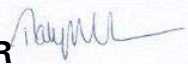




CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: APRIL 12, 2017

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: TALYN MIRZAKHANIAN, SENIOR PLANNER 

SUBJECT: REPORT ON ANNUAL PROGRESS – GENERAL PLAN HOUSING ELEMENT, 2014 – 2016

MEETING DATE: APRIL 26, 2017

SUMMARY RECOMMENDATION:

Receive and file the attached annual progress reports for 2014, 2015, and 2016 regarding the City of Calabasas 2030 General Plan 2014-2021 Housing Element.

BACKGROUND:

California Government Code § 65400 (b) requires filing of an annual progress report regarding the Housing Element of the General Plan for cities and counties. The annual report must be delivered to the City Council, the State Office of Planning and Research, and the California Department of Housing and Community Development (“HCD”). This agenda item meets the statutory requirements.

The 2008-2014 Housing Element was adopted by City Council on December 10, 2008 as part of the City’s 2030 General Plan update, and the Element was approved and certified as being compliant with State housing law by HCD on April 23, 2009. That Housing Element was updated and replaced by the 2014-2021 Housing Element on September 11, 2013, and the Element was approved and certified as being compliant with State housing law by HCD on July 19, 2013. The attached 2014-2016 progress reports (Attachments 1, 2, and 3) were prepared based on the 2014-2021 Housing Element/5th RHNA cycle.

DISCUSSION/ANALYSIS:

The attached progress reports summarize residential building activity, Regional Housing Needs Allocation (RHNA) progress, and progress of housing program implementation for the calendar years of 2014 (Attachment 1), 2015 (Attachment 2), and 2016 (Attachment 3). The reports were prepared on forms provided by HCD, using definitions adopted by HCD.

Tables A, A2, A3 and B of the progress reports document all residential building activity, based on building permits issued from January 1 to December 31 of each respective calendar year.

The City began the fifth RHNA cycle in 2014 with a housing allocation of 330 units. Having constructed 55 units since the reporting period began in 2014, the City’s remaining RHNA for the fifth cycle as of year-end 2016 is 275 as shown in the fourth column in the table below:

Income Category	Assigned RHNA	New Units Constructed 2014-2016	Remaining RHNA
Very Low	88	8	80
Low	54	0	54
Moderate	57	0	57
Above Moderate	131	47	84
TOTALS:	330	55	275

The eight (8) units identified above in the “Very Low” income category are in the Avanti development, while the units identified in the “Above Moderate” income category are a combination of Avanti market-rate units and single-family dwellings.

Table C of each progress report, provides status updates for housing programs identified in the 2014-2021 Housing Element during the respective calendar year.

FISCAL IMPACT/SOURCE OF FUNDING:

None

REQUESTED ACTION:

That the City Council receive and file the attached 2014, 2015, and 2016 annual progress reports regarding the 2014-2021 Housing Element of the 2030 General Plan.

ATTACHMENTS:

1. 2014 Annual Housing Element Progress Report
2. 2015 Annual Housing Element Progress Report
3. 2016 Annual Housing Element Progress Report