



## Calabasas 2021-2029 Housing Element Housing Needs Survey Responses

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As an important early step in updating Calabasas' Housing Element, the City conducted an on-line survey to ask Calabasas residents what they believe are the community's most important housing needs. The Housing Element Needs Survey was posted on the City's website from August 24 – September 30, 2020, with a link advertised in the Acorn, Valley News Group and a postcard sent to every residential unit in the City. A total of 913 completed surveys were received. The following presents the aggregated response to each of the survey's questions, followed by a summary of additional write-in responses identifying potential strategies to expand housing opportunities in the community.

### 1. How long have you lived in Calabasas?

- 15% 1-5 years
- 12% 6-10 years
- 25% 11-20 years
- 47% 21+ years
- 1% I do not live in the City

### 2. Specify which neighborhood or community you reside in:

*Varied response*

### 3. Select the type of housing unit you reside in:

- 81% A detached single-family house
- <1% A duplex/triplex/fourplex
- 8% A condominium/townhome
- 3% An apartment
- 0% A second unit/guesthouse
- 7% A mobilehome

**4. Do you currently rent or own your home in Calabasas?**

- 5% Rent
- 88% Own
- 6% Own a mobile home, but pay mobile home park space rent
- <1% Rent a mobile home

**5. How would you rate the physical condition of the unit you live in?**

- 63% Excellent condition
- 28% Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc)
- 7% Needs one or more modest rehabilitation improvements ( i.e. new roof, new wood siding, etc)
- 2% Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical, etc)

**6. Select the reason(s) you chose to live in Calabasas:**

- 80% Safety of neighborhood
- 75% Quality/ambiance of neighborhood
- 69% Quality of local school system
- 63% Cleanliness of streets and surroundings
- 50% Proximity to open space / recreational areas
- 47% Quality of home
- 28% Proximity to shopping and services
- 27% City services and programs
- 20% Proximity to family
- 18% Proximity to job(s)
- 12% Proximity to medical care
- 6% Housing Affordability

**7. Within the past two years, have you experienced any of the following housing issues? (choose all that apply)**

- 77% None of the above
- 10% Lack funding to make necessary home repairs
- 9% Adult child living at home due to inability to afford housing
- 7% Struggle to pay rent or mortgage
- 7% Significant rent increase
- 2% Too many people living in one home (overcrowding)
- 1% Housing discrimination

**8. What types of housing will best address Calabasas' housing needs? (select all that apply)**

- 72% Single-family Homes
- 38% Senior Housing
- 37% Condos/Townhouses
- 17% Apartments
- 13% Housing for Persons with Disabilities
- 10% Accessory Dwelling Units or Secondary Units

**9. Please indicate how important the following housing priorities are for the Calabasas community.**

	Very Important	Somewhat Important	Not Important
Ensuring that children who grew up in Calabasas have housing options so they can live in Calabasas as adults.	24%	40%	36%
Creating mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on automobiles.	27%	39%	34%
Integrating affordable housing throughout the community to create mixed-income neighborhoods and avoiding concentrations in any one neighborhood.	17%	27%	56%
Establishing special needs housing for seniors, persons with disabilities, and/or veterans.	21%	44%	35%
Encouraging the maintenance and rehabilitation of older housing stock.	48%	40%	12%
Housing concentrated within existing developed areas and/or cluster/compact housing in order to preserve surrounding open space.	52%	32%	16%

**10. The City must plan and zone for at least 353 new housing units, of which approximately three-quarters are to be affordable (for example, in Los Angeles County, a family of four with a household income of less than \$92,000 is considered an affordable household). The City is working to identify strategies to meet this obligation. Please indicate your support for the following potential housing development strategies:**

	Very Important	Somewhat Important	Not Important
Increase allowable housing densities from 20 to 30 units/acre on a limited number of existing multi-family housing sites.	15%	33%	52%
Designate additional multi-family sites, but maintain the maximum density at 20 units/acre.	31%	36%	33%
Redevelop and intensify existing uses along <b>Calabasas Road/ East Village</b> (commercial properties in and around the Commons and Calabasas Civic Center) to create a mix of office, retail, and residential uses, creating a pedestrian-oriented City Center.	37%	34%	29%
Redevelop over time the office and business park uses in the <b>Agoura Road/Las Virgenes</b> corridor to a mix of office, retail and residential uses, creating a village-like ambiance.	41%	37%	22%
Redevelop over time existing office/business park uses in the <b>Las Virgenes/ Mureau</b> area (old City Hall) to a mix of office, retail and multi-family residential uses that create a village-like ambiance.	39%	36%	25%
Encourage new multi-family housing on existing infill sites with access to existing infrastructure.	15%	36%	49%
Provide incentives to increase the production of accessory dwelling units (granny flats).	18%	28%	54%

**10a. Are there any other strategies you would like to suggest the City consider to create more housing opportunities?**

**Suggested Development Locations**

- Annex Craftsman Corner and explore as an option for affordable housing. Demolish old low density uses and develop with mix of residential and commercial. (7 comments)
- The Agoura Road/Las Virgenes corridor is in danger of stagnation with the shift away from offices and more employees working from home. This area has excellent potential for development and infrastructure can be added to accommodate growth. (4 comments)
- Repurpose empty office buildings along Agoura Road, in business parks and elsewhere in the city to mixed use walking villages (3 comments)
- Build up, not out – preserve existing neighborhoods and open space. Put apartments above the Commons, redo Las Virgenes and Lost Hills retail/commercial space to incorporate mixed use. (3 comments)
- Add taller mixed use buildings in current commercial and multi-family zoned areas (3 comments)
- Develop areas that can combine business and housing, such as near the freeway. Integrating residential in existing retail and office spaces are the least disruptive. Need to prioritize preserving existing open space. (2 comments)
- Utilize available land on west and north side of City with some incentives for developers
- Convert former Countrywide headquarters
- Redevelop former Washington Mutual building on Park Granada
- Convert auto dealers along 101 if they are vacated
- Convert Barnes & Noble if it were to close
- Expand the extreme north of Las Virgenes, tuck development in the canyons so it's not an eyesore. Maybe mid-range affordable condominiums and single-family homes similar to the neighborhood west of Grape Arbor Park.
- Develop the old Court House area
- Redevelop over time the Las Virgenes/Thousand Oaks corridor. Retail space which has remained is half empty.

**Areas Where Development is not Supported**

- Don't build on open space areas. Try to keep as much existing open space as possible (22 comments)
- No development on Las Virgenes corridor until find safe evacuation routes. There is too much traffic in this area to allow more development (6 comments)
- Prohibit development in Very High Fire Severity Zones and support state bills like SC 474 (4 comments)

- Don't build on Calabasas Road as traffic already doesn't move during peak times (3 comments)
- The Commons isn't an appropriate place for affordable housing (3 comments)
- Limit ADUs – they compromise single-family neighborhoods (3 comments)
- Mulholland Heights and the area across from Calabasas High School would have significant traffic impacts if developed (2 comments)
- Library parking lot – not a good fit

### **Policy Suggestions**

- Apartments need to be built on the east side of town, the only current apartments are on the west side of town and adding more development will further impact traffic (4 comments)
- More affordable housing is badly needed (4 comments)
- Build more luxury condos similar to Avanti (3 comments)
- Streamline the development permitting process – it is too lengthy (2 comments)
- Majority of schools are on the east side of town and generate tremendous traffic. New residential development should therefore be focused on the west side.
- Explore a multi-family overlay zone for underutilized commercial properties
- Integrate smaller, more affordable apartments within new apartment complexes
- Support small, cottage like homes which are more affordable by design. Limit mega-mansions, many of which sit empty as residents own 2-3+ other homes
- Support the renting of rooms to help both the homeowner and tenants
- Allow existing non-conforming properties to build out to expand existing homes
- Integrate permanent residential units within extended stay hotels
- Require new developments to include mobile homes adjacent to the larger homes
- Build another nice mobile home park
- Prefab home additions for in-laws

### **Rent Control and Rent Restrictions**

- Contribute more money to the rental assistance program so long-time residents/seniors are not forced out due to rising rental costs (4 comments)

- Adopt County's mobile home rent stabilization act (4 comments)
- Adopt rent control like LA County (2 comments)
- Bring back the affordable housing program to Malibu Canyon Apartments. Stop price gouging. (2 comments)
- Unlike many cities, Calabasas neglected to adopt a rent freeze during COVID, and rents have continued to increase in several of the city's apartment complexes. In addition, tenants are also faced with having to pay for on-site parking as street parking is too far away.

### **Senior Housing Needs**

- We need senior housing – our parents are aging and so are we. Senior housing generates less traffic (7 comments)
- We need single level small apartments that meet ADA standards for seniors. Seniors don't have anywhere to move to from their big homes.
- Allow for increased density in apartments and condo projects in exchange for including a small percentage of units for seniors and the disabled.
- Allow for high-end, security-upgraded senior condominiums so aging population can remain near their families
- Support co-housing and the Village Network concept to support aging in place
- Encourage the addition of granny flats (accessory dwelling units) for grannies, but not for renters