



# Council Agenda Report

To: Mayor Farrer 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: February 19, 2020 Meeting Date: March 9, 2020

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

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**RECOMMENDED ACTION:** Direct staff to submit the 2019 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 4h in the Adopted Work Plan for Fiscal Year 2019-2020.

**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)<sup>1</sup> 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.

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

To implement the Housing Element, the City approved a Local Coastal Program Amendment (LCPA) to allow for multi-family development in compliance with the adopted 2013-2021 Housing Element. The LCPA was certified by the California Coastal Commission on December 11, 2019.

### 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.

HCD recently released an updated form for the 2019 Annual Progress Report. Staff has drafted the 2019 Annual Housing Element Report, which is provided as Attachment 1. The report includes summaries of the following<sup>2</sup>:

- All applications for housing units deemed complete in 2019 (Table A),
- The numbers of housing units with final planning approval, with building permits, and with Certificates of Occupancy issued in 2019 (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 6<sup>th</sup> 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 begins 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 is expected to be released in April 2020. The multi-year process to update the Housing Element is expected to conclude with HCD certification of the housing element in October 2021.

In addition, the Planning Commission will discuss recommendations on the Accessory Dwelling Unit (ADU) ordinance on March 16, 2020. The ordinance involves amendments

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<sup>2</sup> Tables C, E, F and G were not applicable to the City in 2019.

to the Malibu Municipal Code and LCP, which will bring City codes into compliance with state ADU legislation to support affordable housing and LCP consistency.

ATTACHMENTS: 2019 Annual Housing Element Progress Report

<b>Jurisdiction</b>	Malibu	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
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		17
<b>Total Units</b>		<b>17</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	17
Number of Proposed Units in All Applications Received:	17
Total Housing Units Approved:	17
Total Housing Units Disapproved:	0

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

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

## DEFINITIONS

1. "Above moderate income" means households earning more than 120 percent of area median income.
2. "Annual Progress Report (APR)" means the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year reporting on the prior calendar year's activities.
3. "Application submitted" means an application submittal that has been determined complete by the jurisdiction.
4. "Area Median Income (AMI)" means the median household income based on household size of a geographic area of the state, as annually updated by the California Department of Housing and Community Development (HCD), pursuant to Health and Safety Code section 50093.
5. "Certificate of occupancy date" is the date(s) the certificate(s) of occupancy, or other evidence of readiness for occupancy (e.g., final inspection, notice of completion), was/were issued.
6. "Committed Assistance" is when a local government has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the second year of the housing element planning period, obligating funds for affordable units available for occupancy within two years of the agreement.
7. "Completed Entitlement" means a housing development or project which has received all the required land use approvals or entitlements necessary for the issuance of a building permit. This means that there is no additional action required to be eligible to apply and obtain a building permit.
8. "Density Bonus" as defined in Government Code section 65915.
9. "Extremely low-income" means a household earning less than 30 percent of area median income pursuant to Health and Safety Code, section 50105.
10. "Infill housing unit" is defined as being a unit located within an urbanized area or within an urban cluster on a site that has been previously developed for urban uses, or a vacant site where the properties adjoining at least two sides of the project site are, or previously have been, developed for urban uses. For the purposes of this definition, an urbanized area or an urban cluster is as defined by the United States Census Bureau.
11. "Locality" or "local government" means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.
12. "Lower-income or Low-Income" means a household earning less than 80 percent of area median income pursuant to Health and Safety Code, section 50079.5.
13. "Moderate income" means households whose income does not exceed 120 percent of area median income pursuant to Health and Safety Code, section 50093.
14. "Permitted units" mean units for which building permits for new housing construction have been issued by the local government during the reporting calendar year. For this purpose, "new housing unit" means housing units as defined by the Department of Finance for inclusion in the Department of Finance's annual "E-5 City/County Population and Housing Estimates" report, which is the same as the Census definition of a housing unit.
15. "Production report" or "Annual Progress Report (APR)" means the information reported pursuant to subparagraph (D) of paragraph (2) of subdivision (a) of Section 65400 of Government Code.
16. "Project" or "Development" refers to a housing related activity where new construction of a unit(s) is proposed or has had a building permit and/or certificate of occupancy issued during the reporting calendar year. This may include single family, mixed use, multifamily, accessory dwelling unit, or any other developments where housing units, as defined by the U.S. Census Bureau and the California Department of Finance, are a component of the project.
17. "Realistic Capacity" means an estimate of the number of units that can be accommodated on each site in the inventory. The estimate must include adjustments to reflect land use controls and site improvement requirements but may rely on established minimum density standards.
18. "Reporting period" means the prior calendar year's activities for the housing element annual progress report required by Government Code section 65400 and due to HCD by April 1 of each year and utilized to create the determination for which locality is subject to the Streamlined Ministerial Approval (SB35 Streamlining) Provisions.
19. "RHNA" means the local government's share of the regional housing need allocation pursuant to Government Code section 65584 et seq.
20. Unit Category: type of units that are classified under the following categories:
  - **Single Family-Detached Unit (SFD)** a one-unit structure with open space on all four sides. The unit often possesses an attached garage.
  - **Single Family-Attached Unit (SFA)** a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.
  - **2-, 3-, and 4-Plex Units per Structure (2-4)**-a structure containing two, three, or four units and not classified as single-unit attached structure.
  - **5 or More Units per Structure (5+)**-a structure containing five or more housing units.
  - **Accessory Dwelling Unit (ADU)** -means a unit that is attached, detached or located within the living area of the existing dwelling or residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family dwelling is situated pursuant to Government Code section 65852.2. An ADU also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code.
  - **Mobile Home Unit/Manufactured Home**-- a one-unit structure that was originally constructed to be towed on its own chassis. *Please note: Spaces in a mobile home park can be counted towards RHNA, if the spaces counted are new hook-ups/spaces rather than new mobile home park residents moving onto existing lots.*
21. "Very low-income" means households earning less than 50 percent of area median income pursuant to Health and Safety Code, section 50105.

AUTHORITY CITED: Government Code section 65400.

Note: Accessory dwelling units (ADU) and junior accessory dwelling units (JADU) pursuant to Government Code sections 65852.2 and 65852.22 meet the definition above.

**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								0	0	0	0	0	0	17	17	17	0	0	
	4468-020-003	7307 BIRDVIEW AVE		CDP 17-094, SPR 17-052, DP 19-001, CE 19-003	ADU	O	2/19/2019							1	1	1	0	No	Remodel ESFR, 2nd dwelling unit, OWTS, pool, detached garage
	4467-022-017	6100 BONSALL DR		ACDP 17-095, SPR 17-053, SPR 18-040, DP 17-030, CE 19-021	ADU	O	2/4/2019							1	1	1	0	No	Demo ESFR, NSFR, 2nd unit, OWTS, grading, retaining walls,
	4467-028-031	5942 BUSCH DR		CDP 18-064, VAR 19-031, SPR 19-003, SPR 19-004, SPR 19-037, MM 19-002, CE 19-230	SFD	O	8/14/2019							1	1	1	0	No	NSFR, NOWTS, ADU
	4451-012-043	22271 CARBON MESA RD		CDP 16-024, SPR 18-027, DP 19-022, CE 19-124	SFD	O	6/6/2019							1	1	1	0	No	NSFR, pool/spa, AOWTS
	4473-026-002	3620 NORANDA LN		CDP 17-104, VAR 19-035, VAR 19-036, VAR 19-037	SFD	O	11/20/2019							1	1	1	0	No	NSFR, OWTS, swimming pool
	4451-023-037	21490 PASEO PORTOLA ST		CDP 16-038, AP 19-007, VAR 16-017, VAR 18-045, CE 18-127	SFD	O	1/15/2019							1	1	1	0	No	NSFR, basement, OWTS, grading, landscaping
	4469-047-010	6282 SEA STAR DR		CDP 18-014, SPR 19-079, CE 19-239	SFD	O	8/29/2019							1	1	1	0	No	NSFR, second unit, Pool
	4469-047-001	6361 SEA STAR DR		CDP 18-013, VAR 19-039, SPR 19-091, MM 18-006, CE 19-242	SFD	O	8/29/2019							1	1	1	0	No	NSFR, Guest House, Pool
	4469-047-019	6398 SEA STAR DR		CDP 18-021, SPR 18-024, CE 18-106	SFD	O	2/12/2019							1	1	1	0	No	NSFR with height over18 feet
	4452-017-006	3516 SWEETWATER MESA RD		CDP 05-095, IS 09-005, MM 09-004, MM 17-021	SFD	O	2/25/2019							1	1	1	0	No	NSFR, Swimming Pool, Spa, AOWTS, Hardscaping, Landscap
	4467-033-014	28465 VIA ACERO ST		ACDPA 17-014, MM 18-002, CE 17-161	SFD	O	10/2/2019							1	1	1	0	No	NSFR, pool, 2nd unit, art studio, OWTS, and grading
	4467-034-003	28916 WIGHT RD		ACDP 17-081, CE 19-102	SFD	O	4/25/2019							1	1	1	0	No	NSFR, OWTS, pool and spa (follow up to CDPA 12-013)
	4467-008-034	5924 ZUMIREZ DR		CDP 17-001, VAR 19-004, VAR 19-018, VAR 19-024, SPR 17-005, SPR 19-062, CE 19-125	SFD	O	8/7/2019							1	1	1	0	No	NSFR and guest house
	4467-013-019	6156 ZUMIREZ DR		CDP 19-029, SPR 19-050, CE 19-276	SFD	O	9/5/2019							1	1	1	0	No	CDP carryover from expired CDP 10-019 - NSFR, NOWTS, 2n
	4467-028-031	5942 BUSCH DR		CDP 18-064, VAR 19-031, SPR 19-003, SPR 19-004, SPR 19-037, MM 19-002, CE 19-230	ADU	O	8/14/2019							1	1	1	0	No	
	4467-033-014	28465 VIA ACERO ST		ACDPA 17-014, MM 18-002, CE 17-161	ADU	O	10/2/2019							1	1	1	0	No	
	4469-047-010	6282 SEA STAR DR		CDP 18-014, SPR 19-079, CE 19-239	ADU	O	8/29/2019							1	1	1	0	No	

<b>Jurisdiction</b>	Malibu	<b>ANNUAL ELEMENT PROGRESS REPORT</b>	<b>Housing Element Implementation</b>	(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.
<b>Reporting Year</b>	2019 (Jan. 1 - Dec. 31)				

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Income Level		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												
Above Moderate	Non-Deed Restricted			13	16	3	17	17	17			83	
<b>Total RHNA</b>		<b>2</b>											
<b>Total Units</b>				<b>13</b>	<b>16</b>	<b>3</b>	<b>17</b>	<b>17</b>	<b>17</b>			<b>83</b>	<b>2</b>

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

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Malibu		
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)	
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>	<i>D_4_Status</i>

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
<b>Program 1.1 – Code Enforcement</b> 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
<b>Program 1.2 – Rebuilding Assistance</b> 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 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.
<b>Program 1.3 – Housing Rehabilitation Assistance</b> 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 2018 reporting period.
<b>Program 1.4 – Preserve Existing Mobile Home Parks</b> 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 2018.
<b>Program 1.5 – Conserve Affordable Housing in the Coastal Zone</b> 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. Implementation of LCP and MMC amendments were certified in 2019.
<b>Program 2.1 – Regional Housing Needs Identification</b> 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 continued to monitor SCAG programs related to housing needs and provided comment letters to SCAG regarding the RHNA allocation methodology.
<b>Program 2.2 – Ensure Adequate Capacity to Accommodate Regional Housing Needs</b> 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. <b>A. Expand the Supply of Second Units.</b> In order to maximize the availability of additional second units, the City will implement the following actions: 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	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. The City is preparing an ADU ordinance that will streamline the process for creating new ADUs and promote their development. Four second units recieved Certificates of Occupancy in 2019.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Malibu	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>
		<i>D_4_Status</i>

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
<p><b>Program 3.2 – Provide Financial Support and Referral Information to Persons in Need of Assistance</b>                      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.</p> <p>a. Affordable Housing Trust Fund. Maintain an Affordable Housing Trust Fund and use the proceeds to leverage other sources of funding for affordable housing.</p> <p>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.</p> <p>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.</p> <p>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><b>Program 4.1 – Monitor and Report Annually on Housing Program Accomplishments</b>                      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>

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
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
Summary Row: Start Data Entry Below							0	0	0	0	0	0	15		15
	4458024034	23741 HARBOR VISTA DR		CDP 16-047, LM 16-004, DP 17-023, CE 18-117	SFD	O							1	5/20/2019	1
	4458018035	24185 CASE COURT	Crummer/Case	CDP 07-145, SPR 07-139	SFD	O							1	5/14/2019	1
	4458018037	24186 CASE COURT	Crummer/Case	CDP 07-147, SPR 07-141	SFD	O							1	4/24/2019	1
	4458018038	24188 CASE COURT	Crummer/Case	CDP 07-148, SPR 07-142	SFD	O							1	10/8/2019	1
	4458033004	24523 VANTAGE POINT TER		CDP 12-063, EXT 17-014, SPR 12-044, CE 14-066	SFD	O							1	10/8/2019	1
	4460003011	27318 WINDING WAY		CDP 08-046, EXT 18-024, AP 15-010, VAR 15-044, SPR 08-023, MM 15-015, CE 15-185	SFD	O							1	4/24/2019	1
	4469025063	30544 MORNING VIEW DR		CDP 13-015, ARC 15-012, SPR 13-007, MM 13-014, CE 17-078	SFD	O							1	5/2/2019	1
	4452025025	3093 SWEETWATER MESA RD		APR 12-059, SPR 12-054, SPR 17-030, CE 18-015	SFD	O							1	1/31/2019	1

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4								5	6
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	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	
	4452028002	5046 CARBON BEACH TERRACE		CDP 05-123, EXT 00-000, EXT 11-002, EXT 13-011, IS 08-009, MND 08-007, VAR 05-022, VAR 05-023, VAR 08-027, SPR 06-053, SPR 08-050	SFD	O									0	
	4467033017	28460 VIA ACERO ST		CDP 05-187, CV 05-046, APR 07-034, SPR 05-042, MM 07-011	SFD	O									0	
	4469024017	30206 MORNING VIEW DR		ACDP 12-059, SPR 12-051, CE 12-140	SFD	O									0	
	4473003005	33457 PACIFIC COAST HWY		CDP 13-031, CV 13-020, VAR 13-026, VAR 14-047, VAR 14-048	SFD	O									0	
	4467006030	6097 MURPHY WAY		CDP 07-126, EXT 13-037, LLA 10-003, VAR 07-050, VAR 09-031, SPR 07-121, SPR 07-122, SPR 11-022, MM 07-041, CE 11-084	SFD	O									0	
	4458005030	23652 MALIBU COLONY DR		CDP 06-084, GPA 06-084, DP 06-016	ADU	O									0	
	4452024001	22435 PACIFIC COAST HWY		CDP 05-075, VAR 03-013, VAR 03-014, SPR 06-006, SPR 06-007, SPR 06-008	SFD	O									0	
	4451017049	21531 PACIFIC COAST HWY		CDP 05-172, APR 07-013, NS 07-001, VAR 04-006, VAR 04-007	SFD	O									0	
	4467006030	6097 MURPHY WAY		CDP 07-126, EXT 13-037, LLA 10-003, VAR 07-050, VAR 09-031, SPR 07-121, SPR 07-122, SPR 11-022, MM 07-041, CE 11-084	ADU	O									0	
	4460007003	27545 PACIFIC COAST HWY		CDP 14-070, VAR 15-045, SPR 14-051, MM 14-015, DP 15-011, CE 16-040	ADU	O									0	
	4467033015	28405 VIA ACERO ST		CDP 15-026, AP 17-001, SPR 16-008, SPR 16-035, CE 16-109	ADU	O									0	
	4467033015	28405 VIA ACERO ST		CDP 15-026, AP 17-001, SPR 16-008, SPR 16-035, CE 16-109	SFD	O									0	

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name*	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
4452028002	5046 CARBON BEACH TERRACE										0
4467033017	28460 VIA ACERO ST										0
4469024017	30206 MORNING VIEW DR										0
4473003005	33457 PACIFIC COAST HWY										0
4467006030	6097 MURPHY WAY										0
4458005030	23652 MALIBU COLONY DR										0
4452024001	22435 PACIFIC COAST HWY										0
4451017049	21531 PACIFIC COAST HWY										0
4467006030	6097 MURPHY WAY										0
4460007003	27545 PACIFIC COAST HWY										0
4467033015	28405 VIA ACERO ST										0
4467033015	28405 VIA ACERO ST										0

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10						11	12	
Current APN	Street Address	Project Name <sup>+</sup>	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
4468017006	7123 BIRDVIEW AVE										0
4458018036	24168 CASE COURT										0
4458013031	24948 MALIBU RD										0
4460001018	27420 CALICUT RD										0
4473003015	33355 PACIFIC COAST HWY										0
4459011001	3881 PUERCO CANYON RD										0
4473003018	33363 PACIFIC COAST HWY										0
4470004006	5877 TRANCAS CANYON RD										0
4458018036	24168 CASE COURT										0
4458018039	24198 CASE COURT										0
4452028002	5046 CARBON BEACH TERRACE								1	2/19/2019	1
4467033017	28460 VIA ACERO ST								1	2/27/2019	1
4469024017	30206 MORNING VIEW DR								1	2/26/2019	1
4473003005	33457 PACIFIC COAST HWY								1	2/28/2019	1
4467006030	6097 MURPHY WAY								1	2/26/2019	1
4458005030	23652 MALIBU COLONY DR								1	1/31/2019	1
4452024001	22435 PACIFIC COAST HWY								1	7/8/2019	1
4451017049	21531 PACIFIC COAST HWY								1	8/1/2019	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	
			13	14	15	16	17	18	19	20		21	
Current APN	Street Address	Project Name <sup>+</sup>	How many of the units were Extremely Low Income? <sup>+</sup>	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N <sup>+</sup>	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) <sup>+</sup>	Number of Demolished/Destroyed Units <sup>+</sup>	Demolished or Destroyed Units <sup>+</sup>	Demolished/Destroyed Units Owner or Renter <sup>+</sup>	Notes <sup>+</sup>
			0	0						0	0	0	
4458024034	23741 HARBOR VISTA DR			N									
4458018035	24185 CASE COURT	Crummer/Case		N									
4458018037	24186 CASE COURT	Crummer/Case		N									
4458018038	24188 CASE COURT	Crummer/Case		N									
4458033004	24523 VANTAGE POINT TER			N									
4460003011	27318 WINDING WAY			N									
4469025063	30544 MORNING VIEW DR			N									
4452025025	3093 SWEETWATER MESA RD			N									
4473026006	3605 NORANDA LN			N									
4451022065	3843 RAMBLA PACIFICO ST			N									
4458024034	23741 HARBOR VISTA DR			N									
4458018035	24185 CASE COURT	Crummer/Case		N									
4458018037	24186 CASE COURT	Crummer/Case		N									
4467007018	5876 RAMIREZ CANYON RD			N									
4468020003	7307 BIRDVIEW AVE			N									
4473003015	33355 PACIFIC COAST HWY			N									
4468017006	7123 BIRDVIEW AVE			N									
4458018036	24168 CASE COURT			N									
4458013031	24948 MALIBU RD			N									
4460001018	27420 CALICUT RD			N									
4473003015	33355 PACIFIC COAST HWY			N									
4459011001	3881 PUERCO CANYON RD			N									
4473003018	33363 PACIFIC COAST HWY			N									
4470004006	5877 TRANCAS CANYON RD			N									
4458018036	24168 CASE COURT			N									