

# 2021-2029 6<sup>th</sup> Cycle Housing Element Update



CITY *of* CALABASAS

Community Workshop  
September 30, 2020

# Workshop Agenda

- **Housing Element 101**
- **Progress under existing Housing Element**
- **Housing Trends and Needs**
- **RHNA and Residential Sites**
- **Community Q & A**
- **Next Steps**

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



# Poll Number 1



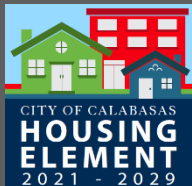
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## Housing Element Update

Community Workshop

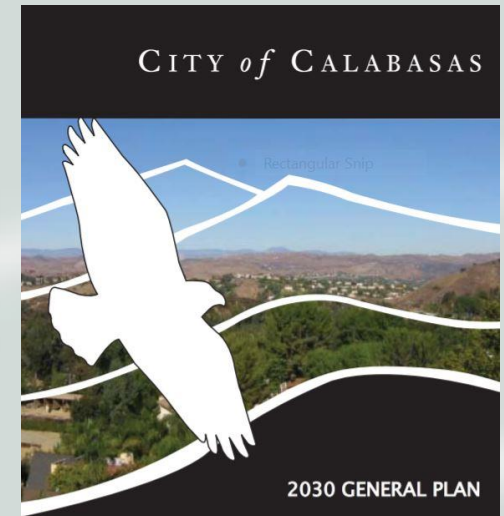
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Slide #3



# Housing Element 101

- Part of City's General Plan - State law mandates that local governments *“adequately plan to meet existing and projected housing needs of all economic segments of the community”*
- 5 Major Components:
  - ✓ Review of accomplishments
  - ✓ Housing needs assessment
  - ✓ Evaluation of constraints to housing
  - ✓ Identification of housing sites
  - ✓ 2021-2029 program strategy
- Requires review by State Department of Housing and Community Development (HCD) for statutory compliance



# 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**



# The Housing Element does not:

Require the City to build the units planned for

- *However, projects may be eligible for a streamlined approval process in cities that have not made sufficient progress in addressing growth needs*

Provide funding

- *However, an HCD certified (e.g., legally compliant) Housing Element is required for State housing fund eligibility*

Authorize construction on Housing Element sites

- *Development projects still need to go through City approval process*



# Progress under 2014-2021 Housing Element

- Entitling 3 mixed income projects, providing **17 very low income units**
- Granting **density bonus incentives** on 2 projects
- Providing **rehabilitation assistance** to 33 lower income homeowners
- Providing **rental assistance** to 50 lower income households
- Ongoing **monitoring of rents** thru rental registration program



# Progress under 2014-2021 Housing Element

- Issuing loan to low/mod homeowner to **convert garage to ADU**
- Issuing permits for **15 ADUs**, with another **4** in process
- Adoption of **updated ADU/JADU ordinance** to facilitate these housing types consistent with new 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





# Demographic Trends

**Calabasas' population grew 20% between 2000-2020 to 24,200 residents**

- Between 2010-2020, growth had slowed to 5%
- SCAG projects slowing to 2.9% between 2020-2045

**City's population is growing older**

- Median age  from 38 to 43 years

**Decrease in families with children from 43% to 35% of all households**

- LVUSD reports a 6% decrease in enrollment between 2009-2019 for K-12 schools within Calabasas



# Senior Housing Needs

## Over 4,000 age 65+ residents (17%)

- Nearly 40% Calabasas' seniors age 75+
- 1/4 of seniors have disability
- 85% are homeowners, 15% renters
- 1/4 of senior homeowners live alone



## Housing needs of Calabasas' seniors:

- Home accessibility/housing maintenance assistance
- ADUs, shared housing to prolong independent living
- Multi-generational housing development
- Supportive living environments
- Rental assistance



# Workforce Housing Needs

**Calabasas is “jobs rich”**

- 20,000+ jobs/9,200 housing units
- 2.2 jobs/housing ratio

**30% of employment in lower income occupations (retail, service, hospitality, construction industries)**

**Over 90% of persons working in City commute in from outside**



*Evaluate workforce housing opportunities to reduce commuting*



# Rental Costs and Affordability

## Calabasas Rental Market (June 2020)

- \$2,100 1 bdrm, \$2,600 2 bdrm, \$3,100 3 bdrm
- Average rents exceed moderate income affordability

4% rental vacancy below ideal for mobility

62% of renters face overpayment (>30% income on rent)

41% face severe overpayment (>50% income on rent)



# 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**



# Poll Number 2



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# Regional Housing Needs Assessment (RHNA)

- RHNA = Regional Housing Needs Assessment, established by State Law and determined by HCD
- SCAG responsible for developing and assigning RHNA to Southern California jurisdictions
- Requires cities to zone for “fair share” of region’s housing needs
  - ✓ Based on State population growth (as determined by HCD)
  - ✓ Mix of housing for economic segments
  - ✓ Affordability linked to zoning & density
- RHNA is a planning target, not a building quota



# Regional Housing Needs Assessment (RHNA)

The RHNA process represents the minimum number of housing units each community is required to provide through “adequate sites” and zoning. It is one of the primary threshold criteria necessary to achieve HCD support of the Housing Element.





# 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
<b>Total</b>	<b>330 units</b>	<b>199</b>	<b>179</b>



# Calabasas' Draft 2021-2029 RHNA

Income Level	2021-2029 RHNA	% of Total	"Default Density"
Very Low	131 units	37%	Min. 20 du/acre
Low	71 units	20%	Min. 20 du/acre
Moderate	70 units	20%	Min. 12 du/acre
Above Mod	81 units	23%	N/A
<b>Total</b>	<b>353 units</b>		



# Comparison of 5<sup>th</sup> and 6<sup>th</sup> RHNA Cycles

Jurisdiction	5 <sup>th</sup> cycle RHNA	6 <sup>th</sup> cycle RHNA (Draft)	% Change
<b>Calabasas</b>	<b>330</b>	<b>353</b>	<b>+7%</b>
Agoura Hills	115	318	+176%
Hidden Hills	18	40	+127%
Malibu	2	78	+3800%
Westlake Village	45	142	+215%
Las Virgenes/Malibu COG	510	931	+82%
SCAG	412,137	1,341,827	+225%

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



# Poll Number 3



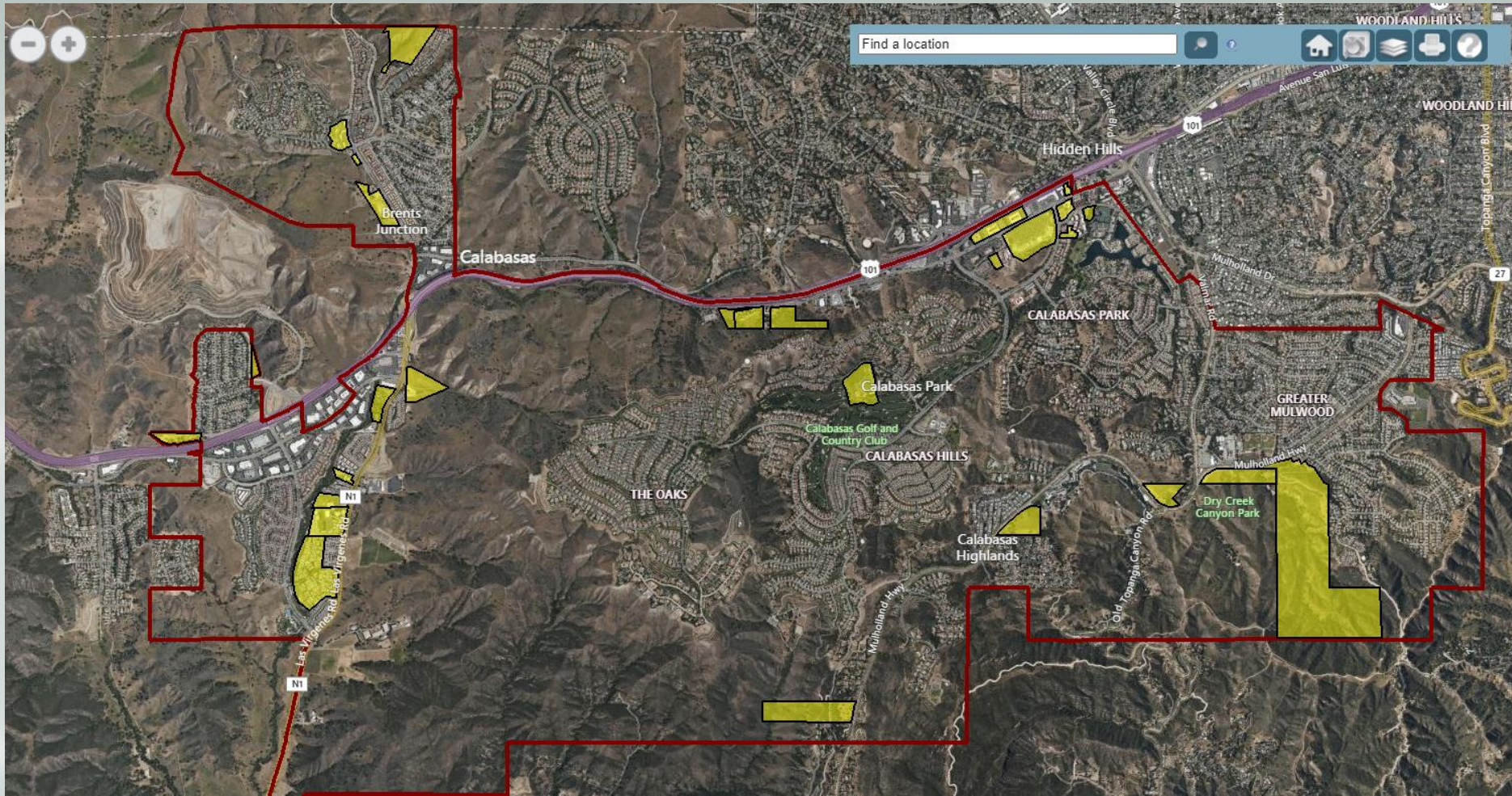
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# Next Steps

- **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

## CALABASAS 2021-2029 HOUSING ELEMENT UPDATE PROJECT SCHEDULE

Task	June 2020	July	Aug	Sept	Oct	Nov	Dec	Jan 2021	Feb	Mar	April	May	June	July
<b>Public Outreach and Vetting of Sites</b>														
Housing Element Website														
Planning Commission (PC) Study Session														
Community-wide Workshop														
On-Line Housing Needs & Sites Survey														
City Council Study Session														
<b>Document Preparation</b>														
General Plan Update Prep														
SCAG Adoption Final RHNA									<b>RHNA</b>					
Public Review Draft GP Elements														
60 Day HCD Review of Hsg Element														



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# Community Comments



## Thank you!!

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