



## *Calabasas 2021-2029 Housing Element Comments Submitted Via Website*

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The 2021-2029 Housing Element Update webpage has been available on the City's website since June of 2020. The webpage provides information, resources and updates regarding the Housing Element Update and 6<sup>th</sup> Cycle RHNA process. The webpage also includes a link to an online map of the current housing inventory sites, to allow the public to email comments on specific sites. The following is a list of comments received via feedback from the 2021-2029 Housing Element Update webpage:

### **General Comment(s)**

1. I would like to propose a plan for the rapid implementation of a meaningful rent control measure in Calabasas as the current statewide rent control, Assembly Bill 1482 aka Tenant Protection Act of 2019, is not enough.

Last year's battle with Measure N and Avalon Bay Corporation's attempt to over ride the City of Calabasas raised awareness of the need for affordable housing in Calabasas. We as a united city were able to stop a nefarious and insidious corporate take over of our beautiful city's environmental treasures where other cities had failed.

I can state with full confidence that the most meaningful thing Calabasas can do to facilitate affordable housing is more affective rent control. For example, right now residents of Avalon Calabasas can receive rent increases of up to 10% a year (5% plus the local rate of inflation up to a total of 10%) which makes a tenancy in Calabasas very temporary and precarious for regular people or seniors who rent in Calabasas.

I would like to suggest that the rent control measure contain various elements such as putting a more stringent cap on rent increases for senior citizens and requiring apartment corporations and landlords to offer more reasonable lease lengths in Calabasas. Currently, Avalon Calabasas offers ever changing lease lengths with longer leases at a HIGHER monthly rate. Some Avalon Bay properties only offer leases which are LESS THEN 12 months with various "Market Value" schemes that facilitate predatory rent increases. Long term tenants should be able to get long term leases. The "Market Value" scheme also has rents changing on a daily basis, so at the time of a lease renewal the rent increase can be significantly different than a lease renewing just a week or a month in either direction. A renewal in June is typically significantly higher then a renewal in November unless AvalonBay is exploiting a natural disaster such as when many people lost homes during the fires. Rents went up!!!! Another very pressing need is for The City of Calabasas to provide more stringent oversight and enforcement of Building, Safety, Environmental and Health laws for rental properties in Calabasas.

### Site Specific Comment(s):

1. After reviewing the map of possible options for low income housing. I strongly feel that parcels #23, #27, or #18 would be logical, and reasonable sites to locate said housing. There should not be any further development across from Calabasas High School. Thanks. **Staff notes that site #23 is Avalon, site #27 is AE Wright and site #18 is the single-family residence located on Las Virgenes Road north of the fire station.**
2. I stayed home during the Woolsey fire to defend my home during the mandatory evacuation. I hope that this is not zoned for anything other than single family residences as there is only 1 lane to get out. This 6 acres or so of land was the first to burn when the winds blew the flames into our neighborhood. Those homes would've burned. It's concerning. If they pack in multi-unit residences in this site, I would consider moving because it would be dangerous as there is only 1 way to get in and out of this neighborhood. Thank you. **Staff notes that the subject line for this comment referenced site #8, the Rancho Pet Kennel site.**
3. I recently completed a Calabasas city Housing Element Update Survey, and it suggested viewing the APN map and providing feedback.

I am giving feedback as a homeowner and resident of the Calabasas Highlands (Summit Dr.). I would urge you not to schedule APN 2072-001-003 for additional housing. My wife and I moved to the Highlands two years ago, looking for a quiet safe neighborhood close to nature to start a family. We love living here and appreciate all of the open space areas surrounding the Calabasas Highlands. It's certainly a unique and special place within the city of Calabasas. Right now there's only one road into and out of the highlands, which works well for the current inventory of houses and population. It's also nice because it provides a natural limit to the flow rate of traffic in and out of the community. By expanding the Highlands with more housing it would increase traffic, take away from the nestled in nature feeling that you get on early all ends of the neighborhood, and reduce what was one of the main selling points of the neighborhoods for us as home buyers -- the small tucked away community feel.

I've been looking over the Housing Element website, and I understand that the city has requirement to provide additional housing -- especially 'affordable' housing. I also understand that there are jobs within Calabasas with compensation that would fall under the affordable category. It makes sense to have those jobs near the businesses that people are working, whether they be retail or commercial. What does NOT make sense is having more housing built off of Mulholland Hwy, which is one of the best areas of the city to go if you want to see more open spaces and nature -- not more people and housing. There are already too many people racing on Mulholland with sports cars, we don't need more buildings, more people, and more traffic out here. **Staff notes that APN 2072-001-003 is site**

# 13, the vacant parcel on Mulholland Highway across from the Calabasas Mobile Home Village Estates and adjacent to the Calabasas Highlands.