publicly supported housing for families, with 395 multi-bedroom units accessed. Households with children making up 12.10% of occupants. Focus groups have communicated the perception among the locals that Santa Monica is too expensive for families.

The high percentages of 0-1 bedroom units in publicly supported housing, the low percentages of households with children in publicly supported housing, and the smaller share of families experiencing severe cost burden (as compared to individuals) all support this observation. On the other hand, when comparing to the City-provided data (covering more than just federally-funded units), the situation does not appear as bleak. Indeed, when accounting for this data, over 30% of units are 2+ bedrooms. Additionally, the AHPP sets the default affordable unit as having at least 2 bedrooms, and the Downtown Plan encourages family housing (Goal LU4) (Tier 2&3 "average bedroom factor" requirements).

The City of Santa Monica has does not have a comprehensive code enforcement data collection and analysis program like that of the City of Los Angeles, so it is difficult to draw conclusions about disparities in exposure to unhealthy housing conditions. However, due to its small size and tight housing market, as well as the skyrocketing prices, it is less likely that persistent code violations are as serious of a barrier in Santa Monica as they are in the City of Los Angeles.

Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and Region.

Table 5: B25003: TENURE - Universe: Occupied housing units
2013-2017 American Community Survey 5-Year Estimates

	Santa Monica		Region	
	#	%	#	%
Total	90,824		13,042,684	
Owner occupied	30,280	33.34%	6,592,138	50.54%
Renter occupied	60,544	66.66%	6,450,546	49.46%

Table 6: B25003H: TENURE (WHITE ALONE, NOT HISPANIC OR LATINO HOUSEHOLDER) - Universe: Occupied housing units with a householder who is White alone, not Hispanic or Latino
2013-2017 American Community Survey 5-Year Estimates

	Santa Monica		Region	
	#	%	#	%
Total	37,775		2,541,880	
Owner occupied	10,661	28.22%	1,345,364	52.93%
Renter occupied	27,114	72.78%	1,196,516	47.07%

Table 7: B25003B: TENURE (BLACK OR AFRICAN AMERICAN ALONE HOUSEHOLDER) - Universe: Occupied housing units with a householder who is Black or African American alone

2013-2017 American Community Survey 5-Year Estimates

	Santa Monica		Region	
	#	%	#	%
Total	1,518		337,950	
Owner occupied	149	9.81%	113,493	33.58%
Renter occupied	1,369	90.18%	224,457	66.42%

Table 8: B25003D: TENURE (ASIAN OR PACIFIC ISLANDER ALONE HOUSEHOLDER) - Universe: Occupied housing units with a householder who is Asian or Pacific Islander alone
2013-2017 American Community Survey 5-Year Estimates

	Santa Monica		Region	
	#	%	#	%
Total	4,347		690,374	
Owner occupied	1,712	39.38%	379,010	54.90%
Renter occupied	2,635	60.62%	311,364	45.10%

Table 9: B25003I: TENURE (HISPANIC OR LATINO HOUSEHOLDER) - Universe: Occupied housing units with a householder who is Hispanic or Latino
2013-2017 American Community Survey 5-Year Estimates

	Santa Monica		Region	
	#	%	#	%
Total	5,707		1,473,113	
Owner occupied	972	17.03%	566,984	38.49%
Renter occupied	4,735	82.97%	906,129	61.24%

In Santa Monica, Asian American and Pacific Islander households experience the highest levels of homeownership. White households significantly trail Asian American and Pacific Islander households by more than 10 points, followed by Hispanic households at 17% and Black households at 10%. At the regional level, Asian Americans still outpace White households, but only by 2 points. Asian American and White households experience relatively similar homeownership likelihood, as do Hispanics and Black households, although about 15 points separate the two groupings. Each group experiences homeownership rates of over 30%, in stark contrast to the Santa Monica-specific numbers.

Additional Information

> *Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and Region affecting groups with other protected characteristics*. (TBD)

Table 10: B25035: MEDIAN YEAR STRUCTURE BUILT
2013-2017 American Community Survey

	Santa Monica	Region
Median year structure built	1966	1967

In addition to HUD-provided data, information about the age of the housing stock in Santa Monica may reflect housing condition issues, potentially including lead paint exposure, that are suggestive of disproportionate housing needs. The chart above shows that the housing stock in both the city and the Region is more than half a century old. In the Region, areas with relatively new housing stock are predominantly non-Hispanic White, while, with some exceptions, areas with older housing stock tend to include predominantly Black neighborhoods. The City of Santa Monica does not regulate asbestos or lead abatement, and does not provide testing services, although it provides information and links to organizations and companies that do.[70]

The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA's overriding housing needs analysis.

Homelessness

Although the experience of homelessness is not reflected in HUD-provided data regarding the prevalence of housing problems, the homelessness problem in Santa Monica and the broader Region is arguably one of the most pressing housing problems, and provides a stark illustration of the disproportionate housing needs of protected classes in the greater Region. The 2017 Greater Los Angeles Homeless Count revealed that the number of homeless people grew by 23% countywide in just one year; the County's current homeless population is approximately 58,000. Meanwhile, in Santa Monica, the homelessness count grew by a similar rate of 27% from 2016-2017, but only by 3.9% from 2017-2018. Of the approximately 957 people who are experiencing homelessness in Santa Monica, 68% is sheltered – either in long-term transitional housing or temporary emergency shelter.[71]

[70] https://www.smgov.net/Departments/OSE/Categories/Hazardous_Materials/Lead,_Asbestos,_Mercury___Mold.aspx
[71] https://www.smgov.net/Portals/Homelessness/content3Column.aspx?id=25157

Table 11: Homeless Count Year over Year Comparison, Santa Monica

Year over Year Comparison

SANTA MONICA HOMELESS COUNT

HOMELESS COUNT TOTALS:	2015	2016	2017	2018	% ▲
Street Count—Individuals	329	343	489	542	
Street Count—Vehicles/Encampments	73	73	92	104	
Street Count Sub-Total	402	416	581	646	+ 11%
Shelter & Emergency Motel Count	329	304	335	294	
Institution (Hospital) Count	2	4	1	8	
Institution (Jail) Count	5	4	4	9	
Shelter & Institution Subtotal	336	312	340	311	- 9%
Total: Street + Shelter & Institution Counts	738	728	921	957	+ 4%

Who is Homeless in Santa Monica?

SANTA MONICA HOMELESS COUNT

Here is a sample snapshot:

- **Age:** 18-24 (4%); 25-54 (58%); 55+ (33%); No response (5%)
- **Gender:** Male (75%); Female (23%); Transgender (2%)
- **Veteran Status:** 12% report being veterans.

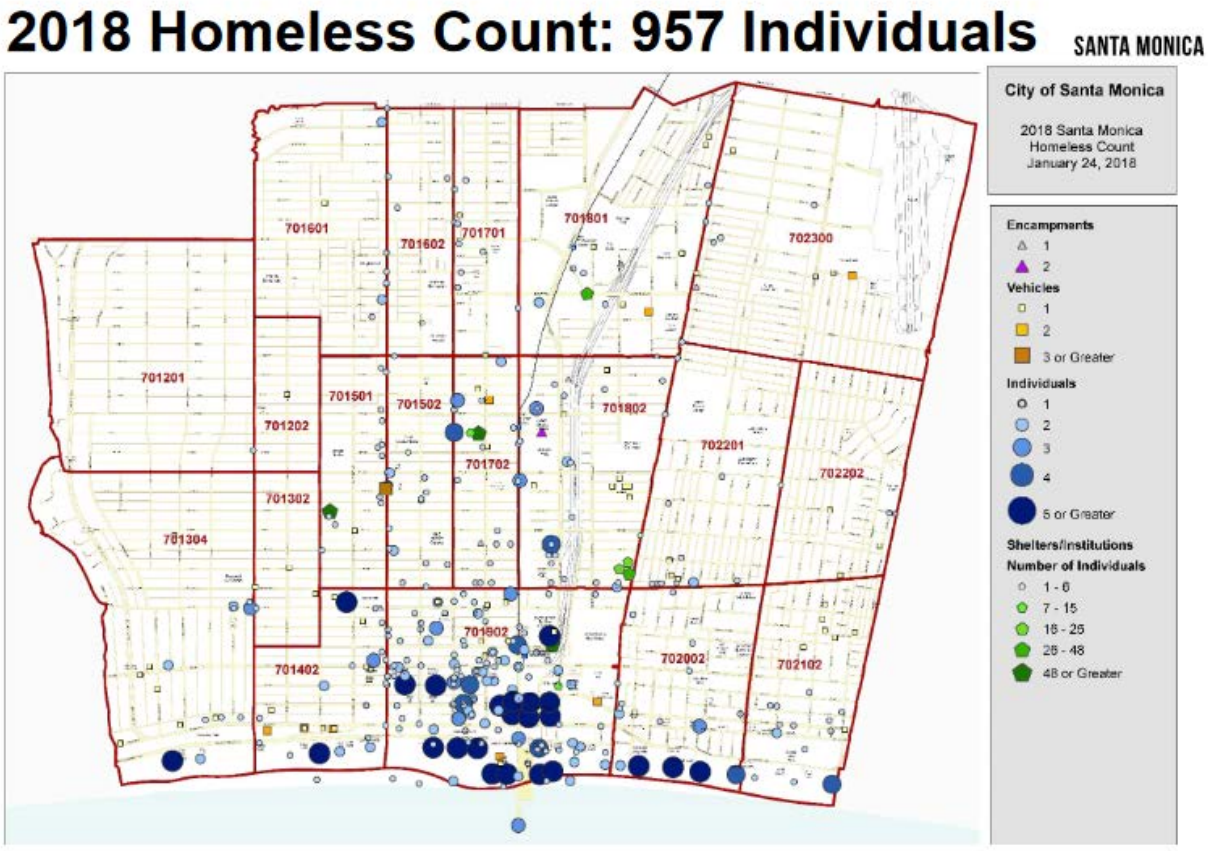
- **Length of Homelessness:** 1-5 years (29%); 5+ years (36%)
- **New to Santa Monica?** 27% in SM less than 1 month.
- **Previous Location:** County (46%); out of state (32%); SM (5%)
- **Method of Arrival:** Bus (54%); Expo (13%); Bike/Walk (12%)

Homelessness, like other issues of displacement and housing burdens, particularly harms protected classes. Santa Monica's homelessness count does not disaggregate by race or disability, but does document age, gender (including transgender), veteran status, as well as length of homelessness, new arrival to Santa Monica, and method of arrival.[72] Veterans make up 12%, males 75%, transgender people 2%, and the elderly 33%. Due to the highly regional character of the homelessness crisis, the data on arrival in Santa Monica is particularly illuminating. Community engagement has revealed a general perception that large influxes of homeless people come to Santa Monica from other places, perhaps due to the notion that they will be able to access better benefits. The data reveals that 27% of

[72] In neighboring Los Angeles, a highly disproportionate share of the homeless population is Black.

homeless people had arrived in Santa Monica within the last month. Of those people, 46% came from somewhere else in the county, and 32% came from out of state. The bus was the most utilized method of arrival. The vast majority of homeless individuals live downtown near the beach. Although it is illegal to camp on the beach, it is not illegal to sleep.

Map 3: 2018 Homeless Count, Santa Monica



There have been strides in a positive direction. In 2017, the City of Santa Monica authorized $1.4 million to roll out an Action Plan addressing homelessness. An additional $2.8 million is given toward homeless service grants annually. The County also approved Measures H and HHH, which work to provide services, prevent homelessness, and finance affordable, supportive housing construction.

Contributing Factors of Disproportionate Housing Needs

Availability of affordable units in a range of sizes

The lack of availability of affordable units in a range of sizes is a significant contributing factor to Disproportionate Housing Needs in the City of Santa Monica, and the greater Los Angeles-Long Beach-Anaheim Region. It is a significant contributing factor across race and ethnicity. In Santa Monica, 45.84% of all families are experiencing one of four housing problems identified by the HUD AFFH Tool including incomplete kitchen facilities, incomplete plumbing facilities, having more than

one person per room, and experiencing a cost burden of spending more than 30% of their income on rent.[73] Black and Hispanic families fare worse, with 55.29% of Black families and 54.42% of Hispanic families experiencing these problems.[74] In the greater Region, 57.84% of Black families and 66.29% of Hispanic families face problems, significantly higher than the percentage of White families (42.78%), with the total percentage in the Region being 52.42%.[75] The percentage of families facing one of these problems, but with a cost burden of 50% is significantly lower, with slightly less variation by race. 25.58% of families in Santa Monica are experiencing severe housing problems, with 23.73% being White families, 26.89% being Black families, and 36.95% being Hispanic families.[76] In the greater Region, 33.17% experience severe housing problems, with the breakdown being 22.90% White, 35.53% Black, and 47.25% Hispanic.[77]

In publicly supported housing, affordable housing options in a range of unit sizes are limited. Across Project-Based Section 8, the Housing Choice Voucher (HCV) Program, and other multifamily housing, the vast majority of households are living in units with 0-1 bedrooms (92.14%, 59.03%, and 92.82%, respectively).[78] The HCV program offers slightly more flexibility, with 33.33% of households living in 2 bedroom units, but the amount of households in 3 bedroom houses is negligible by comparison (.74%, 5.85%, and 0.00%, respectively).[79] Publicly supported housing options for families with children are also limited. In Section 8 Units, less than 1% of households are those with children. In other multifamily publicly supported housing, less than 3% have children.[80] The vast majority of households with children occur through the HCV program, where 12% of households have children.[81]

However, the City of Santa Monica has provided the following data, which paints a more comprehensive picture of the situation.

Affordable Housing Stock - Type		
Type	**# of Homes**	**% of Total**
0-Bedroom	1,203	26%
1-Bedroom	1,716	37%
2-Bedroom	1,069	23%
3-Bedroom	466	10%
4-Bedroom	19	0.4%
Mobile Home	105	2.3%
Total	4,578	100%

Additionally, the AHPP sets default affordable units as having at least two bedrooms, the Downtown Plan encourages family housing (Goal LU4) (Tier 2&3 “average bedroom factor” requirements).

[73] Table 9.
[74] Id.
[75] Id.
[76] Id.
[77] Id.
[78] Table 11.
[79] Id.
[80] Id.
[81] Id.

Ultimately, it is true that Housing Choice Vouchers are primarily one-bedroom units, but there are other sources of affordable housing.

Due to the high cost and scarcity of affordable housing, people with disabilities have difficulty accessing or transitioning to two-bedroom apartments when the need for a live-in caregiver arises, requiring them to convert the living room to a bedroom or moving out of affordable housing.

Displacement of residents due to economic pressures

Displacement of residents due to economic pressures is discussed in more detail in the Segregation section. It is a significant contributing factor to Disproportionate Housing Needs.

Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking

Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking is not a significant contributing factor to Disproportionate Housing Needs. California state law protects victims of domestic violence, sexual assault, stalking, human trafficking, or abused elder or dependent adult who terminates their lease early.[82] The tenant must provide written notice to the landlord, along with a copy of a temporary restraining order, emergency protective order, or protective order that protects the household member from further domestic violence, sexual assault, stalking, human trafficking, or abuse of an elder or dependent adult. Alternatively, proof may be shown by submitting a copy of a written report by a peace officer stating that the victim has filed an official report, or documentation from a qualified third party acting in their professional capacity to indicate the resident is seeking assistance for physical or mental injuries or abuse stemming from the abuse at issue. Notice to terminate the tenancy must be given within 180 days of the issuance date of the qualifying order or within 180 days of the date that any qualifying written report is made.

Lack of access to opportunity due to high housing costs

Lack of access to opportunity due to high housing costs is discussed in more detail in the Disparities in Access to Opportunity section. It is a significant contributing factor to disparities in access to opportunity and disproportionate housing needs in the City as well as regionally.

Lack of private investments in specific neighborhoods

Lack of private investments in specific neighborhoods is discussed in more detail in the Segregation section. It is not a contributing factor to disproportionate housing needs.

Lack of public investments in specific neighborhoods, including services or amenities

Lack of public investments in specific neighborhoods is discussed in more detail in the Segregation section. It is a contributing factor to disproportionate housing needs.

[82] https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV&sectionNum=1946.7

Land use and zoning laws

Land use and zoning laws are discussed in more detail in the Segregation section. They are a major contributing factor to disproportionate housing needs.

Lending discrimination

Lending discrimination is discussed in more detail in the Segregation section. Lending discrimination is a significant contributing factor to segregation, R/ECAPs, and disparities in access to opportunity in the City of Santa Monica as well as those fair housing issues and disproportionate housing needs in the Region.

Loss of Affordable Housing

Loss of affordable housing is discussed in more detail in the Segregation section. It is a strong contributing factor to disproportionate housing needs.

Source of income discrimination

Source of income discrimination is discussed in more detail in the Segregation section. It is not a significant contributing factor to Disproportionate Housing Needs.

Other

N/A

V. FAIR HOUSING ANALYSIS

C. Publicly Supported Housing Analysis

1. Analysis

a. Publicly Supported Housing Demographics

Table 1: Publicly Supported Housing Units by Program Category, Santa Monica

Table 5 - Publicly Supported Housing Units by Program Category		
	(Santa Monica, CA CDBG, HOME) Jurisdiction	
Housing Units	**#**	**%**
Total housing units	50,912	-
Public Housing	N/a	N/a
Project-based Section 8	414	0.81%
Other Multifamily	209	0.41%
HCV Program	1,167	2.29%
Note 1: Data Sources: Decennial Census; APSH		
Note 2: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).		

According to the California Tax Credit Allocation Committee, there are 31 Low Income Housing Tax Credit (LIHTC) developments within the City of Santa Monica. These developments include 1,130 low-income units. Four of the developments are restricted to seniors, four are special needs developments, one is a single-room occupancy (SRO), and the remainder are family-occupancy. Across the developments, 94 units are affordable for households at 30% of the Area Median Income or below, and another 115 are targeted at income levels above 30% of Area Median Income but below typical LIHTC affordability limits. Targeted affordability data is not available for older developments for which applications were submitted prior to 2011.

i. Are certain racial/ethnic groups more likely to be residing in one program category of publicly supported housing than other program categories (public housing, project-based Section 8, Other Multifamily Assisted developments, and Housing Choice Voucher (HCV) in the jurisdiction?

Table 2: Publicly Supported Housing by Race/Ethnicity, Santa Monica, Region

Table 6 - Publicly Supported Households by Race/Ethnicity

	Race/Ethnicity							
(Santa Monica, CA CDBG, HOME) Jurisdiction	White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
Project-Based Section 8	350	90.67%	8	2.07%	15	3.89%	9	2.33%
Other Multifamily	166	82.59%	6	2.99%	21	10.45%	8	3.98%
HCV Program	593	59.84%	214	21.59%	170	17.15%	12	1.21%
Total Households	35,035	75.45%	1,465	3.15%	4,640	9.99%	4,099	8.83%
0-30% of AMI	4,825	67.25%	305	4.25%	1,040	14.49%	790	11.01%
0-50% of AMI	7,045	63.64%	585	5.28%	1,595	14.41%	989	8.93%
0-80% of AMI	11,130	66.23%	885	5.27%	2,380	14.16%	1,414	8.41%
(Los Angeles-Long Beach-Anaheim, CA) Region	White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	683	6.99%	2,627	26.90%	6,110	62.56%	344	3.52%
Project-Based Section 8	9,154	23.86%	6,942	18.10%	10,365	27.02%	11,753	30.64%
Other Multifamily	1,707	33.38%	465	9.09%	1,094	21.39%	1,839	35.96%
HCV Program	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Total Households	1,766,510	41.80%	333,080	7.88%	1,405,070	33.25%	629,349	14.89%
0-30% of AMI	215,775	29.59%	86,225	11.83%	305,885	41.95%	105,314	14.44%
0-50% of AMI	343,565	26.07%	135,740	10.30%	587,685	44.60%	175,814	13.34%
0-80% of AMI	590,895	28.77%	195,155	9.50%	905,370	44.09%	272,549	13.27%

Note 1: Data Sources: Decennial Census; APSH; CHAS

Note 2: Numbers presented are numbers of households not individuals.

Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

In the City of Santa Monica, both Black and Hispanic households are more likely to be Housing Choice Voucher holders than they are to reside in Project-Based Section 8 or Other Multifamily developments. White households are more likely to reside in Project-Based Section 8 or Other Multifamily developments than to be Housing Choice Voucher holders. Asian American and Pacific Islander households are more likely to reside in Other Multifamily housing than other types of publicly supported housing. There is no federally-funded traditional public housing within the City of Santa Monica.[83] There are at least 27 and as many as 31 Low Income Housing Tax Credit (LIHTC) developments within the City of Santa Monica,[84] but demographic data regarding their occupancy is not publicly available. There is some reason to suspect that the occupancy of those developments is more heavily Black and Hispanic than that of most other types of publicly supported housing in Santa Monica. The average Census Tract in which those developments are located is 7% Black and 20% Hispanic, while the City of Santa Monica is just 3.75% Black and 13.06% Hispanic.

ii. Compare the racial/ethnic demographics of each program category of publicly supported housing for the jurisdiction to the demographics of the same program category in the Region.

[83] However, there are five properties run by Los Angeles County in the City of Santa Monica providing 81 units of public housing.

[84] HUD's AFFH Data and Mapping Tool lists 27 developments while the California Tax Credit Allocation Committee lists 31.

Regional data is not available concerning the demographics of Housing Choice Voucher holders, but it is available for other types of publicly supported housing. For both Project-Based Section 8 and Other Multifamily housing, households residing in those types of publicly supported housing within the Region are much more heavily Black, Hispanic, and Asian American and Pacific Islander than are households in those types of publicly supported housing within the City of Santa Monica. Additionally, although there is no traditional (federally-funded) public housing within Santa Monica to compare to public housing in the Region, the occupants of public housing in the Region are much more heavily Black and, in particular, Hispanic than households residing in the other categories of publicly supported housing within the City of Santa Monica. These disparities likely attributable to multiple causes. First, a large share of Project-Based Section 8 and Other Multifamily housing in Santa Monica is restricted seniors, and the population of low-income seniors in the Region is more heavily White than the overall low-income population. Second, although eliminating discriminatory residency preferences and engaging in aggressive affirmative marketing can reduce the influence of existing municipal or neighborhood demographics on the occupancy of a given development, residents of Santa Monica and nearby predominantly White neighborhoods in West LA are still more likely to become aware of and apply to publicly supported housing developments in the city. It is important to note that Low Income Housing Tax Credit developments in the city are much more likely to serve families with children, and rent-controlled units are not subject to age restrictions at all.

iii. Compare the demographics, in terms of protected class, of residents of each program category of publicly supported housing (public housing, project-based Section 8, Other Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant program category of publicly supported housing in the jurisdiction and Region. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.

In comparison to the demographics of the City of Santa Monica, both overall and adjusted for household income, Asian Americans and Pacific Islanders are underrepresented in all three type of publicly supported housing that are present within the city. Black households are slightly underrepresented in Project-Based Section 8 and Other Multifamily housing but not among Housing Choice Voucher holders. The degree of underrepresentation in the former two categories is greater when income eligibility for publicly supported housing is taken into account. Hispanic households are roughly proportionally represented among Housing Choice Voucher holders and in Other Multifamily Housing, with slightly higher concentrations in the former category than the latter. However, Hispanic households are significantly underrepresented in Project-Based Section 8 developments, particularly when controlling for income eligibility. White households are overrepresented in Project-Based Section 8 and Other Multifamily Housing and are underrepresented among Housing Choice Voucher holders, both overall and among the income-eligible population.

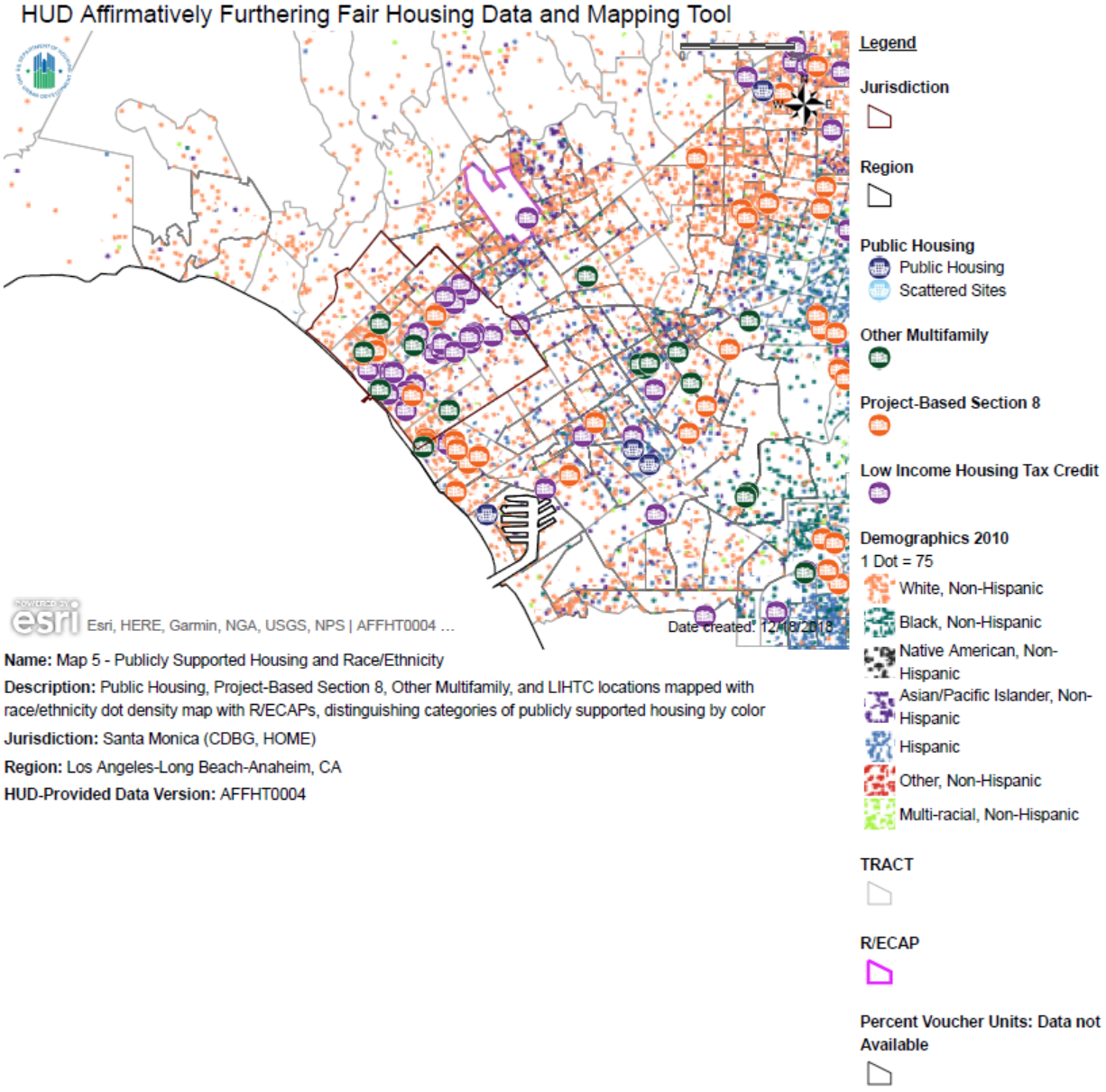
In comparison to the demographics of the Region, Black households occupy Public Housing and Project-Based Section 8 developments at higher rates than their proportion of the overall population and of the income-eligible population. Black households reside in Other Multifamily Housing at a rate that is slightly higher than their proportion of all households but slightly lower than their proportion of income-eligible households. Hispanic households comprise a higher percentage of occupants of Public Housing than their proportion of overall and income-eligible households but are underrepresented in Project-Based Section 8 developments and Other Multifamily Housing, both

overall and when controlling for income. Asian American and Pacific Islander households comprise a higher share of occupants of Project-Based Section 8 developments and Other Multifamily Housing than their share of all households and of income-eligible households but comprise a disproportionately low share of Public Housing occupants. White households are significantly underrepresented in Public Housing, slightly underrepresented in Project-Based Section 8 developments, and overrepresented, though solely in relation to the income-eligible population, in Other Multifamily Housing.

b. Publicly Supported Housing Location and Occupancy

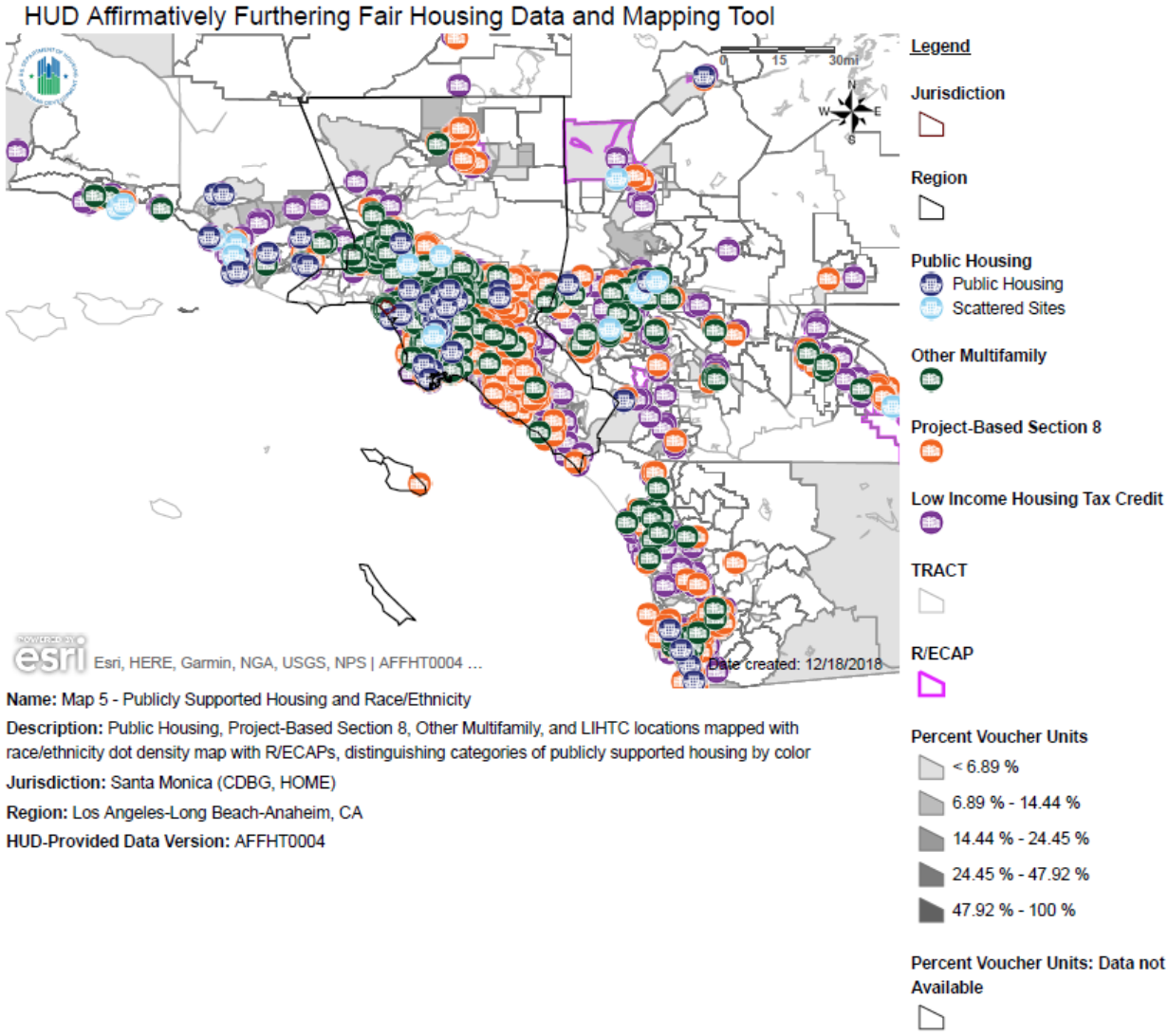
i. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs in the jurisdiction and Region.

Map 1: Publicly Supported Housing, Santa Monica



Within the City of Santa Monica, Project-Based Section 8 and Other Multifamily Housing are generally located outside of the one area of relative Black and Hispanic population concentration, the Pico neighborhood. However, there are concentrations of Housing Choice Voucher holders and LIHTC developments within the neighborhood. It is also important to note that there do not appear to be any publicly supported housing developments north of Washington Avenue within the City of Santa Monica. Thus, both the North of Montana neighborhood and the northern half of the Wilshire Montana neighborhood lack hard units of federally subsidized housing. These areas also have extremely low concentrations of Housing Choice Voucher holders. There is a stark need for more publicly supported housing in the neighborhoods Santa Monica that afford residents extremely high levels of access to opportunity and that currently have disproportionately White populations.

Map 2: Publicly Supported Housing, Region



In the Region, LIHTC developments are heavily concentrated in areas of relative Black and Hispanic population concentration, many of which are R/ECAPs. These areas include the East LA, Central LA, and South LA; the central portion of Long Beach; and Anaheim and Santa Ana in Orange County. There are also smaller clusters of LIHTC developments in integrated areas or predominantly White areas in Hollywood, Pasadena, and parts of the San Fernando Valley. Public housing is both less common and more concentrated within the Region with clusters in Central and South LA as well as the Wilmington section of Long Beach. Public housing developments are overwhelmingly located in R/ECAPs. Project-Based Section 8 developments occupy an opposite pole with no apparent patterns of concentration throughout the Region. Other Multifamily is similarly broadly distributed with the caveat that there is a stark lack of that type of publicly supported housing in Orange County. However, the lack of Other Multifamily Housing in Orange County appears to span both heavily Hispanic communities in Anaheim and Santa Ana and predominantly White communities like Newport Beach. The use of Housing Choice Vouchers is subject to intense patterns of concentration in communities including Inglewood, South LA, Norwalk, and Westminster. These areas have very low White populations but vary somewhat in their demographics. The western portions of South LA with the

highest concentrations of voucher holders are predominantly Black, Norwalk is predominantly Hispanic, and Westminster is heavily Asian American and Pacific Islander and heavily Vietnamese-American, in particular. The places with the highest concentrations of voucher holders are often near R/ECAPs but are not actually R/ECAPs themselves.

ii. *Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs in the jurisdiction and Region.*

In the City of Santa Monica, publicly supported housing that serves elderly persons, which Project-Based Section 8 and the Other Multifamily Housing do more often than LIHTC developments and Housing Choice Vouchers, are dispersed more broadly throughout the jurisdiction. LIHTC developments and Housing Choice Voucher holders are comparatively concentrated in the Pico neighborhood, which is more heavily Black and Hispanic than the City of Santa Monica as a whole but is relatively integrated in relation to the broader Region. Persons with disabilities most heavily utilize Housing Choice Vouchers, which are more concentrated, and Other Multifamily Housing, which is not, but have limited access to Project-Based Section 8 developments.

In the Region, housing that serves elderly persons and persons with disabilities, primarily Project-Based Section 8 and Other Multifamily Housing, is more broadly distributed than public supported housing for families with children, which disproportionately consists of Public Housing, LIHTC, and Housing Choice Vouchers. The latter types of housing and thus publicly supported housing for families with children are concentrated in segregated areas with low White populations. For Public Housing, in particular, there is also a significant overlap between the location of developments and R/ECAPs.

iii. *How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPs in the jurisdiction and Region?*

Table 3: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category, Santa Monica

Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

(Santa Monica, CA CDBG, HOME) Jurisdiction	Total # units (occupied)	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Families with children	% Elderly	% with a disability
Public Housing								
R/ECAP tracts	N/a	N/a	0.00%	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	N/a	N/a	0.00%	N/a	N/a	N/a	N/a	N/a
Project-based Section 8								
R/ECAP tracts	N/a	N/a	0.00%	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	391	90.67%	2.07%	3.89%	2.33%	0.98%	92.63%	6.88%
Other Multifamily								
R/ECAP tracts	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	206	82.59%	2.99%	10.45%	3.98%	2.87%	85.17%	17.70%
HCV Program								
R/ECAP tracts	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	971	59.84%	21.59%	17.15%	1.21%	12.10%	60.02%	51.79%

Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all members of the household.

Note 2: Data Sources: APSH

Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

As there are no R/ECAPs in the City of Santa Monica, the table above reflects that there are no significant differences between the occupants of publicly supported housing inside of and outside of R/ECAPs in the jurisdiction. Although HUD does not provide regional data regarding differences in publicly supported housing occupancy within and outside of R/ECAPs, looking at jurisdiction-level data some of the larger jurisdictions in the Region is instructive. The tables below show the same data as the table above but for the City of Los Angeles and the non-entitlement portions of Los Angeles County. Across all program categories for which there is at least some publicly supported housing located in R/ECAPs, the occupants of publicly supported housing outside of R/ECAPs are more heavily White than those within R/ECAPs. In the City of Los Angeles, differences in occupancy for Asian Americans and Pacific Islanders are small though, in the non-entitlement portions of the County, Asian Americans and Pacific Islanders are more likely to reside in publicly supported housing outside of R/ECAPs. Black households are more likely to reside in publicly supported housing within R/ECAPs across program categories while, for Hispanic households, there is variation across program categories. In general, families with children are more likely to reside in publicly supported housing in R/ECAPs, elderly households are more likely to live outside of R/ECAPs, and differences in exposure to R/ECAPs are smaller for persons with disabilities.

Table 4: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category, Region

Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

(Los Angeles, CA CDBG, HOME, ESG) Jurisdiction	Total # units (occupied)	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Families with children	% Elderly	% with a disability
Public Housing								
R/ECAP tracts	4,105	1.20%	32.19%	64.06%	2.56%	60.39%	20.10%	11.97%
Non R/ECAP tracts	2,947	5.94%	12.50%	78.29%	3.28%	49.03%	31.39%	14.01%
Project-based Section 8								
R/ECAP tracts	3,445	8.33%	27.19%	29.92%	34.30%	18.70%	61.81%	10.53%
Non R/ECAP tracts	16,906	24.28%	17.35%	27.19%	31.00%	13.07%	69.71%	13.49%
Other Multifamily								
R/ECAP tracts	647	5.80%	23.04%	39.03%	32.13%	N/a	94.94%	7.21%
Non R/ECAP tracts	2,191	38.24%	6.09%	18.51%	36.78%	0.30%	82.64%	19.95%
HCV Program								
R/ECAP tracts	8,103	7.46%	67.93%	20.41%	3.97%	32.94%	26.64%	31.99%
Non R/ECAP tracts	37,191	25.33%	50.81%	21.20%	2.49%	25.99%	35.84%	37.93%

Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all members of the household.

Note 2: Data Sources: APSH

Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

(Los Angeles County, CA CDBG, ESG) Jurisdiction	Total # units (occupied)	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Families with children	% Elderly	% with a disability
Public Housing								
R/ECAP tracts	N/a	N/a	0.00%	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	2,048	20.22%	27.35%	46.43%	5.85%	32.34%	46.98%	18.88%
Project-based Section 8								
R/ECAP tracts	53	3.77%	49.06%	47.17%	0.00%	47.27%	32.73%	12.73%
Non R/ECAP tracts	3,891	20.91%	17.92%	41.12%	19.82%	22.19%	63.61%	9.12%
Other Multifamily								
R/ECAP tracts	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Non R/ECAP tracts	362	32.87%	6.18%	36.52%	24.44%	1.71%	80.68%	12.96%
HCV Program								
R/ECAP tracts	751	2.04%	85.73%	11.82%	0.00%	41.53%	20.30%	24.06%
Non R/ECAP tracts	11,790	20.35%	34.95%	36.59%	7.98%	32.08%	40.45%	28.79%

Note 1: Disability information is often reported for heads of household or spouse/co-head only. Here, the data reflect information on all members of the household.

Note 2: Data Sources: APSH

Note 3: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

iv. (*A) Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category for the jurisdiction? Describe how these developments differ.*

Table 5: Demographics of Publicly Supported Housing Developments, by Program Category, Santa Monica

Table 8 - Demographics of Publicly Supported Housing Developments, by Program Category

Project-Based Section 8 (Santa Monica, CA CDBG) Jurisdiction								
Development Name	PHA Code	PHA Name	# Units	White	Black	Hispanic	Asian	Households with Children
Barnard Park Villas	N/a	N/a	61	84%	2%	6%	2%	2%
Westminster Towers	N/a	N/a	71	97%	N/a	3%	N/a	N/a
Westminster Towers	N/a	N/a	57	95%	2%	2%	2%	N/a
Santa Monica Christian Towers	N/a	N/a	10	N/a	N/a	N/a	N/a	N/a
Wilshire House	N/a	N/a	71	87%	1%	4%	6%	N/a
Geneva Plaza	N/a	N/a	100	93%	1%	4%	2%	N/a
Ocean Park Villas	N/a	N/a	24	59%	14%	14%	5%	14%
Neilson Villa	N/a	N/a	20	87%	13%	0%	N/a	N/a

Other Multifamily Assisted Housing (Santa Monica, CA CDBG) Jurisdiction								
Development Name	PHA Code	PHA Name	# Units	White	Black	Hispanic	Asian	Households with Children
Santa Monica Accessible	N/a	N/a	12	58%	17%	25%	N/a	8%
Upward Bound Senior Villa	N/a	N/a	69	93%	N/a	3%	3%	N/a
Santa Monica New Hope Apts	N/a	N/a	24	61%	9%	26%	4%	30%
Fourth Street Senior Housing	N/a	N/a	65	88%	2%	2%	9%	N/a
Lincoln Court	N/a	N/a	39	62%	5%	28%	5%	N/a

Note 1: For LIHTC properties, this information will be supplied by local knowledge.

Note 2: Percentages may not add to 100 due to rounding error.

Note 3: Data Sources: APSH

Note 4: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).

Among Project-Based Section 8 developments, one development, the Ocean Park Villas, is significantly more racially and ethnically diverse than the other developments, all of which are predominantly White. This difference is likely explained by the fact that, unlike the other developments, Ocean Park Villas is a family-occupancy development. Among Other Multifamily Housing, there is an uneven distribution of the developments in relation to racial and ethnic developments. There are two clusters, one of three developments that are between 58% and 62% White and one of two developments that are 88% and 93% White respectively. It is important to note that the two more heavily White developments are significantly larger than the three more diverse developments. As with Project-Based Section 8, two of the three more diverse Other Multifamily

Housing developments serve families with children while both of the more heavily White developments are restricted to elderly residents.

Data regarding the occupancy of LIHTC developments is not available. However, based on the overlap between the location of LIHTC and relative concentrations of Housing Choice Voucher holders, it is more likely that the demographics of LIHTC mirror those of the more diverse, family-occupancy developments discussed above than they do those of predominantly White developments that are restricted to elderly persons. There have been no RAD conversions in the City of Santa Monica.

(B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing for the jurisdiction and Region.

Units that are subject to the City of Santa Monica's rent control law are a significant source of additional affordable housing, supplementing what is made available through federally assisted programs. Unfortunately, demographic data reflecting the race and ethnicity of residents of rent-controlled units is not available. Data from the City's Rent Control Board about evictions of tenants of rent-controlled units under the Ellis Act[85] provides some insight into other demographic characteristics. Of the 35 occupied housing units for which the City received Ellis Act withdrawal applications in 2017, eight of those units, 22.9%, included a tenant who was either elderly or had a disability. For the 35 occupied housing units for which the City received applications in 2016 and for which withdrawal was completed in 2017, 13 of those units, 37.1%, included a tenant who was either elderly or had a disability. Comparatively fewer units, five among 2017 applications and three among 2016 applications, were occupied by families with children. The aggregation of persons with disabilities and elderly persons makes it difficult to assess whether there are any disparities in the level of access that persons with disabilities have to rent-controlled units.

v. Compare the demographics of occupants of developments in the jurisdiction, for each category of publicly supported housing (public housing, project-based Section 8, Other Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. For the jurisdiction, describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.

[85] California's Ellis Act allows owners to withdraw rent-controlled units from rental use and thus contributes to the long-term loss of rent-controlled units.

Table 6: Demographics of Publicly Supported Housing and Census Tracts, Santa Monica

Project Name	Program Type	Units in Project	Property White (%)	Property Black (%)	Property Hispanic (%)	Property Asian (%)	Households with children in the development	Census Tract Number	Tract White (%)	Tract Black (%)	Tract Hispanic (%)	Tract Asian (%)	Census Tract Poverty Rate
Barnard Park Villas	Project-Based Section 8	61	84%	2%	6%	2%	2%	06037702102	78%	2%	10%	6%	10%
Upward Bound Senior Villa	Other Multifamily	69	93%		3%	3%		06037701501	78%	2%	8%	8%	9%
Westminster Towers	Project-Based Section 8	57	95%	2%	2%	2%		06037701402	78%	2%	8%	8%	12%
Wilshire House	Project-Based Section 8	71	87%	1%	4%	6%		06037701402	78%	2%	8%	8%	12%
Santa Monica New Hope Apts	Other Multifamily	24	61%	9%	26%	4%	30%	06037701902	68%	7%	10%	10%	16%
Fourth Street Senior Housing	Other Multifamily	65	88%	2%	2%	9%		06037701402	78%	2%	8%	8%	12%
Lincoln Court	Other Multifamily	39	62%	5%	28%	5%		06037702202	72%	3%	14%	7%	10%
Geneva Plaza	Project-Based Section 8	100	93%	1%	4%	2%		06037701701	64%	3%	16%	12%	11%
Ocean Park Villas	Project-Based Section 8	24	59%	14%	14%	5%	14%	06037702002	74%	4%	12%	5%	12%

In the City of Santa Monica, the residents of publicly supported housing developments that serve families with children tend to be more heavily Black and Hispanic than the residents of the Census Tracts in which those developments are located. With just one exception, Lincoln Court, developments that primarily serve elderly residents and/or persons with disabilities tend to serve residents that are more heavily White than the residents of the Census Tracts in which they are located. Because demographic data for LIHTC developments is not available, it is not possible to compare the demographics of LIHTC residents to the demographics of residents of the Census Tracts in which those developments are located more broadly.

c. Disparities in Access to Opportunity

i. Describe any disparities in access to opportunity for residents of publicly supported housing in the jurisdiction and Region, including within different program categories (public housing, project-based Section 8, Other Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.

In the City of Santa Monica, residents of Project-Based Section 8 developments and Other Multifamily Housing are not subject to significant disparities in access to opportunity as such developments are relatively evenly distributed throughout the jurisdiction. At the same time, the Pico neighborhood, which has concentrations of LIHTC developments and of Housing Choice Voucher holders, has lower access to proficient schools and lower labor market engagement than the jurisdiction as a whole. The Pico neighborhood does have higher job proximity. Other opportunity indices are not subject to significant variations by neighborhood. It is worth noting that the North of Montana neighborhood, which has no publicly supported housing of any type, has relatively high levels of access to opportunity across multiple indicators. It is the only portion of the jurisdiction that has merely low rather than extremely low access to environmental health.

In the Region, Public Housing and Housing Choice Voucher holders, which are much more concentrated than other types of publicly supported housing, are concentrated in areas with low access to proficient schools, low labor market engagement, high exposure to poverty, and low access to environmental health. Proximity to transit, including affordable transit, and job centers is less consistent across areas with concentrations of Public Housing and Housing Choice Voucher holders. Central LA has much higher access to those types of opportunity than does South LA.

2. Additional Information

a. Beyond the HUD-provided data, provide additional relevant information, if any, about publicly supported housing in the jurisdiction and Region, particularly information about groups with other protected characteristics and about housing not captured in the HUD-provided data.

From Fiscal Year 1994-1995 through Fiscal Year 2016-2017, developers had created 747 affordable multifamily units in the City of Santa Monica through the jurisdiction's Inclusionary Housing Program and without subsidy from City funds. Developers created an additional 1,217 affordable units over that timespan with the assistance City funds from the Housing Trust Fund. It is not clear whether there is any overlap between these 1,217 affordable units and LIHTC units in the City of Santa Monica. The City's reporting on the progress of its Inclusionary Housing Program does not include maps showing where affordable units are located. However, since the Program is designed to create affordable housing in the context of broader multifamily housing development, it is likely that units are not present in areas, such as the North of Montana neighborhood, that are predominantly zoned for single-family homes. At the same time, because development patterns are driven by areas of private developer interest, it is also likely that the distribution of affordable units broadly covers areas with multifamily zoning, similar to the patterns of distribution for Project-Based Section 8 developments and Other Multifamily Housing, rather than being concentrated in the Pico neighborhood.

b. The program participant may also describe other information relevant to its assessment of publicly supported housing. Information may include relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or geographic mobility programs.

Unlike many public housing authorities, the City of Santa Monica proactively provides information to Housing Choice Voucher holders from elsewhere about the process for "porting" their vouchers from where they currently live to the jurisdiction. Although this falls short of formal mobility counseling, which would be more efficiently provided by the public housing authorities that currently administer the tenants' vouchers, it represents a concrete commitment toward increasing diversity and residential racial integration in the jurisdiction and the Region. The City of Santa Monica operates a voluntary Family Self-Sufficiency Program for its Housing Choice Voucher holders. The program is designed to increase economic mobility for voucher holders by enabling them to save money through escrow accounts and connecting them to supportive services. The programs serves approximately 102 families. Lastly, the City of Santa Monica operates a program called Preserving Our Diversity, which provides financial assistance to elderly, extremely low-income, long-term Santa Monica residents at risk of displacement from rent-controlled units. The City does not maintain demographic data reflecting the race and ethnicity of recipients of assistance through this program. It would be helpful for the City to begin to do so in light of the risk that programs targeting current residents and seniors will disproportionately serve White households.

3. Contributing Factors of Publicly Supported Housing Location and Occupancy

Consider the listed factors and any other factors affecting the jurisdiction and Region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.

Admissions and occupancy policies and procedures, including preferences in publicly supported housing

Admissions and occupancy policies and procedures, including preferences in publicly supported housing, are a contributing factor to segregation in the City of Santa Monica. The Santa Monica Housing Authority utilizes a three-tier selection process for the Housing Choice Voucher (Section 8) Program. The first tier prioritizes households that have been or will be displaced from the City of Santa Monica as a result of a range of factors including but not limited to disaster, domestic violence, code enforcement, and the conversion of rental units to owner-occupancy. The first tier also includes a limited preference for Continuum of Care participants who are stably housed and no longer require services through the Continuum of Care program in order to allow Continuum of Care resources to assist those who need them the most. The preference for Continuum of Care participants is not limited to those who currently reside in the City of Santa Monica. The second tier includes individuals who live or work 36 or more hours a week in the City of Santa Monica. HUD requires housing authorities that maintain residency preferences to allow households including members who work in the community to qualify as well but does not specify a number of hours worked per week to qualify. Because the City of Santa Monica is more heavily White than the Region as a whole, this preference, in combination with the tier one preferences which may have a stronger justification, contributes to residential racial segregation. The Santa Monica Housing Authority should consider the following steps: removal of the preference, application of the preference to only a portion of available vouchers, and/or reduction of the working hours threshold for qualification in order to enable more individuals in low-wage service or retail occupations, who may be disproportionately people of color, to access vouchers. The third and final tier includes households that do not live in the City of Santa Monica and do not include members who work in the City of Santa Monica. For admission to units assisted with Project-Based Vouchers, the Santa Monica Housing Authority's selection policies vary from property to property, but, for many, residency in the City of Santa Monica is a factor. Some of the Project-Based Voucher units include preferences for persons with disabilities, which likely help efforts to promote community integration for persons with disabilities.

On its face, the Santa Monica Housing Authority's criminal background screening policy does not run afoul of HUD guidance concerning blanket bans for any conviction or reliance on arrests alone to determine whether criminal activity has occurred. The policy also allows for a holistic consideration of mitigating circumstances. The policy does however, contain a consistent lookback period of five years regardless of the type or severity of offense. This could result in the consideration of convictions for violent crimes and drug offenses minor misdemeanor convictions that are older than what some other public housing authorities would weigh. Additionally, although holistic review is necessary and appropriate, it also provides opportunities for implicit bias on the part of housing authority staff to

influence which applicants benefit from lenience and which ones do not. Self-monitoring and implicit bias training, in addition to a shorter lookback period for minor offenses would help ensure that the criminal background policy is not a discriminatory barrier to housing.

The City's Affordable Housing Production Program (AHPP) includes both on-site affordable units in otherwise market rate developments subject to inclusionary zoning requirements and units in affordable housing developments funded with fees paid by developers. For these units, priority is given first to households that have been or will be displaced and second to households that live in or have a member who works in Santa Monica. With respect to these units, unlike with the Housing Choice Voucher Program, the City actually has the flexibility to define the geographic area for qualification for the priority more narrowly than the city as a whole, and the City could specifically target the Pico neighborhood. Doing so would substantially reduce any disparate impact that might result from the policy. With respect to criminal background and credit screening, the City does not prescribe any particular screening process for AHPP units, but property owners have their own policies. The City of Santa Monica should consider imposing a ceiling on the scope of permissible screening by these property owners.

Community opposition

Community opposition is discussed in more detail in the Segregation section. Community opposition is not a significant factor for Public Supported Housing.

Displacement of residents due to economic pressures

Displacement due to economic pressures is discussed in more detail in the Segregation section. It is a significant contributing factor to Publicly Supported Housing.

Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking

Displacement of victims of domestic violence is discussed in more detail in the Disproportionate Housing Needs section. It is not a significant contributing factor to Publicly Supported Housing.

Impediments to mobility

Impediments to mobility is discussed in more detail in the Disparities in Access to Opportunity section. Impediments to mobility are a significant contributing factor to disparities in access to opportunity and the segregation of residents of publicly supported housing.

Lack of access to opportunity due to high housing costs

Lack of access to opportunity due to high housing costs is discussed in the Disparities in Access to Opportunity section. Lack of access to opportunity due to high housing costs is a significant contributing factor to disparities in access to opportunity and disproportionate housing needs in the City as well as regionally.

Lack of meaningful language access for individuals with limited English proficiency

Lack of meaningful language access for individuals with limited English proficiency (LEP) is a significant contributing factor to the segregation of LEP residents of publicly supported housing in Santa Monica and the Region. Although the Santa Monica Housing Authority's Language Assistance Plan appears to comply with HUD guidelines, it could be improved in ways that would reduce barriers to residence in Santa Monica for LEP speakers of languages other than Spanish. The Language Assistance Plan's identification of Spanish as the only language for required translation flows from a demographic analysis that focused solely on the LEP population of the City of Santa Monica rather than that of the Region. Although other languages do not quite reach the 5% threshold of LEP individuals at the regional level, Korean, Chinese, and Vietnamese LEP individuals each comprise over 1% of residents of the Region, five years of age or older. The Santa Monica Housing Authority provides some services for LEP speakers of these languages on demand, but proactively making information available would be a good step towards increasing the racial and national origin diversity of the City of Santa Monica.

Lack of local or regional cooperation

Lack of local or regional cooperation is discussed in greater detail in the Segregation section. It is a significant contributing factor to Publicly Supported Housing.

Lack of private investment in specific neighborhoods

Lack of private investments in specific neighborhoods is discussed in more detail in the Segregation section. It is not a contributing factor to Publicly Supported Housing.

Lack of public investment in specific neighborhoods, including services and amenities

Lack of public investment in specific neighborhoods is discussed in more detail in the Segregation section. It is a significant contributing factor to Publicly Supported Housing.

Land use and zoning laws

Land use and zoning is discussed in more detail in the Segregation section. It is a major contributing factor to Publicly Supported Housing.

Loss of Affordable Housing

Loss of affordable housing is discussed in more detail in the Segregation section. It is a significant contributing factor to Publicly Supported Housing.

Occupancy codes and restrictions

Occupancy codes and restrictions are discussed in more detail in the Segregation section. It is not a significant contributing factor to Publicly Supported Housing.

Quality of affordable housing information programs

The quality of affordable housing information programs is a significant contributing factor to segregation, R/ECAPs, and disparities in access to opportunity in the Region. Simply, there are no mobility counseling programs for Housing Choice Voucher holders assisted by the largest public housing authorities in the Region: the Housing Authority of the City of Los Angeles and the Housing Authority of the County of Los Angeles. As a result, there are informational gaps that impede some residents of heavily Black and Hispanic neighborhoods in the Region from utilizing their assistance to move to high opportunity areas like Santa Monica, other parts of the West Side, coastal and southern Orange County, and the southwestern portions of the San Fernando Valley. Because of the small geographic footprint of the City of Santa Monica, the lack of mobility counseling is a less significant reinforcement of segregation in that local context. Residents of the Pico neighborhood are likely to be familiar with predominantly White neighborhoods like North of Montana. Instead, the lack of available units within Housing Choice Voucher payment standards in those neighborhoods is a more significant factor.

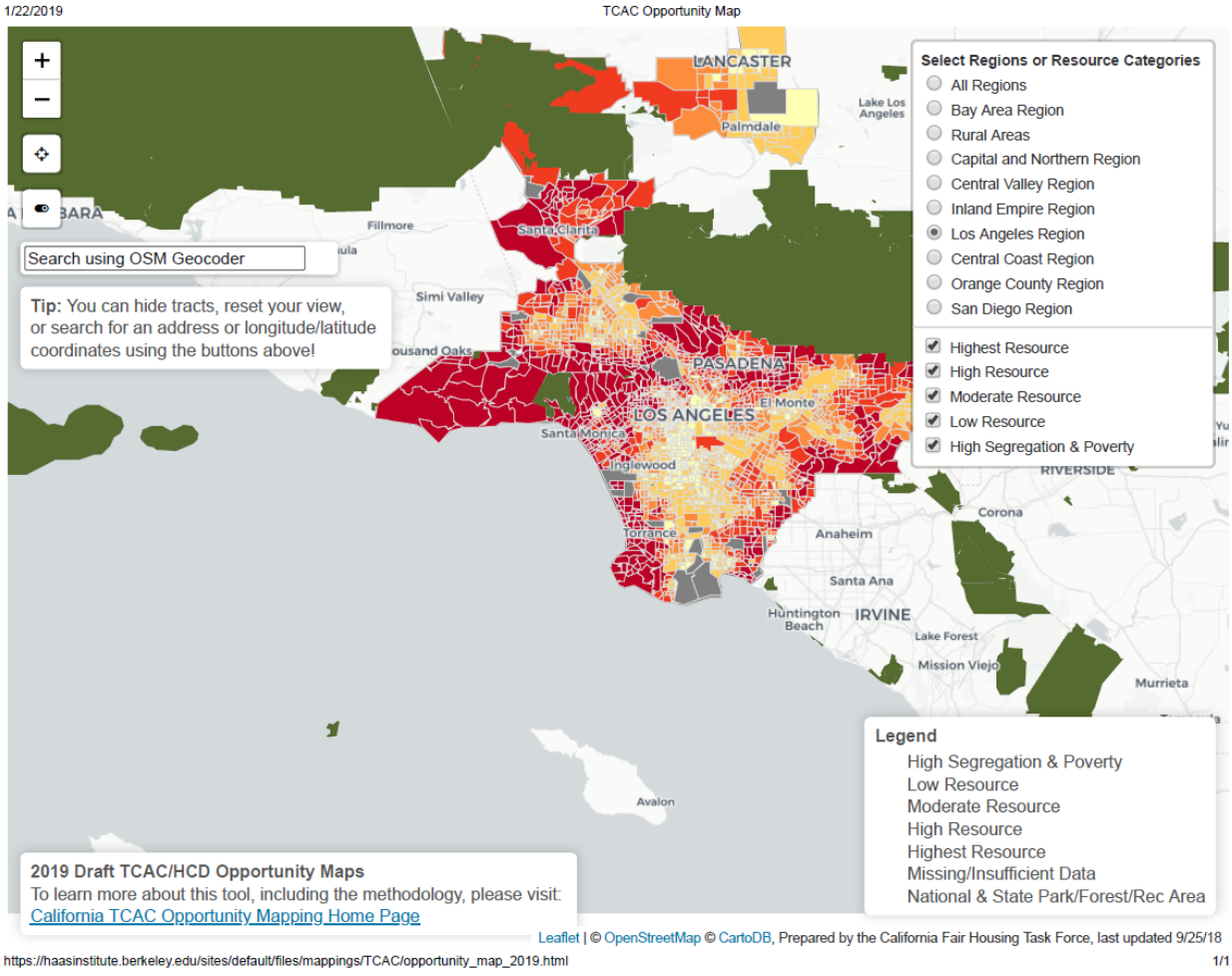
Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs

Siting selection policies, practices, and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans (QAPs) and other programs, are a significant contributing factor to the segregation of publicly supported housing in the Region. The main policy-driven factor related to siting that contributes to segregation in the Region is the heavy focus of affordable housing development efforts in both the City of Los Angeles and Los Angeles County on transit-oriented development. Overall, segregated, predominantly White neighborhoods and cities within the Region tend to have comparatively low access to public transportation and, therefore, may not be opened up through investments in transit-oriented development. When real affordability is built into transit-oriented development, these investments may have a positive effect on stable integration in areas undergoing gentrification by arresting the process of displacement. Nonetheless, an overemphasis on transit-oriented development to the exclusion of efforts to build affordable housing in places that are not served by transit represents a missed opportunity to foster integration.

The California Tax Credit Allocation Committee's QAP heavily incentivizes family-occupancy Low Income Housing Tax Credit (LIHTC) development in what it terms "High Resource" or "Highest Resource" areas. As the map below illustrates, these areas are generally high opportunity areas that are disproportionately White. LIHTC development in these areas, which include all of the City of Santa Monica, would contribute to greater residential racial integration. In light of the significant incentives for LIHTC development in High Resource and Highest Resource areas, the QAP does not currently contribute to segregation. At the same time, it is important to note that the California Tax Credit Allocation Committee adopted the incentives against the backdrop of a long history of

allocating credits to developments that perpetuated segregation. This barrier to integration is discussed in greater detail in connection with the location and type of affordable housing contributing factor. The QAP also assists in current efforts to meet affordable housing needs and remediate segregation in the City of Santa Monica and the Region by including set-aside pools for the City of Los Angeles (17.6%) and the balance of Los Angeles County (17.2%) that exceed their combined share of the population of the State of California (25.7%).

Map 3: TCAC Opportunity Map, Region



Source of income discrimination

Source of income discrimination is discussed in more detail in the Segregation section. Source of income discrimination is not a significant contributing factor.

Other

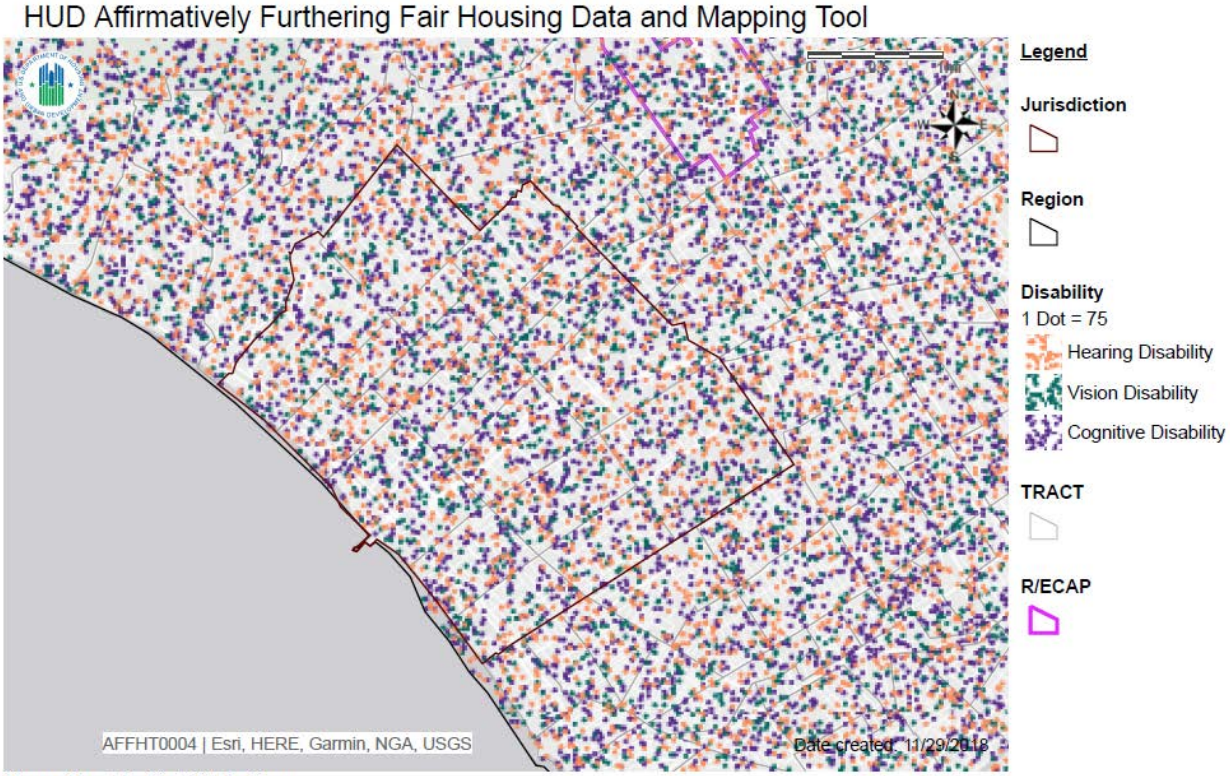
N/A

V. FAIR HOUSING ANALYSIS

D. Disability and Access

Population Profile

Map 1: Disability by Type (Hearing, Vision, Cognitive), Santa Monica



Name: Map 14 - Disability by Type

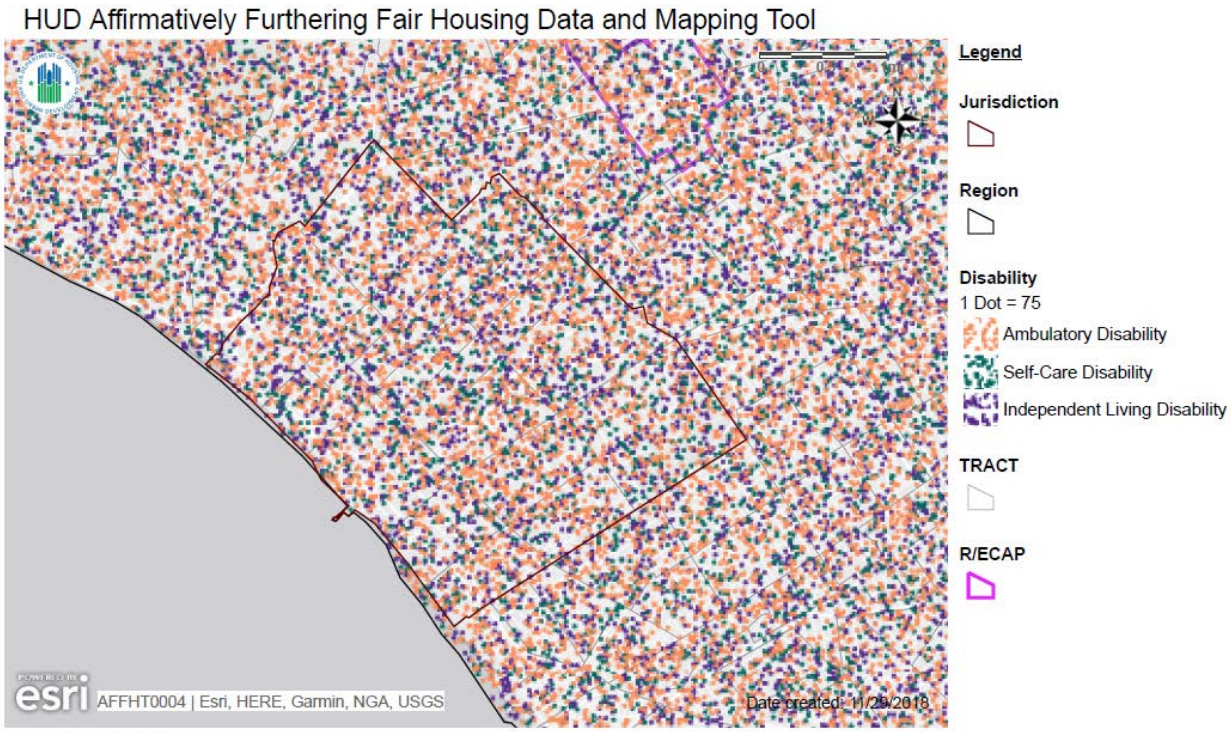
Description: Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 2: Disability by Type (Ambulatory, Self-Care, Independent), Santa Monica



Name: Map 14 - Disability by Type

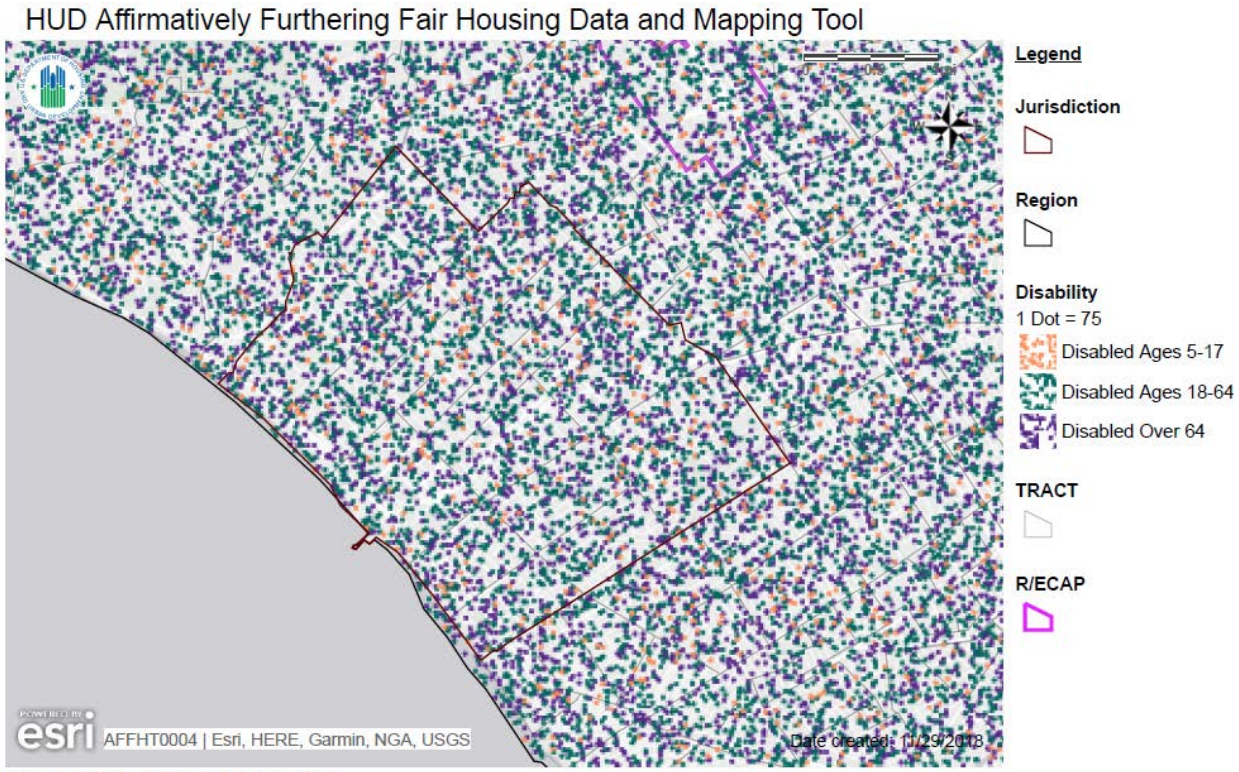
Description: Dot density map of the population of persons with disabilities by persons with vision, hearing, cognitive, ambulatory, self-care, and independent living difficulties with R/ECAPs for Jurisdiction and Region

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Map 3: Disability by Type and Age, Santa Monica



Name: Map 15 - Disability by Age Group

Description: All persons with disabilities by age range (5-17)(18-64)(65+) with R/ECAPs

Jurisdiction: Santa Monica (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

Table 1: Disability by Type

Disability Type	#	%
Hearing Difficulty	2,889	3.1
Vision Difficulty	1,501	1.6
Cognitive Difficulty	3,592	4.1
Ambulatory Difficulty	4,783	5.5
Self-Care Difficulty	2,297	2.6
Independent Living Difficulty	3,840	4.9

How are people with disabilities geographically dispersed or concentrated in the jurisdiction and Region, including R/ECAPs and other segregated areas identified in previous sections?

ACS Disability Information

According to the 2013-2017 American Community Survey (ACS) 5-Year Estimates, 4,783 residents of Santa Monica have ambulatory disabilities, which represents 5.5% of the City's population; 2,889

residents have hearing disabilities; and 1,501 residents have vision disabilities. The definition of ambulatory disabilities is "having serious difficulty walking or climbing stairs." People with ambulatory disabilities may not need a fully accessible unit, particularly if they do not use wheelchairs. They may require a unit on the ground floor or in an elevator building, perhaps with some architectural modifications. Therefore, ambulatory disabilities is not an perfect indicator of the number of accessible mobility units needed since some people with ambulatory disabilities do not necessarily move to a wheelchair.

Approximately twenty percent (20.4%) of people with disabilities have incomes below the poverty line, as opposed to 9.0% of individuals without disabilities. Although a breakdown of poverty status by type of disability is not available through the American Community Survey (ACS), it is clear that the need for affordable housing is greater among people with disabilities than it is among people without disabilities. Another indicator of disability and limited income are the number of people receiving Supplemental Social Security (SSI) which is limited to people with disabilities. Two thousand one hundred and sixty-nine (2,169) Santa Monica households receive SSI (4.7% of households), which is such a small subsidy that all of the recipients are extremely low-income. Not all SSI recipients have the types of disabilities that necessitate accessible units.

Concentration and Patterns

Santa Monica, being small and compact, does not demonstrate any particular patterns of segregation for people with disabilities, except insomuch as there seems to be a slight preference for areas near to the beach – likely due to a combination of elderly housing sites and population density near the coast.

People with disabilities in the Region tend to be concentrated in the areas of the greatest population density. Within the Region, these areas include Downtown LA and its surrounding neighborhoods and the San Fernando Valley. West LA and the Harbor area tend to have lower concentrations of people with disabilities. Sparsely populated areas in the Santa Monica Mountains have relatively few people, including few people with disabilities. The dot density of people with disabilities in the San Fernando Valley is similar to that in the urban core of Los Angeles. However, the overall population density of the urban core is much higher, therefore, it is likely that people with disabilities comprise a higher percentage of the population of the Valley than they do of the urban core. This is unsurprising since, as discussed below, elderly individuals make up a large share of people with disabilities. More suburbanized sections of the Region tend to have older populations. Densely populated areas like Long Beach, Santa Ana, and Anaheim appear to have concentrations of people with disabilities, but, in comparison to lower density areas, people with disabilities do not make up a higher share of the population of those generally younger communities.

Densely populated neighborhoods with high concentrations of people with disabilities but not a disproportionate share comprise many of the R/ECAPs in the Region. Black, Hispanic, and, to a lesser extent, Asian American or Pacific Islander households are often concentrated in these neighborhoods. The San Fernando Valley, which has higher concentrations of people with disabilities, is more racially and ethnically diverse though there are pockets of concentrated non-Hispanic White population; a low percentage of San Fernando Valley residents are Black. White population in the Region is concentrated in West LA. The White population is also concentrated in coastal portions of Orange County. These areas appear to have relatively light concentrations of people with disabilities.

Describe whether these geographic patterns vary for people with each type of disability or for people with disabilities in different age ranges for the jurisdiction and Region.

Individuals with independent living, self care, and ambulatory disabilities tend to be more concentrated in the census tracts near the beach than they are throughout the rest of the city. The strong overlap between persons with these types of disabilities and elderly residents suggests that both the siting of elderly housing and the general population concentration near the beach (popular real estate) contribute to this pattern. Cognitive, hearing, and vision disabilities see slightly more dispersal, although the Wilshire Montana neighborhood, in particular, experiences high numbers of each.

Individuals with hearing and independent living disabilities tend to be more widely dispersed throughout the Region than are people with vision, cognitive, ambulatory, and self-care disabilities, who are more concentrated in high density neighborhoods. This pattern of distribution likely reflects the relative age of people with disabilities by type of disability. All categories of disabilities become more prevalent as individuals age, with the number of people in the Region 65 and over with a disability trailing the number of people under 65 with a disability by only 15%. Lower density, more suburban parts of both the city and the Region tend to have older populations than do higher density, more urban neighborhoods.

Examples of this pattern include the low-density West LA neighborhoods of Brentwood and Bel Air, which have a concentration of people with hearing disabilities but very few individuals with vision or cognitive disabilities. At the same time, many neighborhoods in Downtown LA, East LA, and South LA have large concentrations of people with cognitive disabilities. Outside of the city but within the Region, high-density Santa Ana has a greater concentration of people with cognitive disabilities than low-density Newport Beach, while Newport Beach still has a significant number of people with hearing disabilities. For the most part, though not entirely, these patterns of density tend to mirror patterns of racial, ethnic, and socioeconomic composition. Accordingly, individuals with types of disabilities that are more likely to affect younger people are significantly affected by residential racial and ethnic segregation and concentrated poverty.

Housing Accessibility

Describe whether the jurisdiction and Region have sufficient affordable, accessible housing in a range of unit sizes.

Accessibility Requirement for Federally-Funded Housing

HUD's implementation of Section 504 of the Rehabilitation Act of 1973 (24 CFR Part 8) requires that federally financed housing developments have five percent (5%) of total units be accessible to individuals with mobility disabilities and an additional two percent (2%) of total units be accessible to individuals with sensory disabilities. It requires that each property, including site and common areas, meet the Federal Uniform Accessibility Standards (UFAS) or HUD's Alternative Accessibility Standard.

In Santa Monica, there are 0 federally funded public housing units[86] and 414 Project-Based Section 8 units that are subject to Section 504 of the Rehabilitation Act. Public Housing and Project Based Section 8 units are considered to be Publicly Supported Housing. Zero (0) people with disabilities reside in public housing, and 28 reside in Project-Based Section 8 units. At this time, we do not know how many accessible units are in public housing or among Project Based Section 8 units.

The HOME Partnership Program is a grant of federal funds for housing, therefore, these units are subject to Section 504. Since 1992, 100% of Santa Monica's HOME funds have been disbursed in the form of tenant-based rental assistance, aiding 453 households. Thus HOME funds have not resulted in the development of hard units, whether accessible or inaccessible.

Low Income Housing Tax Credit (LIHTC) Units

According to data from HUD's LIHTC database, there are 956 low-income units in LIHTC-financed developments in Santa Monica. All but one of these LIHTC developments was constructed after 1991, so the amount of low-income units built to current accessibility requirements is actually 924. However, projects in the early years of the LIHTC were not approved nor regulated by the City since the developer could apply directly to the California Tax Credit Allocation Committee (CTCAC). In the mid-1990s, CTCAC changed its policy and required developers to obtain local jurisdiction approval of their projects. The majority of LIHTC developments in Santa Monica were built after this policy change. However, even jurisdictional approval does not give jurisdictions regulatory authority over a project.

In 2015, CTCAC has issued guidance stating that the accessibility requirements of the California Building Code (CBC) for public housing (Chapter 11B) apply to LIHTC developments. Chapter 11B is the California equivalent of the 2010 ADA Standards. Section 1.9.1.2.1. of the CBC states that the accessibility requirements apply to "any building, structure, facility, complex …used by the general public." Facilities made available to the public, included privately owned buildings. CTAC has expanded the requirement so that 10% of total units in a LIHTC development must be accessible to people with mobility disabilities and that 4% be accessible to people with sensory (hearing/vison) disabilities.

Also, effective 2015, CTCAC required that 50% of total units in a new construction project and 25% of all units in a rehabilitation project located on an accessible path will be mobility accessible units in accordance with CBC Chapter 11B. CTAC also provides incentives for developers to include additional accessible units through its Qualified Allocation Plan. LIHTC units comprise an important segment of the supply of affordable, accessible units in Santa Monica and the broader Region.

Housing Choice Vouchers

Five hundred twenty-two (522) people with disabilities reside in units assisted with Housing Choice Vouchers in Santa Monica, but this does not represent a proxy for actual affordable, accessible units. Rather, Housing Choice Vouchers are a mechanism for bringing otherwise unaffordable housing, which may or may not be accessible, within reach of low-income people with disabilities. Unless

[86] Although there are five properties run by Los Angeles County in the City of Santa Monica, totaling 81 units of public housing.

another source of federal financial assistance is present, units assisted with Housing Choice Vouchers are not subject to Section 504 although participating landlords remain subject to the Fair Housing Act's duty to provide reasonable accommodations and to allow tenants to make reasonable modifications at their own expense.

Fair Housing Amendments Act Units

The Fair Housing Amendments Act of 1988 (FHAA) covers **all** multifamily buildings of four or more units that were first occupied on or after March 13, 1991 – not just affordable housing developments. The FHAA added protections for people with disabilities and prescribed certain basic accessibility standards, such as one building entrance must be accessible; there must be an accessible route throughout the development, and public rooms and common rooms must be accessible to people with disabilities. Although these accessibility requirements are not as intensive as those of Section 504, they were a first step in opening many apartment developments to people with disabilities regardless of income level. The FHAA was also very helpful for middle-income and upper-income people with disabilities also need accessible housing. It is important to note that FHAA units are **not** the same as accessible units under Section 504 or ADA Title II. Therefore, utilizing FHAA units as a proxy for the number of accessible housing units available or required under Section 504 or ADA Title II does not produce an accurate count. Although they are not fully accessible, these units are an important source of housing for people with disabilities who do not need a mobility or hearing/vision unit.

Data breaking down affordable, accessible units by number of bedrooms is not available for private housing. For Publicly Supported Housing, the overwhelming majority (92.14%) of Project-Based Section 8 units are 0-1 bedroom units, as are Other Multifamily units (92.82%). It appears that affordable, accessible units that can accommodate families with children or individuals with live-in aides are extremely limited in the City of Santa Monica. Although data reflecting the percentage of families with children that include children with disabilities is not available, 1.9% of all children in the city have a disability. If children with disabilities are evenly distributed across families with children, about 148 families in the city include a child with a disability. Data reflecting the distribution of Publicly Supported Housing units by type of Publicly Supported Housing and by number of bedrooms is not available at a regional level.

The proportion of the population in the Region that is comprised of people with disabilities is roughly similar to that of the city. For example, 5.5% of residents of the Region have an ambulatory disability, and 2.5% of residents have a hearing disability, as opposed to 5.5% and 3.1% of Santa Monica residents respectively. At the same time, both Publicly Supported Housing and multi-family housing, which are more likely to be accessible because of the requirements of Section 504 and the Fair Housing Act, are disproportionately concentrated within the Region in the City of Los Angeles. Many accessible, unsubsidized units are likely to be unaffordable to low-income households, as relatively new private housing tends to be the most expensive housing. Overall, it is clear that the supply of affordable, accessible housing falls short of the level of need for such housing among people with disabilities in Santa Monica and the greater Region.

Summary

The supply of affordable, accessible units in both Santa Monica and the Region is insufficient to meet the need. In the city, some 2,889 residents have hearing difficulty, 1,501 residents have vision difficulty, and 4,783 residents have ambulatory difficulty, potentially requiring the use of accessible units. Meanwhile, by the most generous, over-inclusive measures, there may be roughly 5,000 units that have been produced subject to the Fair Housing Act's design and construction standards and approximately 600 units within developments that must include accessible units subject to Section 504. There is, without question, some overlap between these two categories, some of these units are likely non-compliant, and some accessible units are occupied by individuals who do not have disabilities.

Describe the areas where affordable, accessible housing units are located in the jurisdiction and Region. Do they align with R/ECAPs or other areas that are segregated?

Relying on the discussion of Publicly Supported Housing to guide the assessment of which types of housing are most likely to be affordable and accessible, such housing is highly concentrated down the main transportation corridor in Santa Monica, and in predominantly Black and/or Hispanic areas in Downtown, South, and East LA that include many R/ECAPs throughout the Region. By contrast, using the year of construction as a proxy to estimate the presence of accessible units, accessible units would appear to be much more integrated, at least in the Region. The portions of Los Angeles with the youngest housing stock are generally in West LA and the San Fernando Valley, which are both heavily non-Hispanic White and in Downtown LA, which is racially and ethnically diverse but contains pockets of segregated Hispanic and Asian American population concentration. South LA and East LA have relatively old housing stock. Thus, the unsubsidized accessible housing stock is likely to be in integrated areas, where local demographics roughly mirror those of the Region, and segregated areas that are predominantly non-Hispanic White while accessible Publicly Supported Housing units are more likely to be in R/ECAPs and areas near R/ECAPs. In Orange County, both predominantly non-Hispanic White and heavily minority communities have relatively young housing stock.

To what extent are people with different disabilities able to access and live in the different categories of publicly supported housing in the jurisdiction and Region?

Table 2: Disability by Publicly Supported Housing Program Category

	People with a Disability	
Santa Monica, CA CDBG, HOME Jurisdiction	#	%
Public Housing	N/A	N/A
Project-Based Section 8	28	6.88%
Other Multifamily	37	17.70%
HCV Program	522	51.79%
Los Angeles-Long Beach-Anaheim, CA Region		
Public Housing	1,407	14.32%
Project-Based Section 8	5,013	12.71%

Other Multifamily	869	15.62%
HCV Program	--	--

In Santa Monica, according to the 2013-2017 American Community Survey 5-Year Estimates, 10.0% of the civilian noninstitutionalized population has a disability. In the Los Angeles-Long Beach-Anaheim, CA Metro Area, that figure is 9.6%. The American Community Survey does not facilitate the disaggregation of the population of people with disabilities by income in order to allow a determination of what percentage of households that are income-eligible for Publicly Supported Housing include one or more people with disabilities. As the table above reflects, the proportion of people with disabilities in each category of Publicly Supported Housing, both in the city and in the Region (with the exception of Santa Monica Project-Based Section 8), exceeds the overall population concentration of people with disabilities. In the Region, the statistics for public housing, Project-Based Section 8, and Other Multifamily do not far exceed the average of the general population. In light of the socioeconomic disparities between people with disabilities discussed above, it is possible that the representation of people with disabilities in those categories of Publicly Supported Housing is merely at parity with or even lags representation in the income-eligible population. However, in Santa Monica residents with disabilities very clearly have greater access to Housing Choice Vouchers than any other form of publicly supported housing, making up a majority of users.

The HUD AFFH Data & Mapping Tool does not include data reflecting the percentage of occupants of Housing Choice Voucher holders who are people with disabilities in the entire Region. By looking separately at from the City of Los Angeles and the nonentitlement portions of Los Angeles County and Orange County, which comprise the bulk of the Region, it is possible to develop a composite picture. In the City of Los Angeles, 36.82% of HCV residents are people with disabilities. In the non-entitlement portions of Los Angeles County, 28.54% of residents of such units are people with disabilities. In the non-entitlement portions of Orange County, 25.33% of residents of such units are people with disabilities. It is important to note that these statistics do not reflect the demographics of individuals living in voucher-assisted households in entitlement cities including Long Beach, Santa Ana, and several others. Nonetheless, the consistency across jurisdictions is reflective of a pattern of greater access to Housing Choice Vouchers than to other forms of Publicly Supported Housing among people with disabilities in the Region (though not rising to the extreme rates found in Santa Monica). This split is ironic in that other types of Publicly Supported Housing generally must comply with more intensive accessibility requirements than the units in which people with disabilities utilize vouchers.

Integration of People with Disabilities Living in Institutions and Other Segregated Settings

> *To what extent do people with disabilities in or from the jurisdiction or Region reside in segregated or integrated settings?*

Up until a wave of policy reforms and court decisions in the 1960s and 1970s, states, including California, primarily housed people with intellectual and developmental disabilities and individuals with psychiatric disabilities in large state-run institutions. In California, institutions for people with intellectual and developmental disabilities are called developmental centers, and institutions for people with psychiatric disabilities are called state hospitals. Within these institutions, people with disabilities have had few opportunities for meaningful interaction with individuals without disabilities, limited access to education and employment, and a lack of individual autonomy. The transition away from

housing people with disabilities in institutional settings and toward providing housing and services in home and community-based settings accelerated with the passage of the Americans with Disabilities Act in 1991 and the U.S. Supreme Court's landmark decision in *Olmstead v. L.C.* in 1999. In *Olmstead*, the Supreme Court held that, under the regulations of the U.S. Department of Justice (DOJ) implementing Title II of the Americans with Disabilities Act (ADA), if a state or local government provides supportive services to people with disabilities, it must do so in the most integrated setting appropriate to the needs of a person with a disability and consistent with their informed choice. This obligation is not absolute and is subject to the ADA defense that providing services in a more integrated setting would constitute a fundamental alteration of the state or local government's programs.

The transition from widespread institutionalization to community integration has not always been linear, and concepts of what comprises a home and community-based setting have evolved over time. Although it is clear that developmental centers and state hospitals are segregated settings and that an individual's own house or apartment in a development where the vast majority of residents are individuals without disabilities is an integrated setting, significant ambiguities remain. Nursing homes and intermediate care facilities are clearly segregated though not to the same degree as state institutions. Group homes fall somewhere between truly integrated supported housing and such segregated settings, and the degree of integration present in group homes often corresponds to their size.

Below, this assessment includes detailed information about the degree to which people with intellectual and developmental disabilities and individuals with psychiatric disabilities reside in integrated or segregated settings. The selection of these two areas of focus does not mean that people with other types of disabilities are never subject to segregation. Although the State of California did not operate analogous institutions on the same scale for people with ambulatory or sensory disabilities, for example, many people with disabilities of varying types face segregation in nursing homes. Data concerning people with various disabilities residing in nursing homes is not as available as data relating specifically to people with intellectual and developmental disabilities and people with psychiatric disabilities.

Table 3: Intellectual and Developmental Disabilities
Performance of Regional Centers servicing Santa Monica (bolded) and the Region, December 2017

Dec. 2017 Performance Reports	Fewer consumers live in developmental centers	More children live with families	More adults live in home settings	Fewer children live in large facilities (more than 6 people)	Fewer adults live in large facilities (more than 6 people)
State Average	0.21	99.32	79.61	0.04	2.47
Westside Regional Center	**0.13**	**99.69**	**85.71**	**0.02**	**1.1**

Frank D. Lanterman Regional Center	0.06	99.74	78.17	0.05	6.88
Harbor Regional Center	0.06	99.78	82.72	0	1.08
South Central Los Angeles Regional Center	0.26	99.58	81.44	0.06	3.15
Eastern Los Angeles Regional Center	0.11	98.81	86.15	0.09	0.81
San Gabriel/Pomona Regional Center	0.05	98.81	86.15	0.09	0.81
Regional Center of Orange County	0.33	99.24	76.89	0.04	2.99
North Los Angeles County Regional Center	0.09	99.55	82.49	0.01	2.76

In California, a system of regional centers is responsible for coordinating the delivery of supportive services primarily to individuals with intellectual and developmental disabilities. The regional centers serve individuals with intellectual disabilities, individuals with autism spectrum disorder, individuals with epilepsy, and cerebral palsy. These disabilities may be co-occurring. Although there is some variation from regional center to regional center, individuals with intellectual disabilities and individuals with autism spectrum disorder make up the lion's share of consumers. All data regarding the regional centers is drawn from their annual performance reports.

In the Region, there are eight regional centers that perform this role, one covering all of Orange County and seven serving Los Angeles County. Of the seven regional centers serving Los Angeles County, the Westside Regional Center serves Santa Monica.

On an annual basis, regional centers report to the California Department of Developmental Services on their performance in relation to benchmarks for achieving community integration of people with intellectual and developmental disabilities. As reflected in the table above, regional centers in the metropolitan area generally have lower rates of institutionalized consumers than is the case statewide, though the South Central Los Angeles Regional Center and the Regional Center of Orange County are exceptions to this trend. Fairview Developmental Center in Costa Mesa is the primary institution serving the Region. It is one of three remaining developmental centers in the State, all of which are expected to close in the coming years. Fairview Developmental Center is scheduled to close in 2021. The Frank D. Lanterman Devopmental Center, which was located in Pomona, previously served the Region, as well, but closed in 2015.

Children with intellectual and developmental disabilities are more likely to reside with their families than statewide in the City of Santa Monica and in most of the Region though the East Los Angeles Regional Center, the San Gabriel/Pomona Regional Center, and the Regional Center of Orange County are exceptions. In the service areas of those three regional centers, children with intellectual and developmental disabilities are less likely to reside with their families than statewide.

Overall, this data shows that, within Santa Monica and the Region, people with intellectual and developmental disabilities are typically at least slightly more able than such individuals are statewide to access community-based settings. At the same time, the data also shows that a significant minority

of adults with intellectual and developmental disabilities, in particular, reside in comparatively segregated, congregate settings. It is highly likely that not all people with intellectual and developmental disabilities who would like to live in integrated settings in the city and the Region have the opportunity to do so.

Psychiatric Disabilities

The Los Angeles County Department of Mental Health is responsible for coordinating the provision of supportive services for people with psychiatric disabilities in LA County, including in Santa Monica. Behavioral Health Services within the County of Orange Health Care Agency is responsible for coordinating the provision of supportive services in the remainder of the Region. The Department operates six programs serving adults, four programs serving children, five programs serving older adults, and six programs serving transitional age youth, in addition to its cross-cutting activities. The Department divides the County into eight service areas; Service Planning Area 5 covers Santa Monica and the surrounding area.

Of the Department's programs, the Adult Full Service Partnership, the Children's Full Service Partnership, the Older Adult Full Service Partnership, and the Transitional Age Youth Full Service Partnership are likely the most critical for ensuring that the provision of supportive services facilitates community integration. These programs target individuals with severe psychiatric disabilities who are at high risk of segregation in institutional settings, incarceration, and homelessness. These programs have been successful at reducing the number of people with psychiatric disabilities who reside in segregated settings or are homeless. In 2015 (the most recent year for which data is available), clients who received services through the Adult Full Service Partnership experienced a 71% reduction in days spent homeless, a 66% reduction in days spent hospitalized, a 55% reduction in days spent in jail, and a 48% increase in days spent living independently. Participants in the Transitional Age Youth Full Service Partnership generally had similarly positive outcomes while results for the Children's Full Service Partnership and the Older Adult Full Service Partnership were more ambiguous. In the case of the Children's Full Service Partnership, the sample size for certain populations, such as those who were homeless or in jail, was very small, counseling caution in drawing strong conclusions. There may be reason for concern that older adults with severe psychiatric disabilities, while avoiding jail or homelessness through participation in programs, are unable to access independent living options and, are instead residing in nursing homes, board and care homes, and other congregate facilities. Additionally, for each of these programs, the number of clients whom the County is able to serve is limited by resource constraints. People with severe psychiatric disabilities who are not receiving services may be particularly likely to reside in segregated settings or to experience homelessness.

The Department's Adult Housing Services program is also noteworthy for its role in increasing access integrated settings for people with psychiatric disabilities. As a result of Proposition 63, a successful 2004 statewide ballot initiative, funding is available for permanent supportive housing for people with psychiatric disabilities. The City of Santa Monica was one of only a dozen cities to formally endorse the Mental Health Services Act (MHSA). The Department partners with the California Housing Finance Agency to administer the program in Los Angeles County. Of the housing developments funded under MHSA housing program since March 2017, one, Daniel's Village, is located in Santa Monica.[87] Daniel's Village is an eight-unit former motel that has been converted into supportive

[87] http://file.lacounty.gov/SDSInter/dmh/1019410_MHSAHOUSINGPROGRAMHOUSINGDEVELOPMENTS.pdf

housing.[88] Seven of the units are reserved for low-income adults with psychiatric disabilities between 18 and 25 years old. One unit is reserved for the on-site manager. Services include medication management, case management, vocation assessment, job training, employment, educational services and support, linkages to community services, Dual Diagnosis Services, money management, and family support. Over the years that it has been in place, the MHSA Housing Program has produced 42 projects including 934 units in LA County, and the MHSA Housing Trust Fund has produced 16 projects including 489 units. Although it is impossible to know what proportion of the 102,088 clients with psychiatric disabilities receiving services from the County need affordable housing, it is highly unlikely that the unmet need exceeds the supply produced through those two programs.

Metropolitan State Hospital is the institution that primarily houses involuntarily confined people with psychiatric disabilities in the Region. The facility is located in Norwalk. As of November 7, 2016, 757 individuals resided in Metropolitan State Hospital. Of that population, 41% had been ruled incompetent to stand trial, 39% were involuntarily civilly committed, 15% had been adjudicated not guilty by reason of insanity in criminal proceedings, and 5% had been deemed mentally disordered offenders. Accordingly, roughly 3/5 of the population of the facility was institutionalized because of contact with the criminal justice system, and 2/5 of the population had been civilly committed. The presence of significant numbers of involuntarily civilly committed people with psychiatric disabilities in the Region is reflective of unmet needs for affordable housing and supportive services in home and community-based settings. As is discussed in greater detail below, there are evidence-based approaches to meeting the supports needs of people with severe psychiatric disabilities who would appear to meet commitment criteria in the community rather than in institutions.

Describe the range of options for people with disabilities to access affordable housing and supportive services in the jurisdiction and Region.

The primary option for affordable housing for people with disabilities that are specifically targeted toward people with disabilities is Housing Choice Vouchers, of which people with disabilities make up more than 50% of residents. The Santa Monica Housing Authority has implemented a very limited preference for people with disabilities in the form of either 1) A work preference for applicants who are in approved job training in Santa Monica. Persons who were immediately previously in the Santa Monica workforce but are now receiving unemployment, worker's compensation, vocational rehabilitation benefits, *disability benefits*, or retirement benefits from Santa Monica; or 2) A working/elderly/disabled families/minor(s) enrolled in Santa Monica Schools preference. This preference requires the applicant be employed at least 36 hours per week (though not necessarily in Santa Monica), or that the head of household be a person age 62 or older, or be a person with disabilities.[89] This preference for residents with disabilities contains very significant gaps.

Supportive services are primarily provided through programs administered by the regional centers and the Los Angeles County Department of Mental Health. Additionally, particularly for individuals with types of disabilities other than intellectual and developmental disabilities and psychiatric disabilities, services may be available through a range of health care providers, paid by Medi-Cal, Medicare, or

[88] http://file.lacounty.gov/SDSInter/dmh/166097_DanielsVillageDMHFlyerFinal.pdf

[89] https://www.smgov.net/uploadedFiles/Departments/HED/Housing_and_Redevelopment/Housing/Information_and_Reference/Admin%20Plan%202019.pdf

private insurance, or through nursing homes. Payment for supportive services for people with intellectual and developmental disabilities is typically structured as Home and Community-Based Services Medicaid Waivers. These Waivers pay for a wide variety of services necessary to empower individuals to maintain stable residence in home and community-based services. There are, however, only as many Waivers available as there is funding from the federal government and the State of California. The State of California does not currently have a waiting list for Waiver services.

The Department of Mental Health also relies heavily on Medi-Cal funding streams to provide services to people with psychiatric disabilities and is also subject to financial limitation that prevent it from fully assisting all people with psychiatric disabilities who need services. For example, in the 2014-2015 fiscal year, the Department provided Assertive Community Treatment (ACT), which is an evidence-based strategy, to 2,009 clients. ACT can be costly and intensive in relation to other types of supportive services, but its successes are indicative of how individuals with the most severe psychiatric disabilities can thrive in home and community-based settings with the appropriate supports.

Disparities in Access to Opportunity

> *To what extent are people with disabilities able to access the following in the jurisdiction and Region? Identify major barriers faced concerning*:

i. Government services and facilities

People with auditory and speech disabilities face significant barriers in accessing emergency services. It takes an estimated three to eight minutes for individuals to be connected via relay services compared to a national standard of being connected within ten seconds for at least 90% of emergency calls.[90] This lag has the potential to endanger people with disabilities and their property when threatened by criminal behavior or fire. It can also result in people with disabilities receiving needed medical care in a less timely fashion than individuals without disabilities.

The Santa Monica 2015-2019 Consolidated Plan makes only one concrete plan for CDBG funds to increase accessibility. The plan devoted over $790,000 to street lighting improvements. The city planned to install pedestrian-oriented lighting within CDBG-eligible neighborhoods to help improve safety and accessibility, and facilitate residential access to public transit, parks, schools, and other community facilities.[91] The most recent Annual Action Plans have not indicated any additional accessibility modifications planned. The City of Santa Monica's Consumer Protection Division takes also takes complaints and investigates claims on behalf of residents with disabilities for violations of disability rights laws.

ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)

Santa Monica advertises its disability-friendly services and accommodations such as beach access paths, electric beach wheelchairs, assisted listening in public buildings, and auditory pedestrian signals. Santa Monica also boasts a universally accessible playground. It is not immediately obvious from the Santa Monica government's accessibility page where residents can report sidewalks that

[90] https://www.motherjones.com/politics/2017/03/text-911-deaf-accessibility-ada-lawsuits-1/
[91] https://www.smgov.net/uploadedFiles/Departments/CCS/About/Divisions/HSD_ConPlan_15_19.pdf

require curb cuts. However, the accessibility page does direct residents to report cracked or broken sidewalks by phone or through the Government Outreach Customer Service Center "GO Request," which is likely the best avenue.[92]

iii. Transportation

The Big Blue Bus, which services Santa Monica and connected to downtown LA, is fully accessible for wheelchair users and people with vision and hearing impairments. LA Metro operates public transit services connecting Santa Monica to LA, and throughout the Region. The agency states that all of its buses, trains, and stations are accessible to people who use wheelchairs and individuals with visual disabilities. This Assessment did not reveal evidence that refutes these claims.

Access to private transit services for people with disabilities in the Region appears to be starkly limited. A 2016 report by CNN revealed that, in Los Angeles, there were few accessible UberASSIST and UberWAV cars available with long wait times in locations that typically had many UberX cars nearby.[93] Uber, Lyft, and other ridesharing services, like taxis, are public accommodations that are subject to the accessibility requirements of the ADA.

iv. Proficient schools and educational programs

Children with disabilities do not appear to be more heavily concentrated in any particular neighborhoods within Santa Monica, and the relative stability of IDEA-classified students across the SMMUSD schools, level with the national average, supports this conclusion. Interdistrict enrollment, charter schools, and private schools have reduced the relationship between where children live and where they attend school. Students from outside the SMMUSD are more likely to enroll through an interdistrict permit than local students are to transfer to LAUSD, for example. Therefore, the main subject of concern when it comes to this issue is private schools. However, since private schools are not required to report on this data, or indeed, provide disability resources to their students, we cannot analyze this issue with any real specificity.

v. Jobs

People with disabilities experience pronounced difficulties in accessing gainful employment in Santa Monica and the broader Region. According to the 2013-2017 American Community Survey 5-Year Estimates, 46.5% of noninstitutionalized people with disabilities age 18-64 in the City were in the labor force, with 87.7% employed. In the Region, those figures are 42.8% and 88.1%, respectively. Although the American Community Survey does not facilitate the further disaggregation of this data by age and the elderly population is disproportionately comprised of people with disabilities, this data still paints an extreme picture. By contrast, in the Region, 79.3% of noninstitutionalized individuals without disabilities age 16 and over were in the labor force.

[92] https://www.smgov.net/Portals/AccessibleSM/content.aspx?id=15868

[93] http://money.cnn.com/2016/05/02/technology/uber-access/. In theory, UberASSIST vehicles are large enough to accommodate mobility devices such as wheelchairs and scooters, and UberASSIST drivers are trained to help persons with disabilities into vehicles. UberWAV vehicles are equipped with ramps or hydraulic lifts to facilitate wheelchair access.

Table 4: Employment Metrics for Adults with Intellectual and Developmental Disabilities by Regional Center

Regional Center	Percentage of Adults Earning Below Minimum Wage	Percentage of Consumers with Earned Income	Percentage of Adults with a Paid Job in a Community-Based Setting	Percentage of Adults with Integrated Employment as a Goal in their Individual Program Plan	Percentage of Adults Currently Unemployed but Wanting a Job in the Community
State Average	53%	14.6%	13%	27%	45%
Westside Regional Center	**36%**	**15.2%**	**10%**	**26%**	**50%**
San Gabriel/Pomona Regional Center	70%	9%	7%	14%	31%
Regional Center of Orange County	48%	19%	18%	33%	47%
North Los Angeles County Regional Center	55%	11.9%	13%	28%	43%

The data from the table above reflects the difficulties faced by individuals with intellectual and developmental disabilities in securing gainful employment in Santa Monica and the broader Region. Of the eight regional centers in the Region, just four include data on employment outcomes in their annual performance reports (including Westside, which serves Santa Monica). The data from Westside Regional Center closely tracks the state average, with the percentage of adults earning below minimum wage significantly lower than statewide. However, the other Regional Centers vary quite a bit when it comes to different metrics of securing gainful employment. The Regional Center of Orange County closely tracks the state average in all of these metrics, and slightly outperforms the state average in all categories. The North Los Angeles County Regional Center also tracks close to the state average, very slightly underperforming the state average in most categories. However, the San Gabriel/Pomona Regional Center exhibits much starker rates, including 70% of its working adults earning below the minimum wage, compared to 53% across the state. In particular, the low percentage of adults who are

currently unemployed but who want jobs in the community may reflect an unmet need for education about the feasibility and value of supported employment.

For the 2014-2015 fiscal year (the most recent year for which data is available), the Los Angeles County Department of Mental Health reported significant increases in access to employment for people with psychiatric disabilities. Among Full Service Partnership clients, there was a 55% increase in the number of days competitively employed, a 93% increase in the number of days spent in supported employment, a 141% increase in the number of clients receiving supported employment services, a 93% increase in the number of days clients had paid in-house employment, and a 41% increase in the number of clients in paid in-house employment. The only category for which there was a modest percentage decrease was in days spent unemployed. Although this is very encouraging, the percentage increases across a broad range of categories in part reflect an increase in the number of clients receiving services as much as they do the transition of unemployed current clients to employment. Additionally, days spent unemployed by clients continued to constitute a plurality of all days. Clearly, progress in increasing access to employment for people with psychiatric disabilities is occurring against a backdrop of longstanding disparities in access.

> *Describe the processes that exist in the jurisdiction and Region for people with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.*

i. Government services and facilities

Santa Monica has a Disabilities Commission and Accessible Santa Monica webpages detailing all of the disability aids and accessible policies of the government. The Disabilities Commission advises the City Council and City staff on disability issues. Eight of the eleven members, including the Chair and Vice Chair, are self-identified persons with disabilities. The City advertises that all public facilities, meetings, events, and programs in Santa Monica are accessible to persons with disabilities. Additionally, the Library has its own accessibility webpage, which most details the accessibility tools and services that it offers, including large print keyboards, assistive listening devices, Roller Plus joysticks, and TTY services. PDF and Audio formats of the Notice of Non Discrimination and ADA Section 504 Grievance policies are available on the Accessible Santa Monica webpage.

With respect to slow response times for emergency services calls via relay service, the lack of accessibility at issue is not one that a reasonable accommodation or modification would be helpful to address. Instead, there is a need for the consistent and well-staffed implementation of existing policies and practices.

ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)

Approximately 4.5% of Santa Monica's intersections lack curb cuts. As part of a comprehensive Pedestrian Action Plan, Santa Monica is moving to address these and other pedestrian issues comprehensively in order increase the walkability of the city and to better accommodate residents and visitors with disabilities.[94]

[94] https://www.smgov.net/uploadedFiles/Departments/PCD/Plans/Pedestrian-Action-Plan/PAP%20Final%208-10-16%20optimized.pdf

iii. Transportation

There is a link to a comprehensive Accessibility page on the main page of the LA Metro's website. That page describes the accessibility features of the system, provides information about how to request a reasonable accommodation or modification, and provides information about applying to receive paratransit services. As with emergency response times, ensuring timely paratransit service is more a matter of investing adequately in the implementation of existing policies and practices rather than changing any existing neutral policies or practices.

Uber has a dedicated, easily located Accessibility page on its website. The page describes the efforts that the company undertakes to serve people with disabilities. The site does not, however, inform users of how they can request accommodations and characterizes the obligation to comply with disability rights laws as falling on Uber drivers as independent contractors rather than on the company itself. Lyft does not have a dedicated page describing its efforts to ensure accessibility, instead burying what limited relevant information is on the company's website on multiple hard to find pages including its general anti-discrimination page and pages specific to service animals and wheelchairs. None of these pages outline how individuals should go about making accommodations requests.

iv. Proficient schools and educational programs

The SMMUSD website directs parents/guardians who believe their student may have a qualifying disability under Section 504 to contact the Principal and/or Counselor so that they may arrange for a Student Study Team meeting and evaluate the student's needs. The SMMUSD ADA Nondiscrimination Notice directs students and parents that feel a program, service, or activity is not accessible to contact the SMMUSD ADA Coordinator. The SMMUSD does not provide bus transportation to school for its students, which may disproportionately burden children with disabilities.

v. Jobs

The City of Santa Monica Human Resources Department's website gives instructions for how to request accommodations if applying for a position that requires an examination, but lacks other easily located information regarding requesting reasonable accommodation in the employment process. The availability of information about private sector employers' reasonable accommodation policies is uneven. In Santa Monica, the largest employers include UCLA Medical Center (Santa Monica), Santa Monica College, the City of Santa Monica, Providence St. John's Health Center, and the Santa Monica-Malibu Unified School District. UCLA Medical Center has a dedicated accessibility and disability resources page. Santa Monica College covers accessibility policy and accommodation across a variety of webpages on its website. Providence St. John's offers extensive nondiscrimination and accessibility resources to its patients, but it less clear how employees or applicants would request accommodations. SMMUSD instructs applicants to notify the Personnel Commission of any accommodations that may be required during the examination procedures that supplement their employment applications. In LA County, the largest private sector employers include Kaiser Permanente, Northrop Grumman, Target, Providence Health & Services, and the University of Southern California (USC). Kaiser Permanente has an easily findable link to information for potential job applicants with disabilities on the front page of its Jobs website. The Disability page includes well

organized information about the company's commitment to hiring people with disabilities and the process for requesting reasonable accommodations. There is a link to a Workplace Accommodations page from the Careers page on the Northrop Grumman. The link is not emphasized, but, once a prospective employee has navigated to the Workplace Accommodations page, they can see the company's Accessibility Statement and learn how to request an accommodation. Information about Target's reasonable accommodations policy and outreach efforts to people with disabilities, if any, is not available on the company's Careers site. The Jobs site of Providence Health & Services has a link to its Equal Employment Opportunity (EEO) Statement and Applicant Notices. The link is not emphasized, and the Equal Opportunity page to which it links has only very meager information about the process for requesting accommodations. The Careers website of the University of Southern California has a full equal opportunity statement, including information about accommodations requests, at the bottom of the page. That statement, however, is in small type, and the information provided is not detailed.

Describe any difficulties in achieving homeownership experienced by people with disabilities and by people with different types of disabilities in the jurisdiction and Region.

The American Community Survey does not disaggregate disability status by housing tenure. Accordingly, it is not possible to precisely determine the homeownership rate for people with disabilities. Additionally, this Assessment did not reveal any local studies on homeownership among people with disabilities or lending discrimination against people with disabilities in Santa Monica or the broader Region. Nonetheless, based on the age distribution of people with disabilities and the socioeconomic status of people with disabilities, two conclusions seem likely. First, it is unlikely that people with disabilities, overall, have significantly lower homeownership rates than the general public because people with disabilities are disproportionately elderly and homeownership rates are highest among elderly households. 43.5% of householders age 65 years and over are homeowners as opposed to just 22.9% of householders under the age of 65. Second, among nonelderly people with disabilities, it is likely that homeownership is significantly lower than among nonelderly people who do not have disabilities because nonelderly people with disabilities are disproportionately low-income. Nationally, people with disabilities often face specific barriers in the mortgage lending process, including disparate treatment by mortgage brokers and failures to treat disability income as income. Despite the shortcomings in the California Fair Employment and Housing Act's source of income protections, as interpreted by the courts, that law unambiguously prohibits discrimination in mortgage lending on the basis of receipt of Supplemental Security Income or Social Security Disability Income. Thus, people with disabilities have more protection from lending discrimination in California than they do in many other states.

Disproportionate Housing Needs

Describe any disproportionate housing needs experienced by people with disabilities and by people with certain types of disabilities in the jurisdiction and Region.

As with mortgage lending disparities, limited data is available on the extent to which people with disabilities face disproportionate housing needs. The American Community Survey does not disaggregate data relating to overcrowding, incomplete plumbing and kitchen facilities, and cost burden by disability status. Given the age distribution of people with disabilities, it would seem to be

unlikely that people with disabilities are disproportionately subject to overcrowding. Just 0.2% of households with elderly heads of household are overcrowded while 3.8% of households with nonelderly heads of household are overcrowded. By contrast, in light of the relatively low earnings of people with disabilities, it is likely that people with disabilities are disproportionately subject to cost burden and severe cost burden.

Additional Information

> *Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and Region including those affecting people with disabilities with other protected characteristics.*

This Assessment has made extensive use of local data throughout the Disability and Access section. The sources of data other than HUD-provided data are noted where appropriate.

> *The program participant may also describe other information relevant to its assessment of disability and access issues.*

Santa Monica provides grants to address housing accessibility modifications through the Santa Monica Residential Rehabilitation Program. Funding through the Disability Community Resource Center is also available. In the Region, the City of Los Angeles also provides housing accessibility modifications through its Handworker program.

Disability and Access Issues Contributing Factors

> *Consider the listed factors and any other factors affecting the jurisdiction and Region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which are Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to.*

<u>Access for students with disabilities to proficient schools</u>

There are 16 schools in the Santa Monica-Malibu Unified School District.[95] There are 17 private schools in Santa Monica, including daycares and preschools. As private schools are not required to report their performance in educating students with disabilities, this analysis is based solely on the performance of public schools.

Since the passage of the Individuals with Disabilities Education Act (IDEA) in 1990, there have been ten administrative law judge decisions regarding violations of the IDEA in the Santa Monica-Malibu Unified School District. There have also been four individual IDEA lawsuits against the school district. The ALJ decisions and lawsuits are evenly distributed across the recent past, with the earliest decision occurring in 2007. The specific disabilities at issue vary widely, but there have been multiple

[95] Four of these schools are located in Malibu, but are nonetheless included in this school district's analysis for the sake of consistency.

disputes regarding students with ADHD, anxiety, dyslexia, and autism, suggesting that the school district should devote resources to improving its capacity to cater to such students.

The U.S. Department of Education Office of Civil Rights compiles data about disability and student discipline in public schools.[96] According to the National Center for Education Statistics, in the 2014-2015 school year, the average percentage of IDEA-classified students enrolled in any given public school was 13%.[97] During the 2015 survey year, the average percentage of IDEA-classified students in Santa Monica-Malibu Unified public schools was 14.2%, in keeping with the national average. IDEA-classified students are punished with in-school suspension, expulsion, or referral to law enforcement at a rate of at least double compared to other students.[98] This is somewhat consistent with the national average.[99]

There is no school bus system in Santa Monica. Students either walk, rely on rides, or take public transportation. The lack of school-sponsored transportation may have a greater impact students with disabilities.

Access to publicly supported housing for persons with disabilities

Access to publicly supported housing for persons with disabilities is a significant contributing factor to Disability and Access. The Santa Monica Housing Authority implements the Project-Based Section 8 and Section 8 programs, but it does not have traditional, federally funded public housing.[100] The statistics clearly show that residents with disabilities have far greater access to Section 8 housing than any other type, as residents with disabilities make up a majority of Section 8 voucher holders in Santa Monica. However, Section 8 vouchers are subject to a rent cap, and in a city as expensive as Santa Monica it can be highly restrictive. Newer construction is subject to accessibility standards, but new buildings (unless they are LIHTC buildings) are likely to be too expensive for voucher holders. It is likely that a great deal of voucher holders with disabilities are living in units that do not fit their needs.

People seeking accessible housing face significant challenges both because of the lack of accessible options and because of the lack of information addressing accessibility. In particular, when selecting a Section 8 unit, only a few apartment-listing websites can be consistently relied upon to list whether a property is accessible. This forces apartment-searchers to make individual inquiries, making it much

[96] https://ocrdata.ed.gov/DataAnalysisTools/DataSetBuilder?Report=6.
[97] https://nces.ed.gov/programs/coe/indicator_cgg.asp.
[98] 41% of the total students punished with in-school suspension, expulsion, and referral to law enforcement were IDEA-classified students. However, of the 16 schools in the district, nine did not report *any* suspensions, expulsions, or referrals to law enforcement, and an additional 2 schools did report such punishments, but none was against an IDEA-classified student. The rate for both in-school suspension and expulsion is closer to the national average (36% and 33%, respectively, versus 14% general enrollment). The rate for referral to law enforcement is much higher, with Santa Monica High particularly standing out (referring 18 students to law enforcement, 50% of which were IDEA-classified).
[99] http://blogs.edweek.org/edweek/rulesforengagement/CRDC%20School%20Discipline%20Snapshot.pdf. "Students with disabilities are more than twice as likely to receive an out-of-school suspension (13%) than students without disabilities (6%)." *Id*. The statistics do exceed the national average, but the sample size is also very small, with only 81 students out of 11,243 receiving punishments at all.
[100] There are, however, five properties run by Los Angeles County in the City of Santa Monica, providing 81 untis of public housing.

more time-consuming. It also makes it difficult to estimate the number of disability-accessible properties in the area.

Access to transportation for persons with disabilities

Access to transportation for persons with disabilities is not a significant contributing factor to Disability and Access. Santa Monica measures just 8.3 square miles, and is considered a very walkable city. The city has a Breeze Bike Share program, with over 500 bikes available to rent through a "smart bike" system of GPS software and mobile app payment. The Metro Expo Line connects Santa Monica to Downtown Los Angeles by rail in less than 50 minutes, with three stations throughout Santa Monica. The train also connects to Pasadena, San Fernando Valley, South Bay, Long Beach, and points in between.

Metro buses and rails are fully accessible and allow service animals. New buses transitioning into service have been specifically designed to exceed ADA requirements and provide special accessibility features including forward and rear-facing wheelchair securement, more gradually sloped ramps, clearly marked areas reserved for customers with disabilities, etc. Elderly and disabled passengers are eligible for a reduced fare of $20/month (normally $100/month). Passengers with qualifying incomes are eligible for more savings via the Low-Income Fare is Easy (LIFE) program.[101]

Santa Monica is also serviced by the Big Blue Bus, which departs the LAX City Bus Center with two lines that run through Santa Monica (Route 3 and Rapid 3). All Big Blue Buses are accessible, with ramp boarding, screens displaying information for passengers with hearing impairment, audio announcement of bus stops, large print schedules via telephone request, and Spanish language access. Service animals are permitted. Customers who qualify for paratransit eligibility and who cannot travel alone due to disability can be accompanied by a personal attendant at no cost.

Big Blue Bus, and WISE and Healthy Aging have partnered with Lyft to provide paratransit through the Mobility On Demand Every Day (MODE) Program. Santa Monica residents who are 60 or older, and residents with disabilities who are 18 are older are eligible. Passengers can use MODE anywhere within city limits, and MODE also transports passengers to multiple medical centers and shopping destinations outside the city. Passengers can also reserve rides in lift-equipped wheelchair vans up to six days in advance, with Saturday and Sunday trips available by reservation only (at least two days in advance). One-way fare costs $0.50 for clients and $0.25 for Personal Care Attendants. To be eligible, riders must register in-person at a MODE orientation session. The service runs 8 AM-6 PM Monday-Friday, 8:30 AM-3:30 PM on Saturdays, and 8 AM-1:30 PM on Sundays.

Pedestrians can use the Santa Monica Free Ride, which is a golf cart-style cab with complimentary service anywhere in the area between Wilshire Boulevard and Marine Street, and from the ocean to Fifth Street. Foldable wheelchairs can be accommodated, provided passengers alert the driver beforehand and there is storage space available. Motorized wheelchairs cannot be accommodated. This may be an ADA violation.

[101] Senior/Disabled fares are reduced to $12/month, etc. See website for more details. https://www.metro.net/projects/life/

Inaccessible government facilities or services

Inaccessible government facilities or services are a significant contributing factor to disparities in access to opportunity for persons with disabilities in the Region. This Assessment did not reveal current information about inaccessible government facilities or services in the City of Santa Monica. The City's Disabilities Commission has a grievance process for identifying inaccessible services and facilities that require remediation. Inaccessible government facilities or services are a problem throughout the Region and reduce access to opportunity for persons with disabilities in many ways.

Inaccessible public or private infrastructure

Inaccessible public or private infrastructure is not a significant factor to disparities in access to opportunity for persons with disabilities in Santa Monica and the Region as a whole. The City boasts two universally accessible playgrounds (in North Beach Park and South Beach Park), fully accessible trains and buses, and free electric beach wheelchairs, as well as a Disabilities Commission and an ADA Coordinator for the City's Human Services Division. However, it should still be noted that advocates and persons with disabilities have brought several lawsuits in the past under the Americans with Disabilities Act challenging inaccessible infrastructure. In 2018, the City of Santa Monica settled a lawsuit challenging inaccessible conditions at the Santa Monica Pier.[102] A recently filed lawsuit, *Labowitz v. Bird Rides, Inc.*, alleges that the City of Santa Monica, along with multiple co-defendants, has reduced access to pedestrian rights of way for persons with disabilities through its policies and practices with respect to scooters. The City of Santa Monica has also invested significant funds in accessibility improvements to bathrooms at public beaches following a lawsuit against the California Department of Parks and Recreation.[103] Accessibility issues like these can inhibit the mobility of persons with disabilities, restricting their access to transportation and employment, as well as their ability to exercise equal enjoyment of quality of life amenities. In the Region, inaccessible sidewalks are a widespread issue, and the City of Los Angeles is involved in a large-scale, multi-year retrofitting and repair effort.

Lack of access to opportunity due to high housing costs

Lack of access to opportunity due to high housing costs is discussed in more detail in the Disparities in Access to Opportunity section. It is a significant contributing factor to Disability and Access.

Lack of affordable in-home or community-based supportive services

California offers several home and community-based services through Medi-Cal (California's Medicaid program) waivers.[104] Often, these services are provided to patients who would otherwise have to live in an institution, but are able to remain in the community and maintain networks of support

[102] Kate Cagle, *City Agrees to Make The Pier More Handicap Accessible*, SANTA MONICA DAILY PRESS (Jan. 12, 2018), https://www.smdp.com/city-agrees-to-make-the-pier-more-handicap-accessible/163851.
[103] *Santa Monica Flushes $5M for Beach Bathroom Renovation Project*, CBS LOS ANGELES (May 21, 2012), https://losangeles.cbslocal.com/2012/05/21/santa-monica-flushes-5m-for-beach-bathroom-renovation-project/.
[104] Including the AIDS Medi-Cal Waiver program, Specialty Mental Health Services Waiver, Section 1115 Medicaid Waiver, Assisted Living Waiver, Home and Community-Based Services Waiver for the Developmentally Disabled, In-Home Operations, Multipurpose Senior Services Program, and Pediatric Palliative Care.

through these programs. Services include case management, skilled nursing, attendant care, psychotherapy, home-delivered meals, nutritional counseling, nutritional supplements, medical equipment and supplies, minor physical adaptations to the home, non-emergency medical transportation, financial supplements for foster care, and others. Although California does not provide Medi-Cal to undocumented immigrants, it does carve out exceptions for some low-income undocumented immigrants.[105] Under SB 75, to be implemented no sooner than May 1, 2016, all children under age 19 are eligible for Medi-Cal, regardless of immigration status.[106]

Seniors and people with disabilities who wish to live at home can also qualify for In-Home Supportive Services (IHSS) through Medi-Cal. IHSS is the nation's largest publicly-funded home care program, open to legal CA residents who don't live in an institution and are 65 or older, blind, or long-term disabled.[107] IHSS pays a caregiver (which can be a friend or relative) to perform necessary daily living activities depending on the person's needs (including housekeeping, spoon feeding, bathing, grocery shopping, etc.). A yearly visit by a social worker is required, and an additional visit by a social worker is required if there are to be any changes to the scope of IHSS. IHSS is administered by the Los Angeles County department of Public Social Services.

Dental care is also available to elderly and disabled patients through Denti-Cal. However, recent changes to the budget and authorization procedures have created large gaps in service to needy individuals.[108] Dental hygienists perform in-home visits to vulnerable patients who often have major dental problems and gum disease due to various factors stemming from disability and in-home care. Hygienists often need to visit every three months for preventative care and in order to treat gum disease. The reimbursement rate for these services was recently cut from $130 to $55 in a bid to "reduce unnecessary dental treatment."[109] This drastic cut has forced some hygienists out of the market, and prompted a lawsuit arguing that the reimbursement rate was cut without the requisite prior federal approval.

Lack of Affordable, Accessible Housing in Range of Unit Sizes

The lack of affordable, accessible housing in a range of unit sizes is a contributing factor, but it is much more significant in the Region than in the City of Santa Monica. Persons with disabilities in Santa Monica disproportionately have low incomes and live in poverty, thus increasing their relative need for affordable housing. While 8.8% of individuals in Santa Monica who do not have disabilities have incomes below the federal poverty line, 30.1% of persons with a disability have incomes below the federal poverty line. The median earnings for individuals without disabilities in Santa Monica is $57,444 compared to $20,646 for persons with disabilities. In light of the broader affordable housing shortage in the city and the Region, there is certainly a shortage for persons with disabilities.

[105] http://www.ppic.org/publication/health-coverage-and-care-for-undocumented-immigrants/.
[106] http://www.dhcs.ca.gov/services/medi-cal/eligibility/Pages/sb-75.aspx.
[107] They must also meet one of the following criteria: currently receiving SSI/SSP, meeting all SSI/SSP standards except for income, meeting all SSI/SSP standards except for being a non-citizen, was once eligible for SSI/SSP but became ineligible because of substantial gainful work and meeting BUT meeting all other SSI/SSP standards.
[108] https://khn.org/news/frail-patients-losing-access-to-dental-house-calls/
[109] The California state health department found it "unusual" that nearly 88% of Denti-Cal patients in nursing homes received deep cleanings in 2013-2014. This statistic raised questions of their necessity. Now, patients that live in special care facilities must get prior authorization (via x-rays) to treat gum disease.

The vast majority of LIHTC units in the area were put into service from 1991-onward, thus conforming with modern accessibility standards. Publicly supported housing is also subject to the modification requirements of Section 504 of the Rehabilitation Act. Nevertheless, new affordable, multifamily units – those that are most likely to be both affordable and accessible – are too few in number to meet the total need.

Supportive housing developments often consist primarily or exclusively of one-bedroom apartments. For Publicly Supported Housing, the overwhelming majority (92.14%) of Project-Based Section 8 units are 0-1 bedroom units, as are Other Multifamily units (92.82%). Only Housing Choice Voucher (HCV) units perform better, with only 59.0% of units 0-1 bedrooms. From these numbers, it is hard to say whether the relatively high percentage of HCV units with only 0-1 bedrooms (in addition to the vast majority of Project-Based Section 8 and Other Multifamily units) supports the supposition that the need for large/family units is lower in Santa Monica than in other places. Community engagement which notes that families often cannot afford to live in Santa Monica might support the idea. Nevertheless, when it comes to supportive housing for persons with disabilities, although the demand likely consists primarily of a need for one-bedroom units, there are individuals at risk of institutionalization who have dependent children and persons with disabilities who need a live-in aide with their own bedroom. Including a mix of a small number of two- and even three-bedroom units in developments with a supportive housing component would foster greater community integration.

A lack of affordable, accessible housing in a range of unit sizes can exacerbate two fair housing issues. First, when individuals with disabilities are not able to secure such housing, the alternative may be segregation in congregate settings like nursing homes and group homes. Second, if low-income persons with disabilities have to navigate the private market in order to obtain housing with the accessibility features they need, they may incur the disproportionate housing need of elevated cost burden as a result.

Regionally, the lack of affordable, accessible housing in a range of unit sizes is a significant contributing factor to segregation and disproportionate housing needs, particularly with respect to cost burden. There is an overall shortage of affordable housing in LA, and the effects of that shortage are particularly acute for people with disabilities. Additionally, a significant portion of the affordable, accessible housing in LA City consists of Single -Room Occupancy (SRO) units and one-bedroom and studio units in more integrated developments with a permanent supportive housing component. These units meet critical needs, but may not provide access to affordable housing for families including people with disabilities or for people with disabilities who need the services of a live-in aide, which is a frequent grounds for reasonable accommodations requests by Housing Choice Voucher holders. Available data does not reflect the extent to which multi-family construction in the private market since 1991 has met the needs of people with disabilities who require multi-bedroom units. Such developments may include affordable owner-occupied units as a result of inclusionary zoning or affordable rental units as a result of a density bonus. Lastly, the settlement agreement in *Independent Living Center of Southern California v. City of Los Angeles*, which was agreed to in August 2016, requires LA retrofit 4,000 units of affordable rental housing that received LA assistance to comply with the Uniform Federal Accessibility Standards. The Los Angeles Housing Authority created its Accessible Housing Program to carry out its obligations under the agreement. If effectively implemented, this program should help fill the gap in affordable, accessible housing in a range of unit sizes.

In 2016, voters in LA County passed Measure H and voters in the City of Los Angeles passed Proposition HHH. Together, these ballot measures could provide bond financing to support the construction of 10,000 units of permanent supportive housing. This represents a massive infusion of resources to close the gap between the need affordable, accessible housing in a range of unit sizes and the supply.

Lack of affordable, integrated housing for individuals who need supportive services

The lack of affordable, integrated housing for individuals who need supportive services is a significant contributing factor to the segregation of persons with disabilities in the City of Santa Monica and the Region. Although the City of Santa Monica has more permanent supportive housing than comparable municipalities within the Region, the number of units of permanent supportive housing and the amount of tenant-based assistance targeting persons with disabilities who are at risk of institutionalization still pale in comparison to the total need. It should be noted that the FY 18-19 Human Services Grants did provide over $8 million in grants to community based organizations, many of which provide supportive services such as the Legal Aid Foundation of Los Angeles, the Westside Center for Independent Living (Now DCRC), and the People Concern (OPCC). Even still, rising homelessness in the City of Santa Monica is indicative of the level of unmet need. Not all currently homeless individuals need permanent supportive housing, but many do. Even as the 2018 Point-in-Time Count revealed a 4% reduction in total homelessness from 2017 in the County, there was a 5.8% increase in the City of Santa Monica, following an even larger 29.2% increase the previous year. It is incumbent upon all local governments in the Region and not just the City of Santa Monica to take steps to meet this tremendous need. The most effective and direct step that Santa Monica can take would be to support the development of units of permanent supportive housing, integrated into broader affordable housing developments and inclusionary developments. The Santa Monica Housing Authority could support these efforts through the establishment of more targeted preferences in the administration of the Housing Choice Voucher Program.

Lack of assistance for housing accessibility modifications

Lack of assistance for housing accessibility modifications is not a significant contributing factor to fair housing issues for persons with disabilities in Santa Monica, though it does contribute to segregation in the broader Region. The City of Santa Monica Human Services Grants Program provides funding to the Disability Community Resource Center (DCRC, formerly known as the Westside Center for Independent Living) to assist individuals with accessibility needs. Homeowners can also access small grants for accessibility enhancements through the City's Residential Rehabilitation Program. Older adults, regardless of disability status, are able to access additional City-funded programs that enable people to age in place. As a relatively large portion of Santa Monica's housing stock consists of apartments and the City has a relatively high concentration of publicly supported housing, housing in Santa Monica, particularly units in which low-income persons with disabilities reside, is more likely to be accessible or subject to accessibility retrofit requirements than in the Region as a whole. Outside of Santa Monica, however, there are many areas where low-income homeownership of inaccessible single-family homes by persons with disabilities is much more common and where the resources to retrofit properties are much scarcer. This can result in the segregation of persons with disabilities by, for example, preventing or delaying discharge from hospitals or nursing homes. Moreover, the City of Santa Monica often enforces tenant rights in housing

discrimination cases, providing another means of promoting landlord compliance with accessibility standards.

Lack of Assistance for Transitioning from Institutional Settings to Integrated Housing

Lack of assistance for transitioning from institutional settings to integrated settings is a significant contributing factor to the segregation of people with disabilities in Santa Monica and the Region. Since 2007, the California Department of Health Care Services has operated its California Community Transitions project, which is designed to assist Medi-Cal beneficiaries who are long-term residents of state-licensed health care facilities to home and community-based settings. The program is a Medicaid demonstration program and is approved through 2020. The program funds costs like household set-up costs, home modifications, vehicle adaptations, and assistive devices that may not be covered by housing subsidies or other Medicaid funding streams. Non-profit organizations including the Independent Living Center of Southern California, Southern California Resource Services for Independent Living, Communities Actively Living Independent & Free, and the Westside Independent Living provide services to individuals who are transitioning to home and community-based settings. Additionally, the Regional Centers serving Santa Monica and the Region, including the North Los Angeles County Regional Center, the South Central Los Angeles Regional Center, and the Westside Regional Center, provide services that aid people with developmental disabilities in transitioning from institutional settings. At this juncture, robust data on the adequacy of existing efforts to provide assistance for transitioning from institutional settings to integrated housing is not available. Preliminarily, it appears likely that the correct pieces are in place to facilitate transitions, but the scale of those efforts may need expanding to fully meet the need.

Lack of local or regional cooperation

Lack of local or regional cooperation is discussed in more detail in the Segregation section. Lack of local or regional cooperation is a significant contributing factor to Disability and Access in the City as well as regionally.

Land use and zoning laws

Land use and zoning is discussed in more detail in the Segregation section. It is a major contributing factor to Disability and Access.

Lending discrimination

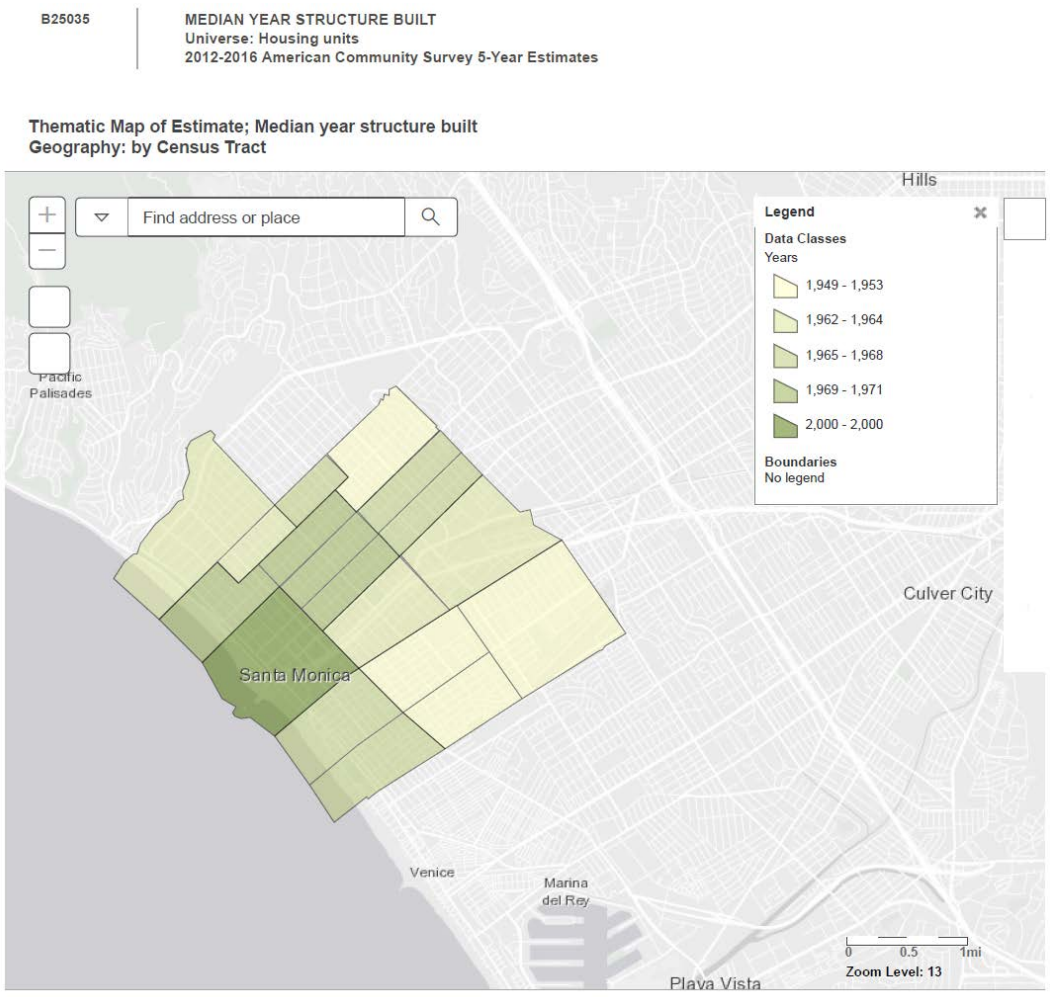
Lending discrimination is discussed in more detail in the Segregation section. Lending discrimination is a significant contributing factor to segregation, R/ECAPs, and disparities in access to opportunity in the City of Santa Monica as well as those fair housing issues and disproportionate housing needs in the Region.

Location of Accessible Housing

The location of accessible housing is not a significant contributing factor to fair housing issues in Santa Monica, but it is in the greater Region. Although it is not possible to precisely map the location of accessible housing in the city, it tends to exist where there are concentrations of new, multifamily

housing and where there are concentrations of publicly supported housing. These measurements all indicate what is also clear through zoning patterns – that the new, multifamily, likely accessible units are located near the beach and down the central transit corridor of Santa Monica. The American Community Survey does not facilitate the disaggregation of housing units by units in structure and year structure built together but does allow a look at those two data points separately. As the maps below reflect, there is clear overlap between the areas with the most new, multifamily housing and the areas with the most publicly supported housing. The main cause of concern, however, is that although these units are more likely to be accessible, being so close to the beach makes them in high demand and they are very unlikely to be affordable in lieu of some sort of publicly supported housing, especially when one considers that people with disabilities are more likely to have lower incomes than the population at large.

Map 4: Median Year Structure Built, Santa Monica

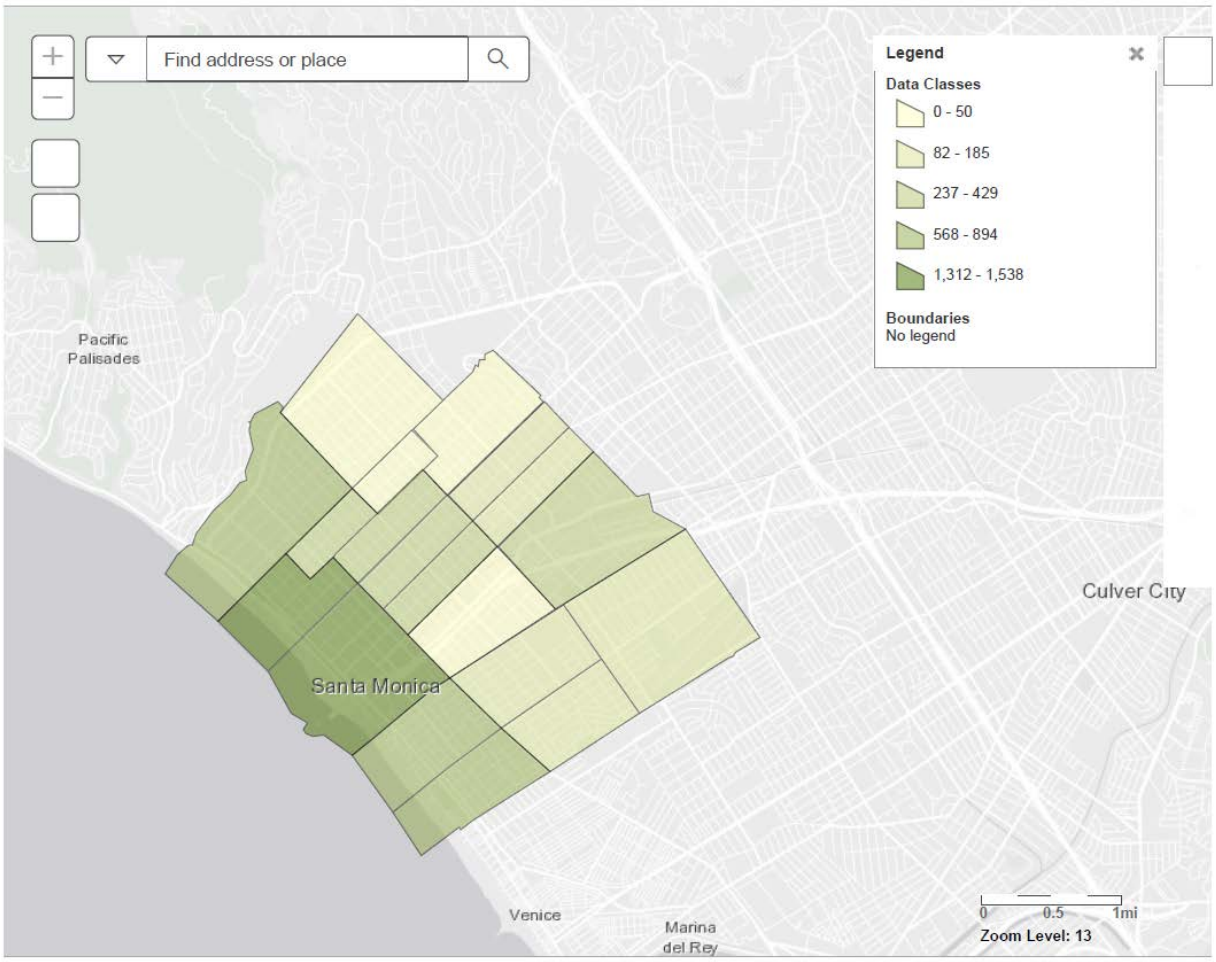


Map 5: Units in Structure (20-49), Santa Monica

B25024

UNITS IN STRUCTURE
Universe: Housing units
2012-2016 American Community Survey 5-Year Estimates

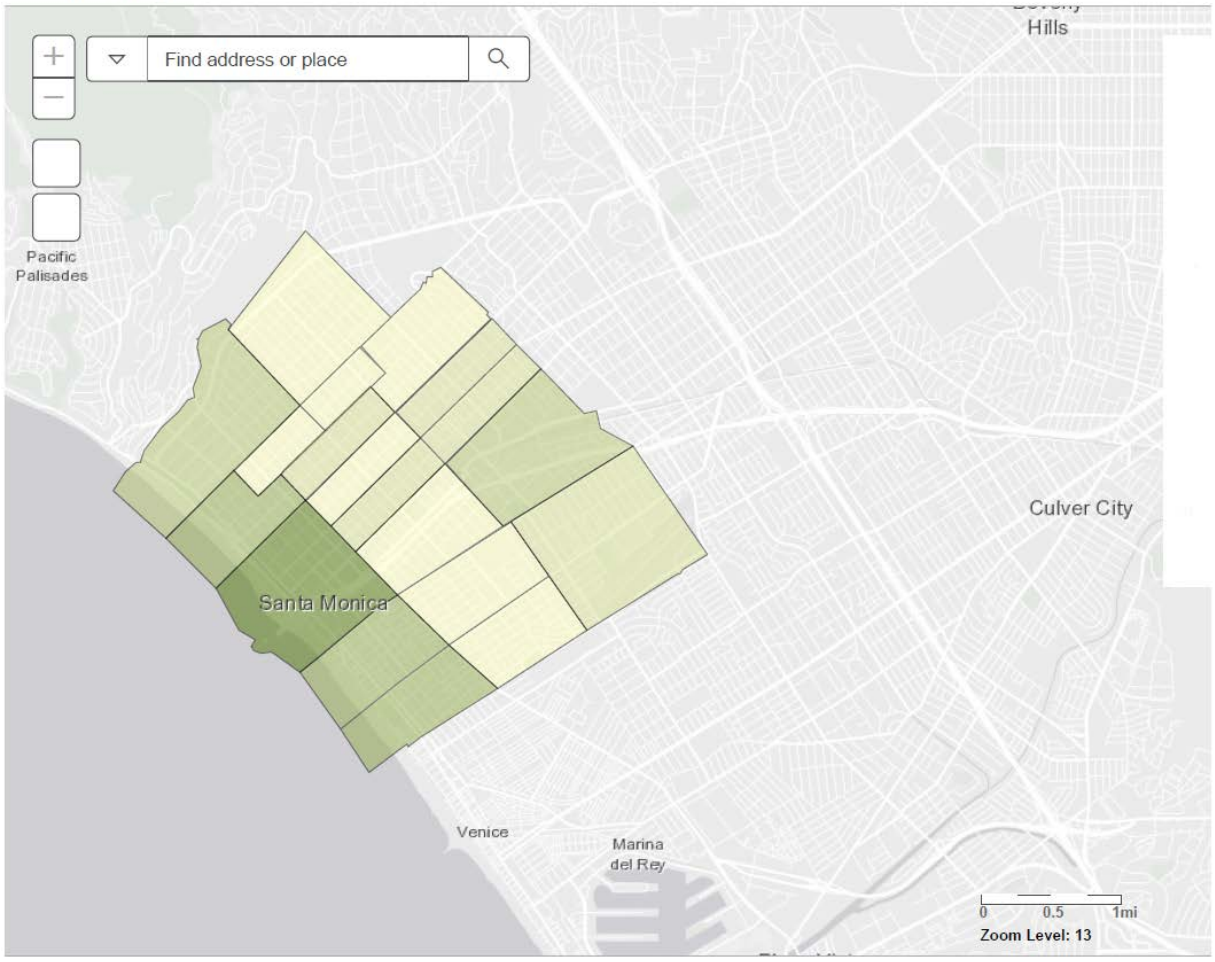
Thematic Map of Estimate; Total: - 20 to 49
Geography: by Census Tract



Map 6: Units in Structure (50+), Santa Monica

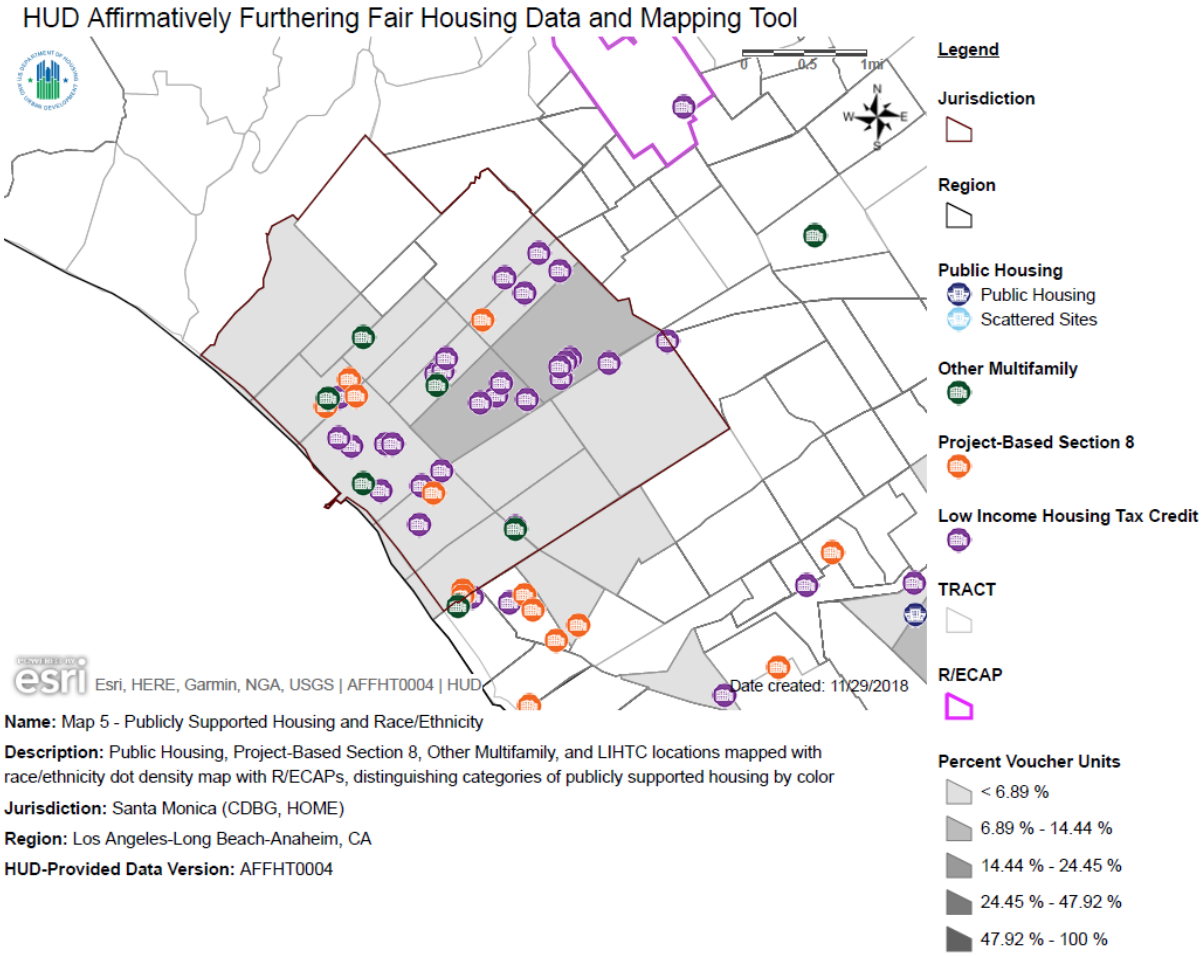
B25024 | UNITS IN STRUCTURE
Universe: Housing units
2012-2016 American Community Survey 5-Year Estimates

Thematic Map of Estimate; Total: - 50 or more
Geography: by Census Tract



Publicly supported housing, as reflected in the map below, is concentrated down the main transportation corridor of Santa Monica, as is multifamily housing and newer housing. The relative youth of these buildings and the fact that all publicly supported housing is subject to Section 504 mean that there are fairly widespread and accessible choices, albeit heavily concentrated in the center of the city.

Map 7: Publicly Supported Housing, Santa Monica



On the regional level, analysis of the same data points suggests that accessible housing is subject to patterns of concentration. The areas with the highest concentrations of multi-family housing are Downtown Los Angeles; neighborhoods immediately to the west of Downtown such as Pico-Union, the Westlake District, and Koreatown; the Hollywood flatlands; and scattered throughout the San Fernando Valley. These areas were all largely developed before 1991 though all have seen significant infill development in more recent years. The distribution of Publicly Supported Housing in LA varies somewhat with much more located in various neighborhoods in South LA and East LA, where there are few apartment buildings in the private housing stock, along with the neighborhoods mentioned above except for those in the Valley, where there is comparatively little Publicly Supported Housing. The ADA and the Building Code also provide overlapping accessibility requirements but do not affect the analysis of where accessible housing is located.

These geographic patterns have significant effects on the manner in which people with disabilities experience fair housing issues. The neighborhoods that are likely to have more accessible housing according to both indicators tend to have low levels of access to school proficiency, low poverty neighborhoods, and environmentally healthy neighborhoods. Access to transit and jobs, however, is not disproportionately low. By contrast, the Valley, with a relative abundance of new multi-family

housing but little Publicly Supported Housing, has reduced transit and job access but higher performing schools and greater environmental health. East and South LA have lower levels of access to opportunity across a range of indicators. Housing cost burden is extremely high in Downtown, the neighborhoods to the west of Downtown, and the Hollywood flatlands. These neighborhoods, with the exception of the Hollywood flatlands, also include several R/ECAPs.

Loss of Affordable Housing

Loss of affordable housing is discussed in more detail in the Segregation section. Loss of affordable housing is a significant contributing factor to Disability and Access.

Occupancy codes and restrictions

Occupancy codes and restrictions are discussed in more detail in the Segregation section. It is not a significant contributing factor to Disability and Access.

Source of income discrimination

Source of income discrimination is discussed in greater detail in the Segregation section. Source of income discrimination is not a major contributing factor to Disability and Access.

Regulatory barriers to providing housing and supportive services for persons with disabilities

Regulatory barriers to providing housing and supportive services for persons with disabilities are a significant contributing factor to the segregation of persons with disabilities in the City of Santa Monica and to segregation and disparities in access to opportunity in the Region. The Santa Monica Municipal Code defines "Group Residential" as a use classification consisting of "[s]hared living quarters without separate kitchen or bathroom facilities wherein two or more rooms are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental manager is in residence, offered for rent for permanent or semi-transient residents for periods of at least 30 days." There are at least two zoning districts in Santa Monica – Ocean Park Single-Unit Residential and Ocean Park Duplex – where Group Residential is not a permitted or a conditional use. Although very little of the City's territory is zoned for these classifications, with Ocean Park Low Density Residential predominating even within that neighborhood, the rigid application of this policy to housing for persons with disabilities would deny housing to them in the community and thus contribute to segregation. There are also many other zoning districts in which a Minor Use Permit is required for the operation of Group Residential housing. The City should waive this requirement and allow Group Residential by right with respect to housing for persons with disabilities. Regionally, multiple other cities restrict group housing for persons with disabilities, in some instances much more aggressively than does the City of Santa Monica. The most restrictive cities tend to be in high opportunity areas, particularly along the coast. In 2015, the City of Newport Beach paid a $5.25 million settlement in a case challenging its regulation of group homes.[110] The City had

[110] *Pac. Shores Properties, LLC v. City of Newport Beach*, 730 F.3d 1142 (9th Cir. 2013) (holding there was a triable issue of fact whether an ordinance excluding group homes from opening in residential areas intentionally discriminated against persons recovering from substance covered under the Fair Housing Act).

unsuccessfully sought to have the U.S. Supreme Court overturn a decision against it by the U.S. Court of Appeals for the Ninth Circuit. The City of Costa Mesa just prevailed after a jury trial in a case involving homes for individuals recovering from addiction to alcohol and other drugs. [111] The plaintiffs are reportedly appealing that decision to the Ninth Circuit.

State or Local Laws, Policies, or Practices that Discourage Individuals with Disabilities From Living in Apartments, Family Homes, Supportive Housing and Other Integrated Settings

State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing, shared housing, and other integrated settings are not a significant contributing factor to the segregation of people with disabilities in Santa Monica. The primary state or local laws, policies, or practices that discourage people with disabilities from living in integrated settings are those that constrain the supply of affordable housing and fail to ensure that affordable units are accessible to people with disabilities. With inclusionary zoning requirements, rent control, and a large number of LIHTC properties, Santa Monica's supply of affordable housing is not really constrained by any such policies. However, private developer actions, including Ellis Act evictions, and community opposition to new development, which can prevent the construction of new, accessible housing, are the main culprits. People with disabilities who are exiting institutional settings tend to have low incomes and, frequently, extremely low incomes that necessitate affordable housing. Rent controlled units and inclusionary zoning units may not be affordable to individuals who are at risk of institutionalization at their listed rents but may be available within Fair Market Rent (FMR) limits for Housing Choice Vouchers.

[111] *Yellowstone Women's First Step House, Inc. v. City of Costa Mesa*, No. SACV1401852JVSJCGX, 2018 WL 6164307, at *1 (C.D. Cal. July 13, 2018) (concluding a residential care facility failed to provide sufficient statistical evidence to support its disparate impact disability claim challenging an ordinance excluding large boardinghouses).

V. FAIR HOUSING ANALYSIS

E. Fair Housing Enforcement, Outreach Capacity, and Resources

List and summarize any of the following that have not been resolved:

- A charge or letter of finding from HUD concerning a violation of a civil rights-related law;
- A cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law;
- Any voluntary compliance agreements, conciliation agreements, or settlement agreements entered into with HUD or the Department of Justice;
- A letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law;
- A claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing;
- Pending administrative complaints or lawsuits against the locality alleging fair housing violations or discrimination.

Describe any state or local fair housing laws. What characteristics are protected under each law?

California Laws

The State Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The Fair Employment and Housing Act (FEHA) (Government Code Section 12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising
- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices (zoning)
- Unlawful restrictive covenants

The following categories are protected by FEHA:

- Race or color
- Ancestry or national origin
- Sex, including Gender, Gender Identity, and Gender Expression
- Marital status

- Source of income
- Sexual orientation
- Familial status (households with children under 18 years of age)
- Religion
- Mental/physical disability
- Medical condition
- Age
- Genetic information

In addition, FEHA contains similar reasonable accommodations, reasonable modifications, and accessibility provisions as the Federal Fair Housing Amendments Act. FEHA explicitly provides that violations can be proven through evidence of the unjustified disparate impact of challenged actions and inactions and establishes the burden-shifting framework that courts and the Department of Fair Employment and Housing must use in evaluating disparate impact claims.

The Unruh Civil Rights Act provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists "sex, race, color, religion, ancestry, national origin, disability, and medical condition" as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics. In practice, this has meant that the law protects against arbitrary discrimination, including discrimination on the basis of personal appearance.

Furthermore, the Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can include: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act may not be imposed for speech alone unless that speech itself threatened violence.

Finally, California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.

In addition to these acts, Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, recent changes to Sections 65580-65589.8 require local jurisdictions to address the provision of housing options for special needs groups, including:

- Housing for persons with disabilities (SB 520)
- Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing (SB 2)
- Housing for extremely low income households, including single-room occupancy units (AB 2634)
- Housing for persons with developmental disabilities (SB 812)

Los Angeles County Ordinances

Los Angeles County recently passed a resolution that expands prohibitions against source of income discrimination to explicitly prohibit discrimination in its unincorporated areas against tenants with Housing Choice Vouchers.[112]

Santa Monica Laws

Rent Control: The City of Santa Monica enacted rent control in 1979. The rent control ordinance puts in place a permanent board of commissioners that will set a rent ceiling every calendar year, prohibits tenant eviction for the purpose of flipping a rent controlled unit to market rate, and only allows eviction upon receipt of a permit from the board allowing a conversion to a market rate unit.[113]

Tenant Protections: The Santa Monica Municipal Code prohibits landlords from engaging in a variety of actions that constitute a "disruption of housing services" including but not limited to, cutting utility service, changing the locks, removing personal belongings, and converting a rent controlled unit to market rate without authorization.[114] Landlords are also prohibited from harassing tenants in various ways, such as failing to perform repairs, abusing their right of entry, intimidating tenants into evictions, or discriminate in away that violates any state or federal law.[115]

Housing Discrimination: Santa Monica prohibits refusing to rent, or discriminating in advertising or treatment of tenants on the basis of "disability, age, source of income (including Housing Choice Vouchers), parenthood, pregnancy, or potential or actual occupancy of a minor child."[116] The prohibition extends to retaliation against a change in family status due to marriage or birth and a landlord's refusal to make reasonable accommodations for tenants with disabilities in accordance with state and federal law.

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[112] Elizabeth Marcellino, *LA County to Prohibit Landlord Discrimination Against Section 8 Families*, NBC Los Angeles (Jan. 16, 2019, 4:49AM), https://www.nbclosangeles.com/news/local/LA-County-Landlord-Discrimination-Section-8-Families-504422071.html.
[113] Santa Monica Rent Control Ordinance, https://www.smgov.net/uploadedFiles/Departments/Rent_Control/Rent_Control_Law/CharterAmndmnt.pdf.
[114] Santa Monica Municipal Code, §4.27.010.
[115] Santa Monica Municipal Code, §4.56.020.
[116] Santa Monica Municipal Code, §4.28.030.

Sexual Orientation: Santa Monica prohibits discrimination in any phase or form of a real estate transaction based on someone's sexual orientation or domestic partnership.[117]

HIV/AIDS: It is also unlawful to discriminate in any phase or form of a real estate transaction based on a tenant/prospective tenant's HIV/AIDS status.

> *Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including their capacity and the resources available to them.*

Santa Monica City Attorney's Office

The Santa Monica city attorney's Consumer Protection Division deals with housing issues. They provide landlord tenant information, and investigate fair housing, tenant harassment, and repair issues.[118]

Legal Aid Foundation of Los Angeles—Santa Monica Office

The Santa Monica branch of Los Angeles Legal Aid provides a wide range of housing related services. The office operates both domestic violence clinics to help survivors with "restraining orders, custody arrangements and property control orders"[119] as well as Self-Help Legal Access Centers that provide legal referrals, legal workshops and trainings, and assist pro se litigants with their lawsuits. In addition, they actively investigate and resolve fair housing complaints in conjunction with the City Attorney's office. The vast majority of complaints received by Santa Monica Legal Aid detail discrimination based on disability, particularly complaints regarding denied request for a reasonable accommodation or modification. The second largest category is Section 8 discrimination, despite Santa Monica's explicit prohibition against source of income discrimination. The third largest category is discrimination based on familial status.

Housing Rights Center

The Housing Rights Center (HRC) provides fair housing services throughout Los Angeles County, including the City of Santa Monica. HRC is a nonprofit agency whose mission is to actively support and promote fair housing through education and advocacy. HRC provides the following fair housing related services to all residents, regardless of income:

- Appointment free counseling on fair housing rights and responsibility through their physical offices, workshops and clinics held in various locations and their toll-free fair housing hotline 1-800-477-5977.

[117] Santa Monica Municipal Code, §4.40.040.
[118] Santa Monica City Attorney, *Housing Issues*, https://www.smgov.net/departments/cpu/housing.aspx.
[119] https://lafla.org/wp-content/uploads/2018/09/LAFLA-Annual-Report_Fin.pdf

- Maintains a website with fair housing information, housing listings, resources, and FAQs (www.housingrightscenter.org).
- Investigates allegations of housing discrimination under the fair housing laws. The Investigations Department conducts fact finding investigations and proposes potential solutions for victims of housing discrimination. Case resolution can include mediation, conciliation, a referral to State and *federal administrative agencies, or referral to HRC's Litigation Department. In Santa Monica specifically, HRC received 17 discrimination complaints in 2016, 11 complaints in 2017, and 16 complaints in 2018.*
- Provides telephone and in-person counseling to both tenants and landlords regarding their respective rights and responsibilities under California law and local ordinances.
- Hosts an Annual Housing Rights Summit, which brings interested parties together to discuss fair housing and raises public awareness of fair housing issues and services.
- Offers a monthly Fair Housing Certification Training for housing industry professionals who are interested in learning about the federal and State fair housing laws. HRC presently offers trainings in English, Spanish, and Korean.[120]
- Develops and distributes educational literature and resources that describe ways to prevent housing injustices and the applicable laws that protect against discrimination. The materials are made available free to the public in several different languages including English, Spanish, Korean, Mandarin, Armenian, Cantonese, and Russian.[121]
- Presents free fair housing law workshops for landlords, tenants, and nonprofit organizations. Depending on the audience, the presentations can be translated by staff into Armenian, Mandarin, Spanish, or Russian.[122]

Education and Outreach Efforts

The HRC presents fair housing workshops and programs to audiences including residential property personnel (e.g., landlords, property managers, and real estate agents), tenants, prospective homebuyers, code enforcement personnel, police officers, and other non-profit organizations. HRC distributes education literature and resources in English, Spanish, Korean, Mandarin, Armenian, Cantonese and Russian[123] The Fair Housing Certification Training for housing industry professionals is available in English, Spanish, and Korean.[124]

HRC sponsors the Housing Rights Summit, a day-long conference held annually since 2000 which brings interested parties together and raises public awareness of fair housing issues and services. The event attracts civil rights advocates, social service providers, housing industry and community members, and government entities to address fair housing and other related issues, such as housing accessibility for persons with disabilities and how housing conditions affects resident health.

[120] http://www.hrc-la.org/doc.asp?id=15&parentid=7, accessed August 09, 2017.
[121] Id.
[122] Id.
[123] www.housingrightscenter.org/doc/asp?id/32, accessed August 09, 2017
[124] www.housingrightscenter.org/doc/asp?id=15&parentid=7, accessed August 09, 2017

In response to a lawsuit filed by HRC against LA City and LA County that local homeless shelters were not accepting service animals, LA and the Los Angeles Homeless Services Authority (LAHSA) worked with HRC to develop training workshops and policies for homeless service providers on this and other fair housing topics.

Telephone and In-person Counseling

HRC also provides free telephone and in-person counseling to both tenants and landlords regarding their rights and responsibilities under federal law, California law, and local city ordinances. Housing counselors are trained in landlord/tenant law and are able to inform clients of a wide-range of actions they can take to enforce their rights.[125]

Independent Living Centers

Independent living centers are nonprofit, community-based organizations that provide a range of vital services for people with any type of disability. These organizations are dedicated to empowering people with disabilities to live independently in their communities. In order to accomplish this broad mission, they offer a broad array of services including peer counseling, job placement and counseling, housing assistance, transportation, information and referrals, benefits assistance, and a wide range of classes. In addition to these essential practical services, the Centers also advocate for people with disabilities to have greater input on policies. Disability Community Resource Center (DCRC, formerly Westside Center for Independent Living) serve the City of Santa Monica and adjacent parts of the Region. As a nonprofit, they are dependent on grants, contracts, and individual contributions. Despite their limited budgets, independent living centers provide indispensable services to people with disabilities.

Additional Information

> *Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and Region.*

California Department of Fair Employment and Housing (DFEH)

DFEH accepts, investigates, conciliates, mediates, and prosecutes complaints under FEHA, the Disabled Persons Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act. DFEH investigates complaints of employment and housing discrimination based on race, sex, including gender, gender identity, and gender expression, religious creed, color, national origin, familiar status, medical condition (cured cancer only), ancestry, physical or mental disability, marital status, or age (over 40 only), and sexual orientation, DFEH established a program in May 2003 for mediating housing discrimination complaints, which is among the largest fair housing mediation program in the nation to be developed under HUD's Partnership Initiative with state fair housing enforcement

[125] www.housingrightscenter.org/doc.asp?id=16, accessed August 09, 2017

agencies. The program provides California's tenants, landlords, and property owners and managers with a means of resolving housing discrimination cases in a fair, confidential, and cost-effective manner. Key features of the program are: 1) it is free of charge to the parties; and 2) mediation takes place within the first 30 days of the filing of the complaint, often avoiding the financial and motional costs associated with a full DFEH investigation and potential litigation.

The City's fair housing service provider, HRC, works in partnership with HUD and DFEH. When HRC receives a complaint of housing discrimination, staff investigates the complaint. Once the investigation is completed, the complainant is advised of the alternatives available in proceeding with complaints, which include: mediation/conciliation, referral to HRC's legal division, administrative filing with HUD or DFEH, referral for consideration to the Department of Justice, Civil Rights Division, Housing and Civil Enforcement Section, or referral to a private attorney for possible litigation.

Santa Monica Police Department (SMPD)

The Santa Monica Police Department receives and investigates hate or bias related crimes based on protected characteristics. SMPD defines a hate crime as "a criminal act committed in whole or in part, because of one or more of the following actual or perceived characteristics of the victim (Penal Code § 422.55; Penal Code § 422.56; Penal Code § 422.57): (a) Disability (b) Gender (c) Nationality (d) Race or ethnicity (e) Religion (f) Sexual orientation (g) Gender identification (h) Association with a person or group with one or more of these actual or perceived characteristics."[126] These crimes include, but are not limited to "interfering with, oppressing or threatening any other person in the free exercise or enjoyment of any right or privilege secured by the constitution or laws because of one or more of the actual or perceived characteristics of the victim[,] Defacing a person's property because of one or more of the actual or perceived characteristics of the victim[,] Terrorizing a person with a swastika or burning cross[,] Vandalizing a place of worship."[127]

All members of the SMPD are required to undergo a hate crime recognition training in order to carry out their duty to investigate these crimes. The SMPD policy clearly outlines thee policies and procedures for investigating and resolving hate crimes including talking to witnesses, gathering evidence, helping victims obtain restraining orders, and referral to the SMPD Criminal Investigations Division.[128]

Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors

> *Consider the listed factors and any other factors affecting the jurisdiction and Region. Identify factors that significantly create, contribute to, perpetuate, or increase the lack of fair housing enforcement, outreach capacity, and resources and the severity of fair housing issues, which*

[126] Santa Monica Police Department Policy Manual, *Hate Crimes*, https://www.santamonicapd.org/uploadedFiles/Police/Policies/Policy%20-%20Hate%20Crime.pdf.
[127] Id.
[128] Id.

are Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each significant contributing factor, note which fair housing issue(s) the selected contributing factor impacts.

Lack of local private fair housing outreach and enforcement

Lack of local private fair housing outreach and enforcement is a contributing factor to fair housing enforcement, outreach capacity, and resources. The fair housing organizations operating within Santa Monica all provide extensive outreach and enforcement services to the community. Santa Monica's Legal Aid Foundation of Los Angeles office operates both domestic violence clinics to help survivors with "restraining orders, custody arrangements and property control orders"[129] as well as Self-Help Legal Access Centers that provide legal referrals, legal workshops and trainings, and assist pro se litigants with their lawsuits. In addition, they actively investigate and resolve fair housing complaints in conjunction with the City Attorney's office. The Housing Rights Center provides both telephone and in-person counseling, education and outreach in four to five different languages, an accessible website with housing information, and also investigates, mediates, and refers fair housing complaints. Finally, the Disability Community Resource Center engages in advocacy around disability issues and offer a wide range of direct services in assisting those with disabilities to find housing, transportation, benefits, and other resources. Despite the impressive work done by these organizations, the scope of housing discrimination in the Region, which is often difficult to detect, is so vast that a greater volume of outreach and enforcement is necessary to effectively protect peoples' rights.

Lack of local public fair housing outreach and enforcement

Lack of local public fair housing outreach and enforcement is not a significant contributing factor to fair housing issues. Santa Monica is a small city with resources, and a government committed to fair housing goals. As mentioned above, many of Santa Monica's agencies take an aggressively proactive and reactive stance to fair housing issues. In addition to rent control, inclusionary housing, and prohibitions against a wide array of discrimination, the City Attorney's office actively accepts, investigates, and resolves fair housing complaints. The City Attorney's office does this through sending demand letters to offending parties, coordinating with the Legal Aid Foundation of Los Angeles, and suing offending parties directly. As noted in other sections, unresolved fair housing violations are not a significant contributing factor to fair housing issues, as the City of Santa Monica actively pursues enforcement. The City also funds LAFLA to pursue fair housing enforcement. Additionally, the City's Code Compliance staff are available to help relocate people, if necessary. In addition to enforcement, the City Attorney also provides outreach in the form landlord/tenant information and conducts fair housing trainings for providers. The Santa Monica Police Department is also committed to investigating and resolving hate crimes that may occur in the housing context. The California Department of Fair Employment and Housing is also a major public enforcement agency; however, advocates have reported experiencing delays in working with that agency to remediate housing discrimination.

[129] https://lafla.org/wp-content/uploads/2018/09/LAFLA-Annual-Report_Fin.pdf

Lack of resources for fair housing agencies and organizations

Lack of resources for fair housing agencies and organizations is a significant contributing factor to fair housing enforcement, outreach capacity, and resources. Although the public or private fair housing organizations in the city do an exemplary job of utilizing available resources to assist victims of discrimination, the level of need outpaces their resources. Complaint volume is not a reliable indicator of the need for more resources as most discrimination is subtle and escapes notice in the absence of matched-pair testing. The city government is committed to fair housing principles, and the City Attorney uses its resources to not only respond to filed complaints and conduct outreach, but also file affirmative litigation.

The Housing Rights Center, the Legal Aid Foundation of Los Angeles, and the Disability Community Resource Center provide an extraordinary range of outreach, education, and direct services despite having limited budgets dependent on grants, contracts and donations.

Lack of State or Local Fair Housing Laws

Although the California Fair Employment and Housing Act (FEHA) prohibits discrimination based on source of income, its definition of "source of income" does not include Housing Choice Vouchers (HCVs), provided by Public Housing Agencies. Landlords are thus able to refuse to accept HCVs on that basis alone. This fact, combined with conditions in the current housing market - rents higher than the Fair Market Rent paid by HCVs, and low vacancy rates - make it exceedingly difficult for HCV holders to find housing. FEHA's exclusion of HCVs in its "source of income" protection policy directly impacts the nearly 600 voucher-holders in Santa Monica, 40% of whom are either Black or Hispanic.[130] Additionally, long-term residents living in Rent Stabilized Housing, disproportionately seniors, who obtain vouchers after years on the waiting list, have been unable to get their landlords to accept them. Landlords often prefer that their long-term tenants vacate their units, which would allow them to raise rents to the market rate.

The City of Santa Monica has an extremely robust set of anti-discrimination provisions that are specific to housing. Discrimination on the basis of sexual orientation or domestic partnership[131], HIV/AIDS status,[132] "disability, age, source of income, parenthood, pregnancy, or the potential or actual occupancy of a minor child."[133] The municipal code also prohibits violating any law that prohibits discrimination against many protected classes.[134] Between federal, state, and local protections, a lack of state and local fair housing laws is not a significant contributing factor to Fair Housing Enforcement.

Unresolved Violations of Fair Housing or Civil Rights Law

Unresolved violations of fair housing or civil rights laws is not a significant contributing factor to Fair Housing Enforcement. No violations of fair housing laws were found, but there are a few recent cases

[130] AFFH Data and Mapping Tool, Table 6: Publicly Supported Households by Race/Ethnicity.
[131] Santa Monica Municipal Code §4.40.040.
[132] Santa Monica Municipal Code §4.52.040.
[133] Santa Monica Municipal Code §4.28.030.
[134] Santa Monica Municipal Code §4.56.020.

involving other civil rights laws. In December of 2018, a Los Angeles Superior Court judge found that the city's at-large voting system for electing city council members violates the California Voting Rights Act.[135] The tentative decision enjoins the city from holding further at-large elections for city council, and requiring that they switch to a district-based voting system.[136] The city was also found liable to a former city bus driver who alleged she was terminated for being pregnant.[137] The city alleged that they would have taken the action anyway for poor performance and was denied a jury instruction regarding liability in that instance. A jury found the city liable for pregnancy discrimination[138], but an appeals court reversed the damages award on the grounds that the failure to issue a correct jury instruction was a prejudicial error.[139] The Supreme Court of California upheld the reversal, holding that the plaintiff was not entitled to back pay, reinstatement, or damages when a legitimate non-discriminatory motive was shown, but she could still be entitled to a declaratory judgment or injunctive relief.[140] Finally, the ACLU filed a case against Santa Monica challenging their use of an anti-camping policy to cite homeless persons while simultaneously not providing sufficient shelter space, but the suit was later dropped in favor of a settlement that reaffirmed the city's commitment to the homeless.[141] In the settlement, the city committed to the following principles: "A. All communities need to provide a reasonable amount of shelter beds and services; B. No one should be forced out of any community because he or she is homeless; C. Merely sleeping and homeless status should not be crimes anywhere; D. Communities need to engage in outreach to their most vulnerable; and, E. Public safety personnel must be adequately trained."[142]

In terms of housing, the City is routinely on the offensive, bringing litigation on behalf of tenants who have faced discrimination. For example, the city won an injunction against local landlord Ronald Walden, who was accused of violating the privacy of his tenants by entering their units unannounced, frequently, and staying for extended periods of time.[143] The city has also filed two lawsuits against local landlords who have discriminated against disabled tenants and/or failed to make necessary repairs.[144] They have also taken affirmative steps to protect their local housing stock. In 2018, a

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[135] *Pico Neighborhood Association et al. v. City of Santa Monica*, No. BC616804 (Cal. Super. Ct., Dec. 12, 2018) (enjoining city from holding at-large elections and requiring district-based elections in accordance with the California Voting Rights Act).
[136] *Id.*
[137] *Harris v City of Santa Monica*, No. BC341569, 2007 WL 7014216 (Cal.Super. Sep. 12, 2007) (holding plaintiff was prevailing party in claim against city for pregnancy discrimination).
[138] *Id.*
[139] *Harris v. City of Santa Monica*, 181 Cal. App. 4th 1094, 106 Cal. Rptr. 3d 6, review granted and opinion superseded, 229 P.3d 984 (Cal. 2010), and aff'd in part and remanded, 56 Cal. 4th 203, 294 P.3d 49 (2013) (holding jury instructions failed to explain City's mixed-motive defense that City not liable for conduct if there were a legitimate, alternate grounds for plaintiff's termination).
[140] Harris v. City of Santa Monica, No. S181004 (Cal. Feb.7, 2013) (holding that where an employer shows they would have terminated the employee without the discriminatory practice the plaintiff is not entitled to damages, back-pay, or reinstatement but equitable relief to stop the discriminatory practice is still permitted).
[141] American Civil Liberties Union, *Legal Team Agrees to Drop Lawsuit Against Santa Monica After City's Treatment of Homeless Changes*, (June 9th, 2010), https://www.aclu.org/news/legal-team-agrees-drop-lawsuit-against-santa-monica-after-citys-treatment-homeless-changes.
[142] Id.
[143] Guest Author, *City Attorney Gets Injunction for landlord's Unlawful Entries*, Santa Monica Daily Press (Jun. 6, 2017 ,6:00AM), https://www.smdp.com/city-attorney-gets-injunction-for-landlords-unlawful-entries/161222.
[144] Kevin Hererra, *City Attorney, Landlord Resolve Harassment Complaints*, Santa Monica Daily Press (Mar. 4, 2014, 4:22 PM), https://www.smdp.com/city-attorney-landlord-resolve-harassment-complaints/132715.; see also, Paige Austin,

District Court judge upheld portions of Santa Monica's short-term housing ordinance against a challenge from short-term rental companies HomeAway and Airbnb. The suit challenged portions of the ordinance that prohibited the companies from renting unlicensed homes.[145]

Other

N/A

City Accuses Santa Monica Landlords of Discrimination, The Patch (Mar. 10, 2015, 3:15AM), https://patch.com/california/santamonica/city-accuses-santa-monica-landlords-discrimination.

[145] Constance Ferrel, *District Court Upholds City of Santa Monica's Home-Sharing Ordiance*, City of Santa Monica (Jun. 15, 2018), https://www.santamonica.gov/press/2018/06/15/district-court-upholds-city-of-santa-monica-s-home-sharing-ordinance.

VI. FAIR HOUSING GOALS AND PRIORITIES

1. *For each fair housing issue as analyzed in the Fair Housing Analysis section, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit of deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.*

Segregation

This Analysis assessed the following potential contributing factors in connection with the fair housing issue of segregation. They are listed as high, medium, or low priority with a brief justification for the prioritization included.

- Displacement of residents due to economic pressures – High Priority
    - Displacement of residents due to economic pressures is a high priority contributing factor to the fair housing issue of segregation. Displacement and gentrification are widespread in Santa Monica. Santa Monica's rent control law applies to most residential rental buildings constructed prior to 1979 and to certain single-family homes and condominiums. However, the Ellis Act and the Costa-Hawkins Rental Housing Act respectively allow owners to either exit the rental business and evict all tenants or raise the rents of empty rent-controlled units, resulting in significant displacement of low-, moderate-, and middle-income families and long-time elderly residents.
- Lack of regional cooperation – High Priority
    - Lack of regional cooperation is a high priority contributing factor to the fair housing issue of segregation. The low- or non-participation of surrounding high-opportunity towns in the creation of affordable housing reduces the City's effectiveness in its efforts to foster integration.
- Land use and zoning laws – High Priority
    - Land use and zoning laws are a high priority contributing factor to segregation. Land use and zoning designations that promote multifamily housing are not equally distributed throughout the city, limiting opportunities for affordable housing development that could foster integration.
- Private discrimination – High Priority
    - Private discrimination is a high priority contributing factor to the fair housing issue of segregation. Given Santa Monica's very progressive stance and expansive state and local anti-discrimination provisions, the majority of housing discrimination in the city occurs privately, rather than at the hands of the City or state, as evidenced by complaints to the City Attorney's Office, the Legal Aid Foundation of Los Angeles, and the Housing Rights Center.
- Community opposition – Medium Priority
    - Community opposition is a medium priority contributing factor to the fair housing issue of segregation. Citizen groups have expressed strong opposition to development in Santa Monica that would "change the character" of the city, including proposed

affordable housing developments that would contribute to greater residential integration within the Region; however, no community opposition has resulted in blocked projects. Additionally, the community has voted to tax itself for affordable housing (Measure GSH), and has a history of voting to support affordable housing (Proposition R, establishing inclusionary zoning in 1990).

- Lending discrimination – Medium Priority

  Lending discrimination is a medium priority contributing factor to the fair housing issue of segregation. White applicants in the City of Santa Monica generally have more favorable outcomes, such as higher rates of loan origination and lower rates of application denial, than do people of color. Very low application volume from Black and Hispanic home seekers may be a result of discriminatory barriers to even submitting applications.

- Location and type of affordable housing – Medium Priority
  - The location and type of affordable housing is a medium priority contributing factor to the fair housing issue of segregation. Although the State of California has adopted policies to promote the development of affordable housing in high-opportunity areas, there are no hard units of publicly supported housing in the North of Montana neighborhood and very few units of affordable housing in that neighborhood, the North of Wilshire neighborhood, the Ocean Park neighborhood, and the Sunset Park neighborhood. Additionally, although the City of Santa Monica has a large stock of publicly supported housing for a city of its size in comparison to its peers, traditional (federally funded) public housing units are absent from that supply.
- Loss of affordable housing – Medium Priority
  - The loss of affordable housing is a medium priority contributing factor to the fair housing issue of segregation. In the City of Santa Monica, rent-controlled apartments have historically been a major source of unsubsidized affordable housing. Although rent-controlled units still allow low-income tenants, who are disproportionately members of protected classes, to stay in the City of Santa Monica, the number of rent-controlled units in Santa Monica has diminished, and the affordability of the rent-controlled units that exist has decreased. As a result of vacancy decontrol, tenants paying market-rate rents occupied 19,057 out of 27,375 rent-controlled units. The effects of vacancy decontrol are especially pernicious from a fair housing perspective, as that state-imposed policy means that potential newcomers to Santa Monica, who are more likely to be people of color than are long-time residents, do not experience the full benefits of rent control.
- Lack of community revitalization strategies – Low Priority
  - Lack of community revitalization is a low priority contributing factor to the fair housing issue of segregation. *Given the city's small size, there are not substantial portions of unused or abandoned spaces ripe for new development but there are several redevelopment initiatives planned or currently underway.*
- Lack of private investments in specific neighborhoods – Low Priority

    - Lack of private investments in specific neighborhoods is a low priority contributing factor to the fair housing issue of segregation. There is significant private investment throughout the city.
- Lack of public investments in specific neighborhoods, including services or amenities – Low Priority
    - Lack of public investments in specific neighborhoods, including services or amenities, is a low priority contributing factor to segregation. There are significant public investments in services and amenities throughout the city.
- Occupancy codes and restrictions – Low Priority
    - Occupancy codes and restrictions are a low priority contributing factor to the fair housing issue of segregation. The California Building Code has a rather broad definition of family, which is not limited to persons related by blood or marriage, but rather persons who live together in a dwelling unit. This definition is not restrictive in a way that would negatively affect access to housing.
- Source of income discrimination – Low Priority
    - Source of income discrimination is a low priority contributing factor to the fair housing issue of segregation. In 2015, Santa Monica adopted an ordinance prohibiting source of income discrimination, and the City Attorney's Office has dedicated resources to enforcing that ordinance.

R/ECAPs

- Displacement of residents due to economic pressures – High Priority
    - The displacement of residents due to economic pressures is a high priority contributing factor to the fair housing issue of R/ECAPs. The rationale for that level of prioritization is effectively the same as that for its prioritization with respect to segregation.
- Land use and zoning laws – High Priority

  Land use and zoning laws are a high priority contributing factor to R/ECAPs because low density zoning limits the options that residents of R/ECAPs have to relocate.
- Private discrimination – High Priority
    - Private discrimination is a high priority contributing factor to R/ECAPs because it reinforces the racial and ethnic demographics of R/ECAP neighborhoods by limiting the ability of people of color to move regardless of their economic status. Discrimination on the basis of race also disproportionately burdens Housing Choice Voucher holders who are seeking to move to high-opportunity areas.
- Lack of local or regional cooperation – Medium Priority
    - Lack of local or regional cooperation is a high priority contributing factor to R/ECAPs. The low- or non-participation neighboring high-opportunity municipalities undermines efforts to reduce the prevalence of regional R/ECAPs through the equitable distribution of affordable housing across communities.
- Location and type of affordable housing – Medium Priority
    - The location and type of affordable housing is a medium priority contributing factor to R/ECAPs for similar reasons to those for its priority level with respect to segregation.

The lack of opportunity for low-income Black and Hispanic households to reside outside of R/ECAPs perpetuates those conditions of concentration.

- Loss of affordable housing – Medium Priority
    - Similarly, the loss of affordable housing in high-opportunity areas is a medium priority contributing factor to R/ECAPs because it limits residents' options to move out of R/ECAPs.
- Source of income discrimination – Medium Priority
    - Source of income discrimination is a medium priority contributing factor with respect to R/ECAPs because, while Santa Monica has outlawed source of income discrimination, it is legal in much of the Region and is a major constraint to Housing Choice Voucher holders moving outside of R/ECAPs..
- Community opposition – Low Priority
    - Community opposition is a low priority contributing factor to R/ECAPs. Although citizen groups have expressed strong opposition to development in Santa Monica that would "change the character" of the city, including proposed affordable housing developments that would contribute to greater residential integration within the Region, no community opposition has resulted in blocked projects. Additionally, the community has voted to tax itself for affordable housing (Measure GSH), and has a history of voting to support affordable housing (Proposition R, establishing inclusionary zoning in 1990).
- Deteriorated and abandoned properties – Low Priority
    - Deteriorated and abandoned properties are a low priority contributing factor to the fair housing issue of R/ECAPs. With such a high-priced and sought after real estate market, the amount of deteriorating property that is abandoned with no plans of development is negligible. In the broader Region, deteriorated and abandoned properties play a greater role in limiting economic development that may raise residents' income levels in R/ECAPs.
- Lack of community revitalization strategies – Low Priority
    - Lack of community revitalization strategies is a low priority contributing factor to R/ECAPs. There are numerous community revitalization efforts underway in Santa Monica. The City of Los Angeles, which is home to most of the Region's R/ECAPs, has engaged in extensive planning for place-based investments in many R/ECAPs.
- Lack of private investments in specific neighborhoods – Low Priority
    - Lack of private investments in specific neighborhoods is a low priority contributing factor to R/ECAPs. There is significant investment throughout Santa Monica. Lack of private investments is a more significant factor in parts of the Region outside of Santa Monica.
- Lack of public investments in specific neighborhoods, including services or amenities – Low Priority
    - Lack of public investments in specific neighborhoods, including services or amenities, is a low priority contributing factor to R/ECAPs. This Analysis did not reveal evidence of inadequate public investment in R/ECAPs in the Region.
- Occupancy codes and restrictions – Low Priority

- The definition of the term “family” is not restrictive and is a low priority with respect to R/ECAPs.

Disparities in Access to Opportunity

- Impediments to mobility – High Priority
  - Impediments to mobility, specifically inadequate fair market rents for the Housing Choice Voucher program in high-opportunity areas, are a high priority contributing factor to disparities in access to opportunity. Despite having one of the highest payment standards in the country, there is still a significant gap between rent subsidies for voucher holders and market rents.
- Lack of access to opportunity due to high housing costs – High Priority
  - Lack of access to opportunity due to high housing costs is a high priority contributing factor to disparities in access to opportunity. High housing costs make it difficult for Black and Hispanic households in the Region to move to high-opportunity areas such as Santa Monica.
- Land use and zoning laws – High Priority
  - Land use and zoning laws are a high priority contributing factor to disparities in access to opportunity. Land use and zoning designations that promote multifamily housing are not equally distributed throughout the city.
- Private discrimination – High Priority
  - Private discrimination is a high priority contributing factor to disparities in access to opportunity for the same reasons that it is a high priority with respect to other fair housing issues.
- Lack of local or regional cooperation – Medium Priority
  - Lack of local or regional cooperation is a medium priority contributing factor to disparities in access to opportunity. The low- or non-participation of nearby high-opportunity municipalities make it more difficult for protected class members in the Region to access the opportunities that those communities afford their residents.
- Lending discrimination – Medium Priority
  - Lending discrimination is a medium priority contributing factor to disparities in access to opportunity for much the same reason that it is a medium priority with respect to segregation.
- Location and type of affordable housing – Medium Priority
  - The location and type of affordable housing are a medium priority contributing factor to disparities in access to opportunity due to the lack of units spread throughout the city.
- Loss of affordable housing – Medium Priority
  - The loss of affordable housing is a medium priority contributing factor to disparities in access to opportunity for much the same reason that it is a medium priority with respect to other fair housing issues. The loss of affordable housing in high-opportunity areas reduce the already limited amount of access to opportunity that protected class members currently experience.

- Access to financial services – Low Priority
    - Access to financial services is a low-priority contributing factor to disparities in access to opportunity because there do not appear to be significant spatial inequities in the distribution of mainstream financial institutions within Santa Monica. There are disparities in access to financial services in the Region, including with respect to bank branch locations.
- Availability, type, frequency, and reliability of public transportation – Low Priority
    - The availability, type, frequency, and reliability of public transportation is a low priority contributing factor to disparities in access to opportunity because there are good public transit options in Santa Monica although this is not the case regionally.
- Lack of private investments in specific neighborhoods – Low Priority
    - Lack of private investments in specific neighborhoods is a low priority contributing factor to disparities in access to opportunity. There is significant private investment throughout the city. This is not the case regionally.
- Lack of public investments in specific neighborhoods, including services or amenities – Low Priority
    - Lack of public investments in specific neighborhoods, including services or amenities, is a low priority contributing factor to disparities in access to opportunity because there is significant public investment throughout the city. This is not the case regionally.
- Location of employers – Low Priority
    - The location of employers is a low priority contributing factor to disparities in access to opportunity. The footprint of the City of Santa Monica is sufficiently small that all parts of the jurisdiction are accessible to all other parts, but, even still, job centers within the city are actually closer to the comparatively diverse Pico neighborhood than they are to neighborhoods that are more homogeneous.
- Location of environmental health hazards – Low Priority
    - The location of environmental health hazards is a medium priority contributing factor to disparities in access to opportunity. Santa Monica does not have many of the traditional hallmarks of poor environmental health. Its overall poor score is likely due to the well-known smog problem in the greater Los Angeles area.
- Location of proficient schools and school assignment policies – Low Priority
    - The location of proficient schools and school assignment policies are a low priority contributing factor to disparities in access to opportunity in Santa Monica, but the issue is more serious on the regional level. Santa Monica has very proficient schools, but the City of Los Angeles, being much larger, has wide intra-district disparities that are often correlated with patterns of segregation and integration.
- Occupancy codes and restrictions – Low Priority
    - Occupancy codes and restrictions are a low priority contributing factor to disparities in access to opportunity because they are not comparatively restrictive.
- Source of income discrimination – Low Priority
    - Source of income discrimination is a low priority contributing factor to disparities in access to opportunity because of Santa Monica's legal protections though the issue persists regionally.

Disproportionate Housing Needs

- Displacement of residents due to economic pressures – High Priority
    - Displacement of residents due to economic pressures is a high priority contributing factor to disproportionate housing needs. Within both Santa Monica and the broader Region, most racial or ethnic minority groups experience higher rates of housing problems, including but not limited to severe housing cost burden, than do non-Hispanic White households.
- Lack of access to opportunity due to high housing costs – High Priority
    - Lack of access to opportunity due to high housing costs is a high priority contributing factor to disproportionate housing needs. The relationship between high housing costs and high cost burden is self-evident, but direct causes of high housing costs are a higher priority to address.
- Land use and zoning laws – High Priority
    - Land use and zoning laws are a high priority contributing factor to disproportionate housing needs because they inflate housing costs with the result of increased cost burden.
- Availability of affordable units in a range of sizes – Medium Priority
    - The availability of affordable units in a range of sizes is a medium priority contributing factor to disproportionate housing needs. It is a significant contributing factor across race and ethnicity and disability. In federally funded publicly supported housing, affordable housing options in a range of unit sizes are limited; however, the City's entire housing stock is more expansive.
- Lending discrimination – Medium Priority
    - Lending discrimination is a medium priority contributing factor to disproportionate housing needs. Although subprime lending practices are less common they were prior to the 2008 financial crisis, there continue to be disparities in loan pricing on the basis of race. These disparities directly increase the percentage of monthly income that Black and Hispanic households are spending on mortgage payments.
- Loss of affordable housing – Medium Priority
    - Loss of affordable housing is a medium priority contributing factor to disproportionate housing needs. Disproportionately Black and Hispanic households displaced from affordable housing developments with expired subsidies like LIHTC that do not afford protections for tenants in the effect of expiration are likely to pay an unsustainable percentage of their income on rent in the private market.
- Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking – Low Priority
    - Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking is a low priority contributing factor to disproportionate housing needs. California state law protects victims of domestic violence, sexual assault, stalking, human trafficking, or abused elder or dependent adult who terminates their lease early.
- Lack of private investments in specific neighborhoods – Low Priority

    - Lack of private investments in specific neighborhoods is a low priority contributing factor to disproportionate housing needs because there is significant private investment throughout Santa Monica and because this Assessment did not reveal a particular connection between lack of private investment and issues like cost burden regionally.
- Lack of public investments in specific neighborhoods, including services or amenities – Low Priority
    - Lack of public investments in specific neighborhoods, including services or amenities, is a low priority contributing factor to disproportionate housing needs because there is significant public investment throughout Santa Monica and because this Assessment did not reveal a particular connection between lack of public investment and issues like cost burden regionally.
- Source of income discrimination – Low Priority
    - Source of income discrimination is a low priority contributing factor to disproportionate housing needs. It is unlawful to discriminate based on source of income in Santa Monica although the issue persists regionally. This Assessment did not reveal examples of source of income discrimination directly leading to cost burden or overcrowding in the Region.

Publicly Supported Housing Location and Occupancy

- Admissions and occupancy policies and procedures, including preferences in publicly supported housing – High Priority
    - Admissions and occupancy policies and procedures, including preferences in publicly supported housing are a high priority contributing factor to the occupancy of publicly supported housing. Both residency preferences and restrictive criminal background screening practices limit access to publicly supported housing for disproportionately Black and Hispanic populations.
- Displacement of residents due to economic pressures – High Priority
    - Displacement of residents due to economic pressures is a high priority contributing factor to fair housing issues related to publicly supported housing in light of the prevalence of displacement.
- Impediments to mobility – High Priority
    - Impediments to mobility are a high priority contributing factor to the location of publicly supported housing residents who use Housing Choice Vouchers. Santa Monica's exception payment standards, much less metropolitan fair market rents, are not sufficient to enable voucher holders to access a broad range of neighborhoods.
- Lack of access to opportunity due to high housing costs – High Priority
    - Lack of access to opportunity due to high housing costs is a high priority contributing factor to the location of publicly supported housing residents with vouchers. High housing costs are the other side of the coin of inadequate fair market rents. When combined, both prevent voucher holders from accessing a broad range of neighborhoods.
- Land use and zoning laws – High Priority

    - Land use and zoning laws are a high priority contributing factor to the location of publicly supported housing because affordable housing developers are unable to build economically feasible housing in low density areas.
- Lack of local or regional cooperation – Medium Priority
    - Lack of local or regional cooperation is a high priority contributing factor to publicly supported housing location. As discussed above, the low-or non-participation of nearby municipalities make the development of publicly supported housing in those communities much more difficult.
- Loss of affordable housing – Medium Priority
    - The loss of affordable housing is a medium priority contributing factor to the location of publicly supported housing. The relationship between this contributing factor and the underlying fair housing issue is self-evident. Additionally, owners of publicly supported housing developments with expiring subsidies that are located in high-demand areas generally have less incentive to extend their subsidies than do those in low-opportunity areas.
- Quality of affordable housing information programs – Medium Priority
    - The quality of affordable housing information programs is a medium priority contributing factor to the location of publicly supported housing residents. There are no mobility counseling programs for Housing Choice Voucher holders assisted by the largest public housing authorities in the Region: the Housing Authority of the City of Los Angeles and the Housing Authority of the County of Los Angeles. As a result, there are informational gaps that impede some residents of heavily Black and Hispanic neighborhoods in the Region from utilizing their assistance to move to high opportunity areas like Santa Monica. Because of the small geographic footprint of the City of Santa Monica, the lack of mobility counseling does not significantly reinforce segregation in that local context.
- Source of income discrimination – Medium Priority
    - Source of income discrimination is a medium priority contributing factor to the location of publicly supported housing residents due to Santa Monica's prohibition of source of income discrimination despite the lack of protections in many other jurisdictions in the Region.
- Community opposition – Low Priority
    - Community opposition is a low priority contributing factor to publicly supported housing. Although citizen groups have expressed strong opposition to development in Santa Monica that would "change the character" of the city, including proposed affordable housing developments that would contribute to greater residential integration within the Region, no community opposition has resulted in blocked projects. Additionally, the community has voted to tax itself for affordable housing (Measure GSH), and has a history of voting to support affordable housing (Proposition R, establishing inclusionary zoning in 1990).
- Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking – Low Priority

    - Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking is a low priority contributing factor to publicly supported housing occupancy. Publicly supported housing prioritizes households that have been or will be displaced from the City of Santa Monica as a result of a range of factors, including domestic violence.
- Lack of meaningful language access – Low Priority
    - Lack of meaningful language access is a low priority contributing factor to publicly supported housing occupancy because of the availability of materials translated into Spanish and interpretation into additional languages upon request. The Santa Monica Housing Authority's LEP accessibility efforts appear to go above and beyond HUD's requirements.
- Lack of private investments in specific neighborhoods – Low Priority
    - Lack of private investments in specific neighborhoods is a low priority contributing factor to fair housing issues connected to publicly supported housing because of significant private investment throughout Santa Monica and the lack of a clear causal connection between lack of private investment and fair housing issues related specifically to publicly supported housing throughout the Region.
- Lack of public investments in specific neighborhoods, including services or amenities – Low Priority
    - Lack of public investments in specific neighborhoods, including services or amenities, is a low priority contributing factor to the location of publicly supported housing due to significant public investment throughout Santa Monica and the lack of a clear causal connection between lack of public investment and fair housing issues related specifically to publicly supported housing throughout the Region..
- Occupancy codes and restrictions – Low Priority
    - Occupancy codes and restrictions are a low priority contributing factor to publicly supported housing occupancy due to unrestrictive definitions of the term "family."
- Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs – Low Priority
    - Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs are a low priority contributing factor to the location of publicly supported housing. Although past siting decisions have created an inequitable pattern of distribution for publicly supported housing, current policies heavily incentivizes family-occupancy Low Income Housing Tax Credit (LIHTC) development in what it terms "High Resource" or "Highest Resource" areas, including all of Santa Monica.

Disability and Access

- Access to publicly supported housing for persons with disabilities – High Priority
    - Access to publicly supported housing for persons with disabilities is a high priority contributing factor to the segregation of persons with disabilities. This is due to the

overall shortage of publicly supported housing and the lack of information on available, accessible units.

- Lack of access to opportunity due to high housing costs – High Priority
    - Lack of access to opportunity due to high housing costs is a high priority contributing factor to the segregation of persons with disabilities. As persons with disabilities and particularly those in institutions have disproportionately low incomes, their need for affordable housing is correspondingly high.
- Lack of affordable, accessible housing in a range of unit sizes – High Priority
    - The lack of affordable, accessible housing in a range of unit sizes is a high priority contributing factor to the segregation of persons with disabilities. There is simultaneously an overall shortage of affordable units and a lack of larger units, including those that can accommodate live-in aides, among the affordable stock.
- Lack of affordable, integrated housing for individuals who need supportive services – High Priority
    - Lack of affordable, integrated housing for individuals who need supportive services is a high priority contributing factor to the segregation of persons with disabilities. Although the City of Santa Monica has more permanent supportive housing than comparable municipalities within the Region, the number of units of permanent supportive housing and the amount of tenant-based assistance targeting persons with disabilities who are at risk of institutionalization still pale in comparison to the total need.
- Land use and zoning laws – High Priority
    - Land use and zoning laws are a high priority contributing factor to the segregation of persons with disabilities. Higher density zoning would make existing affordable housing resources go further thus enabling the development of more permanent supportive housing.
- Regulatory barriers to providing housing and supportive services for persons with disabilities – High Priority
    - Regulatory barriers to providing housing and supportive services for persons with disabilities are a high priority contributing factor to the segregation of persons with disabilities in the City of Santa Monica and to segregation and disparities in access to opportunity in the Region. There are at least two zoning districts in Santa Monica where Group Residential is not a permitted or a conditional use. Although very little of the City's territory is zoned for these classifications, the rigid application of this policy to housing for persons with disabilities would deny housing to them in the community and thus contribute to segregation. There are also many other zoning districts in which a Minor Use Permit is required for the operation of Group Residential housing. Regionally, multiple other cities restrict group housing for persons with disabilities, in some instances much more aggressively than does the City of Santa Monica.
- Lack of local or regional cooperation – Medium Priority
    - Lack of local or regional cooperation is a high priority contributing factor to the segregation of persons with disabilities for the same reasons that it is for other fair

housing issues: low- or non-participation by nearby municipalities undermine all affordable housing efforts including those focusing on permanent supportive housing.

- Loss of affordable housing – Medium Priority
    - The loss of affordable housing is a medium priority contributing factor to the segregation of persons with disabilities, who tend to have lower incomes and are often unable to afford market rate housing.
- Inaccessible government facilities or services – Medium Priority
    - Inaccessible government facilities or services is a medium priority contributing factor to disparities in access to opportunity for persons with disabilities. This Assessment did not reveal current information about inaccessible government facilities or services in the City of Santa Monica, but it is a problem in the Region.
- Lack of assistance for transitioning from institutional settings to integrated housing – Medium Priority
    - Lack of assistance for transitioning from institutional settings to integrated housing is a medium priority contributing factor to the segregation of persons with disabilities. There are several ongoing efforts to provide assistance for transitioning from institutional settings to integrated housing, but the scale of those efforts may need expanding to fully meet the need.
- Source of income discrimination – Medium Priority
    - Source of income discrimination is a medium priority contributing factor to the segregation of persons with disabilities because of a Santa Monica law prohibiting the practice despite the lack of protection elsewhere in the Region. Since many public housing authorities have Housing Choice Voucher preferences for persons with disabilities, source of income discrimination disproportionately affects persons with disabilities. Longstanding California law prohibiting discrimination on the basis of sources of income other than tenant-based rental assistance does protect individuals from discrimination on the basis of receipt of Supplemental Security Income or Social Security Disability Income.
- Access for persons with disabilities to proficient schools – Low Priority
    - Access for persons with disabilities to proficient schools is a low priority contributing factor to disparities in access to education for persons with disabilities. Because there is no school bus service to Santa Monica public schools, students with disabilities may experience difficulties in traveling to school.
- Access to transportation for persons with disabilities – Low Priority
    - Access to transportation for persons with disabilities is a low priority contributing factor to disparities in access to opportunity for persons with disabilities. Metro buses and rails are fully accessible and allow service animals. New buses transitioning into service have been specifically designed to exceed ADA requirements and provide special accessibility features.
- Inaccessible public or private infrastructure – Low Priority
    - Inaccessible public or private infrastructure is not a significant factor to disparities in access to opportunity for persons with disabilities in Santa Monica and the Region as a whole. The City boasts many accessible features and luxuries, including two

universally accessible playgrounds, fully accessible trains and buses, and free electric beach wheelchairs. The City government also monitors these needs closely through its Disabilities Commission and its ADA Coordinator in the Human Services Division.

- Lack of assistance for housing accessibility modifications – Low Priority
    - Lack of assistance for housing accessibility modifications is a low priority contributing factor to the segregation of persons with disabilities. There are numerous programs to assist individuals with accessibility needs.
- Lending discrimination – Low Priority
    - Lending discrimination is a low priority contributing factor to fair housing issues for persons with disabilities. This Analysis did not reveal evidence of lending discrimination against persons with disabilities.
- Location of accessible housing – Low Priority
    - The location of accessible housing is a low priority contributing factor to disparities in access to opportunity. Most accessible housing is located in areas with more multifamily housing and more publicly supported housing but, in the City of Santa Monica, all are within areas of high opportunity.
- Occupancy codes and restrictions – Low Priority
    - Occupancy codes and restrictions are a low priority contributing factor to segregation for persons with disabilities. The unrestrictive definition of "family" allows for the development of group homes and permanent supportive housing.
- State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing, shared housing, and other integrated settings – Low Priority
    - State or local laws, policies, or practices that discourage individuals with disabilities from living in apartments, family homes, supportive housing, shared housing, and other integrated settings are a low priority contributing factor to the segregation of persons with disabilities. This Assessment did not reveal any such laws, policies, or practices.

Fair Housing Enforcement, Outreach Capacity, and Resources

- Lack of local private fair housing outreach and enforcement – Medium Priority
    - Lack of local private fair housing outreach and enforcement is a medium priority contributing factor to segregation. The fair housing and legal services organizations operating within Santa Monica all provide extensive outreach and enforcement services to the community. However, the scope of housing discrimination in the Region, which is often difficult to detect, is so vast that a greater volume of outreach and enforcement is necessary to effectively protect peoples' rights.
- Lack of resources for fair housing agencies and organizations – Medium Priority
    - Lack of resources for fair housing agencies and organizations is a medium priority contributing factor to segregation. Although the public and private fair housing organizations in the city do an exemplary job of utilizing available resources to assist victims of discrimination, the level of need outpaces their resources.
- Lack of local public fair housing enforcement – Low Priority

    - Lack of local public fair housing outreach and enforcement is a low priority contributing factor to fair housing issues. Santa Monica has a government committed to fair housing goals, but as is common, the need is greater than the resources. In addition to rent control, inclusionary housing, and prohibitions against a wide array of discrimination, the City Attorney's office actively accepts, investigates, and resolves fair housing complaints. The Santa Monica Police Department is also committed to investigating and resolving hate crimes that may occur in the housing context.
- Lack of state or local fair housing laws – Low Priority
    - Lack of state or local fair housing laws is a low priority contributing factor to fair housing issues. The City of Santa Monica has an extremely robust set of anti-discrimination provisions that are specific to housing. The municipal code also prohibits violating any law that prohibits discrimination against many protected classes.
- Unresolved violations of fair housing or civil rights law – Low Priority
    - Unresolved violations of fair housing or civil rights law are a low priority contributing factor to fair housing issues. In terms of housing, the City is routinely on the offensive, bringing litigation on behalf of tenants who have faced discrimination. No violations of fair housing laws were found, but there are a few recent cases involving other civil rights laws.

2. *For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Using the table below, explain how each goal is designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributed factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.*

Goal 1	**Contributing Factors**	**Metrics, Milestones, and Timeframe for Achievement**	**Responsible Program Participant(s)**
Increase the supply of affordable housing through the following strategies: 1. Allocate city-owned land for affordable housing. 2. Explore the reduction in the cost of permits for nonprofit housing developers. 3. Reduce parking requirements for supportive housing developments.	Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Availability of affordable, accessible units in a range of unit sizes; Land use and zoning laws	Additional land allocated for affordable housing; 1-3 years; lowered permit fees for nonprofit housing developers; 1 year; reduced parking requirements; 2 years; evaluation and recommendation of proposed zoning changes; 1-2 years; study of the feasibility of social housing	City staff, Housing Commission, Planning Commission, City Council

4. Explore zoning changes to facilitate the development of affordable housing in areas without publicly supported housing developments. 5. Further leverage City funds in the development of affordable social housing.		development by City, 1 year.	
Discussion: The lack of access to opportunity due to high housing costs has emerged one of the highest priority contributing factors to several fair housing issues. Reducing the cost of developing affordable housing through land donation and reduced permit fees and parking requirements increases the potential for affordable housing. Additional affordable housing units could be added in areas that currently have no publicly supported housing developments by increasing density. The development of social housing by the City of Santa Monica would expand the supply of permanently affordable housing, avoiding the pressures that the speculative market places on LIHTC developments. Social housing is mixed-income affordable housing that is placed outside of the speculative market either through municipal ownership or the deed restrictions of a community land trust.			
Goal 2	**Contributing Factors**	**Metrics, Milestones, and Timeframe for Achievement**	**Responsible Program Participant(s)**
Preserve the existing stock of affordable rental housing and rent stabilized housing through the following strategies: 1. Explore the development of a citywide no-net-loss of affordable housing policy that is included in land-use plans, local laws, community plans, and Requests for Proposals for funding for affordable housing. 2. Study the seismic upgrade needs of affordable multifamily housing buildings and explore the creation of grants or low-interest loans for these upgrades 3. Strengthen and expand education and outreach to	Displacement of residents due to economic pressures; Lack of access to opportunity due to high housing costs; Location and type of affordable housing; Availability of affordable, accessible units in a range of unit sizes	Drafting of no-net-loss of affordable housing policy; 1-2 years; Seismic upgrades grant/loan program; 1-2 years; Expanded education and outreach; 1 year; flexible subsidy program; study: 1 year; implementation; 2-3 years	City staff, Fair Housing Agencies, Housing Commission, City Council

tenants and owners of affordable rental housing at risk of conversion to market rents and provide options for incentivizing small landlords to maintain affordability. 4. Expand the city's flexible rent subsidy program to stabilize low-income renters.			
Discussion: Displacement of residents due to economic pressure has emerged as one of the highest priority contributing factor. A significant increase in home values, a rental vacancy rate of two percent, a loss of almost 70% of rent controlled units due to conversion and vacancy decontrol, all resulted in an affordable housing crisis. Santa Monica should prioritize its resources to support strategies to stem further loss of affordable housing, and thereby opportunities for members of protected classes to live in the city, by supporting tenants and incentivizing landlords with affordable housing units to continue to maintain affordability.			
Goal 3	**Contributing Factors**	**Metrics, Milestones, and Timeframe for Achievement**	**Responsible Program Participant(s)**
Prevent displacement of low- and moderate-income residents through the following strategies: 1. Explore the feasibility of a "Right to Counsel" Ordinance to protect tenants' legal rights. 2. Study and explore the development of a narrow, partial residency preference targeting residents of the Pico neighborhood for affordable housing programs or funding other than the Housing Choice Voucher Program. 3. Explore reducing the number of work hours required to qualify for the Live/Work preference from 36 hours per week to 25 hours per week to make programs	Displacement of Residents Due to Economic Pressures, Private discrimination, accessible housing in a range of unit sizes; Admissions and occupancy policies and procedures, including preferences in publicly supported housing	Feasibility report; 1 year; Right to Counsel Ordinance drafted and approved by Commissions and Council; 1-2 years; New preference policies adopted, 1 year	City staff, Legal Services Agencies, Housing Commission, Social Services Commission, City Council

more inclusive for part-time workers.			
Discussion: Thousands of residents in the Region are displaced annually due to evictions. According to legal services and fair housing organizations, many evictions occur because tenants do not understand their rights and/or their obligation. It is estimated that only a small percentage of tenants facing eviction have legal representation, and those without representation almost always are evicted, regardless of a viable defense. Recently, other high cost cities such as New York and San Francisco guarantee a right to counsel for all tenants facing eviction. Because undocumented tenants are at even greater risk of eviction, it is important to include legal services providers such as Public Counsel who are able to provide representation regardless of a tenant's legal status.			
Goal 4	**Contributing Factors**	**Metrics, Milestones, and Timeframe for Achievement**	**Responsible Program Participant(s)**
Increase community integration for persons with disabilities through the following strategies; 1. Conduct targeted outreach and provide tenant application assistance and support to persons with disabilities, including individuals transitioning from institutional settings and individuals who are at risk of institutionalization. 2. Require at least 15% of total units in all newly constructed multi-family developments receiving public funds where City funds are leveraged with Low-Income Housing Tax Credits to be accessible to persons with mobility disabilities and at least 4% of total units to be accessible for persons with hearing and/or vision disabilities. 3. Provide a point of contact for a dedicated ADA Coordinator to track and	Access to publicly supported housing for persons with disabilities; Availability of affordable, accessible units in a range of unit sizes; Lack of affordable, integrated housing for individuals who need supportive services; Location of accessible housing	Adoption of policies for targeting of units for permanent supportive housing and heightened accessibility requirements, 1 year; tracking of implementation of set-aside and accessibility requirements, 1-5 years; ADA Coordinator hired, 1 year	City staff, Housing Commission, Social Services Commission, Disabilities Commission, City Council

maintain a list of ADA-accessible housing units and coordinate the housing needs of people with disabilities. Additional responsibilities would include assessing risk of violations, coordinating with City departments, and providing education and instruction. 4. Explore strategies for allowing occupancy of City-funded affordable senior housing by non-elderly persons with disabilities through compliance with the criteria for "housing for older persons" listed in 42 U.S.C. § 3607(b)(2)(C).			
Discussion: Lack of access to housing is the largest remaining impediment to full community integration for persons with disabilities in the Region. In order to align with the Voluntary Compliance Agreement (VCA) between the City of Los Angeles and HUD, Santa Monica will require 15% of all new units in city-supported LIHTC projects to be ADA-accessible. Several members of the disability community expressed frustration with the lack of information on handicapped accessible affordable housing units and are required to call individual landlords to obtain this information. Although Santa Monica has an ADA Coordinator, there is confusion about who is in that role and his or her responsibilities. Efforts to develop permanent supportive housing should conform to the best practices for advancing community integration embodied in the Section 811 Project Rental Assistance program.			

This Assessment of Fair Housing lays out a series of achievable action steps that will help the Santa Monica to not only meet its obligation to affirmatively fair housing but also to continue its leadership roles as a model for equity and inclusion in the Region.

VII. GLOSSARY

Accessibility: whether a physical structure, object, or technology is able to be used by people with disabilities such as mobility issues, hearing impairment, or vision impairment. Accessibility features include wheelchair ramps, audible crosswalk signals, and TTY numbers. See: TTY

Affirmatively Further Fair Housing (AFFH): a requirement under the Fair Housing Act that local governments take steps to further fair housing, especially in places that have been historically segregated. See: Segregation

American Community Survey (ACS): a survey conducted by the US Census Bureau that regularly gathers information about demographics, education, income, language proficiency, disability, employment, and housing. Unlike the Census, ACS surveys are conducted both yearly and across multiple years. The surveys study samples of the population, rather than counting every person in the U.S. like the Census.

Americans With Disabilities Act (ADA): federal civil rights law that prohibits discrimination against people with disabilities.

Annual Action Plan: an annual plan used by local jurisdictions that receive money from HUD to plan how they will spend the funds to address fair housing and community development. The Annual Action Plan carries out the larger Consolidated Plan. See also: Consolidated Plan

CDBG: Community Development Block Grant. Money that local governments receive from HUD to spend of housing and community improvement

Census Tract: small subdivisions of cities, towns, and rural areas that the Census uses to group residents together and accurately evaluate the demographics of a community. Several census tracts, put together, make up a town, city, or rural area.

Consent Decree: a settlement agreement that resolves a dispute between two parties without admitting guilt or liability. The court maintains supervision over the implementation of the consent decree, including any payments or actions taken as required by the consent decree.

Consolidated Plan (Con Plan): a plan that helps local governments evaluate their affordable housing and community development needs and market conditions. Local governments must use their Consolidated Plan to identify how they will spend money from HUD to address fair housing and community development. Any local government that receives money from HUD in the form of CDBG, HOME, ESG, or HOPWA grants must have a Consolidated Plan. Consolidated Plans are carried out through annual Action Plans. See: Annual Action Plan, CDBG, HOME, ESG.

Continuum of Care (CoC): a program designed to promote commitment to the goal of ending homelessness. The program provides funding to nonprofits and state and local governments to quickly rehouse homeless individuals and families, promote access to and effect utilization of mainstream programs by homeless individuals, and optimize self-sufficiency among individuals and families experiencing homelessness.

Data and Mapping Tool (AFFHT): an online HUD resource that combines Census data and American Community Surveys data to generate maps and tables evaluating the demographics of an area for a variety of categories, including race, national origin, disability, Limited English Proficiency, housing problems, environmental health, and school proficiency, etc.

De Facto Segregation: segregation that is not created by the law, but which forms a pattern as a result of various outside factors, including former laws.

De Jure Segregation: segregation that is created and enforced by the law. Segregation is currently illegal.

Density Bonus: an incentive for developers that allows developers to increase the maximum number of units allowed at a building site in exchange for either affordable housing funds or making a certain percentage of the units affordable.

Disparate Impact: practices in housing that negatively affect one group of people with a protected characteristic (such as race, sex, or disability, etc.) more than other people without that characteristic, even though the rules applied by landlords do not single out that group.

Dissimilarity Index: measures the percentage of a certain group's population that would have to move to a different census tract in order to be evenly distributed with a city or metropolitan area in relation to another group. The higher the Dissimilarity Index, the higher the level of segregation. For example, if a city's Black/White Dissimilarity Index was 65, then 65% of Black residents would need to move to another neighborhood in order for Blacks and Whites to be evenly distributed across all neighborhoods in the city.

Emergency Solutions Grant (ESG): Funding provided by HUD to 1) engage homeless individuals and families living on the street, 2) improve the number and quality of emergency shelters for homeless individuals and families, 3) help operate these shelters, 4) provide essential services to shelter residents, 5) rapidly re-house homeless individuals and families, and 6) prevent families/individuals from becoming homeless

Entitlement Jurisdiction: a local government that is qualified to receive funds from HUD to be spent on housing and community development. See also: HUD Grantee

Environmental Health Index: a HUD calculation based on potential exposure to harmful toxins at a neighborhood level. This includes air quality carcinogenic, respiratory, and neurological hazards. The higher the number, the less exposure to toxins harmful to human health.

Environmental Justice: the fair treatment and meaningful involvement of all people, especially minorities, in the development, implementation, and enforcement of environmental laws, regulations, and policies. In the past, environmental hazards have been concentrated near segregated neighborhoods, making minorities more likely to experience negative health effects. Recognizing this history and working to make changes in future environmental planning are important pieces of environmental justice.

Exclusionary Zoning: the use of zoning ordinances to prevent certain land uses, especially the building of large and affordable apartment buildings for low-income people. A city with exclusionary zoning

might only allow single-family homes to be built in the city, excluding people who cannot afford to buy a house.

Exposure Index: a measurement of how much the typical person of a specific race is exposed to people of other races. A higher number means that the average person of that race lives in a census tract with a higher percentage of people from another group.

Fair Housing Act: a federal civil rights law that prohibits housing discrimination on the basis of race, class, sex, religion, national origin, or familial status. See also: Housing Discrimination.

Federal Uniform Accessibility Standards (UFAS): a guide to uniform standards for design, construction, and alternation of buildings so that physically handicapped people will be able to access and use such buildings.

Free Appropriate Public Education (FAPE): under both the Rehabilitation Act of 1973 and the Individuals with Disabilities Education Act (IDEA), all children have a right to a Free Appropriate Public Education, taking special account of any disability-related needs the child may have.

Gentrification: the process of renovating or improving a house or neighborhood to make it more attractive to middle-class residents. Gentrification often causes the cost of living in the neighborhood to rise, pushing out lower-income residents and attracting middle-class residents. Often, these effects which are driven by housing costs have a corresponding change in the racial demographics of an area.

High Opportunity Areas/Low Opportunity Areas: High Opportunity Areas are communities with low poverty, high access to jobs, and low concentrations of existing affordable housing. Often, local governments try to build new affordable housing options in High Opportunity Areas so that the residents will have access to better resources, and in an effort to desegregate a community, as minorities are often concentrated in low opportunity areas and in existing affordable housing sites.

HOME Investment Partnership Program: HOME provides grants to qualifying States and localities that communities use (often in partnership with nonprofits) to fund activities such as building, buying, and/or rehabilitating affordable housing for rent or ownership, or providing direct rental assistance to low-income people.

Housing Choice Voucher (HCV)/Section 8 Voucher: a HUD voucher issued to a low-income household that promises to pay a certain amount of the household's rent. Prices are set based on the rent in the metropolitan area, and voucher households must pay any difference between the rent and the voucher amount. Voucher holders are often the subject of source of income discrimination. See also: Source of Income Discrimination.

Housing Discrimination: the refusal to rent to or inform a potential tenant about the availability of housing. Housing discrimination also applies to buying a home or getting a loan to buy a home. The Fair Housing Act makes it illegal to discriminate against a potential tenant/buyer/lendee based on that person's race, class, sex, religion, national origin, or familial status.

HUD Grantee: a jurisdiction (city, country, consortium, state, etc.) that receives money from HUD. See also: Entitlement Jurisdiction

Inclusionary Zoning: a zoning ordinance that requires that a certain percentage of any newly built housing must be affordable to people with low and moderate incomes.

Individualized Education Program (IEP): a written document that is developed for each public school child who is eligible for special education to plan how special accommodations will be made for the child to allow them the best possible education for their needs.

Individuals with Disabilities Education Act (IDEA): a federal civil rights law that ensures students with a disability are provided with Free Appropriate Public Education that is tailored to their individual needs.

Integration: the process of reversing trends of racial or other segregation in housing patterns. Often, segregation patterns continue even though enforced segregation is now illegal, and integration may require affirmative steps to encourage people to move out of their historic neighborhoods and mix with other groups in the community.

Isolation Index: a measurement of how much the typical person of a specific race is only exposed to people of the same race. For example, an 80% isolation index value for White people would mean that the population of people the typical White person is exposed to is 80% White.

Jobs Proximity Index: a HUD calculation based on distances to all job locations, distance from any single job location, size of employment at that location, and labor supply to that location. The higher the number, the better the access to employment opportunities for residents in a neighborhood.

Labor Market Engagement Index: a HUD calculation based on level of employment, labor force participation, and educational attainment in a census tract. The higher the number, the higher the labor force participation and human capital in the neighborhood.

Limited English Proficiency (LEP): residents who do not speak English as a first language, and who speak English less than "very well"

Local Data: any data used in this analysis that is not provided by HUD through the Data and Mapping Tool (AFFHT), or through the Census or American Community Survey

Low Income Housing Tax Credit (LIHTC): provides tax incentives to encourage individual and corporate investors to invest in the development, acquisition, and rehabilitation of affordable rental housing.

Low Poverty Index: a HUD calculation using both family poverty rates and public assistance receipt in the form of cash-welfare (such as Temporary Assistance for Needy Families (TANF)). This is calculated at the Census Tract level. The higher the score, the less exposure to poverty in the neighborhood. See also: Temporary Assistance for Needy Families (TANF).

Low Transportation Cost Index: a HUD calculation that estimates transportation costs for a family of 3, with a single parent, with an income at 50% of the median income for renters for the Region. The higher the number, the lower the cost of transportation in the neighborhood.

Market Rate Housing: housing that is not restricted by affordable housing laws. A market rate unit can be rented for any price that the market can support.

NIMBY: Not In My Back Yard. A social and political movement that opposes housing or commercial development in local communities NIMBY complaints often involve affordable housing, with reasons ranging from traffic concerns to small town quality to, in some cases, thinly-veiled racism.

Poverty Line: the minimum level of yearly income needed to allow a household to afford the necessities of life such as housing, clothing, and food. The poverty line is defined on a national basis. The US poverty line for a family of 4 with 2 children under 18 is $22,162.

Project-Based Section 8: a government-funded program that provides rental housing to low-income households in privately owned and managed rental units. The funding is specific to the building. If you move out of the building, you will no longer receive the funding.

Publicly Supported Housing: housing assisted with funding through federal, State, or local agencies or programs, as well as housing that is financed or administered by or through any such agencies or programs.

Reasonable Accommodation: a change to rules, policies, practices, or services which would allow a handicapped person an equal opportunity to use and enjoy their housing, including in public and common use areas. It is a violation of the Fair Housing Act to refuse to make a reasonable accommodation when such accommodation is necessary for the handicapped person to have equal use and enjoyment of the housing.

R/ECAPs: Racially and Ethnically Concentrated Areas of Poverty. This is a HUD-defined term indicating a census tract that has more than 50% Non-White residents, and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area. In the HUD Data and Mapping Tool (AFFHT), R/ECAPS are outlined in pink. See also: Census Tract

Section 504 of the Rehabilitation Act: a federal civil rights law that prohibits discrimination on the basis of disability in programs conducted by federal agencies, in programs receiving federal financial assistance, in federal employment and in the employment practices of federal contractors.

School Proficiency Index: a HUD calculation based on performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the number, the higher the school system quality is in a neighborhood.

Segregation: the illegal separation of racial or other groups in the location of housing and neighborhoods. Segregation can occur within a city or town, or in comparing multiple cities. Even though segregation is now illegal, often, housing continues to be segregated because of factors that make certain neighborhoods more attractive and expensive than others, and therefore more accessible to affluent White residents. See also: Integration.

Social Housing: an umbrella term encompassing mixed-income rental housing managed and owned by the governmental entities, nonprofits, or both, with the general purpose of providing permanently affordable housing and addressing housing inequality.

Source of Income Discrimination: housing discrimination based on whether a potential tenant plans to use a Housing Choice Voucher/Section 8 Voucher to pay part of their rent. Source of income discrimination is illegal in Santa Monica. See also: Housing Choice Voucher/Section 8 Voucher.

Superfund Sites: any land in the U.S. that has been contaminated by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment

Supplemental Security Income (SSI): benefits paid to disabled adults and children who have limited income and resources, or to people 65 and older without disabilities who meet the financial limits.

Testers: people who apply for housing to determine whether the landlord is illegally discriminating. For example, Black and White testers will both apply for housing with the same landlord, and if they are treated differently or given different information about available housing, their experiences are compared to show evidence of discrimination.

Transit Trips Index: a HUD calculation that estimates transit trips taken for a family of 3, with a single parent, with an income of 50% of the median income for renters for the Region. The higher the number, the more likely residents in that neighborhood utilize public transit.

TTY/TDD: Text Telephone/Telecommunication Device for the Deaf. TTY is the more widely used term. People who are deaf or hard of hearing can use a text telephone to communicate with other people who have a TTY number and device. TTY services are an important resource for government offices to have so that deaf or hard of hearing people can easily communicate with them.

Unbanked: not served by a financial institution.

Underbanked: an area that does not have enough banks to meet market demand

Violence Against Women Act (VAWA): a federal law protecting women who have experienced domestic and/or sexual violence. The law establishes several programs and services including a federal rape shield law, community violence prevention programs, protections for victims who are evicted because of events related to domestic violence or stalking, funding for victim assistance services, like rape crisis centers and hotlines, programs to meet the needs of immigrant women and women of different races or ethnicities, programs and services for victims with disabilities, and legal aid for survivors of domestic violence.

White Flight: white families that moved from cities to suburbs in response to desegregation.

APPENDIX A – COMMUNITY PARTICIPATION COMMENTS