



Council Agenda Report

To: Mayor Pierson and Honorable Members of the City Council

Prepared by: Justine Kendall, Associate Planner

Reviewed by: Richard Mollica, Planning Director

Approved by: Reva Feldman, City Manager

Date prepared: March 11, 2021 Meeting Date: March 22, 2021

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 2020 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.

WORK PLAN: This item was included as item 4g in the Adopted Work Plan for Fiscal Year 2020-2021.

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 documenting the progress and program status for the implementation of the 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.

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

Reporting Requirements

In September 2017, the state legislature passed California's 2017 Housing Package which requires local jurisdictions to consider the annual progress report on the implementation of the City's Housing Element and accept public comment at a City Council meeting prior to submitting the report. Failure to timely file annual reports may result in court-ordered compliance and sanctions.

Staff has drafted the 2020 Annual Housing Element Report, which is provided as Attachment 1. The report includes summaries of the following²:

- All applications for housing units deemed complete in 2020 (Table A),
- The numbers of new housing units³ with planning approvals, with building permits, and with Certificates of Occupancy issued in 2020 (Table A2),
- Progress toward the City's assigned RHNA (Table B),
- Progress in implementing the programs contained in Section 7.5 of the Housing Element (Table D).

Upcoming Year

The next Housing Element Update for the 6th RHNA cycle covering the 2022-2029 planning period began in 2018. The City has contracted with its previous housing consultant, who helped the City successfully complete the City's Housing Element update for the 2013-2021 period, to assist with this current update. This process began with the Southern California Association of Governments (SCAG). SCAG is responsible for preparing the RHNA. 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 2019, the City provided comments and monitored the process to determine the allocation methodology in order to ensure the City's RHNA allocation is reasonable based upon land use patterns and anticipated growth. The official allocation was adopted on March 4, 2021 by SCAG. Malibu has been allocated 79 units total⁴, and is able to accommodate that allocation without zone changes or code amendments. The multi-year process to update the Housing Element is expected to conclude with HCD certification of the housing element in October 2021. Staff continues to keep abreast of new housing laws and their impact on City processes.

ATTACHMENTS:

1. 2020 Annual Housing Element Progress Report
2. SCAG 6TH Cycle Final RHNA Allocation Plan dated March 4, 2021

² Tables C, E, F, G, H and "Leap Reporting" were not applicable to the City for 2020. The City's LEAP Grant application was approved by HCD, but funds have not yet been received.

³ Housing units built to replace those lost in the 2018 Woolsey Fire or those built to replace homes that are demolished by choice are not reported. Only net new units are included in the report.

⁴ Of the 79 units assigned to Malibu by SCAG, 28 must qualify as Very-Low Income, 19 as Low Income, 17 as Moderate Income, and 15 as Above-Moderate Income.

Jurisdiction	Malibu
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "x" indicates an optional field
Cells in grey contain auto-calculation formulas

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 Q-Owner	Date Application Submitted (Instructions)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	4467018031	28906 VERDE MESA LN		CDP 15-002, VAR 16	SFD	O	02/18/20								12	11	0		No Application for the construction of a new single-family detached house.
	4467080034	5924 ZUMIREZ DR		CDP 17-001, VAR 19	SFD	O	09/16/20								1	1			No Application for the construction of a new single-family detached house.
	4458041004	24689 PACIFIC COAST HWY		CDP 14-029, VAR 19	SFD	O	01/13/20								1	1			No Application to allow construction of a new single-family detached house.
	4470022041	31573 SEA LEVEL DR		CDP 16-012, LM 20-4	SFD	O	10/13/20								1	1			No Application to construct a new single-family detached house.
	4450012032	20272 INLAND LN		CDP 19-001, AP 21-4	SFD	O	08/27/20								1	1			No APPEALED - An application to construct a new single-family detached house.
	4469013010	5845 CLOVER HEIGHTS AVE		CDP 19-032, DP 20-4	ADU	O	11/05/20								1	1			No Application for a 900-square-foot ADU.
	4466011013	28944 GRAYFOX ST		CDP 19-067, SPR 19-4	ADU	O	06/26/20								1	1			No Application for an interior addition.
	4468003005	29215 CLIFFSIDE DR		CDP 16-062, CV 19-4	ADU	O	07/02/20								1	1			No Application for the construction of a new single-family detached house.
	4469044003	30130 CUTHBERT RD		CDPMF 19-004, SPR	ADU	O	02/05/20								1	1			No Application to allow for a 300-square-foot ADU.
	4468008015	6755 DUME DR		ACDPWF 20-022, CE	ADU	O	05/26/20								1	1			No Application for the construction of a new single-family detached house.
	4469047016	6362 SEA STAR DR		ACDP 19-010, SPR 1	SFD	O	06/19/20								1	1			No Application to construct a new single-family detached house.
	4469047016	6362 SEA STAR DR		ACDP 19-010, SPR 1	ADU	O	06/19/20								1	1			No Application to construct a new single-family detached house.

Table A2

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
Current APN	Street Address	Project Name*	10					11	12		
			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
4451012043	22271 CARBON MESA RD		0	0	0	0	0	0	10		10
4469005019	5180 HORIZON DR										0
4458041004	24689 PACIFIC COAST HWY										0
4460009007	27136 SEA VISTA DR										0
4467028031	5942 BUSCH DR										0
4468003005	29215 CLIFFSIDE DR										0
4469013010	5845 CLOVER HEIGHTS AVE										0
4469008010	29623 CUTHBERT RD										0
4469044003	30130 CUTHBERT RD										0
4468008015	6755 DUME DR										0
4469047016	6362 SEA STAR DR										0
4467033014	28465 VIA ACERO ST										0
4469047016	6362 SEA STAR DR										0
4467033014	28465 VIA ACERO ST										0
4467028031	5942 BUSCH DR										0
4452025025	3093 SWEETWATER MESA RD										0
4451011018	3367 RAMBLA PACIFICO ST										0
4469005018	5190 HORIZON DR										0
4469046007	5920 PASEO CANYON DR										0
4469015002	5938 PHILIP AVE										0
4467013019	6156 ZUMIREZ DR										0
4467013019	6156 ZUMIREZ DR										0
4469047019	6398 SEA STAR DR										0
4460019024	26544 LATIGO SHORE DR										0
4466019017	28837 SELFRIAGE DR										0
4469013006	29958 HARVESTER RD										0
4469025063	30544 MORNING VIEW DR										0
4470022051	31571 SEA LEVEL DR										0
4470020009	31831 COTTONTAIL LN										0
4458018028	23919 MALIBU RD								1	12/17/2020	1
4469033021	6325 PASEO CANYON DR								1	3/2/2020	1
4459014013	25423 MALIBU RD								1	7/1/2020	1
4469025044	30478 MORNING VIEW DR								1	6/17/2020	1
4473014007	32320 PACIFIC COAST HWY								1	7/24/2020	1
4451022062	3859 RAMBLA PACIFICO ST								1	2/24/2020	1
4467015007	6329 ZUMIREZ DR								1	5/13/2020	1
4466002026	6530 ZUMA VIEW PL								1	5/15/2020	1
4466004039	6708 WILDLIFE RD								1	2/18/2020	1
4459014012	25411 MALIBU RD								1	7/1/2020	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		Notes
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	18	19	20	Notes*
			13	14	15	16	17				
4451012043	22271 CARBON MESA RD		0	N						0	NSFR, pool/spa, OWTS
4459005016	5180 HORIZON DR			N							NSFR on vacant lot
4458041004	24688 PACIFIC COAST HWY			N							NSFR, attached garage
4459003005	29215 CLIFFSIDE DR			N							NSFR, pool, spa, second
4459008010	5942 BUSCH DR			N							NSFR, NOWTS, ADU
4459013010	5945 CLOVER HEIGHTS AVE			N							After-the-fact replacement
4459008010	28623 CUTHBERT RD			N							New Detached Second
4459044003	30130 CUTHBERT RD			N							Fire Rebuild of NSFR, new 2nd unit, NO
4459008015	6755 DUME DR			N							Phase 2: Fire rebuild / co
4459047016	6362 SEA STAR DR			N							NSFR, pool, spa, second
4457030014	28465 VIA ACERO ST			N							NSFR, pool, 2nd unit, art
4459047016	6362 SEA STAR DR			N							NSFR, pool, spa, second
4457030014	28465 VIA ACERO ST			N							NSFR, pool, 2nd unit, art
4457026031	5942 BUSCH DR			N							NSFR, NOWTS, ADU
4452025026	3093 SWEETWATER MESA RD			N							An application to construct
4459005018	5190 HORIZON DR			N							An application to construct
4459046007	5920 PASEO CANYON DR			N							The construction of a new
4459015002	5938 PHILIP AVE			N							An application to allow th
4457013016	6156 ZUMIREZ DR			N							An application to construct
4457013016	6156 ZUMIREZ DR			N							An application for the co
4459013016	6156 ZUMIREZ DR			N							An application for the co
4459019024	2854 LATIGO SHORE DR			N							An application to construct
4459019017	28537 SELFRIDGE DR			N							An application to construct
4459013006	29598 HARVESTER DR			N							An application to demolish
4459025063	30544 MORNING VIEW DR			N							An application to allow th
4470022051	31571 SEA LEVEL DR			N							An application for the co
4470020009	31831 COTTONTAIL LN			N							An application for a new
4459018028	23919 MALIBU RD			N							Lot 2 NSFR, basement
4459033021	6325 PASEO CANYON DR			N							An application for the re-
4459014013	25423 MALIBU RD			N							NSFR, NOWTS
4459025044	30478 MORNING VIEW DR			N							An administrative coastal
4473014007	32320 PACIFIC COAST HWY			N							An application for the co
4451022062	3559 RAMBLA PACIFICO ST			N							An application for the co
4457015007	6329 ZUMIREZ DR			N							An application for the co
4459002026	6539 ZUMA VIEW PL			N							An application for the co
4459004039	6708 WILDLIFE RD			N							An application for a new
4459014012	25411 MALIBU RD			N							NSFR, (N) AOWTS

Jurisdiction	Malibu
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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												
	Deed Restricted	1											1
	Low												
Moderate	Deed Restricted												
	Non-Deed Restricted												
Above Moderate			13		16	3	17	17	18	14		98	
Total RHNA		2											
Total Units			13		16	3	17	17	18	14		98	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

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	
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.	Reduce code violations and health & safety issues in existing housing	Throughout the planning period	Ongoing	
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.	Facilitate rebuilding of lost or damaged homes	Throughout the planning period	In progress - MMC and LCP amendments have been adopted or are in progress to expedite permit processing for those seeking to repair or rebuild homes that have been affected by the Woolsey Fire and/or related flooding and debris flow.	
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.	4 units	Throughout the planning period	Opportunities for this are reviewed on a case-by-case basis. No requests were made during the 2020 reporting period.	
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.	No net loss of mobile home units	Throughout the planning period	Ongoing – no mobile home parks were proposed for conversion in 2020	
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.	LCP and MMC amendment	Throughout the planning period	Ongoing – no low- or moderate-income units were demolished or converted. LCP and MMC amendments for the Affordable Housing Overlay District were certified in 2019. Short-Term Rental Ordinances were passed to encourage homes to be used for permanent residential use.	
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.	Encourage fair and realistic RHNA allocations	Throughout the planning period	City staff continues to monitor SCAG programs related to housing needs.	

TABLE D (CONT) - Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	2 Objective	3 Timeframe in H. E	4 Status of Program Implementation
<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.</p> <p>A. Expand the Supply of Second Units. In order to maximize the availability of additional second units, the City will implement the following actions:</p> <ol style="list-style-type: none"> 1. Promote the Development of Second Units 2. Amnesty Program for Second Units 3. Financial Assistance for Second Units 4. Pre-Approved Second Unit Prototypes 	<p>21 second units during 2013-2021</p>	<p>Throughout the planning period</p>	<p>City staff informally encouraged the development of second residential units over guest houses or studios.</p> <p>No requests were made to legalize previously developed second units during this year.</p> <p>The City is preparing an ADU ordinance that will streamline the process for creating new ADUs and promote their development. Building permits for one new (not a rebuild or replacement) second unit were issued in 2020.</p> <p>The City successfully applied for a LEAP grant to support the ADU ordinance and ADU processing.</p>
<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 a density of 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%.</p>	<p>Provide suitable sites with appropriate zoning that could accommodate lower-income housing</p>	<p>The Local Coastal Program Amendment to allow for multi-family development in compliance with the adopted 2013-2021 Housing Element was certified by the California Coastal Commission on December 11, 2019.</p>	<p>Accomplished - The applicable LCP amendments have been certified.</p>

TABLE D (CONT) - 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 2.3 – Streamline Development Review and Assist Affordable Housing Developments</p> <p>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 zoning districts. 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. However, staff has worked with parties interested in affordable housing to determine the appropriate project standards and submittal processes.</p>
<p>Program 3.1 – Fair Housing</p> <p>Support fair housing efforts by contracting with the Los Angeles County Housing Authority, Westside Fair Housing Council, or other appropriate organizations, 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 landlords 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. Since 2016 the City has contracted with The People Concern to help transition individuals experiencing homelessness to permanent housing.</p>

TABLE D (CONT) - 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 3.2 – Provide Financial Support and Referral Information to Persons in Need of Assistance</p> <p>Malibu is a small jurisdiction without a redevelopment agency or housing department; furthermore, the City 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.</p>	<p>Disseminate housing assistance information; provide direct funding in support of affordable housing when feasible</p>	<p>The City's Housing Coordinator has the responsibility for monitoring all activities related to the implementation of the Housing Element, including preparation of annual progress reports, annual monitoring of sources of financial assistance such as Section 8 funds, state/federal grants, and mortgage credit certificates. The Housing Coordinator shall also be responsible for disseminating information to the community regarding these activities and resources. Depending on program availability and City eligibility, apply for state/federal funds on a bi-annual basis to assist with affordable housing development.</p>	<p>The City received \$67,062 of CDBG funding as part of the Urban County Entitlement program in fiscal year 2019-2020. These funds are utilized within the community to facilitate public service projects benefiting low- and moderate-income families. For example, the City typically allocated about \$20,000 for the Malibu Community Labor Exchange for 2020. In addition, in the 2020-2021 fiscal year, the City included approximately \$340,000 directly addressing homelessness.</p>
<p>Program 4.1 – Monitor and Report Annually on Housing Program Accomplishments</p> <p>The City will monitor accomplishments toward Housing Element objectives and report the results annually to the City Council and California Department of Housing and Community Development. If implementation measures are ineffective in achieving the 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 continues to monitor Housing Element programs and report progress annually.</p>

Jurisdiction	Malibu
Reporting Period	2020 (Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

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) 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								
Mobilehome Park Preservation								
Total Units by Income								

[illegible]

Completed Entitlement Issued by Affordability 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		15
Total Units		15

Certificate of Occupancy Issued by Affordability 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		10
Total Units		10

SUMMARY

Jurisdiction	Malibu
Reporting Year	2020 (Jan. 1 - Dec. 31)

Building Permits Issued by Affordability 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		14
Total Units		14

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

Housing Applications Summary	
Total Housing Applications Submitted:	12
Number of Proposed Units in All Applications Received:	12
Total Housing Units Approved:	11
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

SCAG 6TH CYCLE FINAL RHNA ALLOCATION PLAN

SCAG 6TH CYCLE FINAL RHNA ALLOCATION PLAN (pending HCD approval)

3/4/21

ALLOCATION BY COUNTY

	Total	Very-low income	Low income	Moderate income	Above moderate income
Imperial	15,993	4,671	2,357	2,198	6,767
Los Angeles	812,060	217,273	123,022	131,381	340,384
Orange	183,861	46,416	29,242	32,546	75,657
Riverside	167,351	41,995	26,473	29,167	69,716
San Bernardino	138,110	35,667	21,903	24,140	56,400
Ventura	24,452	5,774	3,810	4,525	10,343
TOTAL	1,341,827	351,796	206,807	223,957	559,267

ALLOCATION BY Regional Early Action Planning (REAP) SUBREGIONS

REAP Subregion	Total	Very-low income	Low income	Moderate income	Above moderate income
CVAG	31,619	6,204	4,664	5,561	15,190
Gateway Cities COG	71,678	20,029	10,391	10,822	30,436
Imperial County	15,993	4,671	2,357	2,198	6,767
Las Virgenes-Malibu COG	933	362	199	183	189
Los Angeles City	456,643	115,978	68,743	75,091	196,831
North Los Angeles County	15,663	4,001	2,129	2,332	7,201
Orange County COG	183,861	46,416	29,242	32,546	75,657
San Bernardino COG/SBCTA	138,110	35,667	21,903	24,140	56,400
San Fernando Valley COG	34,023	9,850	5,588	5,614	12,971
San Gabriel Valley COG	89,616	25,208	13,400	14,074	36,934
South Bay Cities COG	34,179	10,221	5,236	5,539	13,183
Uninc. Los Angeles County	90,052	25,648	13,691	14,180	36,533
Uninc. Riverside County	40,647	10,371	6,627	7,347	16,302
Ventura COG	24,452	5,774	3,810	4,525	10,343
Westside Cities COG	19,273	5,976	3,645	3,546	6,106
Western Riverside COG	95,085	25,420	15,182	16,259	38,224

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above- moderate income
Imperial	Brawley city	1426	399	210	202	615
Imperial	Calexico city	4868	1279	655	614	2320
Imperial	Calipatria city	151	36	21	16	78
Imperial	El Centro city	3442	1001	490	462	1489
Imperial	Holtville city	171	41	33	26	71

SCAG 6TH CYCLE FINAL RHNA ALLOCATION PLAN

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above- moderate income
Imperial	Imperial city	1601	704	346	294	257
Imperial	Unincorporated Imp	4301	1203	596	580	1922
Imperial	Westmorland city	33	8	6	4	15
Los Angeles	Agoura Hills city	318	127	72	55	64
Los Angeles	Alhambra city	6825	1774	1036	1079	2936
Los Angeles	Arcadia city	3214	1102	570	605	937
Los Angeles	Artesia city	1069	312	168	128	461
Los Angeles	Avalon city	27	8	5	3	11
Los Angeles	Azusa city	2651	760	368	382	1141
Los Angeles	Baldwin Park city	2001	576	275	263	887
Los Angeles	Bell city	229	43	24	29	133
Los Angeles	Bell Gardens city	503	100	29	72	302
Los Angeles	Bellflower city	3735	1015	488	553	1679
Los Angeles	Beverly Hills city	3104	1008	680	602	814
Los Angeles	Bradbury city	41	16	9	9	7
Los Angeles	Burbank city	8772	2553	1418	1409	3392
Los Angeles	Calabasas city	354	132	71	70	81
Los Angeles	Carson city	5618	1770	913	875	2060
Los Angeles	Cerritos city	1908	679	345	332	552
Los Angeles	Claremont city	1711	556	310	297	548
Los Angeles	Commerce city	247	55	22	39	131
Los Angeles	Compton city	1004	235	121	131	517
Los Angeles	Covina city	1910	614	268	281	747
Los Angeles	Cudahy city	393	80	36	53	224
Los Angeles	Culver City city	3341	1108	604	560	1069
Los Angeles	Diamond Bar city	2521	844	434	437	806
Los Angeles	Downey city	6525	2079	946	915	2585
Los Angeles	Duarte city	888	269	145	137	337
Los Angeles	El Monte city	8502	1797	853	1233	4619
Los Angeles	El Segundo city	492	189	88	84	131
Los Angeles	Gardena city	5735	1485	761	894	2595
Los Angeles	Glendale city	13425	3439	2163	2249	5574
Los Angeles	Glendora city	2276	735	386	388	767
Los Angeles	Hawaiian Gardens ci	331	61	44	46	180
Los Angeles	Hawthorne city	1734	445	204	249	836
Los Angeles	Hermosa Beach city	558	232	127	106	93
Los Angeles	Hidden Hills city	40	17	8	9	6
Los Angeles	Huntington Park city	1605	264	196	243	902
Los Angeles	Industry city	17	6	4	2	5
Los Angeles	Inglewood city	7439	1813	955	1112	3559
Los Angeles	Irwindale city	119	36	11	17	55
Los Angeles	La Cañada Flintridge	612	252	135	139	86

SCAG 6TH CYCLE FINAL RHNA ALLOCATION PLAN

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above- moderate income
Los Angeles	La Habra Heights city	172	78	35	31	28
Los Angeles	La Mirada city	1962	634	342	320	666
Los Angeles	La Puente city	1929	544	275	275	835
Los Angeles	La Verne city	1346	414	239	223	470
Los Angeles	Lakewood city	3922	1296	637	653	1336
Los Angeles	Lancaster city	9023	2224	1194	1328	4277
Los Angeles	Lawndale city	2497	732	311	371	1083
Los Angeles	Lomita city	829	239	124	128	338
Los Angeles	Long Beach city	26502	7141	4047	4158	11156
Los Angeles	Los Angeles city	456643	115978	68743	75091	196831
Los Angeles	Lynwood city	1558	377	139	235	807
Los Angeles	Malibu city	79	28	19	17	15
Los Angeles	Manhattan Beach city	774	322	165	155	132
Los Angeles	Maywood city	365	55	47	55	208
Los Angeles	Monrovia city	1670	519	262	254	635
Los Angeles	Montebello city	5186	1314	707	777	2388
Los Angeles	Monterey Park city	5257	1324	822	848	2263
Los Angeles	Norwalk city	5034	1546	759	658	2071
Los Angeles	Palmdale city	6640	1777	935	1004	2924
Los Angeles	Palos Verdes Estates city	199	82	44	48	25
Los Angeles	Paramount city	364	92	43	48	181
Los Angeles	Pasadena city	9429	2747	1662	1565	3455
Los Angeles	Pico Rivera city	1024	299	146	149	430
Los Angeles	Pomona city	10558	2799	1339	1510	4910
Los Angeles	Rancho Palos Verdes city	639	253	139	125	122
Los Angeles	Redondo Beach city	2490	936	508	490	556
Los Angeles	Rolling Hills city	45	20	9	11	5
Los Angeles	Rolling Hills Estates city	191	82	42	38	29
Los Angeles	Rosemead city	4612	1154	638	686	2134
Los Angeles	San Dimas city	1248	384	220	206	438
Los Angeles	San Fernando city	1795	461	273	284	777
Los Angeles	San Gabriel city	3023	846	415	466	1296
Los Angeles	San Marino city	397	149	91	91	66
Los Angeles	Santa Clarita city	10031	3397	1734	1672	3228
Los Angeles	Santa Fe Springs city	952	253	159	152	388
Los Angeles	Santa Monica city	8895	2794	1672	1702	2727
Los Angeles	Sierra Madre city	204	79	39	35	51
Los Angeles	Signal Hill city	517	161	78	90	188
Los Angeles	South El Monte city	577	131	64	70	312
Los Angeles	South Gate city	8282	2136	994	1173	3979
Los Angeles	South Pasadena city	2067	757	398	334	578
Los Angeles	Temple City city	2186	630	350	369	837

SCAG 6TH CYCLE FINAL RHNA ALLOCATION PLAN

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above- moderate income
Los Angeles	Torrance city	4939	1621	846	853	1619
Los Angeles	Unincorporated Los	90052	25648	13691	14180	36533
Los Angeles	Vernon city	9	5	4	0	0
Los Angeles	Walnut city	1293	427	225	231	410
Los Angeles	West Covina city	5346	1653	850	865	1978
Los Angeles	West Hollywood city	3933	1066	689	682	1496
Los Angeles	Westlake Village city	142	58	29	32	23
Los Angeles	Whittier city	3439	1025	537	556	1321
Orange	Aliso Viejo city	1195	390	214	205	386
Orange	Anaheim city	17453	3767	2397	2945	8344
Orange	Brea city	2365	669	393	403	900
Orange	Buena Park city	8919	2119	1343	1573	3884
Orange	Costa Mesa city	11760	2919	1794	2088	4959
Orange	Cypress city	3936	1150	657	623	1506
Orange	Dana Point city	530	147	84	101	198
Orange	Fountain Valley city	4839	1307	786	834	1912
Orange	Fullerton city	13209	3198	1989	2271	5751
Orange	Garden Grove city	19168	4166	2801	3211	8990
Orange	Huntington Beach ci	13368	3661	2184	2308	5215
Orange	Irvine city	23610	6396	4235	4308	8671
Orange	La Habra city	804	192	116	130	366
Orange	La Palma city	802	224	140	137	301
Orange	Laguna Beach city	394	118	80	79	117
Orange	Laguna Hills city	1985	568	353	354	710
Orange	Laguna Niguel city	1207	348	202	223	434
Orange	Laguna Woods city	997	127	136	192	542
Orange	Lake Forest city	3236	956	543	559	1178
Orange	Los Alamitos city	769	194	119	145	311
Orange	Mission Viejo city	2217	674	401	397	745
Orange	Newport Beach city	4845	1456	930	1050	1409
Orange	Orange city	3936	1067	604	677	1588
Orange	Placentia city	4374	1231	680	770	1693
Orange	Rancho Santa Margá	680	209	120	125	226
Orange	San Clemente city	982	282	164	188	348
Orange	San Juan Capistrano	1054	270	173	183	428
Orange	Santa Ana city	3095	586	362	523	1624
Orange	Seal Beach city	1243	258	201	239	545
Orange	Stanton city	1231	165	145	231	690
Orange	Tustin city	6782	1724	1046	1132	2880
Orange	Unincorporated Ora	10406	3139	1866	2040	3361
Orange	Villa Park city	296	93	60	61	82
Orange	Westminster city	9759	1881	1473	1784	4621

SCAG 6TH CYCLE FINAL RHNA ALLOCATION PLAN

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above- moderate income
Orange	Yorba Linda city	2415	765	451	457	742
Riverside	Banning city	1673	317	193	280	883
Riverside	Beaumont city	4210	1229	721	723	1537
Riverside	Blythe city	494	82	71	96	245
Riverside	Calimesa city	2017	495	275	379	868
Riverside	Canyon Lake city	129	43	24	24	38
Riverside	Cathedral City city	2549	540	353	457	1199
Riverside	Coachella city	7886	1033	999	1367	4487
Riverside	Corona city	6088	1752	1040	1096	2200
Riverside	Desert Hot Springs c	3873	569	535	688	2081
Riverside	Eastvale City	3028	1145	672	635	576
Riverside	Hemet city	6466	812	732	1174	3748
Riverside	Indian Wells city	382	117	81	91	93
Riverside	Indio city	7812	1793	1170	1315	3534
Riverside	Jurupa Valley City	4497	1207	749	731	1810
Riverside	La Quinta city	1530	420	269	297	544
Riverside	Lake Elsinore city	6681	1878	1099	1134	2570
Riverside	Menifee city	6609	1761	1051	1106	2691
Riverside	Moreno Valley city	13627	3779	2051	2165	5632
Riverside	Murrieta city	3043	1009	583	545	906
Riverside	Norco city	454	145	85	82	142
Riverside	Palm Desert city	2790	675	460	461	1194
Riverside	Palm Springs city	2557	545	408	461	1143
Riverside	Perris city	7805	2030	1127	1274	3374
Riverside	Rancho Mirage city	1746	430	318	328	670
Riverside	Riverside city	18458	4861	3064	3139	7394
Riverside	San Jacinto city	3392	800	465	560	1567
Riverside	Temecula city	4193	1359	801	778	1255
Riverside	Unincorporated Rive	40647	10371	6627	7347	16302
Riverside	Wildomar city	2715	798	450	434	1033
San Bernardino	Adelanto city	3763	394	566	651	2152
San Bernardino	Apple Valley town	4290	1086	600	747	1857
San Bernardino	Barstow city	1520	172	228	300	820
San Bernardino	Big Bear Lake city	212	50	33	37	92
San Bernardino	Chino city	6978	2113	1284	1203	2378
San Bernardino	Chino Hills city	3729	1388	821	789	731
San Bernardino	Colton city	5434	1318	668	906	2542
San Bernardino	Fontana city	17519	5109	2950	3035	6425
San Bernardino	Grand Terrace city	630	189	92	106	243
San Bernardino	Hesperia city	8155	1921	1231	1409	3594
San Bernardino	Highland city	2513	619	409	471	1014
San Bernardino	Loma Linda city	2051	523	311	352	865

SCAG 6TH CYCLE FINAL RHNA ALLOCATION PLAN

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above- moderate income
San Bernardino	Montclair city	2593	698	383	399	1113
San Bernardino	Needles city	87	10	11	16	50
San Bernardino	Ontario city	20854	5640	3286	3329	8599
San Bernardino	Rancho Cucamonga	10525	3245	1920	2038	3322
San Bernardino	Redlands city	3516	967	615	652	1282
San Bernardino	Rialto city	8272	2218	1206	1371	3477
San Bernardino	San Bernardino city	8123	1415	1097	1448	4163
San Bernardino	Twentynine Palms ci	1047	231	127	185	504
San Bernardino	Unincorporated San	8832	2179	1360	1523	3770
San Bernardino	Upland city	5686	1584	959	1013	2130
San Bernardino	Victorville city	8165	1735	1136	1504	3790
San Bernardino	Yucaipa city	2866	708	493	511	1154
San Bernardino	Yucca Valley town	750	155	117	145	333
Ventura	Camarillo city	1376	353	244	271	508
Ventura	Fillmore city	415	73	61	72	209
Ventura	Moorpark city	1289	377	233	245	434
Ventura	Ojai city	53	13	9	10	21
Ventura	Oxnard city	8549	1840	1071	1538	4100
Ventura	Port Hueneme city	125	26	16	18	65
Ventura	San Buenaventura (V	5312	1187	865	950	2310
Ventura	Santa Paula city	657	102	99	121	335
Ventura	Simi Valley city	2793	749	493	518	1033
Ventura	Thousand Oaks city	2621	735	494	532	860
Ventura	Unincorporated Ven	1262	319	225	250	468