



HOUSING ELEMENT FACTSHEET

OVERVIEW OF REQUIRED CODE AMENDMENTS:

The City of Malibu is working on important code amendments to comply with State housing requirements. In April 2024, the City reached a settlement with the State to reach compliance with California's Housing Element Law. With technical support from the State, the City will adopt a Housing Plan by September 23, 2024 that includes 79 housing units, 47 of which must be affordable to low- and very low-income households.

Neighborhood Character in Multi-Family Projects

- **Current Requirement:** The height of new buildings must fit the "neighborhood character," determined subjectively.
- **Proposed Change:** This requirement will be made more objective to ensure clarity and consistency.
- **Scope:** This change will only affect multi-family housing projects.

Large Residential Care Facilities in Residential Zones

- **Current Requirement:** Large residential care facilities are currently not allowed in residential zones. They are allowed in the Commercial General Zone with a Conditional Use Permit (CUP).
- **Proposed Change:** Allow these facilities in all residential zones with a simpler administrative permit based on clear, objective standards.
- **Impact:** This change aims to streamline the approval process while maintaining standards.

Second Deed-Restricted Junior ADU

- **Current Requirement:** Junior ADUs, typically located inside a single house (e.g., bedroom conversion), are limited.
- **Proposed Change:** Allow a second deed-restricted Junior ADU, needed to increase housing mobility and housing choice in the City. Meant to ensure that people have more options to enable them to be able to live in a low density neighborhood by increasing rental units.

AFFORDABLE HOUSING OVERLAY (AHO) CHANGES:

Proposed AHO Amendments:

- **Affordable Housing Percentage:** Reduce the requirement from 50% to 20% affordable housing to make projects financially feasible.
- **Building Height:** Increase the maximum allowed height to 30 feet to accommodate the density of 27 units per acre. This would comply with existing allowed density of 20-27 units per acre needed to make a project affordable.
- **Scope:** These changes apply only to affordable housing projects on designated sites. Market-rate developments must adhere to current height limits.

Community Participation:

- **Why It Matters:** These amendments are crucial for meeting our Regional Housing Needs Allocation (RHNA) and ensuring sustainable development in Malibu.
- **Your Role:** Community input is vital. We invite all residents to review and participate in the process.

Upcoming Public Hearings:

- **Dates:** **September 23, 2024**
- **How to Participate:** Attend the public hearings to learn more about the proposed changes, ask questions, and provide your feedback.

STAY INFORMED AND ENGAGED TO HELP SHAPE THE FUTURE OF HOUSING IN MALIBU.

For more information, please visit MalibuCity.org/HousingElement

or contact Senior Planner Tyler Eaton at TEaton@MalibuCity.org or call 310-456-2489, ext. 273