Jurisdiction Calabasas 2019 (Jan. 1 - Dec. 31)

#### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

.,		,							CR Title 25	§6202)			Jaiation Torritaia		4				
	Table A																		
	Housing Development Applications Submitted																		
Date						Application Submitted							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes			
		1			2	3	4				5			1	6	7	8	9	10
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	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	d Income	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project (Auto-calculated Can Be Overwritten)		Notes <sup>+</sup>
Summary Row: St	tart Data Entry Belo	w						0		0 0	(		0 1	10	11	11	0	0	
		23336 Valdez	N/A	160002980	SFD	0								1	1	1	0	No	
		23631 Aster Trail 22968 Hummingbird	N/A N/A	180000048 ZCL-2019-057	SFD ADU	R	10/4/2019 9/18/2019						1	1	1	1 1	0	No No	
	2069085023	Way 4030 Prado de la Mariposa	N/A		ADU	R	7/15/2019							1	1	1	0	No	Homeowner stated that the
	2052024001	26003 Adamor Rd	N/A	ZCL-2019-0010	ADU	R	6/18/2019							1	1	1	0	No	
	2052019048	5427 Parkmor Rd	N/A	ZCL-2019-0011	ADU	R								1	1	1	0	No	
	2052019047	5421 Parkmor Rd	N/A		ADU	R	6/18/2019							1	1	1	0	No	
	2069089030	25314 Prado de la Felicidad	N/A		ADU	R	4/3/2019							1	1	1	0	No	
	2069085009	3895 Prado de la Mariposa	N/A		ADU	R	3/19/2019							1	1	1	0	No	
	2052029080 2069099021	26960 De Berry Dr 25580 Prado de Oro	N/A N/A		ADU ADU	R	1/4/2019							1		1	0	No No	
	2009099021	20000 Frauo de Oro	N/A	FE1800394	ADU	K	1/31/2019		1	1		1	1	1	1	1	0	NO	Í
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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202) Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas Jurisdiction Calabasas

Reporting Year 2019 (Jan. 1 - Dec. 31) Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Streamlining Infill Housing with Financial Assistance and/or Deed Restrictions Housing without Financial Assistance or Deed Affordshilty or Deed Restrictions 14 15 16 17 18 19 Project Identifier Unit Types Affordability by Household Incomes - Completed Entitlement Affordability by Household Incomes - Building Permits Affordability by Household Incomes - Certificates of Occupancy Continues of Conti Notes\* 2 Start Data Entry Below 24277 Dry Canyon Cold Creek Rd 23500 Park Soreer5a Bullding C 23500 Park Soreer5a Bullding A Soreer5a Bullding A Soreer5a Bullding A 9003042 SFD O 130009103 5+ O 130000103 5+ R 12/12/2019 10/2/2019 N 7/25/2013 8 30 DB 2060005102 Someto Bulding A 2023 Addamor 2050000519 B 2023 Addamor 2050020519 B 2023 Addamor 20500205019 20600 Helmont Dr. 20500100000 S 5402 Park Monaco 20500200016 S404 Parkmor 20212 Pando del Gardinos 20500000010 S 5400 Parkmor 20212 Pando del Gardinos 2050000000 S 7100 Pando del Gardinos 20212 Pando del Gardinos 202 8/15/2017 4/21/2018 10/13/2017 8/21/2018 3/17/2016 7/30/2018 5/16/2013 9/23/2019 7/17/2019 7/17/2019 PLS0190 O SFD O PLS0190 O SFD O PLS0190 O SFD O C ACA O C AC 5/16/2013 7/8/2019 1/25/2019 8/16/2017 9/12/2016 3/16/2017 4/25/2018 10/4/2018 8/2/2019 5/26/2019 10/30/2019 1 11/20/2019 1 7/30/2019 1 1/5/2019 1 9/12/2019 1 12/31/2019 1 12/31/2019 1 7/25/2019 1 12/19/2019 ZCL-2019-010 ADU R
PL1901154 ADU R
18000048 SFD O
16000298 SFD O 2069085023 4030 Prado de la Mariposa 7/23/2019 4/19/2019 11/15/2019 10/18/2019 2069089030 Felicidad 2072014002 23631 Aster Trail 2072030023 23336 Valdez Rd

Jurisdiction	Calabasas	
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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Pas 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 Total Remaining RHNA Allocation Total Units to Income Level 2013 2014 2015 2016 2017 2018 2019 2020 2021 RHNA by Income Level by Income Level Date (all years) Deed Restricted 88 12 Non-Deed Restricted Very Low Deed Restricted 54 54 Non-Deed Restricted Deed Restricted 57 8 49 Moderate Non-Deed Restricted Above Moderate 131 179 15 15 43 18 78 10 330 Total RHNA Total Units 24

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Calabasas	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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

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	(CCR TITLE 25 §0202)																
	Table C																
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need																
Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Type of Shortfall Sites Description																	
	. 1			2			3		4	5	6	7	-	3	9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start	Data Entry Below																
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# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Calabasas	
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#### 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				
Single-family Rehabilitation Program	Assist 5 households annually, for 40 units over the planning period.		The City continues to provide Residential Rehabilitation assistance utilizing Community Development Block Grant, (CDBG) funds. The City provided assistance to seven (7) households in 2019, for a total of \$85,824.				
Home Repair Program	Coordinate with code enforcement to identify low/mod homeowners and provide loans on as needed basis.	2014-2021	No qualifying homes have yet been identified. However, the City Council has allocated up to \$500,000 from the City's Affordable Housing Trust Fund to provide loans (up to \$100,000) for homeowners to make repairs necessary to bring substandard properties into conformance with the Calabasas Builsing Code.				
Rental Assistance Program	Provide ongoing assistance to 50 households, contingent on funding.	2014-2021	The City continued to provide monthly subsidies to 48 residents through 2019. The subsidies increased from \$228/month to \$241/month in October 2019.				
Rental Registration Program	Continue to maintain the rental database.		Annual rent information provided by apartment owners is entered into the City's rental database in July of every year, and reported to the City Council.				
Mobile Home Park Preservation	Provide tenants information on MPROP funding as appropriate.	2014-2021	Staff continues to work with Park management to keep tenants informed about the CDBG Residential Rehabilitation program.				

Preservation of Assisted Housing	Preserve affordable units that are at-risk of going to market rate, due to expiration or termination of bond obligations, and will undertake the following steps: 1) conduct economic analysis; 2) meet with property owner; 3) explore outside funding/ program options; and 4) provide technical assistance to tenants.		The City had identified 140 affordable units at Malibu Canyon at risk of going to market rate because the associated bonds were set to expire in 2016.  Subsequently, the City was informed in 2017 of Avalon Bay's intent to pay off their bond early, putting an additional 120 affordable units at risk of going to market rate. While the City was unsuccessful at preserving the affordable units at both properties, the City followed the steps outlined in the program in order to attempt to preserve the units. In both cases, staff conducted an economic analysis to determine the cost of buying down the rents, and determined that was not a viable option because the City's Affordable Housing Trust Fund would be exhausted in less than two years. The City contacted both property owners prior to the expiration of the bonds to discuss options for preserving the affordable units. Malibu Canyon was not interested in preserving the units. After meeting with staff to discuss options for preserving units, Avalon Bay submitted an initiative to construct 161 new market rate units and preserve 80 affordable units. The initiative was not approved by the voters at the March 3, 2020 election. Staff researched funding opportunities, including assistance from LA County, for both properties, but could not find enough funding that would provide long term preservation. Finally, staff has been available to provide assistance to each tenant for their rights, and has proactively updated the City's website to include resources for tenant rights and other affordable housing options within the City and the region.		
Condominium Conversion	Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.	Complete review/ revision of ordinance by 2015.	The City continues to implement the current Ordinance. No progress has been made regarding revisions to the Ordinance.		
Residential Sites Inventory	Provide information on available sites and incentives to developers. Monitor impact of max 20 du/acre densities on feasibility, and modify as appropriate.	Maintain sites inventory ongoing. Report impacts of max. densities in Annual Housing Element Report to HCD.	Staff continues to maintain the sites inventory. Annual Housing Element progress reports are underway.		
Second Units	Re-evaluate second unit standards and educate public on availability. Prepare design guidelines and sample site plans. Seek to achieve 12 new second units.	2015	Complete. The City has updated its second unit ordinance in response to state legislation regarding Accessory Dwelling Units. As a result, more than 12 new second units have been permitted since 2014.		

Annexation of Unincorporated Areas	Pursue phased annexation of adjacent unincorporated areas.	2014-2021	In December 2013, the City Council approved a Resolution to initiate proceedings related to the annexation of Craftsman Corner. In May 2014, Council directed staff to initiate LAFCO proceedings related to the annexation of West Agoura Road and pre-zoned the territory accordingly. In January 2019, LAFCO denied the City request to annex West Agoura Road, which would have helped the City provide a more sustainable wokforce/job balance.			
Inclusionary Housing Ordinance	Provide developers with information on available options and incentives to fulfill inclusionary requirements. Identify specific projects and programs for expenditure of in-lieu fee revenues.	Identify programs in Housing Element (2013) for Housing Fund. Develop & disseminate Affordable Housing brochure (2014).	The Inclusionary Housing ordinance is available to the public on the City's website via the link to our updated Municipal Code. On July 25, 2013 the Planning Commission approved a mixed-use project, which includes 80 condominium units, 8 of which are one-and two-bedroom affordable units. Qualified tenants moved into these uits in 2017. A townhouse project on Las Virgenes Road is currently under construction, 4 of the 78 units are deed restricted for very low income gualified tenants.			
Commercial/Industrial Impact Fee Program	Provide developers with information on available options and incentives to fulfill inclusionary requirements. Identify specific projects and programs for expenditure of in-lieu fee revenues.	Identify programs in Housing Element (2013) for Housing Fund.	Staff continues to provide developers with information regarding the inclusionary requirements. Programs for expenditure of funds were identified in the 2014-2021 Housing Element.			
Affordable Housing Development Assistance	Provide financial, regulatory and site identification assistance in support of affordable housing, with the goal to achieve one project in planning period.	Develop project concept and issue RFQ in 2018	Scheduled for future reporitng period.			
Green Building	Implement Green Initiative and promote the City's Green Building Program.	2014-2021	The City continues to implement the Green Building Ordinance.			
Density Bonus Program	procnure.	Develop and disseminate Housing brochure in 2014.	Density Bonus information is provided by staff to all project applicants with qualifying projects.			
Development Code Amendment	Amend the Code to reduce separation requirement between shelters to 300 feet.	2014	Amendment not yet initiated.			

Fair Housing Program	landlords. Assist in program outreach through referrals and distribution of educational info.	2014-2021; Include fair housing information in Affordable Housing brochure in 2014.	The City has contracted with HRC to promote open and fair housing practices. Information has been made available on the City's website.		
Senior Housing Opportunities	Actively pursue senior housing opportunities and housing support services. Consult with senior housing and gerontology experts to assist in adequately planning for the community's senior citizens.	2014-2021; Begin consultations in 2014.	On November 28, 2012, the City Council approved moving forward with preliminary design and cost estimate for a senior center on the Civic Center property. Construction of the new senior center commenced in 2015. The new Senior Center opened in June 2016.		
Housing Opportunities for Persons Living with Disabilities	Work in cooperation with the NLACRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Publicize NLACRC resources in 2014; Evaluate funding resources at least annually; Pursue funding at least once during planning period in conjunction with affordable projects.	Evaluation initiated.		
Universal Design/Visit ability	Provide housing that is physically accessible to people of all abilities.	2014-2021	All new multi-family projects are designed to meet current ADA requirements. Planning continues to approve modifications of private residences to provide physical access, i.e. ramps and elevators.		

Jurisdiction	Calabasas	
Reporting Period	2019	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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(CCR Title 25 §6202)

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#### Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type		Units that Do Not Co Listed for Information		<b>*</b>	Note - Recause the	etatutory require	Fowards RHNA + ements severely limited the password that he personal that	The description should adequately document how each unit complies with subsection (c)(7) of Government		
	Extremely Low-	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS	Extremely Low-	Very Low- Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS	Code Section 65583.1 <sup>+</sup>	
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Total Units by Income										

Jurisdiction	Calabasas	
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Building Permits Issued by Affordability Summary				
Income Level		Current Year		
VoryLow	Deed Restricted	0		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
lvioderale	Non-Deed Restricted	0		
Above Moderate		10		
Total Units		10		

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

Housing Applications Summary		
Total Housing Applications Submitted:	11	
Number of Proposed Units in All Applications Received:	11	
Total Housing Units Approved:	11	
Total Housing Units Disapproved:	0	

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

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

Cells in grey contain auto-calculation formulas