Santa Monica's total vacancy rate, including single family homes and multi-unit housing, could be as high as 10 percent according to new data released by the State of California's Department of Finance this week.

According to the State, Santa Monica's 2023 population was 91,720 with a total of 53,422 housing units for an average household size of about 1.86. Of those units, 47,941 are occupied for a vacancy rate of 10.3 percent. Of the total housing units, the Department of Finance figures report 11,700 are "single" units, 194 are mobile homes, and the rest in multi-unit properties.

Santa Monica's vacancy rate is driven in part by the local expression of a statewide trend: declining population and increased construction. The local population declined by about 1,600 people in the past three years while the city built 793 housing units. In the past year, Santa Monica's population was essentially stable with just 19 people leaving the city. Santa Monica was one of 356 cities to lose population while 125 gained population and one had no change. Across the state, pandemic era trends of population decline also slowed with California reporting a 0.35-percent population decline for 2022, roughly 138,400 persons (down from about half a percent). According to the State, stable births, fewer deaths, and a rebound in foreign immigration slowed California's population decline in 2022, with the state's population estimated at 38,940,231 people as of January 1, 2023. Over the same period, statewide housing growth increased to 0.85 percent – its highest level since 2008. California added 123,350 housing units on net, including 20,683 accessory dwelling units (ADUs), to bring total housing in the state to 14,707,698 units. New construction represents 116,683 housing units with 63,423 single family housing units, 51,787 multi-family units, and 11,473 accessory dwelling units (ADUs).
As his NBA career approaches the dawn of its third decade, LeBron James plays almost exclusively alongside teammates who grew up watching him dominate their game.

He has played against the sons of his basketball contemporaries, and has played against one of his own 18-year-old son’s former high school teammates. That son, Bronny, is headed to college at USC in the fall, an achievement that sparks a father’s proud smile whenever he mentions it.

Signs of time’s passage are all around the 38-year-old James, yet the new top scorer in NBA history is defying all conventional wisdom about growing older in his mercilessly athletic sport.

When he’s fully healthy — which is admittedly true less often than he would like — the third-oldest active player in the league still sprints, dunks, throws no-look passes and competes with the intensity that league still sprints, dunks, throws no-look passes and competes with the intensity that...
Repelled by high car prices, Americans are holding on to their vehicles longer than ever

"You’re not going to get one for a price you can afford," he said.

Holdsworth has plenty of company. Americans are keeping their cars longer than ever. The average age of a passenger vehicle on the road hit a record 12.5 years this year, according to data gathered by S&P Global Mobility. Sedans like Holdsworth’s are even older, on average — 13.6 years.

Blame it mainly on the pandemic, which in 2020 triggered a global shortage of automotive computer chips, the vital component that had enabled automakers to keep manufacturing vehicles longer than ever. The average age of a passenger vehicle is leaving more people with essentially no choice but to keep the one they have.

"The repair-versus-buy equation changed," said Todd Campau, an associate director with S&P. Even with rising repair costs, Campau said, it’s still typically more cost-effective to fix an older vehicle than to spring for a purchase.

The average vehicle age, which has been edging up since 2019, accelerated this year by a substantial three months. And while 12.5 years is the average, Campau noted, more vehicles are staying on the road for 20 years or more, sometimes with three or four successive owners.

In such cases, the third or fourth owner is getting a much older car than they would have in the past. Nearly 122 million vehicles on the road are more than a dozen years old, Campau said. S&P predicts that the number of older vehicles will keep growing until at least 2028.

Even with more durable vehicles able to last longer, all of this has created a boom time for auto shops. Through most of last year, Nuber’s Japanese Auto was overwhelmed with customers. It took up to three weeks to get an appointment, whether for repairs or the routine maintenance that older vehicles, in particular, require.

"The phone just kept ringing, and the cars just kept coming," Nuber said. It’s now at the point where some vehicle owners must decide whether to pay for a repair that costs more than their vehicle is worth. That’s where many of them draw the line.

"The price of new cars has just gotten so far out of reach," said Dave Weber, manager at Japanese Auto.

On Friday, Weber said, one customer needed rear brakes, wheel bearings and exhaust system repairs. The customer decided to do only half the repairs and wait until later to decide whether to sink more money into the aging vehicle.

"They patch them up and drive them for however long, until the next major repair," Weber said.

S&P predicts that U.S. new vehicle sales will reach 14.5 million this year, from about 13.9 million last year. A big reason is that the supply at dealerships is finally growing. Automakers have also begun to restore some discounts that had long helped keep a lid on prices. The result is that many people who can afford to buy can now do so. It’s a trend that could slow the advancing age of the U.S. fleet and boost overall sales.

Still, no one is predicting a return to pre-pandemic annual sales of around 17 million anytime soon. Even with discounts, new-vehicle prices are likely to stay much higher than pre-pandemic levels for years to come. As for Holdsworth, the Chevy Cruze owner, he plans to keep up with the scheduled maintenance on his car, especially routine oil changes. Even if he encountered a major repair, he thinks he’d probably pay for it.

Having bought his vehicle two years ago, Holdsworth has about two years of payments left. So his Cruze, too, may reach the 12.5-year-old national average.

"I’ll finish paying it off," he said, "and drive it for a couple more years."
INVITATION FOR SUBCONTRACTOR BIDS

Pursuant to California Education Code 17406, notice is hereby given that subcontractor bids will be received by Blach Construction – 3090 Bristol Street, Costa Mesa 92626. Bids must be received in accordance with Blach Construction’s instructions by Tuesday, June 6th, 2023 at 2PM. It is the bidder’s responsibility to ensure timely delivery via Building Connected.

SMASH-Muir ES Water Intrusion Repairs
Bids Due: Tuesday, June 6th, 2023 at 2PM

Project Scope:
1. Selective demolition of drywall, plaster, and concrete to support and provide structural design.

Subcontractors Required:
C-21 and C-22 Demo and Abatement

Job Walk (Non-Mandatory): To be held at 1:00pm, Thursday June 1, 2023 at SMASH-Muir Elementary School located at 2526 6th St. Santa Monica, CA 90405.

Requests for Information (RFIs): Requests for information for this project are due by 5:00 pm, June 2, 2023. Bidders are required to indicate the project name in the title of your request submission. Submit all requests for information to Justin Gilbert at justin.gilbert@blach.com

Contract Bid Documents: Copies of the bid & contract documents including drawings and specifications are available through Building Connected. Please reach out to Justin Gilbert with Blach Construction at (209) 505-2551 or justin.gilbert@blach.com for access as needed.

Prevailing Wage and Skilled & Trained Workforce Requirements:
Per Public Contract Code 2601 and 2602 as well as Senate Bill 693, all subcontractors at every tier must adhere to Skilled & Trained Workforce Requirements. Additionally, prevailing wage is required on this project. Additional information is provided in Blach Construction’s Bid Documents.

The Contractor and all Subcontractors under the Contractor shall pay all workers on all work performed pursuant to this Contract not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the Department of Industrial Relations, State of California, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. of the California Labor Code. Prevailing wage rates are also available from the District or on the Internet at: <http://www.dir.ca.gov>.

The successful bidder will be required to have the appropriate State of California Contractor’s License to perform the work, current at the time of submission to bid.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed on, be proposed in a proposal, or enter a contract to perform public work must be registered with the Department of Industrial Relations. No bid will be accepted, nor any contract entered into without proof of the contractor’s and subcontractor’s current registration with the Department of Industrial Relations to perform public work. If awarded a Contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

Pre-qualification by Blach Construction is a requirement for ALL subcontractors that will enter into a contract/agreement with Blach Construction.

The successful bidder will be required to either meet the DVBE goal of three percent (3%) participation or demonstrate its good faith effort to solicit DVBE participation in this Contract if it is awarded the contract for the Work.

For more information, please contact Justin Gilbert with Blach Construction Company at (209) 505-2551 or justin.gilbert@blach.com.

More dogs could show up in outdoor dining spaces. Not everyone is happy about it

DEE-ANN DURBIN
AP Business Writer

Just in time for the summer dining season, the U.S. government has given its blessing to restaurants that want to allow pet dogs in their outdoor spaces.

But even though nearly half of states already allow canine dining outdoors, the issue is far from settled, with many diners and restaurants pushing back against the increasing presence of pooches.

“I’d like to be able to enjoy my meal without having to worry about fleas, pet hair, barking and entitled dogs and their owners,” said Tracy Chiu Parisi, a food blogger in New York.

“‘I’d like to be able to enjoy my meal without having to worry about fleas, pet hair, barking and entitled dogs and their owners,’ said Tracy Chiu Parisi, a food blogger in New York, who was once startled by a dog that stuck its head in her lap while she was reading a menu.

Restaurants have been required to allow service dogs for decades. But it wasn’t until the mid-2000’s that a handful of states—including Florida and Illinois—began passing laws allowing dogs in outdoor dining spaces, according to the Animal Legal and Historical Center at Michigan State University. Twenty-three states now have such laws or regulations.

But the legal landscape is confusing. Michigan law doesn’t allow dogs in outdoor dining spaces, for example, but lets restaurants apply for a variance from their county health department.

So in 2020, the Conference for Food Protection—a group of food industry and health experts that advises the government—asked the U.S. Food and Drug Administration to issue guidance for states. It cited a 2012 risk assessment in Australia and New Zealand that found that the health risk to human diners from dogs was very low.

The FDA’s updated food code, issued late last year, says restaurants can have dogs in outdoor areas if they get approval from a local regulator. Restaurants should have signs saying dogs are welcome and should develop plans to handle dogs and their waste. They should ensure dogs remain properly restrained and provide separate food bowls so dogs don’t use plates or utensils meant for humans.

The new guidance comes as U.S. pet ownership is rising. Nearly 87 million U.S. households now have a pet, up from 85 million in 2019, according to the American Pet Products Association.

And experts say more people are looking for dining options that will accommodate their dogs. Yelp searches for businesses using the “dogs allowed” filter jumped 58% between the year ending May 1, 2021, and the year ending May 1, 2023. A total of 47,415 businesses now describe themselves as “dog friendly” on Yelp, the company says.

“Younger pet owners, Millennials and Generation Z, have incredibly strong bonds with their pets and they are willing to act upon that,” said Steven Feldman, president of the Human Animal Bond Research Institute.

“They are more likely to frequent — and express a preference for — pet-friendly businesses.”

Monty Hobbs, the managing director of a digital marketing agency in Washington, can often be found at local restaurant patios with Matttox, his 3-year-old terrier and miniature schnauzer mix. Some waiters even bring Matttox bits of bacon.

Hobbs stresses that he doesn’t take Matttox everywhere. “He’s my dog. He’s not my child,” he said.

But Matttox is well-behaved, he said, so it’s nice to know they can drop in at a neighborhood bar if they’re out taking a walk.

At Zazie, a San Francisco bistro, diners get $10 off a bottle of wine on Mondays if they bring their dogs, who get treats donated by the pet store across the street.

“It’s great for business. People really enjoy bringing their dog out with them,” said Megan Cornelius, Zazie’s co-owner.

But other restaurants are saying no to Fido.

The Salty Dog Cafe in Hilton Head, South Carolina, allowed dogs on its patio when it first opened in 1987. But two years later, it banned them. Too many dogs were barking through meals, fighting, lying in walkways and stealing hot dogs from kids’ plates, says Tim Stearns, the Salty Dog’s chief operating officer.

If diners object, the Salty Dog points them to a separate dog-friendly deck where they can eat takeout food from the restaurant. But most diners seem to appreciate the policy.

“We are all dog lovers at Salty Dog, but we remain a restaurant for humans,” Stearns said.

SEE DOGS PAGE 6
.RequestBodyExample
family housing units, and 1,473 mobile homes.

While more people were born than died, and foreign immigration nearly tripled, the total population decline was due migration out of the state.

With slower domestic in-migration and increased domestic out-migration likely the result of work-from-home changes, declines in net domestic migration offset the population gains from natural increase and international migration,” said a report from the Department of Finance.

Forty-six of the state’s fifty-eight counties lost population. The ten largest percentage decreases were: Lassen (-4.3 percent), Del Norte (-3.4 percent), Humboldt (-3.1 percent), Santa Cruz (-1.0 percent), Marin (-1.0 percent), Tehama (-1.0 percent), Napa (-1.0 percent), Lake (-0.9 percent), Monterey (-0.8 percent), and Los Angeles (-0.8 percent).

Ranked by net housing gains, Los Angeles (19,556), San Diego (7,034), Oakland (6,005), and San Francisco (2,573) added the most housing units in 2022.

CRIME WATCH

ON APRIL 28TH AT MIDNIGHT

SMPD officers responded to Santa Monica Place for a fight involving multiple security guards and additional subjects. Mall security had detained Jordan Wooldridge after he struck one of the guards in the chest and face with a closed fist. Mall security stated that multiple males, one of which was identified as Wooldridge, were involved in an altercation and upon attempting to break up the fight, Wooldridge turned his aggression towards one of the security guards. Wooldridge was arrested for being drunk in public and for assaulting the security guard. Wooldridge was issued a citation with a future court appearance scheduled for June 12, 2023.

CRIME WATCH

VACANCY FROM PAGE 1

Larger densely populated urban areas built most of the multi-family housing throughout the state. Los Angeles led the state gaining 12,074 multi-family units, comprising 61.7 percent of their net housing growth, followed by San Diego (4,568 for 64.9 percent), Oakland (3,808 for 96.9 percent), and San Francisco (2,573 for 91.1 percent).

The new data was released by the state as part of an annual process to enable state and local agencies to use the information for planning purposes. The data is based on the 2020 census.

“Housing units are estimated by adding new construction and annexations and subtracting demolitions, and adjusting for units lost or gained by conversions,” said the report. “Annual housing unit change data are supplied by local jurisdictions and the U.S. Census Bureau. Occupied housing units are estimated by applying a derived civilian vacancy rate to the estimated civilian housing units.”

The changes to the housing stock are then combined with occupancy levels and household totals to prepare the annual city population estimates.

STRIKE FROM PAGE 1

earning power, walked off the job two weeks after talks on a new contract broke down, and haven’t returned to the negotiating table since.

Network late-night shows immediately shut down. Picketing writers targeting some of the few shows shooting episodes forced the shutdown, at least temporarily, of programs including Showtime’s “Billions,” “Severance” on Apple TV+ and the new Marvel show, “Daredevil: Born Again” on Disney+.

The network sales presentations, known as ‘upfronts’ because TV executives use them to convince advertisers to lock in commercial spending months in advance, are major events on the television schedule. They opened with turmoil; writers picketed in front of Radio City Music Hall where NBC previewed programming it hoped viewers would be able to see.

Mark Lazarus, NBC Universal president of television and streaming, quickly acknowledged the uncertainties in speaking to the ad representatives.

“It may take some time, but I know we will eventually get through this,” Lazarus said, “and the result will be a stronger foundation from which we can all move forward together.”

Lazarus followed the song-and-dance routine by an animated bear, Ted, voiced by creator Seth MacFarlane. Following two movies, the “Ted” character is set to begin a series on the Peacock streaming network.

The upfront presentations are generally known for star power attempting to woo advertisers, but entertainers were notably missing from NBC Universal’s presentation. For example, the network and Peacock announced new series that will star Jon Cryer, Jesse L. Martin, Kaley Cuoco and Anthony Hopkins and none of them were there on Monday.

Instead, the new personalities were put in the odd position of pitching entertainment fare, like Geist highlighting programming around the upcoming 50th anniversary of “Saturday Night Live,” while Ruhe and business journalist Andrew Ross Sorkin touted new dramas.

Entertainers and creators Amy Poehler, Dick Wolf and Simon Cowell each spoke in taped messages, which NBC said were recorded before the strike began.

Three musicians performed for the crowd, each of them with NBC ties. Reba McEntire was announced as a coach for an upcoming season of “The Voice,” Grace Potter was a winner of a past edition and Nick Jonas is a former coach. Jonas noted the audience’s cool reaction on a Monday morning.

“I know it’s early,” he said, “but y’all feel free to let loose a little bit.”

Similarly absent entertainers, Fox leaned heavily on sports for its upfront presentation later Monday, beginning and ending with ex-football star Michael Strahan and wrapping up in barely an hour.

At an earlier news conference, Fox executives talked about upcoming shows, but not when they would appear.

“No one has a crystal ball about the duration and impact of the strike,” said Dan Harrison, executive vice president of program planning and content strategy. “Once we have a clearer view, we will announce our plans.”

Fox executives said that the pandemic offered practice in the need to be flexible when the content pipeline is suddenly shut down.

The strike will likely mean a greater reliance on unscripted fare, said Allison Wallach, president of Fox’s unscripted programming.

“Toward that end, Fox announced a new game show, “Snake Oil,” hosted by David Spade and a music guessing game, “We Are Family,” produced and hosted by Jamie Foxx.”

Also on Monday, the Peabody Awards, which honor broadcast and streaming media, said it was canceling its June 11 ceremony in Los Angeles because of the strike. Organizers said they “recognize and respect the position the many recipients find themselves in.”

Dogs

DOGS FROM PAGE 4

The Blond Giraffe Key Lime Pie Factory in Key West, Florida, banned dogs because it didn’t want to be held responsible if a dog ate iguana droppings — which can make them violently ill — or tripped a child or an elderly diner. In at least one case, an unleashed dog at the restaurant killed a neighborhood cat.

Julie Denzin, who has worked as a restaurant server in Milwaukee for more than a decade, has watched dogs drool, fight, growl and relieve themselves on restaurant patios. Dogs have bitten her and knocked her over, causing her to spill scalding hot coffee. She has also encountered diners who are allergic to dogs or afraid of them.

Denzin doesn’t think dogs should be banned, but says restaurants should consider designating dog-friendly areas or specific hours when dogs are allowed.

“It’s not a matter of liking or disliking dogs,” she said. “The point is, regardless of what the owner might say — no matter how perfect and obedient they insist their dog is — there’s no way to ensure the safety and comfort of other guests.”

Maddie Speirs, a dog trainer with Pawsitive Dog Training in St. Petersburg, Florida, said many people hire her with the goal of training their dogs to eat out at restaurants. Not every dog is cut out for that, she said; they need to be comfortable with the operation of "Saturday Night Live," while Ruhe and business journalist Andrew Ross Sorkin touted new dramas.

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Maddie Speirs, a dog trainer with Pawsitive Dog Training in St. Petersburg, Florida, said many people hire her with the goal of training their dogs to eat out at restaurants. Not every dog is cut out for that, she said; they need to be comfortable with the noise and unsolicited interactions and able to be able to sit near food for long periods.

She urges owners to think about who benefits from restaurant visits: them or their dogs.

“If you think it’s for your dog, what exactly are they getting out of it?” she said. “It’s not as fun of a social interaction for dogs as it is for us.”

We are all dog lovers at Salty Dog, but we remain a restaurant for humans.

- Tim Stearns, the Salty Dog’s chief operating officer
Downtown Police Respond to Accidental Gun Shot Downtown

The Santa Monica Police Department responded to reports of shots fired on Monday afternoon on Second Street. Two children were playing with a loaded gun inside a residence when one child accidentally shot himself in the hand. The wounded child was transported to the hospital for a non-life threatening injury while the second child was returned to his parents.

Citywide School District Separation Negotiations Continue Despite Delay

Negotiations between the City of Malibu and the Santa Monica-Malibu Unified School District (SMMUSD), initiated in October 2022, led to agreement on a “Term Sheet,” which outlined a framework to accomplish formation of an independent Malibu Unified School District and Santa Monica Unified School District. The Term Sheet identified a goal of finalizing three agreements by April 15, 2023, but clarification of additional details will be required to accurately reflect the agreement between the parties.

Most importantly, the parties have reached an agreement that all students will benefit from the creation of independent school districts. Hence, the parties will continue to finalize key terms for the three agreements that will define the separation.

The next mediation session is scheduled for August 8, 2023. Meanwhile, an update on the negotiations was given to the Los Angeles County Committee on School District Organization on May 3 and was provided to the Malibu City Council on May 8.

For more information about the City’s efforts to separate from the SMMUSD and create a locally controlled, independent Malibu Unified School District, visit the City’s MUSD webpage at www.MalibuCity.org/MUSD.

The Beach Ocean Water Use Warning for Los Angeles County Beaches

The Los Angeles County Department of Public Health cautions residents who are planning to visit the below Los Angeles County beaches to avoid swimming, surfing, and playing in ocean waters:

BEACH AREAS WARNINGS:
- Malibu Lagoon at Surfrider Beach
- Santa Monica Pier in Santa Monica

Los Angeles Gloria Molina, Groundbreaking Latina Leader in California Politics, Dies at 74

Gloria Molina, a groundbreaking Chicana leader in state and local California politics for more than 30 years, has died after a three-year battle with cancer, her family announced. She was 74.

Molina died Sunday evening at her Mount Washington home, surrounded by her family, her daughter, Valentina Martinez, said in a statement.

Molina, a Democrat, was the first Latina to serve in the state Assembly, on the Los Angeles City Council and on the Los Angeles County Board of Supervisors.

Molina paved the way for future generations of leaders, said Karen Bass, who was elected last year as the first woman mayor of Los Angeles.

In a statement, Bass called Molina “a force for unapologetic good and transformational change in Los Angeles” who “advocated for those who did not have a voice in government through her pioneering environmental justice work, her role as a fiscal watchdog, and her advocacy for public health.”

Molina was born to working-class parents on May 31, 1948, in Montebello, California, and was the oldest of 10 children.

She was elected to the state Assembly in 1982 and then to the Los Angeles City Council, where she served from 1987 to 1991, when she was elected to the Los Angeles County Board of Supervisors. She served on the board until she was termed out in 2014.

Molina revealed her terminal cancer battle in a Facebook post on March 14.

“You should know that I’m not sad,” she wrote. “I enter this transition in life feeling so fortunate. I have an amazing and caring family, wonderful friends, and worked with committed colleagues and a loyal team.”

The Board of Supervisors subsequently voted to change the name of downtown’s Grand Park to Gloria Molina Grand Park.
before we can call an end to the crisis and start to see rents and home prices fall within reach of working and middle class Californians.

But the short answer is "almost definitely, no."

Much of the outflow of residents is itself driven by the high cost of living. In March, the median price of an existing single-family California home was $791,490, more than twice the national median of $375,700.

"When house prices go up, people leave," said Dowell Myers, a demographer at the University of Southern California.

Gov. Gavin Newsom said as much in a recent interview with UCLA's Blueprint, naming the cost of living as the "principal driver" and its chronic shortage of homes "our original sin."

And while experts don't agree on exactly how much additional housing the state might need to attain an ill-defined "affordability," they do agree on this much: it's a whole lot more.

JUST HOW BIG IS CALIFORNIA'S HOUSING SHORTAGE?

In 2000, a report issued by California's Department of Housing and Community Development estimated that the state would need to build 220,000 additional units each year for two decades to meet the needs of what was then still a growing population.

Needless to say, that didn't happen. Even last year, a relative high-water mark for home construction, the total was roughly 100,000 units below that goal.

The department published another estimate in 2018 urging 180,000 units per year through 2025. And last year, in putting together housing goals for regions across the state, the department's total prescription added up to 2.5 million new homes over the next eight years (or 315,000 per year).

The administration acknowledged the state's sluggish population growth in its latest proposed budget for next year, which gauged the need at 148,000 new units per year.

One of the reasons these estimates vary is because there's no single definition of a "housing shortage."

In 2015, for example, the Legislative Analyst's Office, an agency that serves as a think tank for state legislators, framed the issue with the following question: How many units would the state have had to build between 1980 and 2010 to keep the median value of an owner-occupied home increasing at the same rate as the rest of the nation, rather than skyrocketing so much higher, as it has for the last half century?

That definition of the state's shortage led the office to estimate 210,000 each year. Alas, the state has only hit that annual mark five times since 1980 — and not once since 1990.

A year later, the global consulting firm McKinsey & Company, put out its own figure — 3.5 million homes by 2025. Newsom took that eye-popping figure as a rallying cry during his first gubernatorial run, when he vowed that California would reach that total by the end of his second term.

McKinsey based its estimate on its own version of the state's housing problem: the number of new units required to bring California's houses-to-people ratio in line with that of the rest of the country.

The common thread behind all these estimates is they are all very, very big. And whichever shortfall estimate you choose, the state has never hit the mark.

A MOVING TARGET

But the numbers have been moving in a more encouraging direction in recent years. The totals since 2020: roughly 430,000 new homes and some 821,000 fewer Californians competing to reside within them. That necessarily narrows the gap, however we define it, said Hans Johnson, a researcher at the Public Policy Institute of California.

If the shortage is relatively modest, he said, and "if we continue like this for another decade, with very slow population growth or essentially no population growth, and with fairly robust housing construction, then it should start to eat into that lack of housing," he said.

But if the state needs to hit McKinsey-esque levels of new production, counted in the millions of units, "we're still a long, long way off," he added.

That's in part because the size of the hole is so large. But it's also because the shortfall is "a moving target," explained Len Kiefer, deputy chief economist at the Federal Home Loan Mortgage Corporation. The building industry booms and busts. Young Californians grow old enough to live out on their own while older ones begin to die off. And people's housing wants and needs change, too.

HOW COVID WORSENED THE HOUSING CRISIS

A particularly dramatic driver of such change: the pandemic.

Eager to keep COVID at bay and seeking more space to work from home, Californians dumped their roommates when they could and sought out places to live on their own, resulting in a great "spreading out," as analysts at the Public Policy Institute of California put it. The trend toward fewer people living in each home is nationwide and long term. Over the last 40 years, the number of people living alone doubled across the country. But the pandemic put the trend on overdrive.

That worsened the state's housing shortage. Even if the total number of Californians continues its gradual downward drift, more homes are needed to house the roughly 38 million sticking around.

Starting in June 2020, the median price of an existing single-family home shot up from $626,170 to a peak of $900,170 in May 2022, according to data compiled by the California Association of Realtors. That's an increase of 44% in less than two years.

Since then high interest rates have brought California's housing inflation back down to earth slightly. But the median price in March was still 29% above where it was three years earlier.

Whether Californians will begin clustering together again as COVID concerns ease is an open question. But there's no sign that's happening yet. By the beginning of 2023, with the worst of the pandemic presumably behind us, the number of Californians per household hit a record low of 2.77.

A shrinking population, driven largely by outward migration, provides an escape value for some of that extra pressure, said Meyer, the USC demographer. But based on analysis he and his colleagues conducted for the California Association of Realtors, it's easy to imagine demand for homes staying strong, given how large the millennial generation is and how many are now reaching a baby-having, roommate-jettisoning age.

Plus, if the California exodus is a cure to the state's housing shortage, it's also a symptom, said Dowell.

"The ones who are older are leaving because they're (homeowners) cashing in on their gains," he said of the nearly 8 million ex-Californians who exited the state last decade. "The young people who are leaving, we now think, are leaving because they can't buy a house here."

And even if those departures do ultimately alleviate the state's scarcity of homes, it's not the solution to the problem that anyone should want, adds Johnson from Public Policy Institute of California.

"I don't think any of us who have been advocating for building more housing in California — to help alleviate the shortage of housing we've had and to improve affordability in the state — thought that the best path was just to have the state start to depopulate."

This article was originally published by CalMatters.
ARIES (March 21-April 19). Keep practicing as though you are certain your time will come. When it does, you’ll be filled with the confidence and brilliance it takes to fully seize the moment.

TAURUS (April 20-May 20). Because you have high standards for yourself, being merely cordial doesn’t seem like the way to go. Instead, you’re extremely nice to absolutely everybody, a style that works especially well for you now.

GEMINI (May 21-June 21). Unusual circumstances have you wondering who shares your perception of reality. Other people’s takeaways are bound to be different from yours, but many will see the story just as you do, which will be validating.

CANCER (June 22-July 22). The more you automate your life, the better it will run. From automatic bill paying to the thermostat, “set it and forget it” is the aim. There’s work upfront to figure it out and then your life gets easier.

LEO (July 23-Aug. 22). Themes of the day include playing fair, telling the truth and sharing and helping. In that spirit, the air will be cleared and misunderstandings between people will be resolved. Much will be accomplished.

VIRGO (Aug. 23-Sept. 22). The more you automate your life, the better it will run. From automatic bill paying to the thermostat, “set it and forget it” is the aim. There’s work upfront to figure it out and then your life gets easier.

LIBRA (Sept. 23-Oct. 23). You’ll inject new energy and perspective into the mix. You’ll create a contagious energy that uplifts those around you. A subtle shift in posture or facial expression can signal to others it’s time to embrace an open-minded attitude.

SCORPIO (Oct. 24-Nov. 21). Stress causes tightness in the muscles. Stop and reset your thinking. Breathe deeply. From a relaxed state of mind, you will come up with many possible solutions. Sort them into a plan and act on your best ideas.

SAGITTARIUS (Nov. 22-Dec. 21). In some ways we are always in a state of flux, though you feel it more acutely now. Transitions are difficult but they are also the greatest affirmation that you are alive.

CAPRICORN (Dec. 22-Jan. 19). Take winning and losing out of the equation now because truly the outcome will not matter in the least. The most important thing will be to show up and do you.

AQUARIUS (Jan. 20-Feb. 18). Only the ones who have resisted temptation know how hard that is to do. Your will is strong. What you do or don’t do is completely up to you. You’ll have great compassion for those of lesser conviction.

PISCES (Feb. 19-March 20). Feelings can’t be wrong or right; they just are. It’s taking some time to process your experiences. After you’ve considered what happened and managed the emotional information, you’ll be empowered to move on.

It’s a year of beautiful twists. Small changes made consistently over a long period of time will give you jaw-dropping results. More highlights:
You’ll earn favorable reviews. A new group embraces you. A meaningful change of address for you or someone dear will have you traveling to make a sweet connection. Taurus and Aquarius adore you. Your lucky numbers are: 9, 17, 3, 31 and 40.

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**Agnes**

By JOHN DEERING & JOHN NEWCOMBE

I HAVE TO START A GARDEN THIS YEAR. WHY IS FOOD SCARCE AT YOUR HOUSE?

NO...WE EVEN HAVE MEAT AT TIMES, AND OCCASIONALLY, EVEN FRUIT IN ITS ORIGINAL STATE.

CREDIBILITY... I WRITE A BOOK ON GARDENING TODAY.

WRITE ONE ON DIRTY BEDROOMS. YOU ALREADY HAVE ONE OF THOSE.

**Dogs of C-Kennel**

By MICK & MASON MASTROIANNI & JOHNNY HART

SO GHOST DOG, IT MUST BE KINDA COOL BEING INVISIBLE, GOING ANYWHERE YOU LIKE.

IT'S NOT WHAT IT'S CRACKED UP TO BE.

AFTER HOURS, PEOPLE'S BEDROOMS ARE SCARIER THAN ANY GHOST.

**Zack Hill**

By JOHN DEERING & JOHN NEWCOMBE

THEY PROMISED ME I COULD HAVE ALL THE ICE CREAM I WANTED, BUT THEY LIED.

**Heathcliff**

By PETER GALLAGHER

**Strange Brew**

By JOHN DEERING

*DUH... THAT "MACBETH" THING HAD TYPECAST US..."

**FIND THE WORDS**

This is a theme puzzle with the subject stated below. Find the listed words in the grid. (They may run in any direction but always in a straight line. Some letters are used more than once.) Ring each word as you find it and when you have completed the puzzle, there will be 21 letters left over. They spell out the alternative theme of the puzzle.

Stings and bites

| A | D | D | D | G | H | H | H | I | I | I | M | O | O | O | O | O | R | R | S | S | S | S | S | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T |
TUESDAY | MAY 16

HOLLYWOOD TO FINE ART: SCREENING & PANEL DISCUSSION WITH 5 ARTISTS
Santa Monica Art Museum (SMAM) hosts a one-night-only screening and panel discussion on Tuesday, May 16, 2023, with five exhibiting artists about their backgrounds working in film, television, music, advertising, and their current photographic work on view at the museum. Santa Monica Art Museum _SMAM_, 1219 3rd Street Promenade Santa Monica, CA 90401 https://www.eventbrite.com/e/hollywood-to-fine-art-screening-panel-discussion-with-5-artists-tickets-62744398083

WEDNESDAY | MAY 17

FUTURE OF BEHAVIORAL HEALTH
We all have ideas, so the city is holding three Ideas Exchange events in May. They’re part of an initiative called Future of Behavioral Health to address the causes and consequences of mental health and substance use disorder-related issues. Denver-based Initiurn Health is organizing the sessions and helping the city envision future steps to serve those in crisis and impacted community members. Hear best practices from national leaders and share the solutions you’d like to see. Annenberg Community Beach House

THURSDAY | MAY 18

WESTSIDE LAUGH PARTY STAND-UP COMEDY
Westside’s Laugh Party is a monthly standup show produced by Dennis Gubbins featuring the best comics from around the country with surprise drop-ins by the likes of Tig Notaro, Zach Galifianakis, Ali Wong, Demetri Martin, Damons Wayans and many others! The proceeds for each show are donated to a local charity... so there is that too! Come on out and laugh! Who knows who will show up this month... party! Purchase tickets at westsidecomedy.com 1323-A 3rd St

isoner's Hospital Los Angeles is thrilled to host its seventh annual Walk and Play LA. This year’s event will be held in person at the Santa Monica Pier, hosted by two CHLA Trustees: boxing legend Sugar Ray Leonard and the host of the Ellen K Morning Show on KOST 102.5 FM, Ellen K! Join us for a day of fun and entertainment creating hope and building healthier futures for our young patients. Pacific Park at the Santa Monica Pier 380 Santa Monica Pier, Santa Monica, California 90401 https://secure1.chla.org/site/SPageServer?pagename=walk_play_landing

THE INFATUATION’S EEEEEATSCON LOS ANGELES PRESENTED BY CHASE SAPPHIRE®
EEEEEATSCON is a different kind of food experience built in the spirit of a music festival, but with restaurants as the headliners. The event will feature food from more than 20 incredible restaurants from around Los Angeles and across the U.S. EEEEEATSCON Los Angeles will also offer exciting programming including conversations with writer and comedian Ali Wong, and a food and culture-focused discussion curated by Jon Gray of Ghetto Gastro, with more announcements to come. The Barker Hangar 3021 Airport Ave. Santa Monica, CA 90405 https://www.eeeeatsccon.com/los-angeles

FRIDAY | MAY 19

JAZZ VOCAL ENSEMBLE RECITAL
Andreas Preponis, Director. SMC’s award-winning jazz vocal ensemble blends its voices in a program of jazz repertoire specifically arranged for four-part harmony. Free with any Student I.D. The Broad Stage Performing Arts Center

SATURDAY | MAY 20

HOT BUTTERED RUM
Hot Buttered Rum, a souped-up, left-coast string band, is the brainchild of uniquely gifted musicians who weaver their love of bluegrass, folk, jazz and soul into a riveting strain of Americana. String bass and five-alarm fiddle merge with guitar, banjo, mandolin, drums and keyboards to frame the voices of its two contrasting writers, fueling a dance party with roots in Appalachia and its branches in California. It’s a sound that’s as tough to describe as it is easy to love. The Venice West. 177 Lincoln Blvd Venice, CA 90291 https://www.ticketweb.com/event/hot-buttered-rum-the-venice-west-tickets/12887125

Long run of SSW/S swells continues as NW swell mix drops off through the day. Should be another pacyk morning for the beachbreaks with more clean conditions.

Wind outlook is a little murky but could be ok. Strong blend of SSW/S swells trend up through the day as NW swell mix trends down. Will want structure for decent shape (reef/point/etc.). Stay tuned.

WEATHER

Tuesday: Patchy fog before 11am. Otherwise, cloudy through mid morning, then gradual clearing. Tuesday Night: Patchy fog after 1pm. Otherwise, increasing clouds, with a low around 59.
Wednesday: Patchy fog before 11am. Otherwise, partly sunny, with a high near 71.
Wednesday Night: Patchy fog after 1pm. Otherwise, mostly cloudy, with a low around 59.

Date | Day | Time (LST/LDT) | Predicted (ft) | High/Low
--- | --- | --- | --- | ---
2023/05/16 | Tue | 02:03 AM | 0.28 | L
2023/05/16 | Tue | 07:59 AM | 4.13 | H
2023/05/16 | Tue | 1.40 PM | 0.60 | L
2023/05/16 | Tue | 08:04 PM | 5.85 | H
2023/05/17 | Wed | 02:48 AM | -0.33 | L
2023/05/17 | Wed | 08:52 AM | 4.01 | H
2023/05/17 | Wed | 2.14 PM | 0.99 | L
2023/05/17 | Wed | 8.34 PM | 6.12 | H
2023/05/18 | Thu | 03:30 AM | -0.76 | L
2023/05/18 | Thu | 09:42 AM | 3.85 | H
2023/05/18 | Thu | 2.46 PM | 1.39 | L
2023/05/18 | Thu | 09:04 PM | 6.23 | H
2023/05/19 | Fri | 04:11 AM | -0.98 | L
2023/05/19 | Fri | 10:32 AM | 3.67 | H
2023/05/19 | Fri | 03:16 PM | 1.77 | L
2023/05/19 | Fri | 09:35 PM | 6.19 | H
2023/05/20 | Sat | 04:52 AM | -1.01 | L
2023/05/20 | Sat | 11:22 AM | 3.48 | H

DAILY LOTTERY

Although every effort is made to ensure the accuracy of the winning number information, mistakes can occur. In the event of any discrepancies, California State laws and California Lottery regulations will prevail. Complete game information and prize claiming instructions are available at California Lottery website. Visit the California State Lottery website at http://www.calottery.com

**TODAY!**

Draw Date: 5/13
5 15 20 23 46
PowerBall: 11
Jackpot: 135 M

Draw Date: 5/14
1 3 6 10 39

Draw Date: 5/12
1 2 23 40 45
Megaplier: 15
Jackpot: 113 M

Draw Date: 5/13
5 11 16 18 39
Megaplier: 12
Jackpot: 59 M

For help submitting an event, contact us at 310-458-7737 or submit to events@smdp.com
SANTA MONICA COLLEGE

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