Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

HOUSING POLICY DEVELOPMENT, HCD
APR 04 2011

City or County Name: City of Malibu

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Reporting Period by Calendar Year: from Jan. 1, 2010 to Dec. 31, 2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Malibu

Reporting Period 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	19	19				
(10) Total by income Table A/A3 ► ►						19	19				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	12			7		19	

* Note: This field is voluntary

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Reporting Period 1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	115												115
	Non-deed restricted													
Low	Deed Restricted	73												73
	Non-deed restricted													
Moderate	Deed Restricted	79												79
	Non-deed restricted													
Above Moderate		174	24	29	30	14	19						116	58
Total RHNA by COG. Enter allocation number:		441	24	29	30	14	19						116	325
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
See Attached - Table C			

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General Comments:

A Housing Element Update is currently in progress. The focus of the Update will be to address issues to the satisfaction of HCD, as well as to develop an element that can be endorsed by the community and its decision-makers. Currently City staff is preparing an Environmental Impact Report for the programs that are proposed in the Housing Element Update.

Housing Element Program Implementation Status (Table C)
City of Malibu

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
OBJECTIVE 1.1 ALL RESIDENTS, INCLUDING THOSE WITH SPECIAL NEEDS, HAVE ACCESS TO DECENT, SAFE AND SANITARY HOUSING THAT IS AVAILABLE AND AFFORDABLE					
Implementation Measure 1: Work with property owners and developers to encourage development of the amount and type of housing that accomplishes the community's goals, including negotiating development agreements in which providing deed restricted affordable housing serves as part of the public benefit justifying the agreement.	Planning Department/City Manager	General Fund	6-8 units January 1999	Trancas Town – Entered in a settlement agreement to work with developer to provide at least 4 units for low to moderate income out of a 32-unit condominium development. Status of application is still pending; in litigation.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 2: Evaluate all General Plan amendment requests in light of overall impact on distribution of densities, especially on higher density zoning.	Planning Department	Permit fees	No net loss of units Ongoing	Amended the general plan land use map changing the land use designation for two properties from commercial visitor serving- 1 (CV-1) to Single Family Medium Density (SFM) for 21200 Pacific Coast Highway (PCH) and multi-family beach front (MFBF) for 21202 PCH.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 3: Develop and maintain a handbook for public distribution setting forth how to apply for housing development in the City and summarizing the basic development criteria for different zones.	Planning Department	General Fund; permit fees	January 1997	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 4: Develop a density bonus system consistent with State law in which density on a project site designated for multi-family uses may be increased. A density increase of 25% over the base density shall be allowed when the project provides at least one of the following: (a) 20% of the total units deed restricted for low income families, or (b) 10% of the total units deed restricted for very low income families, or (c) 50% of the total units deed restricted for seniors. A minimum of 30 year affordability shall be required to receive this incentive. Any developer who receives approval to use this incentive shall be required to screen initial tenants or buyers for compliance with income group limits	Planning Department	General Fund; fees	June 1997	Local Coastal Program, Local Implementation Plan Section 3.7 allows for a density bonus system consistent with State Law at the time of the previous Housing Element Update. The City will need to update this section to comply with current State Law – SB 1818 (January 1, 2005).	This measure will be continued in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
and establish a monitoring system to ensure the unit's continued affordability. The City shall encourage its use in areas where hazards such as flooding, fires, earthquakes arid liquefaction do not pose unreasonable risks.					
Implementation Measure 5: Permit residential care facilities for seniors and similar innovative alternative living projects in commercial areas where such projects would be compatible with the surrounding uses.	City Council	General Fund	10 units January 1996	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 6: Permit structures and projects which include both commercial uses and affordable residential units in Commercial General (CG) zones. Projects which provide deed-restricted very low income, low income or senior housing will also be permitted a density bonus up to .05 over the maximum intensity permitted within Commercial General zones for that portion of the project dedicated to commercial uses. This incentive is in addition to the 25% density bonus for the residential portion of a project allowed under Implementation Measure 4. The amount of bonus density for the commercial uses shall be directly related to the amount and type of affordable units provided. A minimum of 30 year affordability shall be required to receive these incentives. Any developer who received approval to use these incentives shall be required to screen initial tenants or buyers for compliance with income group limits and establish a monitoring system to ensure the unit's continued affordability.	City Council	General Fund	60 units June 1997	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
Implementation Measure 7: Expedite permit processing, waive fees where appropriate and provide special assistance to homeowners seeking to rebuild homes burned in fire, damaged in flood or other disaster.	City Council/ Building Dept	General Fund/ FEMA/OES	268 rebuilt homes	A Coastal Development Permit (CDP) is not required to rebuild a fire damaged / destroyed home in the same size and configuration - the project will be reviewed as an Administrative Plan Review (APR) by City Planning staff. The APR process can be completed in less time than the CDP process. The City of Malibu Environmental & Community Development staff makes every effort to expedite projects for the rebuilding of fire damaged / destroyed homes.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 8: Use Bluffs Park and Point Dume Community Center as Red Cross emergency shelters and open whatever City buildings are necessary and appropriate to provide displaced residents shelter after a disaster.	City Council	General Fund	NA	According to the City Emergency Service Coordinator, the City currently has the possibility of using Bluffs Park as a temporary emergency shelter. The American Red Cross has developed agreements with the School District to use any of its schools as disaster shelters if necessary. The City currently has emergency supplies and agreements to utilize Malibu High School as an emergency shelter. The City also has a memorandum of understanding with Beaches & Harbors to use Zuma Beach Parking Lot #12) as a temporary emergency evacuation area, with no provisions for feeding or sleeping, only congregating.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 9: Make emergency shelters and transitional housing serving 25 persons or fewer a permitted or conditionally permitted use in all commercial areas of the Civic Center Specific Plan where such projects do not create traffic, noise, or parking impacts greater than other permitted uses in the same zoning district.	City Council	General Fund	December 1997	LIP Permitted Uses Table allows emergency communications and service facilities as a conditionally permitted use in all zoning districts in the City.	The code is silent regarding transitional housing. Policies will need to be amended to include transitional housing as part of a measure in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
Implementation Measure 10: Develop an incentive program to allow for relief from development standards and direct financial aid for developers willing to provide emergency shelters and transitional housing. The incentives may include, but are not limited to, any combination of the following: (a) 20% reduction in the setback requirements in addition to the minor modification setback reduction, if applicable, and a 20% reduction in the open space requirements; (b) financial incentives which may include direct financial aid including Community Development Block Grant funding, subsidization of infrastructure, or contribution from the City' s affordable housing trust fund; (c) expedited permit processing; and (d) waiving of fees where appropriate.	City Council	General Fund	December 1997	Not completed due to staffing limitations.	Superseded by density bonus law, SB 2 and this measure will be continued in a future Housing Element Update in progress.
OBJECTIVE 2.1 EQUAL OPPORTUNITY FOR ALL RESIDENTS TO LIVE IN HOUSING OF THEIR CHOICE					
Implementation Measure 11: Continue to enforce State's barrier-free policies and provide complaint referral services to Department of Fair Employment and Housing.	Building Dept/ Code Enforcement	Permit fees/ Seek additional revenue sources	On-going	By enforcing Title 24 of the California Building Code in regards to accessibility wherever it applies, the City enforces State's barrier-free policies. Complainants are encouraged to contact the Department of Fair Employment and Housing if they have any concerns.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 12: Streamline permit process and building inspections to reduce the cost of building housing that accommodates those with special needs by providing one-stop service for ministerial permit approvals.	Building Dept	Permit fees/ Seek additional revenue sources	June 1997	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.
OBJECTIVE 3.1 AVAILABLE AFFORDABLE HOUSING					
Implementation Measure 13: Monitor the supply of new housing provided as affordable to very low, low and moderate income persons, including, but not limited to, mobilehomes and second units on existing residential lots.	Planning Department	General Fund	On-going	All new single-family residences and second units require review by City staff and a Coastal Development Permit.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 14: Require new commercial and industrial development to mitigate its effect on affordable housing in Malibu by either providing an adequate number of affordable housing units to meet the new demand for such	City Council	General Fund	January 1998	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
housing created by the project or pay an in-lieu fee. The fee shall be deposited in the City s affordable housing fund, and be used for programs that purchase or subsidize housing units or mobilehome park spaces to make them available at an affordable price to very low, low and moderate-income families.					
Implementation Measure 15: Provide information and referral service to assist very low, low and moderate income persons and families, and the elderly and handicapped in finding suitable housing at affordable cost.	Planning Dept	General Fund	On-going	Affected members of the public are encouraged to contact Los Angeles County Housing Authority.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 16: Provide for development standards specific to multiple family and mobile home park development, which standards will facilitate and encourage the attainment of the City's housing goals.	Planning Dept	General Fund	December 1997	Malibu Municipal Code Chapter 5.16 stipulates that no increase in space rents in excess of the amounts permitted pursuant to Section 5.16.090(A) and (B) shall be effective unless approved by the Mobile home Park Rent Stabilization Commission. This Commission meets on an as needed basis only.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 17: Provide for development standards to facilitate and encourage entry-level single-family housing in the Single-Family Residential land use designations, consistent with the City's housing goals.	Planning Dept	General Fund	December 1997	LIP Section 3.6 provide general development standard for residential development, including single-family residences. LIP Section 13.13 provides for certain single-family residences to be processed as Administrative Coastal Development Permits if certain criteria are met.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 18: Explore financing, such as a rent subsidy program using Community Development Block Grant (CDBG) funds, to develop affordable housing in existing multi-family projects and mobilehome parks.	Planning Dept; Finance Dept	CDBG; seek other funding sources	5-10 units June 1996	Not completed due to staffing limitations.	T This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 19: Encourage the adaptive reuse of commercial buildings to residential use by allowing increased density where new housing units are created in existing structures and in proportion to the number of new units which are deed restricted for very low, low or moderate income families and, where necessary, by decreasing the minimum number of parking	City Council	General Fund	3 units January 1997	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
spaces required for each unit restricted for seniors.					
Implementation Measure 20: Establish a program to promote the expeditious processing of residential projects which qualify for a density bonus under the implementation measures of the housing element; Government Code Section 65915, as may be amended from time to time; or applicable state law.	City Council	General Fund	Dependent on developer response June 1997	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 21: Allow "granny flats" consistent with Government Code Section 65852.1 and adjust the parking requirement for units restricted to serve senior citizens.	City Council	General Fund	5 units On-going	LIP Section 3.6(N) allows for second units and guesthouses. Each residential property is permitted one second unit or guesthouse up to 900 square feet, and a garage up to 400 square feet. Second units and guesthouses are only required to provide one additional parking space.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 22: Develop an incentive program to allow relief from development standards and financial incentives for developers willing to provide affordable housing to low- and very low-income families. The incentives may include, but are not limited to, any combination of the following: (a) 20% reduction in the setback requirements in addition to the minor modification setback reduction, if applicable, and a 20% reduction in the number vehicle parking spaces required for housing units; (b) financial incentives which may include direct financial aid, including Community Development Block Grant funding, subsidization of infrastructure, or contribution from the City's affordable housing trust fund; and (c) expedited permit processing as described in Implementation Measure 17. A minimum of 30 years affordability shall be required to receive these incentives. Any developer who receives approval to use these incentives shall be required to screen initial tenants or buyers for compliance with income group limits and to establish a monitoring system to ensure continued affordability of units.	Planning Dept	General Fund; CDBG; development fees	December 1997	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
Implementation Measure 23: Investigate and, if it can be designed in a manner that does not create an undue burden on housing production, develop an inclusionary housing program which requires new subdivisions of five or more units/lots to deed restrict 20% of new units for very low, low and moderate income residents. The program shall include provisions such that, where it is infeasible to provide the inclusionary units on-site, the subdivider may elect to provide the units off-site or pay a fee in lieu of constructing units. In-lieu fees shall be deposited into an affordable housing trust fund to be used to purchase existing units or mobile home spaces for use as affordable housing.	City Council	General Fund	10 units June 1998	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 24: Permit second units and allow reductions in the parking standards for second units which are restricted for rent by very low, low and moderate income families where the modification would not have significant adverse impact on traffic and parking in the particular neighborhood where the modification is desired.	City Council	General Fund	5 units May 1996	LIP Section 3.6(N) allows for second units and guesthouses. Each residential property is permitted one second unit or guesthouse up to 900 square feet, and a garage up to 400 square feet. Second units and guesthouses are only required to provide one additional parking space.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 25: Work with Los Angeles County Housing Authority to obtain Section 8 Vouchers for City residents.	City Council	HUD	3-5 vouchers May 1996	Qualified City residents may contact Los Angeles County Housing Authority to obtain Section 8 Vouchers.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 26: Participate in Los Angeles County Community Development Commission housing programs such as the Mortgage Credit Certificate Program for first-time homebuyers.	City Council	Community Development Commission; General Fund	June 1996	Homebuyers are responsible for contacting the Los Angeles County Community Development Commission (LACDC) to apply for programs. For example, in order to participate in the Mortgage Credit Certificate Program (MCC), homebuyers go through the normal process of choosing a realtor and arrange financing with a participating lender. The lender determines if the homebuyer is eligible for the program and completes forms to send to LACDC to review. If the homebuyer is qualified for the program, the County can then issue an MCC.	This measure will be continued in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
OBJECTIVE 4.1: NO NET LOSS OF AFFORDABLE HOUSING					
Implementation Measure 27: Maintain a mobilehome park rent stabilization ordinance that regulates maximum allowable rents and limits rent increases.	City Manager; City Council	General Fund; registration fees	No net loss of units On-going	M.M.C. Chapter 5.16 stipulates that no increase in space rents in excess of the amounts permitted pursuant to Section 5.16.090(A) and (B) shall be effective unless approved by the Mobile home Park Rent Stabilization Commission. This Commission meets on an as needed basis only.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 28: Pursuant to the provisions of Government Code Section 65863.7, require the submittal of a report detailing the impacts of any proposed mobilehome 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.	City Council	General Fund	On-going	No mobile home parks were proposed to be closed or converted.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 29: Establish a housing conservation program and provide incentives to rehabilitate existing housing, such as permit fee waivers for those units deed restricted for rent or sale as affordable to very low, low and moderate-income families.	City Council	General Fund	January 1997	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 30: In accordance with Government Code Section 65590, require the replacement of affordable units removed (either by demolition or conversion) from the coastal zone whenever feasible.	City Council	General Fund	No net loss of units January 1997	No affordable units were demolished or converted.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 31: Implement an incentives program to bring substandard housing into compliance, including establishing a rehabilitation assistance program and permit streamlining process.	City Council	General Fund; CDBG	47 units rehabilitated January 1999	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 32 Provide incentives (such as rehabilitation assistance, fee waivers and permit streamlining) for the repair, restoration, and/or reconstruction of existing, affordable housing units which are impacted by natural disaster or condemnation, especially units which accommodate very low, low and moderate income	City Council	General Fund	January 1997	A Coastal Development Permit (CDP) is not required to rebuild a fire damaged / destroyed home with a home of the same size and footprint - the project will be reviewed as an Administrative Plan Review (APR) by City Planning staff. The APR process can be completed in	This measure will be continued in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
households, elderly, disabled, large families, single heads of households , farm workers, those in need of emergency shelter and other individuals or household types with special needs, except if those units are located in areas physically unsuitable for development.				less time than the CDP process. The City of Malibu Environmental & Community Development staff makes every effort to expedite projects for the reconstruction of fire damaged / destroyed homes.	
Implementation Measure 33: Implement and encourage participation in the CDBG housing rehabilitation programs including the California HOME Program.	City Council	General Fund	January 1996	Homebuyers may contact the Los Angeles County Community Development Commission (LACDC) to apply for programs.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 34: Establish a voluntary amnesty and legalization program for existing housing units in the City provided 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 very low, low or moderate-income persons at an affordable rate.	City Council	General Fund	5 units April 1996	Applications for after-the-fact structures are submitted and reviewed by Planning and Building and Safety Department. After-the-fact structures may be approved if it meets current code or if the applicant can provide evidence that the after-the-fact structure is legal existing nonconforming prior to 1993.	This measure will be continued in a future Housing Element Update in progress.
OBJECTIVE 5.1 HOUSING NEEDS ADDRESSED REGIONALLY					
Implementation Measure 35: Explore possibility of cooperative agreements with agencies and other levels of government to provide emergency shelter.	City Manager; Council liaison to Westside Summit	General Fund	January 1997	The City currently has emergency supplies and agreement to use the Malibu High School as an emergency shelter. The City also has an MOU with Beaches & Harbors to use a portion of Zuma Beach Parking Lot as a temporary emergency evacuation area, with no provisions for feeding or sleeping, only congregating. Typically, the Los Angeles County Fire Department (LACFD) determines what areas will need to be evacuated and which areas would be candidates for the establishment of shelters. LACFD then works with the Red Cross to locate and set up shelters.	This measure will be continued in a future Housing Element Update in progress.
Implementation Measure 36: Enter into an agreement with Los Angeles County Housing Authority or other appropriate agencies such as the Westside Fair Housing Council to operate a Fair Housing Program encompassing	City Manager	General Fund CDBG	July 1997	Not completed due to staffing limitations.	This measure will be continued in a future Housing Element Update in progress.

Objective/ Implementation Measure	Responsible Agency	Funding Source	Program Objectives & Timeframe	Accomplishments	Future Policies and Actions
investigation of discrimination complaints, research on housing discrimination related issues, and public information about the rights and responsibilities of land owners and tenants. Promote availability of the program through the use of pamphlets and public bulletin boards on community television.					
Implementation Measure 37: Work with Southern California Association of Governments to encourage an appropriate fair share allocation of regional housing demands based on population need, existing supply/demand, ability to accommodate growth given the physical/environmental constraints and the jobs-to-housing ratio.	City Manager; Council liaison to Westside Summit	General Fund	January 1997	Staff is currently participating in the RHNA allocation process with SCAG.	This measure will be continued in the future Housing Element Update.