



Council Agenda Report

To: Mayor Uhring and Honorable Members of the City Council

Prepared by: Joyce Parker-Bozylinski, Contract Planner

Reviewed by: Richard Mollica, Planning Director

Approved by: Steve McClary, City Manager

Date prepared: March 20, 2024 Meeting Date: April 8, 2024

Subject: Annual Progress Report Regarding the Implementation of the City's Housing Element

RECOMMENDED ACTION: Approve the 2023 Annual Housing Element Progress Report (Attachment 1).

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

STRATEGIC PRIORITY: This item is part of the day-to-day operations identified in the Adopted FY 2023-24 Strategic Priority Project List.

DISCUSSION: California Government Code Section 65400(b) mandates that each city and county planning agency prepare an annual report to the California Department of Housing and Community Development (HCD) and Office of Planning and Research (OPR) regarding the implementation of the Housing Element and how the City is meeting their regional housing needs for the city. The deadline for the submittal of the report is April 1 of each year for the prior calendar year. The reports must also be reviewed by the local governing body, which can be done before or after submitting them to the State. Staff submitted the annual report to HCD and OPR on March 27, 2024. An updated version of the report can be re-submitted to the State at any time if any revisions are directed by the City Council. If the annual report is approved by the City Council, staff will provide notification to HCD and OPR of the Council's approval of the report.

The Housing Element APR describes the City's progress toward implementation of the Housing Element programs within the reporting period of 2023. Progress toward achieving the mandated Regional Housing Needs Assessment (RHNA) allocation is a key

component of the annual Housing Element APR. The RHNA establishes exactly how many new homes—and at what affordability levels—a jurisdiction is required to plan for within an eight-year planning cycle to address regional and State housing needs. Through the RHNA allocation, each jurisdiction is assigned its “fair share” of housing production at specified affordability levels. Malibu has been allocated 79 units total¹, and is able to accommodate that allocation without zone changes or code amendments.

The attached annual report documents how much net new housing development, and at which affordability levels, has occurred during the reporting year. The housing units are tracked by calculating the number of development applications submitted, project entitlements approved, building permits issued, and building permits that received final Certificate of Occupancy approval. The annual report also includes status updates on the City’s progress in meeting the objectives for each of the numerous programs noted in the Housing Element.

Reporting Requirements

Staff has drafted the 2023 Annual Housing Element Report, which is provided as Attachment 1. A Microsoft Office Excel version of the report is available at MalibuCity.org/housingelement as well. The report includes summaries of the following²:

- All applications for housing units deemed complete in 2023 (Table A),
- The numbers of new housing units with planning approvals, with building permits, and with Certificates of Occupancy issued in 2023 (Table A2),
- Progress toward the City’s assigned RHNA for the Sixth Cycle (Table B),
- Progress in implementing the programs contained in Section 7.5 of the Housing Element (Table D).

ATTACHMENTS: 2023 Annual Housing Element Progress Report

¹ 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.

² Tables C, E, F, F2, G, H, I, J and LEAP reporting were not applicable to the City for 2023.

Please Start Here

General Information	
Jurisdiction Name	Malibu
Reporting Calendar Year	2023
Contact Information	
First Name	Patrica
Last Name	Salazar
Title	Development and Operations Manager
Email	Psalazar@malibucity.org
Phone	3104562489
Mailing Address	
Street Address	23825 Stuart Ranch Road
City	Malibu
Zipcode	90265

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Malibu	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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		40
Total Units		40

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	31	34	44
2 to 4 units per structure	0	1	1
5+ units per structure	0	0	0
Accessory Dwelling Unit	2	3	3
Mobile/Manufactured Home	0	0	0
Total	33	38	48

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	40	38

Housing Applications Summary	
Total Housing Applications Submitted:	48
Number of Proposed Units in All Applications Received:	42
Total Housing Units Approved:	7
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	Applications	Units
Ministerial	0	0
Discretionary	26	26

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	12
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Malibu	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" 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	Density Bc Applic		
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 (see 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	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	48	42	7	0		
4451015039	3851 RAMBLA ORIENTA ST	ACDP 19-031	SFD	O	4/27/2023									1	1			NONE	No	
4468005027	29271 GREENWATER RD	ACDPWF 22-005	ADU	O	4/20/2023									1	1			NONE	No	
4468005027	29271 GREENWATER RD	ACDPWF 22-005	SFD	O	4/20/2023									1	1			NONE	No	
4468007003	6771 WANDERMERE RD	APRWF 20-028	SFD	O	6/15/2023									1	1			NONE	No	
4469013007	29924 HARVESTER RD	APRWF 20-043	SFD	O	6/15/2023									1	1	1		NONE	No	
4470011033	31205 BAILARD RD	APRWF 21-030	SFD	O	5/3/2023									1	1			NONE	No	
4466019028	28843 SELFRIDGE DR	APRWF 22-009	SFD	O	9/12/2023									1	1	1		NONE	No	
4459012008	25157 MALIBU RD	CDP 13-036	ADU	R	3/20/2023									1				NONE	No	
4459012008	25157 MALIBU RD	CDP 13-036	SFD	O	3/20/2023									1	1	1		NONE	No	
4466011013	28944 GRAYFOX ST	CDP 19-067	ADU	O	7/6/2023									1				NONE	No	
4466011013	28944 GRAYFOX ST	CDP 19-067	SFD	O	7/6/2023									1	1	1		NONE	No	
4468009020	29198 LARKSPUR LN	CDP 21-014	SFD	O	8/3/2023									1	1	1		NONE	No	
4466002009	6626 ZUMIREZ DR	CDP 21-033	SFD	O	1/11/2023									1	1	1		NONE	No	
4466011011	28922 GRAYFOX ST	CDP 21-053	SFD	O	12/15/2023									1	1			NONE	No	
4470009059	31535 1/2 PACIFIC COAST HWY	CDP 22-032	SFD	O	11/3/2023									1				NONE	No	
4470009059	31535 1/2 PACIFIC COAST HWY	CDP 22-032	ADU	R	11/3/2023									1	1			NONE	No	
4459011009	3915 PUERCO CANYON RD	CDP 22-041	SFD	O	7/20/2023									1				NONE	No	
4459011009	3915 PUERCO CANYON RD	CDP 22-041	ADU	R	7/20/2023									1	1	1		NONE	No	
4466010019	7058 FERNHILL DR	CDP 22-057	ADU	R	11/15/2023									1	1			NONE	No	
4469009010	30053 HARVESTER RD	CDP 23-019	SFD	O	11/20/2023									1				NONE	No	
4469009010	30053 HARVESTER RD	CDP 23-019	ADU	R	11/20/2023									1	1			NONE	No	
4466002008	6642 ZUMIREZ DR	CDPWF 21-005	SFD	O	2/14/2023									1	1			NONE	No	
4468004033	29280 GREENWATER RD	CDPWF 21-006	ADU	R	9/13/2023									1	1			NONE	No	
4467029021	6244 BUSCH DR	CDPWF 22-004	SFD	O	8/2/2023									1	1			NONE	No	
4469006007	5402 HORIZON DR	PVWF 19-063	SFD	O	7/11/2023									1	1			NONE	No	
4467021021	6305 GAYTON PL	PVWF 19-080	SFD	O	3/21/2023									1	1			NONE	No	
4469038038	6146 TAPIA DR	PVWF 19-204	SFD	O	2/1/2023									1	1			NONE	No	
4469020022	6114 MERRITT DR	PVWF 19-246	SFD	O	7/10/2023									1	1			NONE	No	
4467025016	5600 CALPINE DR	PVWF 19-247	SFD	O	1/14/2023									1	1			NONE	No	
4469012008	5911 BUSCH DR	PVWF 19-252	SFD	O	4/27/2023									1	1			NONE	No	
4469042017	6210 OCEAN BREEZE DR	PVWF 20-025	SFD	O	8/23/2023									1				NONE	No	
4469042017	6210 OCEAN BREEZE DR	PVWF 20-025	ADU	R	8/23/2023									1	1			NONE	No	
4467009018	5967 RAMIREZ CANYON DR	PVWF 20-031	SFD	O	1/19/2023									1	1			NONE	No	
4468006010	7000 BIRDVIEW AVE	PVWF 20-047	SFD	O	2/10/2023									1	1			NONE	No	
4467033013	28315 VIA ACERO ST	PVWF 20-092	SFD	O	6/28/2023									1	1			NONE	No	
4467022013	6132 BONSAI DR	PVWF 20-107	SFD	O	4/27/2023									1	1			NONE	No	
4467003033	5825 MURPHY WAY	PVWF 20-114	SFD	O	8/14/2023									1	1			NONE	No	
4470024024	31708 BROAD BEACH RD	PVWF 21-024	SFD	O	2/21/2023									1	1			NONE	No	
4467034007	28904 WIGHT RD	PVWF 21-039	SFD	O	11/28/2023									1	1			NONE	No	
4469007009	5520 HORIZON DR	PVWF 21-044	SFD	O	7/18/2023									1	1			NONE	No	
4469008009	29675 CUTHBERT RD	PVWF 21-056	SFD	O	8/29/2023									1	1			NONE	No	

Jurisdiction	Malibu	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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															
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level		
Very Low	Deed Restricted	28	-	-	-	-	-	-	-	-	-	-	-	-	28
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	19	-	-	-	-	-	-	-	-	-	-	-	-	19
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	17	-	-	-	-	-	-	-	-	-	-	-	-	17
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		15	9	4	15	40	-	-	-	-	-	-	-	68	-
Total RHNA		79													
Total Units			9	4	15	40	-	-	-	-	-	-	-	68	64
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low-income Need		2									6	7		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*			-	-	-	-	-	-	-	-	-	-	-	-	#VALUE!

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Malibu		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
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:</p> <p>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>	<p>Reduce code violations and health & safety issues in existing housing</p>	<p>Throughout the planning period</p>	<p>Ongoing</p>
<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>	<p>Facilitate rebuilding of lost or damaged homes</p>	<p>Throughout the planning period</p>	<p>In progress - MMC and LCP amendments have been adopted 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.</p>
<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>	<p>4 units</p>	<p>Throughout the planning period</p>	<p>Opportunities for this are reviewed on a case by case basis. No requests were made during the 2023 reporting period.</p>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Malibu	
Reporting Year		2023 (Jan. 1 - Dec. 31)	
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Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
<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 2023.
<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. LCP and MMC amendments for the Affordable Housing Overlay District were certified in 2019 Short-Term Rental Ordinances were passed by the City to encourage homes to be used for permanent residential use. The California Coastal Commission denied the Local Coastal Program Amendment. Work on a revised ordinance is in process.
	Encourage fair and realistic RHNA allocations	Throughout the planning period	City staff continues to monitor SCAG programs related to housing needs.
<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. 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</p>	21 second units during 2013-2021	Throughout the planning period	<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. The City Council held a public hearing on the ADU ordinance and approve the ordinance in December 2023. Second reading of ordinance scheduled for January 8, 2024.</p> <p>Building permits for three ADUs and one 2 unit duplex were issued in 2023.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Malibu		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
<p>B. Facilitate New Affordable Housing Development</p> <p>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</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>
<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>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Malibu	
Reporting Year		2023 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<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 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 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</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>
<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; 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</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 was awarded approximately \$15,803,348 of federal CDBG-DR funds available through the HCD DR-MHP in response to the 2018 Woolsey Fire. The funding is intended to serve as gap funding for eligible affordable multi-family housing projects in accordance with the HUD limits per affordable housing unit. To date, no developers have applied to utilize the funds.</p> <p>In addition, the City utilized \$15,000 in CDBG funds for the Malibu Community Labor Exchange (MCLE) and authorized the use of \$98,000 in CDBG funds for a permanent trailer for MCLE. The Labor Exchange provides day labor job connections, including for homeless people.</p>

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Program 4.1 – Monitor and Report Annually on Housing Program Accomplishments 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.	Monitor progress and make mid-course corrections if necessary to achieve desired results	Annual progress reports	The City continues to monitor Housing Element programs and report progress annually.