

CITY OF CALABASAS
2030 GENERAL PLAN

V. HOUSING ELEMENT 2014-2021 UPDATE

**Table V-5
Housing Programs Summary**

Housing Program	Program Goal	2014-2021 Objective(s)	Time Frame	Funding Source	Responsible Department
Conserving the Existing Supply of Housing					
1. Single-family Rehabilitation Program	Provide grants and loans to lower income homeowners to help improve their homes.	Assist 5 households annually, for 40 units over the planning period.	2014-2021	CDBG	Community Development Dept (Planning Division)
2. Home Repair Program (New)	Assist low and moderate income homeowners of dilapidated properties address code violations.	Coordinate with code enforcement to identify low/mod homeowners and provide loans on as needed basis.	2014-2021	Affordable Housing Fund	Community Development Dept (Planning Division)
3. Rental Assistance Program	Provide assistance to lower income, senior and disabled households at-risk of displacement due to rising rents.	Provide ongoing assistance to 50 households, contingent on funding.	2014-2021	General Fund	Community Development Dept (Planning Division)
4. Rental Registration Program	Monitor rent levels in the community and ensure 60 day notification of any rent increase of 5% or greater.	Continue to maintain the rental database.	Update the database on an annual basis.	General Fund	Community Development Dept (Planning Division)
5. Mobile Home Park Preservation	Preserve the existing stock of mobile homes in the community.	Provide tenants information on MPROP funding as appropriate.	2014-2021	General Fund; State MPROP funds	Community Development Dept (Planning Division)
6. Preservation of Assisted Housing	Preserve the existing assisted stock of affordable housing at-risk of conversion to market rate.	Preserve 140 at-risk units. Conduct economic analysis; meet with property owner; explore outside funding/ program options; provide technical assistance to tenants.	Economic analysis and meet with property owner in 2014. Proceed with other actions one year prior to expiration (2015)	General Fund; Affordable Housing Fund; State MHP; Section 8	Community Development Dept (Planning Division); LA CDC
7. Condominium Conversion Ordinance	Protect the existing rental stock from conversion to condominium ownership.	Implement the City's current ordinance. Evaluate strengthening to require inclusionary units in projects approved for conversion.	Complete review/ revision of ordinance by 2015.	General Fund	Community Development Dept (Planning Division)
Providing Adequate Residential Sites					
8. Residential Sites Inventory	Provide sufficient sites through zoning to address regional housing needs.	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.	General Fund	Community Development Dept (Planning Division)



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9. Second Units	Provide rental housing in existing neighborhoods. Expand housing opportunities for seniors, caregivers, and other modest income households.	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	General Fund	Community Development Dept (Planning Division)
10. Annexation of Unincorporated Areas	Increase capacity to accommodate future housing growth.	Pursue phased annexation of adjacent unincorporated areas.	2014-2021	General Fund	Community Development Dept (Planning Division)
Development of Affordable Housing					
11. Inclusionary Housing Program	Integrate housing affordable to lower- & moderate-income households within market rate developments.	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).	Affordable Housing Fund	Community Development Dept (Planning Division)
12. Commercial/Industrial Impact Fee Program	Address the impact of job growth on the demand for affordable housing.	Provide affordable housing opportunities to Calabasas' workforce. Identify specific projects and programs for expenditure of impact fee revenues.	Identify programs in Housing Element (2013) for Housing Fund.	Affordable Housing Fund	Community Development Dept (Planning Division)
13. Affordable Housing Development Assistance	Facilitate affordable housing development by for-profit and non-profit housing developers.	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.	Affordable Housing Fund; outside funding sources	Community Development Dept (Planning Division)
14. Green Building	Promote energy conservation and sustainable design in new and existing development.	Implement Green Initiative and promote the City's Green Building Program.	2014-2021	General Fund	Community Development Dept (Planning Division)
Removing Governmental Constraints					
15. Density Bonus Program	Provide density and other incentives to facilitate the production of affordable housing.	Promote density bonus incentives via dissemination of the Affordable Housing brochure.	Develop and disseminate Housing brochure in 2014.	General Fund	Community Development Dept (Planning Division)
16. Development Code Amendment	Provide standards for emergency shelters consistent with SB 2.	Amend the Code to reduce separation requirement between shelters to 300 feet.	2014	General Fund	Community Development Dept (Planning Division)



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Promoting Equal Housing Opportunities					
17. Fair Housing Program	Promote fair housing practices.	Contract with the Housing Rights Center (HRC) to promote open and fair housing practices, and to facilitate communication between tenants and landlords. Assist in program outreach through referrals and distribution of educational info.	2014-2021; Include fair housing information in Affordable Housing brochure in 2014.	General Fund	Community Development Dept (Planning Division)
18. Universal Design/ Visitability (New)	Accommodate a wide range of abilities in residential developments by providing features that enhance accessibility.	Develop Universal Design and Visitability brochure, and provide to residential builders..	Develop Brochure in 2014.	General Fund	Community Development Dept (Planning Division)
19. Senior Housing Opportunities (New)	Support a range of housing options to address the diverse needs of Calabasas's growing senior population.	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.	General Fund; Affordable Housing Fund; Low Income Housing Tax Credits; other outside sources	Community Development Dept (Planning Division)
20. Housing Opportunities for Persons Living with Disabilities (New)	Support a range of housing options for persons with developmental 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.	General Fund; Affordable Housing Fund; Low Income Housing Tax Credits; other outside sources	Community Development Dept (Planning Division)

