City Council Report

City Council Meeting: May 14, 2024
Agenda Item: 11.A

To: Mayor and City Council

From: Heather Averick, Director, Housing and Human Services Department

Subject: Annual Interdepartmental Update on Addressing Homelessness

Recommended Action
Staff recommends that the City Council:

1. Receive the 2024 Annual Interdepartmental Update on Addressing Homelessness.
2. Adopt the attached Proclamation declaring a local emergency on Homelessness through 05/31/2025 (Attachment A), unless repealed or extended by Council, due to the ongoing crisis of homelessness as evidenced by the 2023 increase in the Point-In-Time Count.
3. Adopt a finding of no possibility of significant effect pursuant to Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

INTRODUCTION

Santa Monica has a long-standing comprehensive, coordinated, and interdisciplinary approach to addressing homelessness. These efforts are advanced by non-profit partners; Federal, State, and County governments; and City departments working together to address and prevent homelessness and its impact on the broader community who live, play, and/or work in Santa Monica. The City's interdepartmental teams use Santa Monica's Four Pillar approach adopted by the City Council in March 2019 (Attachment B) to guide their work.

The City has made strides in achieving its goals since the last 2022 Annual Homelessness Report, including the launch of an additional outreach team and therapeutic transport team, selection and approval of developers for two city-owned sites designated for affordable housing, as well as the addition of resources

such as Public Works Homeless Support Team to make public spaces accessible for all, and the creation of the Housing and Human Services Department to lead the efforts on expanding affordable housing and addressing and preventing homelessness. The accomplishments since 2022 are noteworthy in light of the challenges Santa Monica faces based on our location as a City that borders the City of Los Angeles and is at the Los Angeles County Metropolitan Transportation Authority end of line, and within a region that continues to see large increases in the number of people experiencing homelessness.

Amidst these accomplishments we also acknowledge much more work remains. To inform the path ahead, the City is developing a Homelessness Strategic Plan (HSP) to guide and coordinate services to address homelessness. Resources generated by Measures CS and GS will be used to fund those initiatives and have potential to make significant impacts. Staff is also recommending that the City Council adopt a new 2024 Proclamation Declaring a Local Emergency on Homelessness, which will preserve the flexibility necessary for the City to implement responsive solutions quickly and efficiently.

REGIONAL CONTEXT

There are inherent challenges posed simply by virtue of Santa Monica's location in a state and county with the largest numbers of people experiencing homelessness in the nation that provides the backdrop for homelessness in our City.

The Los Angeles Continuum of Care (LA CoC) is the planning agency responsible for coordinating the full range of homelessness services across a geographic area. The LA CoC is divided into Service Planning Areas (SPA). Santa Monica is in SPA 5, which includes Beverly Hills, Culver City, Malibu and the westside region of the City of Los Angeles, including LA City Council District 11. To better understand efforts to address homelessness in Santa Monica, it is crucial to analyze data at the state, regional, and local level.

TABLE 1: 2023 HOMELESSNESS POINT-IN-TIME COUNT

Region	Count	Key Data
United States	653,100	Highest number since the PIT Count started in 2007
California	181,339	28% of homeless population in US (6% increase since 2022)
Los Angeles County	71,320	39% of homeless population in CA (10% increase since 2022)
Service Planning Area 5 (Westside)	6,669	9% of homeless population in LA CoC (45% increase since 2022. 2nd highest after SPA 8, which increased by 46%)
Santa Monica	926	Represents an increase of 15% since 2022

According to the United States Department of Housing and Urban Development (HUD) Point-in-Time (PIT) Count for 2023 (Attachment C), there were 181,399 people experiencing homelessness in California. 68% of those individuals are unsheltered, this is the highest rate of unsheltered individuals in the nation. LA CoC saw a 10% increase in 2023, with 71,320 people experiencing homelessness (Attachment D). SPA 5 experienced a more significant increase of 45%, and Santa Monica saw a 15% increase, for a total of 926 people experiencing homelessness (Attachment E).

2024 Homeless PITC: This year the City turned over management of the Homeless Count to the Los Angeles Homeless Services Authority (LAHSA), the entity mandated by HUD to conduct the PITC for the LA CoC. Information gathered during the PITC is used by the federal government to determine federal funding allocations to address homelessness and many local jurisdictions rely on PITC data to inform strategic planning efforts, funding allocations, and impact evaluations of current homeless programs and funding. LAHSA anticipates releasing results for the 2024 PITC in summer/early fall.

THE CITY'S FOUR PILLAR APPROACH TO ADDRESSING HOMELESSNESS

Santa Monica has an extensive five-decade history of deep investments in a local safety net, affordable housing, and coordinated efforts to prevent and address homelessness which are grounded in best practices tailored to meet Santa Monica's needs.

The City's Four Pillar Approach to Addressing Homelessness focuses on:

- Preventing housed Santa Monicans from becoming homeless and increasing affordable housing opportunities;
- Addressing the behavioral health needs of vulnerable residents;
- Maintaining equitable access to safe, fun, and healthy open spaces; and
- Strengthening regional capacity to address homelessness.



PILLAR 1: PREVENTING HOMELESSNESS

Preventing housed Santa Monicans from becoming homeless and increasing affordable housing opportunities.

Housing Voucher Programs: The Santa Monica Housing Authority (SMHA) provides rental subsidy assistance to over 1,650 low-income Santa Monica residents, enabling individuals to remain housed through six federal housing voucher programs. These programs demonstrate high housing retention rates, with both the Continuum of Care and Emergency Housing Voucher programs consistently reporting retention rates of 90% or higher.

With the addition of the Stability Voucher Program in October 2023, the SMHA continues to pursue new avenues to provide rental assistance to vulnerable Santa Monica residents.

TABLE 2: VOUCHER PROGRAMS FOR PEOPLE EXPERIENCING HOMELESSNESS (as of December 31, 2023)

Program Name	Population	Total Vouchers Leased
Continuum of Care Program (CoC)	People who are chronically homeless, disabled, and high acuity	239
Emergency Housing Voucher (EHV)	People experiencing homelessness in local shelters and on the street	57
Stability Voucher Program	People experiencing homelessness on the street with a higher acuity score	15 vouchers allocated. This is a new program so the vouchers have not yet been utilized.
Veterans Affairs Supportive Housing (VASH)	Homeless Veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs	16

TABLE 3: VOUCHER PROGRAMS FOR PEOPLE WHO ARE LOW-INCOME, AT RISK OF HOMELESSNESS (as of December 31, 2023)

Program Name	Population	Total Vouchers Leased
Housing Choice Voucher Program (HCV or Section 8)	Very low-income households who have lost or are at risk of losing their housing	1,320
HOME Tenant-Based Rental Assistance Program (HOME)	Low-income households at risk of homelessness with preference given to seniors/ disabled persons	38

Preserving Our Diversity (POD): The POD program provides monthly cash-based assistance to eligible senior households to help achieve a basic after-rent income to support aging in place. As of December 31, 2023, there were 206 low-income senior households enrolled in the POD program.

Based on authority in the Emergency Order on Homelessness, the City Manager was authorized to approve an inflation adjustment to the benefit disbursements for current POD program enrollees, with adjustments being guided by changes to the Consumer Price Index (CPI). This inflation adjustment was applied in May 2024 and was the first since the launch of the POD program in 2019, this CPI adjustment increased the average monthly assistance from $510 to $766. This will help vulnerable seniors in our community and ensure they have income to continue to keep up with inflationary costs on items such as food and medicine.

This benefit increase is likely to exhaust the existing $2 million annual program budget. Therefore, HHSD will bring forward a request to City Council to increase the POD program budget by $1 million (to allow for a $3 million budget) for FY24-25 so that up to 100 more participants can be served. These resources come from the Housing Trust Fund.

Affordable Housing and Permanent Supportive Housing (PSH) Developments: Adequate levels of affordable housing and PSH are the most critical components to homelessness prevention and intervention (Attachment F). The City has longstanding commitments to affordable housing development, as reflected in the certified 6th Cycle Housing Element (2021-2029) which prioritizes affordable

housing among other focus areas (Attachment G). Presently, the City's housing stock includes nearly 5,000 affordable residences, 184 of which are PSH apartments. Below are updates on developments in which the City has invested:

TABLE 4: NEW AFFORDABLE HOUSING DEVELOPMENTS

Name	Developer	Population	Units/Type	Status
Las Flores, 1834 14th Street	Community Corporation of Santa Monica	Low-income households	73 general	Complete March 2023
Brunson Terrace, 1819 Pico Boulevard	Community Corporation of Santa Monica	Low-income households	48 general	Complete August 2023
Berkeley Station, 1342 Berkeley Street	Community Corporation of Santa Monica	Low-income households and vulnerable young adults	13 general	Construction will start in late May 2024
The Laurel, 1413 Michigan Avenue	EAH Housing	Permanent supportive housing for people experiencing homelessness	57 PSH	Opening scheduled for late May 2024
Former Parking Structure 3, 1318 4th Street	EAH Housing	Families, individuals, and permanent supportive housing for people experiencing homelessness	72 general 50 PSH	Predevelopment Phase
Three City-owned sites adjacent to Wilshire Blvd and 14th Street	Hollywood Community Housing Corporation	Families, individuals, and permanent supportive housing for people experiencing homelessness	90 general 40 PSH	Predevelopment Phase

It will take significant investment, political will, and time to create the stock of affordable and permanent supportive housing necessary to house people who are currently homeless and provide enough affordable housing to prevent other households from becoming homeless.

Santa Monica Fire Department (SMFD) Case Management Program with WISE & Healthy Aging (WISE): HHSD and SMFD worked to build a connection with WISE to create the foundation for this pilot program, including securing funding for the program through the Westside Cities Council of Governments (WSCCOG) for FY23-24 and FY24-25. The WISE case manager is dedicated to SMFD 20 hours per week and supports housed seniors who are high utilizers of the 911 system.

Since the launch of the program in September 2023, it has served 31 seniors. As of March 31, 2024, the WISE case manager has an active caseload of 19 clients, supporting them with a vast array of services.

Legal Aid Foundation of Los Angeles (LAFLA): Through the Eviction Prevention

Program and Right to Counsel Program, LAFLA supports Santa Monicans in maintaining housing through funding from HOME Investment Partnerships – American Rescue Plan (HOME-ARP) and WSCCOG Local Solutions funding.

In the first half of FY23-24, LAFLA and its subcontractor BASTA Universal, that can provide services to undocumented individuals, represented Santa Monicans in 71 eviction cases and provided case management services to 54 clients, serving 438 Santa Monica residents in 545 active and closed housing cases. Nearly all the closed cases had a positive outcome, with clients either remaining in their home or getting extra time to move out, waiving back rent, covering moving expenses, and/or getting a sealed eviction record with an estimated $575,000 in savings from court fee waivers, waived back rent, and relocation assistance.

Renter Protections 16 Item: As of June 2023, eviction filings in L.A. County had increased above pre-pandemic levels, reversing a years-long downward trend in the total number of eviction filings. Local data confirms this trend, with landlords reporting to the City Attorney's Office (CAO) a total of 19 evictions filed in 2021 and at least 66 evictions filed in 2023, representing a nearly 250% increase.

Considering the data from L.A. County, on August 22, 2023 (Attachment H), Council directed staff to pursue the following initiatives:

1. Tenant Protections Ordinance: On January 23, 2024, Council considered and voted to approve a tenant protection ordinance which was adopted and became effective on March 14, 2024 (Attachment I). The ordinance achieves the following:

    - Makes the City the first jurisdiction in California to prohibit landlords from discriminating against tenants and applicants based on their housing status, allowing unhoused persons to use housing vouchers to secure housing.
    - Addresses constructive evictions by requiring landlord payment of relocation expenses under certain circumstances; bolstering the City's tenant harassment ordinance; prohibiting bad faith excessive rent increases; and requiring heightened standards for buy-out agreements.

2. Rental Registry: the City Council directed staff to bring forward recommendations for a database of all rental units in the City to streamline inspections, enforce the City's short-term rental ordinance, measure emerging trends around displacement, and maintain an open line of communication with both tenants and landlords. These recommendations will be shared with Council via an Information Item posted on the City's website by end of FY23-24 and will provide relevant data to assist the City Council in determining whether, when, and how to move forward with a rental registry inclusive of all rental units throughout the City.
3. Right to Counsel Expansion: HHSD contracted with Fetterman Dunn Consulting on December 12, 2023, to conduct an analysis, develop strategies, and provide written recommendations for right to counsel and flexible financial assistance programming for those at-risk of eviction. Fetterman Dunn will provide analysis and recommendations to staff in summer 2024. Per City Council direction, staff will then present the recommendations to various City Boards and Commissions and then to City Council in fall 2024.

Prohousing Incentive Program (PIP)*:* On January 31, 2024, the City was awarded the state's Prohousing Designation, with the highest awarded score of any jurisdiction in California. This award recognizes the City's strong commitment to developing affordable housing. With this designation, the City became eligible to apply for funding through the California Housing and Community Development (HCD) PIP, which provides grant funding for planning and implementation activities related to housing and community development.

Council authorized staff to apply for PIP funding and, if awarded, to use the full allocation, up to $1 million, to assist eligible Santa Monica renters at risk of losing housing due to rent increases or eviction for non-payment of rent (Attachment J).

PILLAR 2: BEHAVIORAL HEALTH

Addressing the physical and behavioral health needs of vulnerable residents by providing more access to healthcare.

Santa Monica Shelter (SAMOSHEL): As of July 1, 2023, the City funds all 60 beds at The People Concern (TPC) SAMOSHEL facility. As of April 2024, the current occupancy rate is 58%. The SAMOSHEL renovation was completed in March 2024, creating a new 24/7 intake room to allow referrals from first responders. Referrals to the beds can be made by the Shelter, Treatment and Empowerment Program (STEP) Court; outreach teams staffed by CLARE | Matrix, TPC, The Salvation Army (SA); and Santa Monica Police Department (SMPD) personnel. SMPD referrals are primarily from the Homeless Liaison Program (HLP) Team - which provides the primary connection between SMPD and people experiencing homelessness throughout the City; Directed Action Response Team (DaRT) which covers the Santa Monica Pier, downtown area, and beach; and the Downtown Services Unit.

TABLE 5: SAMOSHEL INTERIM HOUSING OUTCOMES (AS OF MARCH 31, 2024)

Referring Partner	Number of Referrals	Referral Outcomes
HLP Team	12	11 still in shelter
Outreach Teams/ STEP Court	34	22 still in shelter and 6 exited to Permanent Housing

Multidisciplinary Outreach Teams (MDTs): The City continues to invest in MDTs staffed by licensed medical and behavioral health clinicians who can deliver immediate and intensive services for people experiencing homelessness and work with them on moving indoors. The MDTs are managed by TPC and include one Homeless Multidisciplinary Street Team (HMST) and three City + County + Community Teams (C3). Council supported the addition of a third C3 Team which

started in FY23-24. The original two C3 Teams cover the beach and downtown area, and the additional team covers the balance of the City. These teams work collaboratively with the HLP Team to discuss and address the needs of the City's highest need individuals.

TABLE 6: MULTIDISCIPLINARY TEAM OUTCOMES (AS OF DECEMBER 31, 2023)

Contacts made with people experiencing homelessness	8,282
Direct medical or psychiatric services provided	1,059
Interim or permanent housing placements made	56

West Coast Care Foundation (WCC): WCC develops action plans and provides referrals, case management, Project Homecoming resources, and follow-up services for people experiencing homelessness. WCC has a contract for outreach services within the areas of the beach and Pier for a total of 25 hours per week.

Therapeutic Transport Team (TTT): On January 8, 2024, Santa Monica successfully launched its pilot program in tandem with the Los Angeles County Department of Mental Health (DMH), which operates a specialized TTT that deploys with first responder calls for service related to mental health crises in Santa Monica. Made possible through the City's commitment of $464,000 to fund the program, TTT is available five days a week, eight hours a day, to assist SMPD and SMFD with 911 and non-emergency calls for service that involve housed or unhoused people experiencing a mental health emergency. The TTT consists of three DMH staff: a clinical social worker, a peer support specialist or community health worker, and a driver. TTT staff provide robust client evaluation, refer clients to additional mental health services, transport clients to psychiatric care if needed, and provide follow-up services.

Since launching, the TTT served 34 people, and transported 11 individuals to psychiatric care. City staff continue to work with DMH to expand TTT staffing to provide 24/7 coverage for the City.

Alternatives to Incarceration (ATI): The ATI program has been running in Santa Monica for the last two years. While the Pre-Arraignment Release Protocol

(PARP) zero bail policy has dramatically reduced participation in ATI, the program continues to see success, graduating 22 participants in 2023, none of whom have been rearrested in Santa Monica.

Behavioral Health Study: In October 2022, HHSD contracted with Initium Health (Initium) to conduct a comprehensive behavioral health study, including both mental health and substance use, and to assess the feasibility of establishing a behavioral health facility. Initium engaged hundreds of stakeholders through Ideas Exchange events, interviews, focus groups, and a public survey to collect what the local community sees as the key priorities and needs related to behavioral health. Initium also conducted a behavioral health center assessment and identified key considerations related to zoning and land use, infrastructure, geographic accessibility, service proximity, therapeutic environment, and financing to inform the future development of a behavioral health center.

In January 2024, Initium shared preliminary findings with the community through the City's Human Services Commission and received meaningful feedback. The findings reinforced the pressing need for crisis stabilization services and short-term crisis services locally and identified a coordinated regional investment as the most feasible implementation strategy. The work done by Initium is being expanded and refined with final recommendations that reflect the community's suggestions, develop strategies to address gaps in intensive behavioral health care - including crisis and step-down mental health and substance use services - and work with local partners to expand regional investments in behavioral health services.



PILLAR 3: SAFE PUBLIC SPACES

Continuously enhancing our approach to maintaining equitable access to safe, fun, and healthy open spaces.

Crime Statistics: Analysis of crime statistics indicate that approximately 18% of

calls for service in calendar year 2023 were related to people experiencing homelessness. The SMPD responded to over 1,840 calls for service related to encampments and nearly 640 calls for people experiencing homelessness who were experiencing a mental health crisis. 67% of arrests were of people experiencing homelessness, which aligns with arrests from prior years.

If someone calls 911 to report a person sleeping in an alley or a person sitting at a bus bench with several bags, the call is coded by dispatch as an encampment. However, such situations do not meet the definitions of an encampment pursuant to the legal confines of *Johnson v. City of Grants Pass.* As such, SMPD responds to address the community concerns, initiate outreach, begin documentation, and when applicable, enforce local and state laws in a constitutional manner.

HLP Team: The HLP Team is currently staffed with one Police Sergeant and nine Police Officers and supported with one full-time, dedicated, clinician from DMH. It is SMPD's dedicated unit tasked primarily with working with people experiencing homelessness. The HLP Team works to locate, identify, and provide outreach to people experiencing homelessness. When necessary, the HLP Team enforces applicable municipal and state codes. The HLP Team regularly works side by side with personnel from SA and TPC to address, and at times facilitate care and services, for people experiencing homelessness. The HLP Team has seen tremendous success with the relationships with these service providers given their access to beds and services. They can quickly place and transfer people experiencing homelessness into transitional housing and/or substance abuse treatment programs directly from contact made in the community. Council gave authorization to add a second HLP Team to provide coverage 7 days a week. Due to staffing challenges, SMPD continues to work on recruiting for these positions to staff a second HLP team.

311 Homelessness Related Response Program: The City utilizes a 311 program for constituents to report non-emergency requests. In February 2024, SMPD executed a contract with SA, whose Homeless Outreach Team is structured to provide immediate support and follow-up to 311 requests related to providing services for people experiencing homelessness. These requests are directed by

the HLP Team to SA staff. In the absence of 311 requests, SA conducts street outreach at the direction of the HLP Team. When conducting outreach, SA assesses individuals to determine if they are eligible Santa Monica Program Participants and connects individuals to resources that are most appropriate for them.

Shelter, Treatment and Empowerment Program (STEP) Court: Over the last year, the CAO Criminal Unit has received close to $1 million in grant funding to establish a new program called the STEP Court. STEP Court is a collaborative effort between the CAO, the Los Angeles Superior Court, the Public Defender's office, and Exodus Recovery, Inc., that focuses on people experiencing homelessness, substance abuse, and/or mental health issues.

Through grant funding, the CAO has been able to establish a contract with Exodus where they provide one-on-one case management for those participating in STEP Court to help remove barriers to housing, such as finding residential treatment beds, facilitating consistent access to medication, helping apply for housing vouchers, and ensuring eligible participants attend court.

On January 10, 2024, the CAO held the first STEP Court event. Five participants were screened and four accepted the program. As of March 31, 2024, 22 participants were referred to the program and 11 are currently active.

Downtown Santa Monica, Inc. (DTSM): DTSM has several programs to address homelessness.

- *DTSM Park Ambassadors* provide hospitality and maintenance services in the Downtown Santa Monica Business Assessment District, as well as Tongva Park, Palisades Park, and Reed Park. All Park Ambassadors receive training on de-escalation, engaging with people experiencing homelessness, and providing referral information to local and regional service agencies.
- *DTSM Quality of Life (QOL) Ambassadors* possess enhanced skills and training and work collaboratively with the City's outreach teams and first responders to effectively engage people experiencing homelessness while addressing disruptive and unsafe behavior in the downtown area. In calendar

year 2023, DTSM Ambassadors provided 2,008 social service referrals, including 663 referrals in the downtown area, 1,345 in the parks, and assisted 27 individuals in moving off the streets and indoors via family reunification, shelter, or treatment.

- *Legion Corporation* provides security in the property-based Business Assessment District. Legion Corporation Security Guards are trained on how to engage and triage people experiencing homelessness and are equipped with Narcan to assist those with Substance Use Disorders.

Homeless Support Team (HoST): HoST was created as a pilot program in FY23-24 to address the impact of homelessness, specifically the increase in waste in City parks, beaches, public spaces, and facilities. The goal of HoST is to provide dedicated resources to address encampment "hot spots" with SMPD and SMFD assistance and respond to 311 requests for homeless-related issues. HoST enables other Public Works staff to focus on their core duties and prioritize maintenance of the public domain. HoST operates throughout the entire City.

As Public Works continues with the recruitment process for City staff to oversee HoST, HoST is operated by the City's contractor, Mariposa Landscaping. Mariposa deploys three crew members twice a week on an 8-hour shift to deliver:

1) *Proactive Maintenance*: a deployment map was created to divide the City into quadrants which HoST inspects and collects debris from at least once a week.

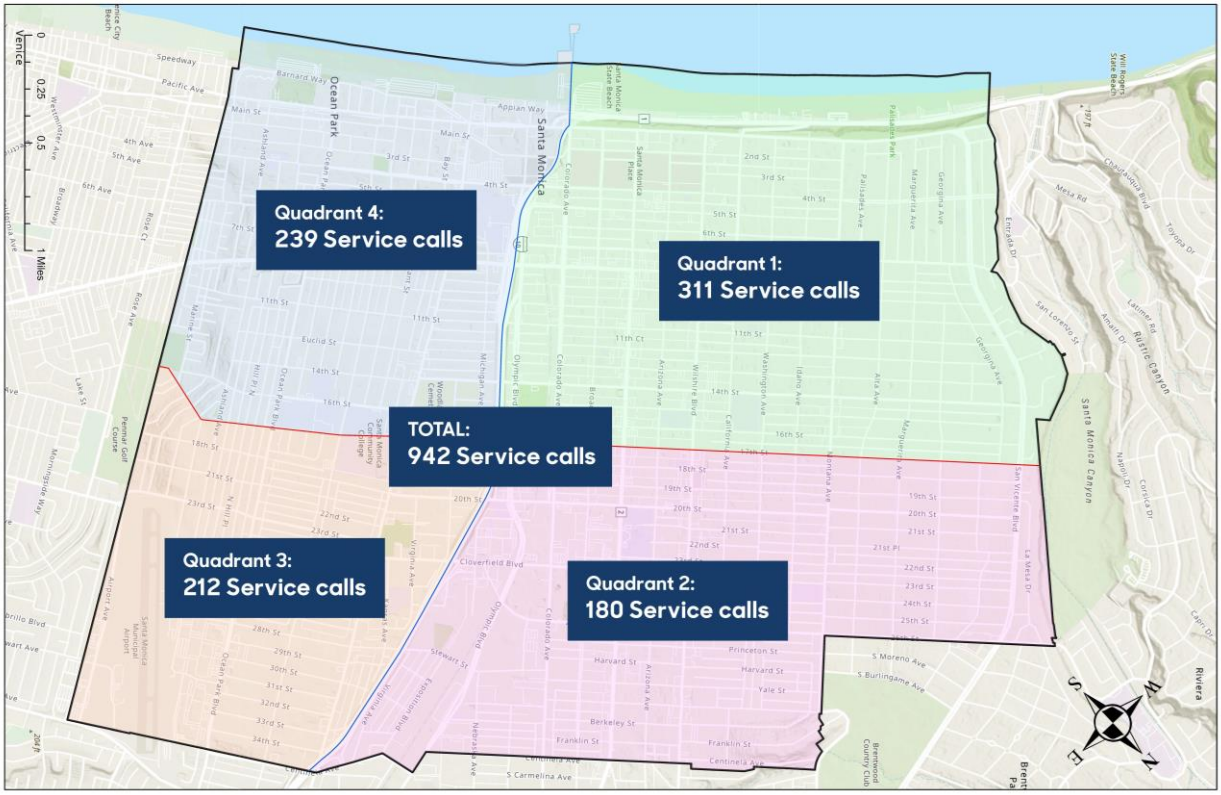
2) *Rapid 311 Response*: HoST responds to 311 requests.

3) *Prompt HLP Team Support*: HoST works closely with the HLP team to assist in encampment removal efforts.

From September through March 2024, Mariposa collected 91 tons of debris from 942 calls for service amongst all 4 quadrants.

HoST will ultimately be staffed by one Maintenance Crew Leader and two Maintenance Workers and will operate five days a week. The anticipated deployment date of the City team is by end of May 2024.

2023 HOMELESS SUPPORT TEAM (HOST) MAP



Big Blue Bus: To address issues on the City's public transit buses, the Santa Monica Department of Transportation (DoT) incorporated a Transit Safety and Security Program on March 10, 2024, consisting of unarmed security guards, or Transit Safety Officers (TSOs), who are assigned to ride onboard buses and conduct foot patrols at Big Blue Bus stops. The TSOs will be able to support Motor Coach Operators in providing customer service to riders as well as support the City's efforts in addressing homelessness by distributing resource cards to people experiencing homelessness who are onboard buses or at bus stops with information on how they can access services within Santa Monica as well as outside of City limits.

Project Homecoming: Established in 2006, this program is for individuals recently arriving in Santa Monica who do not meet local or regional criteria for priority in housing. It provides one-time assistance to reunite participants with friends or family who agree to provide permanent housing and necessary supports for individuals in their community of origin. Some individuals may come here for a temporary or permanent stay and then realize it is more difficult to manage due to

a variety of factors. Accordingly, when offered the opportunity to return to their support system, many people accept. The program successfully reconnected 140 people experiencing homelessness to permanent housing in 2023.



PILLAR 4: REGIONAL CAPACITY

Strengthening regional capacity to address homelessness.

LAHSA: Since 2009 the City has maintained its own HMIS (Homeless Management Information System) (ServicePoint), independent from LAHSA. Over the last decade, LAHSA's HMIS (Clarity) has evolved and is used by most providers across the region. The City will be transitioning from ServicePoint to the regional Clarity database, which will provide many advantages including cost savings, improved client care coordination, and more efficient linkages to regional resources. Providers will have the ability to access and enter all homeless client related data in one place, and the City will retain the ability to build customized assessments and reports. The database transition process started in January of this year and is scheduled to be completed by September 2024.

Los Angeles County Homeless Initiative Pathway Home Program: Pathway Home is an encampment resolution program that brings people off the streets into immediately available interim housing, paired with on-site wrap around supportive services, with the goal of placing individuals into permanent housing. Pathway Home launched in Santa Monica on February 14, 2024, and brought in County and regional resources to support moving 25 people experiencing homelessness from the streets of Santa Monica indoors 2 of whom have already exited to permanent housing.

Los Angeles County Metropolitan Transportation Authority (Metro): Metro currently has an End of Line policy by which trains and buses are cleared of all riders when they are taken out of service at the "end of line" to ensure they are empty before returning to rail and bus yards for cleaning and maintenance.

Santa Monica has four westbound E Line (Expo) trains and four Metro Bus Lines (4, 20, 33, and 720) that discharge all passengers at the end of the line in downtown Santa Monica. Since 2022 the City has been working with Metro to modify their policies to reduce the impacts on the City's resources (Attachment E). The City continues to move this conversation forward with interdepartmental meetings with Metro that are centered on the City's needs.

California Department of Transportation (Caltrans): In February 2024, staff from the City Manager's Office, HHSD, and Public Works resumed meeting with Caltrans to discuss issues related to the condition of the I-10 freeway embankments, most notably at 17th Street, 20th Street, and Lincoln Boulevard, where there are continued problems with encampments, graffiti, trash, and fires.

The City also asked Senator Ben Allen's office to assist in the effort to get Caltrans to be more responsive, better secure their property, and schedule regular outreach and maintenance operations in tandem with their outreach partner LAHSA. City staff continue to advocate for added resources and more effective coordination to address these embankments.

Westside Cities Council of Governments (WSCCOG): The City is an active member of the WSCCOG, which engages in regional and cooperative planning and coordination of government services for the cities of Beverly Hills, Culver City, Santa Monica, West Hollywood, and Los Angeles (Districts 4, 5, 10, 11 and 13), as well as the County of Los Angeles (Districts 2 and 3).

The City participates in the WSCCOG Homelessness Working Group and received funding via the Innovations Fund for homeless prevention and housing efforts grant. With the funding, the City served 94 households through its Preventive Assistance Program - providing short-term rental assistance to prevent evictions, and 9 households through its Permanent Housing Operations and Supportive Services Program - providing financial assistance for move-in costs. Beginning July 1, 2023, WSCCOG coordinated funding for L.A. County Homeless Initiative's multi-year Local Solutions Fund, which supports the SMPD 311 Homelessness Related Response Program with SA, HHSD's Right to Counsel and Eviction

Prevention Program with LAFLA, and the SMFD WISE & Healthy Aging Case Management Program.

Los Angeles County Supervisorial District 3 (SD3): City leadership is engaging with Supervisor Lindsey Horvath, who represents SD3. Although Santa Monica is an independent City within SD3, it benefits from having a strong partnership with regional leaders.

Regional Behavioral Health Investments: Over the past year, City staff have brought together other local cities and the County to discuss expanding services, with a strong focus on opening a crisis center on the Westside. City staff have been in discussion with the County and SD3 about opportunities for crisis stabilization and short-term crisis services at the West Los Angeles Armory. This includes a request to re-evaluate the scope of services to provide much needed crisis care, including at least 16 crisis stabilization beds and 16 short-term crisis beds.

The WSCCOG's is embarking on developing a Behavioral Health Center Implementation Strategy which will build on Santa Monica's Behavioral Health Study that is underway. WSCCOG is developing a Request for Proposals to open a behavioral health crisis center on the Westside. The City's study will help inform the WSCCOG's implementation strategy while also identifying opportunities for Santa Monica to expand services locally.

COSTS RELATED TO ADDRESSING HOMELESSNESS

Since November 2022, the City has been tracking direct and indirect City costs related to addressing homelessness and homeless prevention (Attachment F). Given that FY 23-24 is not yet complete, the numbers below are for FY 22-23.

Actual expenditures for FY22-23 were $48 million. Direct costs were $15.3 million ($13.4 million from the General Fund), direct expenditures are things such as grants provided to service providers through the City's Human Services Grants Program, City programs such as the HLP Team, Project Homecoming, and homeless prevention programs including the Rent Control Adjustment Relief program, LAFLA Eviction Prevention, and Below Market Housing programs.

Indirect costs for FY 22-23 are an estimated $32.7 million. These are costs attributed to the impacts of homelessness, with approximately $28.0 million in public safety costs based on the number of calls for service attributed to homelessness, and $4.7 million were Public Works homelessness-related costs for cleaning, custodial, trash pickup and other maintenance of City facilities and infrastructure.

In addition to the $48 million in City funds, Santa Monica also utilizes $25.6 million in pass through money from the County, State, and Federal governments on efforts to address homelessness.

TABLE 7: FY22-23 EXPENDITURES FOR HOMELESSNESS AND HOMELESSNESS PREVENTION

Department	Direct Costs	Indirect Costs	Total
City Attorney	$557,738		$557,738
Fire	$662,244	$5,789,792	$6,452,036
Housing & Human Services	$10,075,147		$10,075,147
Library	$346,375		$346,375
Police	$2,342,057	$22,225,786	$24,567,844
Public Works		$4,717,661	$4,717,661
Recreation & Arts	$1,324,194		$1,324,194
Total	**$15,307,756**	**$32,733,240**	**$48,040,997**

DECLARING A LOCAL EMERGENCY ON HOMELESSNESS

The City Council adopted a Proclamation Declaring a Local Emergency Order on Homelessness (2023 Proclamation) on February 14, 2023 (Attachment K), which Council extended through May 31, 2024 (Attachment E). In the last year, the City used the 2023 Proclamation to fast-track the critical efforts outlined below.

TABLE 8: KEY INITIATIVES ADVANCED UNDER THE HOMELESSNESS EMERGENCY ORDER

Key Action Initiatives	Organization /Department
Made loan commitment to Community Corporation of Santa Monica for 1342 Berkeley Street Development by modifying the limits set forth in the Housing Trust Fund Guidelines	Community Corporation of Santa Monica / HHSD
Executed Stability Voucher Program Memorandum of Understanding with LAHSA	LAHSA / HHSD
Obtained Surplus Land Act declaration needed for Wilshire Boulevard Housing Developments and released request for proposals from developers	Hollywood Community Housing /HHSD
Prevented rent price gouging through enforcement of Penal Code 396 (e)	CAO
Authorized Preserving Our Diversity (POD) Program inflation adjustment	HHSD

TABLE 9: CONTRACTS EXECUTED AS EXCEPTION TO COMPETITIVE BIDDING PROCESS UNDER THE HOMELESSNESS EMERGENCY ORDER

Program	Services	Organization/ Department	Amount and Time Period
Services, Treatment and Empowerment Program (STEP) Court Diversion	Diversion services	Exodus Recovery/CAO	$1,500,000 over 4 years
Homeless Multi-disciplinary Street Team (HMST)	Outreach	The People Concern/HHSD	$2,400,000 over 4 years
City + County + Community (C3) Team	Outreach	LA County Department of Health Services/ HHSD	$5,040,000 over 4 years
311 Response Team	Outreach	The Salvation Army/SMPD	$446,250 over 2 years
Project Homecoming / Family Reunification	Outreach and housing placement	Greyhound-Flix Bus/HHSD/SMFD	$210,000 over 3 years
ServicePoint to Clarity HMIS Data Migration	Data manage-ment and service coordination	Pathways MISI/HHSD	$705,000 through 06/30/25
Development of 16 Item Right to Counsel and rental assistance recommendations	Policy and program development	Fetterman-Dunn Consulting/HHSD	$93,125 over 1 year

Given the many contracts and key initiatives the City has advanced by leveraging the 2023 Proclamation, staff recommends that the City Council adopt a new 2024 Proclamation Declaring a Local Emergency on Homelessness (2024 Proclamation) through May 31, 2025, to maintain the momentum detailed in this report. The 2024 Proclamation would allow the City to continue to address the crisis in a nimble way including enforcement of laws that support in preventing homelessness, such as Penal Code 396 (e) which limits annual rent increases to no more than 10% during a Proclamation and streamline, accelerate, and expedite processes to implement the 2021-2029 Council approved Housing Element regarding City-owned land identified for affordable housing. By leveraging the flexibility provided by the emergency order, we can adapt our hiring practices to ensure we have the necessary workforce to effectively address homelessness.

NEXT STEPS

Measures CS and GS: The City planned to expand services addressing homelessness during the FY23-25 biennial period using two funding streams: Measure CS and Measure GS, both approved by Santa Monica voters in November 2022. The ongoing revenue streams generated through Measures CS and GS provide necessary funds to accelerate the City's work on addressing homelessness, produce and preserve affordable housing, prevent homelessness, and maintain clean and safe public spaces. On March 11, 2023, the City Council considered and supported a set of uses for Measure CS funds directly related to homelessness (Attachment L) which are detailed within the January 2024 overview and status report to the Transient Occupancy Tax (TOT) Advisory Committee (Attachment M).

Measure GS planning and organizational adjustments can begin as early as FY24-25 for what will likely be a multi-year Measure GS implementation strategy.

HSP: On March 11, 2023, Council authorized the development of a strategic plan to address homelessness, funded on a one-time basis using Measure CS funds. The HSP will set clear policy direction, promote alignment across City stakeholders, and lay out a coordinated vision for the expansion of the homelessness response system, including measurable outcomes, goals, and

tangible strategies which focus interdepartmental efforts where they can make the biggest impact. With this plan, the City seeks to increase continuity in an inherently shifting policy environment, improve focus on measurable objectives, and increase internal alignment and regional coordination.

In September 2023, the City executed a contract with BerryDunn to lead development of the HSP. Since then, BerryDunn has completed an extensive document review and facilitated multiple working sessions with staff and department leadership to develop the key components of the HSP, including the mission, vision, values, goals, objectives, and performance measures. BerryDunn will continue to meet with staff to finalize the HSP and will return to Council in early 2025 to present the final plan. Building off the existing work on addressing homelessness, the HSP will provide a roadmap for addressing homelessness moving forward and will ensure ongoing interdepartmental coordination and collaboration.

Past Council Actions

Date	Description
03/26/19 (Attachment B)	2019 Annual Homelessness Report to Council and approval of Four-Pillar Strategy
10/11/22 (Attachment G)	Adoption of Resolution Amending the 6th Cycle (2021-2029) Housing Element to the City's General Plan and Approval of Addendum to the Final Environmental Impact Report for the 6th Cycle (2021-2029) Housing Element.
02/14/23 (Attachment K)	Proclamation of a Local Homelessness Emergency
03/11/23 (Attachment L)	2023 Council Workshop identifying Addressing Homelessness as a priority for FY23-25 and providing direction on key investments and actions
05/09/23 (Attachment E)	2023 Annual Homelessness Report to Council
08/22/23 (Attachment H)	Request of Councilmember Torosis, Councilmember Zwick, and Mayor Davis directing the City Manager and City Attorney to implement and develop recommendations for programs and ordinances to

	protect the 70%of Santa Monicans who are renters.
02/13/24 (Attachment I)	Second Reading and Adoption of an Ordinance Amending the City's Tenant Protection Laws
02/27/24 (Attachment J)	Council authorized the City Manager to Submit an Application for HCD's PIP Grant and to Execute All Necessary Documents to Accept Grant if Awarded

Environmental Review

The 2024 Proclamation is categorically exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, which states that CEQA does not apply, "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The 2024 Proclamation will support the City's actions to address homelessness. Therefore, it can be seen with certainty that actions would not result in adverse physical impacts on the environment, and as such, is categorically exempt from CEQA.

Financial Impacts and Budget Actions

There is no immediate financial impact or budget action necessary as a result of the recommended action. Staff will return to Council if specific budget actions are required in the future.

Abbreviation	Definition
ATI	Alternatives to Incarceration
C3	City + County + Community Teams
Caltrans	California Department of Transportation
CAO	City Attorney's Office
CEQA	California Environmental Quality Act
CoC	Continuum of Care
CPI	Consumer Price Index
DaRT	Directed Action Response Team
DMH	Department of Mental Health
DoT	Department of Transportation
DTSM	Downtown Santa Monica, Inc.

EHV	Emergency Housing Voucher
HCD	California Housing and Community Development
HCV	Housing Choice Voucher Program/Section 8
HHSD	Housing and Human Services Department
HLP	Homeless Liaison Program
HMIS	Homeless Management Information System
HMST	Homeless Multidisciplinary Street Team
HOME	HOME Tenant-Based Rental Assistance Program
HOME-ARP	HOME Investment Partnerships – American Rescue Plan
HoST	Homeless Support Team
HSP	Homelessness Strategic Plan
HUD	United States Department of Housing and Urban Development
LA CoC	Los Angeles Continuum of Care
LAFLA	Legal Aid Foundation of Los Angeles
LAHSA	Los Angeles Homeless Services Authority
MDT	Multidisciplinary Outreach Team
Metro	Metropolitan Transportation Authority
PARP	Pre-Arraignment Release Protocol
PIP	Prohousing Incentive Program
PIT	Point-in-Time
POD	Preserving Our Diversity
PSH	Permanent Supportive Housing
QOL	Quality of Life
SA	Salvation Army
SAMOSHEL	Santa Monica Shelter
SD3	Supervisorial District 3
SMFD	Santa Monica Fire Department
SMHA	Santa Monica Housing Authority
SMPD	Santa Monica Police Department
SPA	Service Planning Area
STEP	Shelter, Treatment and Empowerment Program
TPC	The People Concern
TSO	Transit Safety Officer
TTT	Therapeutic Transport Team

VASH	Veterans Affairs Supportive Housing
WISE	WISE & Healthy Aging
WSCCOG	Westside Cities Council of Governments

Prepared By: Heather Averick, Director

Approved

Heather Averick, Director 5/2/2024

Forwarded to Council

David White, City Manager 5/7/2024

Attachments:

A. Attachment A: 2024 Proclamation Declaring a State of Emergency Based on Homelessness
B. Attachment B: March 26, 2019 Staff Report (4 Pillars) - Web Link
C. Attachment C: 2023 HUD Annual Homelessness Assessment Report (AHAR) - Web Link
D. Attachment D: 2023 LAHSA Greater Los Angeles Homeless Count Results - Web Link
E. Attachment E: May 9, 2023 Staff Report (2023 AHR) - Web Link
F. Attachment F: Moss Adams Homelessness Study - Web Link
G. Attachment G: October 11, 2022 Staff Report (Housing Element) - Web Link
H. Attachment H: August 22, 2023 16 Item - Web Link
I. Attachment I: February 13, 2024 Staff Report - Web Link
J. Attachment J: February 27, 2024 Staff Report - Web Link
K. Attachment K: February 14, 2023 Declaration of Local Homelessness Emergency - Web Link
L. Attachment L: March 11, 2023 Council Workshop - Web Link
M. Attachment M: January 18, 2024 TOT Advisory Committee Meeting - Web Link
N. Written Comments
O. PowerPoint Presentation