



Council Agenda Report

City Council Meeting
03-25-19

**Item
3.B.10.**

To: Mayor Wagner and Honorable Members of the City Council

Prepared by: Justine Kendall, Assistant Planner

Reviewed by: Bonnie Blue, Planning Director

Approved by: Reva Feldman, City Manager

Date prepared: March 6, 2019 Meeting Date: March 25, 2019

Subject: Annual Progress Report Regarding the Implementation of the City's Housing Element to the California Department of Housing and Community Development

RECOMMENDED ACTION: Direct staff to submit the 2018 Annual Housing Element Progress Report to the California Department of Housing and Community Development.

FISCAL IMPACT: There is no fiscal impact associated with the recommended action.

DISCUSSION: On February 12, 2014, the California Department of Housing and Community Development (HCD) certified the City's Housing Element as meeting the requirements of state law for the planning period of 2013-2021. The City is required to prepare an annual progress report pursuant to Government Code Section 65400 on its progress and program status in implementing its housing element. The annual progress report includes information on the jurisdiction's progress in addressing the regional housing needs allocation (RHNA)¹, including the number of housing units permitted by income level, the status of programs in the housing element and efforts to remove governmental constraints. The annual progress report must be submitted to HCD and the Governor's Office of Planning and Research by April of each year.

To implement the Housing Element, the City approved a Local Coastal Program (LCP) Amendment to allow for multi-family development in compliance with the adopted 2013-2021 Housing Element. The LCP amendment is currently pending certification by the California Coastal Commission. The amendment application has been deemed complete and is expected to be calendared for certification in the next few months.

¹ RHNA Frequently Ask Questions handout: <https://www.scag.ca.gov/Documents/RHNA-2017factsheet.pdf>

Reporting Requirements

As a result of the state legislature's passage of the 2017 Housing Package on September 15, 2017, local jurisdictions are required to consider the annual progress report and accept public comment at a City Council meeting prior to submitting the report. This can be accomplished utilizing the consent calendar. Failure to timely file annual reports may result in court-ordered compliance and sanctions.

HCD has released its newly updated report form for the 2018 annual progress report, which is attached. The report includes summaries of the following:

- complete applications for housing units submitted in 2018 (Table A),
- housing units with planning approval, with building permits, and with Certificates of Occupancy issued in 2018 (Table A2),
- progress toward the RHNA (Table B),
- progress in implementing the programs contained in Section 7.5 of the Housing Element (Table D).

Tables A and A2 also provide the breakdown by for-sale or rental and by RHNA income category. Tables C, E, and F were not applicable to the City in 2018.

Conclusion:

The City is currently in compliance with all HCD requirements pertaining to its Housing Element.

Upcoming Year

The next Housing Element Update cycle for the 2022-2029 planning period began last year. The City has contracted with its previous housing consultant to assist with this update. This process begins with the Southern California Association of Governments (SCAG) preparing the 6th cycle RHNA. Based on the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) growth forecast, the RHNA will determine the amount of new housing the City must accommodate during the 2022-2029 period, and is a critical component of the Housing Element update. During 2018, the City provided data and will continue to work with SCAG providing comments and monitoring this process to ensure the City's RHNA allocation is reasonable based upon land use patterns and anticipated growth. The multi-year update process is expected to conclude with HCD certification of the housing element in October 2021.

In addition, at Council's direction last year, staff began preparation of an Accessory Dwelling Unit (ADU) ordinance. The ordinance involves amendments to the Malibu Municipal Code and LCP, which will bring City codes into compliance with ADU legislation to support affordable housing and LCP consistency. The Planning Commission made

recommendations on the ADU ordinance in September 2018. Staff will return with revisions and additional information later this spring.

ATTACHMENT: 2018 Annual Housing Element Progress Report

Please Start Here

General Information	
Jurisdiction Name	Malibu
Reporting Calendar Year	2018
Contact Information	
First Name	Justine
Last Name	Kendall
Title	Assistant Planner
Email	jkendall@malibucity.org
Phone	(310) 456-2489
Mailing Address	
Street Address	<u>23825 Stuart Ranch Road</u>
City	Malibu
Zipcode	90625

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
- 2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Jurisdiction	Malibu
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table A

Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2	3	4	5							6	7	8	9	10	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	4469-008-017	29839 Cuthbert Rd		PVWF 18-004	SFD	O	12/17/2018							4	4	4			
	4469-020-043	6036 Merritt Dr		PVWF 18-003	SFD	O	12/13/2018							1	1	1		No	in kind replacement of ESFR due to fire
	4466-019-034	6611 Wildlife Rd		PVWF 18-002	ADU	O	12/12/2018							1	1	1		No	in kind replacement of ESFR due to fire
	4466-019-033	28861 Selfridge Dr		PVWF 18-001	SFD	O	11/29/2018							1	1	1		No	reconstruction of 2nd unit destroyed by fire, main house is also destroyed.
																		No	in kind replacement of ESFR due to fire

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 (CCR Title 25 §6202)

Jurisdiction	City of Malibu	Note: + Optional field Cells in grey contain auto-calculation formulas
Reporting Year	2018 (Jan. 1 - Dec. 31)	

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement							5	6	
1				2	3	4							5	6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements
ow: Start Data Entry Below							0	0	0	0	0	0	11		11
	4473-005-025	5011 Encinal Canyon Rd		CDP 14-050	SFD	O									1
	4469-016-006	30385 Morning View Dr		CDP 14-082	SFD	O								5/21/2018	1
	4449-008-013	19750 Pacific Coast Highway		CDP 15-050	SFD	O								1/16/2018	1
	4467-003-036	5849 Murphy Way		CDP 15-053	SFD	O								9/17/2018	1
	4467-003-036	5849 Murphy Way		CDP 15-053	ADU	O								3/5/2018	1
														3/5/2018	1
															0
	4460-001-010	4817 Latigo Canyon Rd		CDP 16-005	SFD	O								8/6/2018	1
	4458-024-034	23741 Harbor Vista Dr		CDP 16-047	SFD	O								9/17/2018	1
	4458-024-034	23741 Harbor Vista Dr		CDP 16-047	ADU	O								9/17/2018	1
	4469-005-002	5263 Horizon Dr		CDP 16-064	SFD	O								9/17/2018	1
														6/18/2018	1
															0
	4468-017-006	7123 Birdview Ave		CDP 17-062	ADU	O								12/17/2018	1
															0
	4452-025-025	3093 Sweetwater Mesa Rd		APR 12-059	SFD	O								3/20/2018	1

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Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits							8	9	
1					2	3	7							8	9	
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	
							0	0	0	0	0	0	17		14	
	445-901-2008	25157 MALIBU RD		CDP 13-036	ADU	O								1	1/31/2018	1
	447-300-3026	33127 PACIFIC COAST HWY		CDP 16-035	SFD	O								1	2/7/2018	0
	447-300-5021	4170 DECKER EDISON RD		CDP 09-002	SFD	O								1	2/26/2018	1
	445-001-0023	21106 PACIFIC COAST HWY		CDP 14-054	SFD	O								1	3/7/2018	1
	445-102-2062	3859 RAMBLA PACIFICO ST		CDP 13-024	SFD	O								1	3/12/2018	1
	446-601-5002	6935 GRASSWOOD AVE		ACDP 15-047	ADU	O								1	3/19/2018	1
	445-801-1011	24300 MALIBU RD		CDP 16-060	SFD	O								1	5/9/2018	0
	446-600-2026	6530 ZUMA VIEW PL		CDP 13-052	SFD	O								1	5/17/2018	1
	445-804-1003	24687 PACIFIC COAST HWY		ACDP 15-029	SFD	O								1	6/27/2018	1
	445-801-8028	23919 MALIBU RD		CDP 07-026	SFD	O								1	7/2/2018	1
	445-90-14013	25423 MALIBU RD		CDP 12-056	SFD	O								1	7/24/2018	1
	445-901-4012	25411 MALIBU RD		CDP 05-066	SFD	O								1	7/24/2018	1
	445-801-1020	24358 MALIBU RD		CDP 10-014	SFD	O								1	8/1/2018	1
	446-600-4039	6708 WILDLIFE RD		CDP 15-010	SFD	O								1	9/6/2018	0
	446-901-2017	29600 HARVESTER RD		CDP 05-186	SFD	O								1	10/31/2018	1
	446-703-3015	28405 VIA ACERO ST		CDP 15-026	SFD	O								1	12/20/2018	1
	446-703-3015	28405 VIA ACERO ST		CDP 15-026	ADU	O								1	12/20/2018	1

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Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy							11	12	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
							0	0	0	0	0	0	4		4	
	4469-005-024	5253 Horizon Dr		CDP 05-084	SFD	O								1	5/30/2018	1
	4450-029-025	20607 Eaglepass Dr		CDP 11-057	SFD	O								1	4/19/2018	1
	4470-014-023	30980 Broad Beach Rd		PPR 00-148	SFD	O								1	6/18/2018	1
	4467-025-005	5664 Calpine Dr		CDPA 15-001	SFD	O								1	3/8/2018	1

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction	Malibu
Reporting Year	2018 (Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1											1
	Non-Deed Restricted												
Low	Deed Restricted	1											1
	Non-Deed Restricted												
Moderate	Deed Restricted												
	Non-Deed Restricted												
Above Moderate				13	16	3	17	17				66	
Total RHNA		2											
Total Units				13	16	3	17	17				66	2

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

Malibu

Reporting Year

2018

(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 1.1 – Code Enforcement Ensure compliance with the City’s codes and regulations. Particularly, in the case of code violations in units that are occupied by lower-income persons or persons with special needs, direct property owners and renters to programs that are available to provide assistance. Offer amnesty and legalization for existing housing units where: 1) The unit is “livable” and meets basic health and safety requirements 2) The unit existed at the time of the City’s incorporation; and 3) The unit is restricted for owner-occupancy or rental by low- or moderate-income persons at an affordable rate.</p>	Reduce code violations and health & safety issues in existing housing	Throughout the planning period	Ongoing
<p>Program 1.2 – Rebuilding Assistance Expedite permit processing and provide special assistance to homeowners seeking to repair or rebuild homes that have been lost or damaged in a fire, flood or other disaster, especially units that accommodate low- and moderate-income households, elderly, disabled, large families, single heads of households, farm workers, individuals in need of emergency shelter, and other individuals or household types with special needs, unless those units are located in areas that are physically unsuitable for development.</p>	Facilitate rebuilding of lost or damaged homes	Throughout the planning period	In progress - MMC and LCP amendments have been proposed and adopted or are in progress to expedite permit processing for seeking to repair or rebuild homes that have been affected by the Woolsey Fire and/or related flooding and debris flow.
<p>Program 1.3 – Housing Rehabilitation Assistance Provide incentives to rehabilitate existing housing units, such as permit fee waivers for units that are deed-restricted for low- and moderate-income families.</p>	4 units	Throughout the planning period	Opportunities for this are reviewed on a case by case basis. No requests were made during the 2018 reporting period.
<p>Program 1.4 – Preserve Existing Mobile Home Parks Maintain the Mobile Home Park Rent Control Regulations Ordinance that regulates maximum allowable rents and limits rent increases. Pursuant to the provisions of Government Code §65863.7, require the submittal of a report detailing the impacts of any proposed mobile home park conversion to a nonresidential use concurrent with the filing of any discretionary permit on such property and impose reasonable mitigation measures upon the park owners.</p>	No net loss of mobile home units	Throughout the planning period	Ongoing – no mobile home parks were proposed for conversion in 2018.
<p>Program 1.5 – Conserve Affordable Housing in the Coastal Zone In accordance with Government Code §65590, continue to require the replacement of low- or moderate-income units that have been removed from the coastal zone (either by demolition or conversion), whenever feasible.</p>	LCP and MMC amendment	Throughout the planning period	Ongoing – no low- or moderate-income units were demolished or converted. Implementation of LCP and MMC amendments adopted in August 2013 and are pending CCC certification.
<p>Program 2.1 – Regional Housing Needs Identification Work with the Southern California Association of Governments (SCAG) and the Las Virgenes-Malibu Subregional Council of Governments (COG) to encourage an appropriate fair share allocation of future regional housing needs based on population need, existing supply/demand, ability to accommodate growth given the physical/environmental constraints and the jobs-to-housing ratio.</p>	Encourage fair and realistic RHNA allocations	Throughout the planning period	City staff continued to monitor SCAG programs related to housing needs. City staff submitted the Data Input and Verification Form to SCAG on October 1, 2018 as part of the Bottom-Up Local Input and Envisioning Process.
<p>Program 2.2 – Ensure Adequate Capacity to Accommodate Regional Housing Needs The City’s residential land inventory provides adequate capacity to accommodate the City’s housing needs as identified in the 2013-2021 RHNA (see Appendix B). The City will pursue a two-part strategy to provide sites for lower-income housing: 1) Opportunities and incentives for second units; and 2) Zoning regulations to facilitate affordable multi-family or mixed-use development in suitable locations. A. Expand the Supply of Second Units Second units represent an important source of affordable housing in Malibu (see Appendix B for further discussion of second unit production). Due to extraordinarily high land cost and environmental constraints, development of new affordable housing is very difficult. Since second units can be accommodated on developed sites at no additional land cost, they represent an excellent option for addressing the needs of seniors, university students, household employees, local service workers, and extended family members. In order to maximize the availability of additional second units, the City will implement the following actions: 1. Promote the Development of Second Units - Develop a brochure to provide information on the City’s second unit standards and incentives to promote their development. The brochure will be distributed at City Hall, posted on the website, and provided to all applicants for new residential development. 2. Amnesty Program for Second Units - Continue to implement the Second Unit Amnesty Program for legalized second units that meet all health and safety requirements. The amnesty program may include the waiver of City fees and penalties and will allow the legal registration of both second units and converted guest houses. 3. Financial Assistance for Second Units - Contact local service providers, including the Water District and School District, to pursue reduced development impact fees on second units dedicated for occupancy by lower-income households. Evaluate mechanisms to subsidize impact fees using local, state, and nonprofit sources, including the City’s Affordable Housing Trust Fund. 4. Pre-Approved Second Unit Prototypes - Make available pre-approved second unit prototype plans to assist applicants and streamline the approval process.</p>	21 second units during 2013-2021	Throughout the planning period	The City encouraged the development of second residential units over guest houses or studios. No requests were made to legalize previously developed second units during this year. Staff did, however, receive one complete application to rebuild an ADU lost in the Woolsey Fire, issued three Planning Approvals (Entitlements) for new ADUs, and issued three building permits for new ADUs (See Table A2). The City is preparing an ADU ordinance that will streamline the process for creating new ADUs and promote their development.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>B. Facilitate New Affordable Housing Development In order to accommodate lower-income housing, the MMC and LCP regulations were amended in the previous planning period to establish an Affordable Housing Overlay allowing multi-family or mixed-use development by-right at a density of 20 units/acre for projects that include affordable housing. In order to qualify for the increased density incentive, all "bonus" units (i.e., additional units allowed above the base density of 6 units per acre) must be deed-restricted for low- and moderate-income households for a minimum of 30 years at a ratio of 50% low- and 50% moderate-income. As an alternative, very-low-income units may offset the requirement for moderate-income units on a one-for-one basis. Any developer utilizing these incentives shall be required to screen tenants or buyers for compliance with income limits and establish a monitoring system to ensure the unit's continued affordability. This program creates a strong incentive for affordable housing development because of the additional units allowed at 20 units per acre compared to the base density of 6 units per acre. The allowable density of 20 units per acre does not include the state-mandated density bonus, and it is anticipated that all projects utilizing this option will also qualify for a density bonus of up to 35%. This program does not represent an "inclusionary" requirement because property owners who do not wish to take advantage of the density incentive would be allowed to develop market-rate housing at the allowable base density of 6 units/acre. Incentives and concessions for ELI units will include a variety of housing types such as SRO s and supportive housing. Incentives may include priority processing, density bonus, modified development standards, administrative support with funding applications, and/or fee waivers or deferrals. In order to facilitate development of affordable housing, including housing for persons with developmental disabilities and other special needs, the City will contact non-profit developers annually to implement a strategy for developing housing, including site identification, priority processing, density bonus and modified development standards, administrative support with funding applications, and fee waivers or deferrals if feasible. The City has already had conversations with nonprofit developers regarding affordable housing opportunities on the La Paz site.</p>	<p>Provide suitable sites with appropriate zoning that could accommodate lower- income housing</p>	<p>Throughout the planning period</p>	<p>Ongoing - The City is still working with the California Coastal Commission to approve the required code amendments.</p>
<p>Program 2.3 – Streamline Development Review and Assist Affordable Housing Developments Streamline the development review and permit process for all residential development by providing a series of informational handouts describing how to apply for housing development and summarizing the basic development criteria for different zones. When developers propose to include affordable units in a project, provide assistance through expedited processing, density bonus and other modified development standards, and administrative assistance with grant applications.</p>	<p>Minimize residential permit processing time and assist affordable housing developments</p>	<p>Throughout the planning period</p>	<p>Ongoing – Staff has created various pamphlets as well as forms to help guide applicants through the permitting process. No applications have been submitted for affordable housing projects.</p>
<p>Program 3.1 – Fair Housing Support fair housing efforts by contracting with the Los Angeles County Housing Authority, Westside Fair Housing Council, or other appropriate organization, to create a program that provides fair housing services, including investigation of discrimination complaints, research on housing discrimination-related issues, public information about the rights and responsibilities of landowners and tenants, and landlord/tenant dispute resolution. Promote the program each year through the use of pamphlets, public bulletin boards on community television; educational flyers distributed to property owners, apartment managers and tenants; public service announcements on local radio stations and in local print media; and presentations at community groups.</p>	<p>Provide and publicize fair housing services through contracting with a public or non-profit service provider</p>	<p>Annual appropriation and semi-annual publications and announcements</p>	<p>Ongoing</p>
<p>Program 3.2 – Provide Financial Support and Referral Information to Persons in Need of Assistance Malibu is a small jurisdiction without a redevelopment agency or housing department and is not an entitlement jurisdiction for federal grants. Therefore, the City does not have any resources for direct financial housing assistance, other than a small Affordable Housing Trust Fund and Community Development Block Grant (CDBG) funds. The City will provide referral information to extremely-low-, very-low-, low-, and moderate-income persons and families, the elderly, and persons with disabilities regarding affordable and special needs housing, such as Section 8 Rental Assistance and the Mortgage Credit Certificate program. In addition, it will continue to seek CDBG and HOME funds. a. Affordable Housing Trust Fund. Maintain an Affordable Housing Trust Fund and use the proceeds to leverage other sources of funding for affordable housing. b. State and Federal Grants. Where feasible, seek state and federal grant funds, such as CDBG and HOME, in order to provide support for affordable housing activities. c. Section 8 Rental Assistance. Provide referral information to low-income persons seeking rental assistance by publicizing the program in flyers posted at City Hall, the City's website and other public locations. d. Mortgage Credit Certificates. Provide referral information regarding the mortgage credit certificate program to homebuyers by publicizing the program in flyers posted at City Hall, the City website and other public locations.</p>	<p>Disseminate housing assistance information; provide direct funding in support of affordable housing when feasible</p>	<p>The City's Housing Coordinator has responsibility for monitoring all activities related to Housing Element implementation, including preparation of annual progress reports, annual monitoring of sources of financial assistance such as Section 8, state/federal grants, and mortgage credit certificates. The Housing Coordinator shall also be responsible for disseminating information to the community regarding this activities and resources. Depending on program availability and City eligibility, apply for state/federal funds on a bi-annual basis to assist affordable housing development.</p>	<p>The City received \$46,594 of CDBG funding as part of the Urban County Entitlement program in fiscal year 2017-2018. These funds are utilized within the community to facilitate public service projects benefitting low and moderate income families. For example, the City typically allocates about \$7,000 for the Malibu Community Labor Exchange and in 2018 provided \$50,000 for earthquake preparedness packets for seniors. In addition, in the 2018 fiscal year, the City over \$300,000 directly addressing homelessness.</p>
<p>Program 4.1 – Monitor and Report Annually on Housing Program Accomplishments The City will monitor accomplishments toward Housing Element objectives and report annually to the City Council and California Department of Housing and Community Development. If implementation measures are ineffective in achieving desired results, adjustments will be made to improve the efficacy of programs.</p>	<p>Monitor progress and make mid-course corrections if necessary to achieve desired results</p>	<p>Annual progress reports</p>	<p>The City continued to monitor Housing Element programs and report progress annually.</p>

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Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Malibu
Reporting Period	2018 (Jan. 1 - Dec. 31)

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Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Malibu	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		11
Total Units		11

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	4
Total Housing Units Approved:	4
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas