

2021-2029 6th Cycle Housing Element Update



CITY *of* CALABASAS

Planning Commission Study Session

July 16, 2020

Presentation Overview

- **Housing Element 101**
- **Progress under existing Housing Element**
- **RHNA and Residential Sites**
- **Other General Plan Updates**
- **Next Steps**

<https://www.cityofcalabasas.com/government/community-development/2021-2029-housing-element-update>



Housing Element 101

- Part of City's General Plan - statutes mandate that local governments *“adequately plan to meet existing and projected housing needs of all economic segments of the community”*
- Unlike other General Plan Elements, Housing Element required to undergo **State HCD review** for compliance with State law.
- Unlike other General Plan Elements, Housing Element required to be updated according to a defined **statutory schedule**.



Benefits of HCD Compliance

- Presumption of **legally adequate** Housing Element in courts. If courts invalidate Element, **suspend City's authority** to issue building permits until brought into compliance
- Protection from **Attorney General** litigation on Housing Element
- Maintain **discretionary review** over affordable housing projects
- Maintain eligibility for **State housing funds**
- Don't face **RHNA carry-over** into next Housing Element cycle

CALABASAS 2014-2021 HOUSING ELEMENT CERTIFIED BY HCD



Who Needs Affordable Housing in Calabasas?

- **People who work in town and cannot afford to live here**
Teachers, nurses, retail and hospitality workers, childcare providers
- **Special needs households**
Senior citizens, disabled persons, single-parent households
- **Children of long-time Calabasas residents**



Progress under 2014-2021 Housing Element

- + Providing **rehab assistance** to 33 lower income homeowners
- + Issuing loan to low/mod homeowner to **convert garage to ADU**
- + Providing **rental assistance** to 50 lower income households
- + Ongoing **monitoring of rents** thru rental registration program
- + Entitling 3 mixed income projects, providing **17 very low income units**



Progress under 2014-2021 Housing Element

- + Granting **density bonus incentives** on two projects
- + Issuing permits for **15 ADUs**, with another **4** in process
- + Adoption of **updated ADU/JADU ordinance** to facilitate these housing types consistent with changes in State law
- **Conversion** of 140 low income units at Malibu Canyon and 120 units at Avalon Bay to market rents due to pay-off of bonds, despite staff efforts for preservation



Regional Housing Needs (RHNA)

- RHNA = Regional Housing Needs Assessment
- Requires cities to zone for “fair share” of region’s housing needs
 - ✓ Based on State population growth
 - ✓ Mix of housing for economic segments
 - ✓ Affordability linked to zoning & density
- RHNA is a planning target, not a building quota



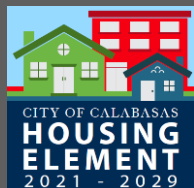
Calabasas' 2014-2021 RHNA Progress

Income Level	2014-2021 RHNA	Bldg Permits 2014-2019	Remaining RHNA
Very Low	88 units	12	74
Low	54 units	0	54
Moderate	57 units	8	49
Above Mod	131 units	179	0
Total	330 units	199	179



Calabasas' Draft 2021-2029 RHNA

Income Level	2021-2029 RHNA	% of Total	"Default Density"
Very Low	131 units	37%	Min. 20 du/acre
Low	70 units	20%	Min. 20 du/acre
Moderate	70 units	20%	Min. 12 du/acre
Above Mod	82 units	23%	
Total	353 units		



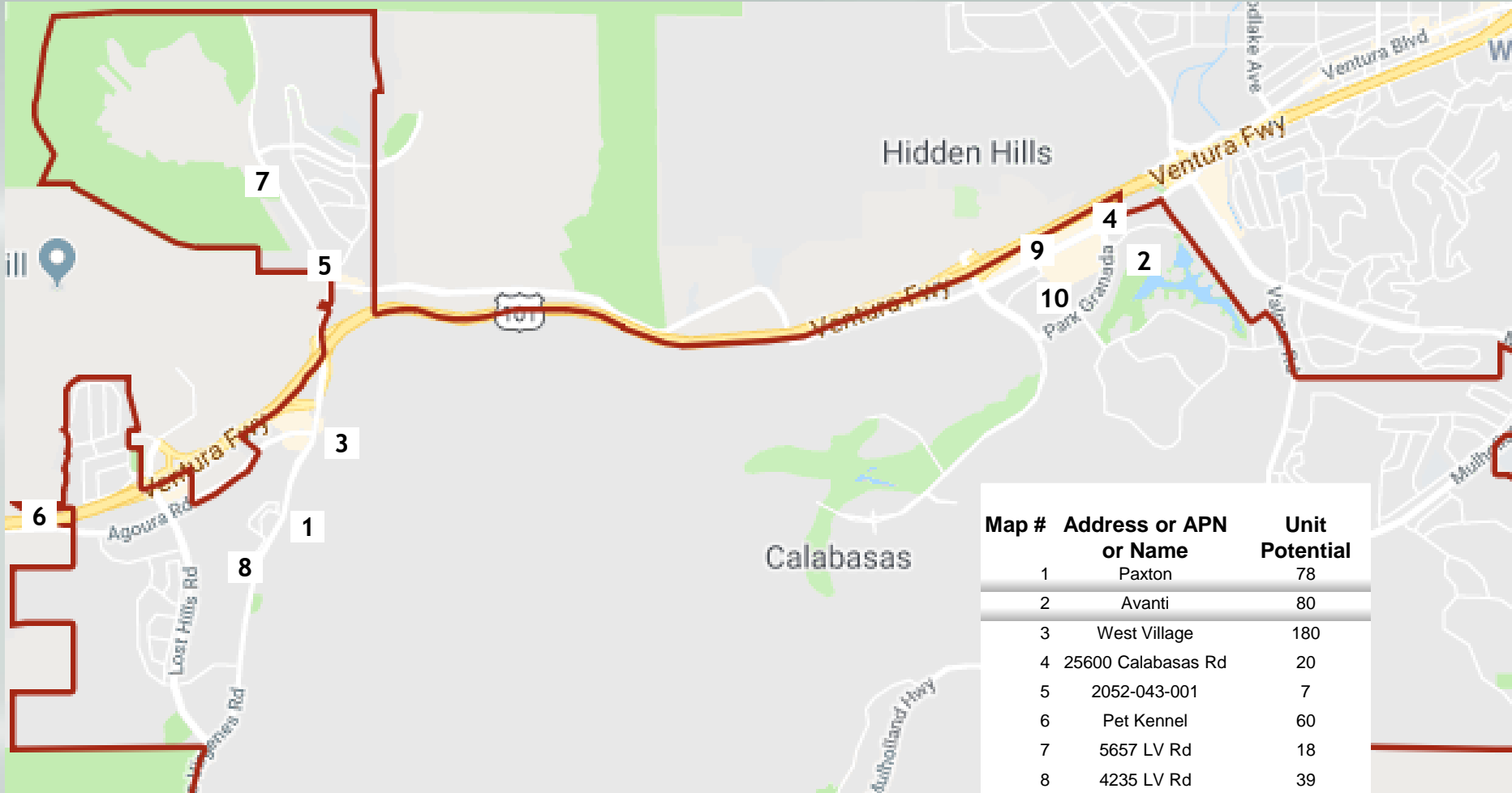
Comparison of 5th and 6th RHNA Cycles

Jurisdiction	5 th cycle RHNA	6 th cycle RHNA (Draft)	% Change
Calabasas	330	353	+7%
Agoura Hills	115	318	+176%
Hidden Hills	18	41	+127%
Malibu	2	78	+3800%
Westlake Village	45	142	+215%
Las Virgenes/Malibu COG	510	932	+82%
SCAG	412,137	1,341,834	+225%

While minor increase in RHNA totals for Calabasas, greater proportion of RHNA in “affordable” categories (77% vs 60%)



2014-2021 Housing Element Multi-Family Site Inventory



Map #	Address or APN or Name	Unit Potential
1	Paxton	78
2	Avanti	80
3	West Village	180
4	25600 Calabasas Rd	20
5	2052-043-001	7
6	Pet Kennel	60
7	5657 LV Rd	18
8	4235 LV Rd	39
9	Calabasas Rd	115
10	City Hall Parking Lot	39



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Strategies to meet your RHNA

Site Specific Strategies -

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allows residential development
- Residentially zoned sites that are capable of being developed at a higher density (underutilized or non-vacant sites), this could include potential from upzoning
- Sites owned or leased by a city, county, or city and county
- Sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, rezoned for, to permit residential use, including sites owned or leased by a city, county, or city and county

Alternative Methods -

- Accessory Dwelling Unit Production
- Alternative Adequate Sites options (Preservation, Conservation, Substantial Rehabilitation)



Jurisdiction Identifies Sites with Potential for Development

1.) Do sites have appropriate zoning?

- Analysis or default density for lower-Income RHNA
- Housing for a variety of types
- **Affirmatively Furthering Fair Housing (2021)**

2.) Are sites suitable for development?

- Use of site in previous cycles
- Infrastructure and environmental constraints
- Non-vacant site analysis
- Small or large site size

3.) How much development capacity is realistic?

- Minimum Density or Analysis

Are there potential alternatives to meet RHNA?

- Second Units
- Manufactured Housing
- Conversion, preservation, substantial rehabilitation

Inventory of Sites

(Listing and Maps of Sites)

Determination of Adequate Sites

Is there enough development opportunity to meet the RHNA by Income?

If shortfall = rezone program



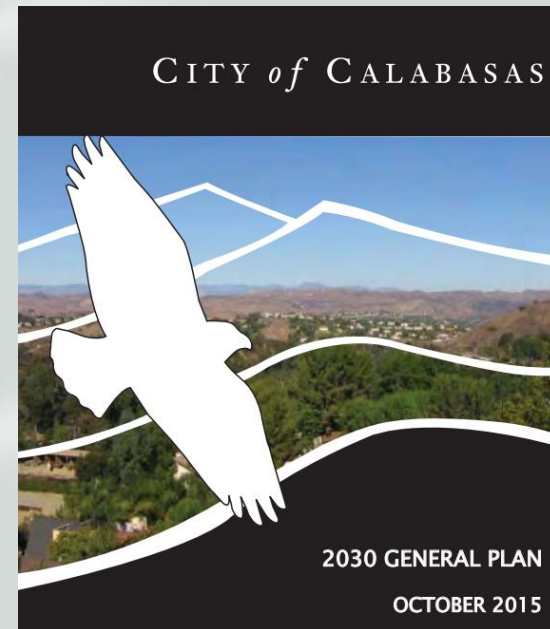
When the site inventory identifies non-vacant sites to accommodate 50% or more of the lower-income RHNA

- Must provide findings based on “substantial evidence” existing use will discontinue during the planning period
- Absent “substantial evidence” the existing use is presumed to be an impediment to development



Other General Plan Element Updates

- **Safety Element**
- **Circulation Element**
- **Land Use Element**
- **Environmental Justice**



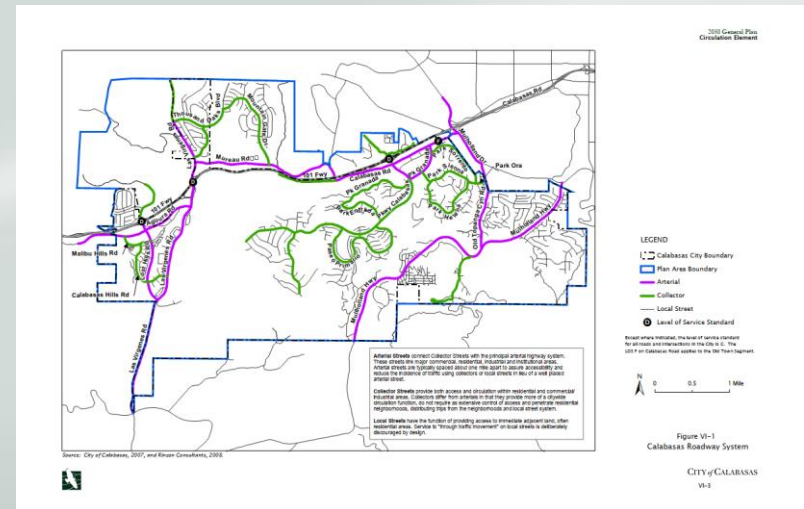
Safety Element Update

- Required per:
 - SB 379: Vulnerability and Adaptation
 - SB 1241: Fire Risks
 - SB 1030: Safety Element Update Requirements
- Align with Hazard Mitigation Plan and other relevant plans/policies
- Set up framework for any Municipal Code updates



Circulation Element Update

- Update goals, policies, and programs, consistent with land use changes and recent legislation (e.g., Senate Bill 375)
- Incorporate vehicle miles traveled (VMT) methodologies and metrics, per SB 743
- Prepare limited traffic operations analysis of land use changes



Land Use Element Update

- Update to reflect the updated Housing Element
 - Land use designations/descriptions
 - Land use maps
 - Goals, policies, and programs

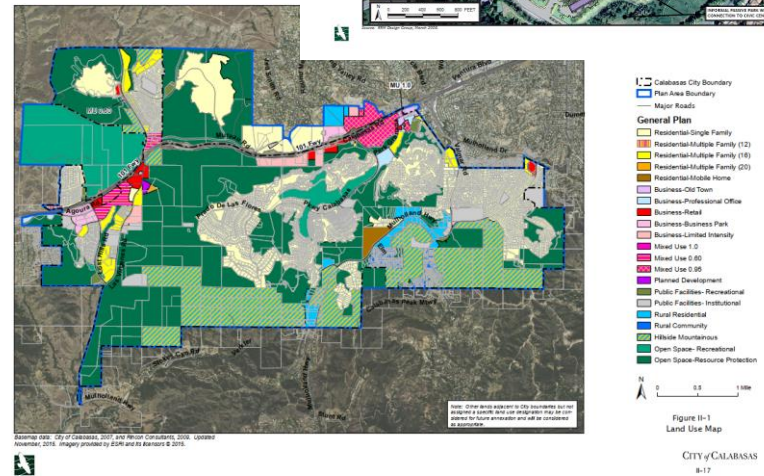
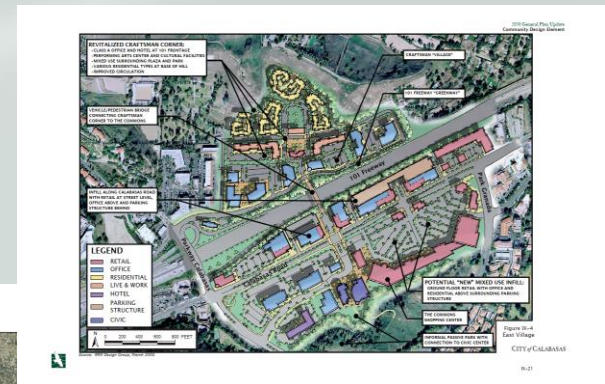


Figure H-1
Land Use Map

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Next Steps

- **Planning Commission input on potential sites**
- **On-line housing needs and sites survey**
- **Community Workshops**
 - ✓ **Feedback on identified sites, brainstorm additional sites**
- **Planning Commission Study Session**
 - ✓ **Report back on Community input**
 - ✓ **Confirm sites strategy for Housing Element**
- **City Council Study Session**
 - ✓ **Review draft Housing Element**
 - ✓ **Authorize submittal to State HCD**



Project Schedule

Task	June 2020	July	Aug	Sept	Oct	Nov	Dec	Jan 2021	Feb	Mar	April	May	June	July	Aug	Sept	Oct	
Housing and Safety Element Preparation																		
Public Outreach and Vetting of Sites																		
Housing Element Website																		
Planning Commission (PC) Study Session																		
Community-wide Workshops																		
On-Line Housing Needs & Sites Survey																		
PC/City Council Study Sessions																		
Document Preparation																		
Screen Draft Gen Plan Elements																		
SCAG Adoption Final RHNA										RHNA								
Public Review Draft GP Elements																		
60 Day HCD Review of Hsg Element																		
CEQA																		
Public Review Draft EIR																		
Final EIR																		
Public Hearings/Adoption																		
Public Hearing Draft GP Elements																		
PC/City Council Public Hearings																		
Adopted GP Elements																		



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