

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



CITY *of* CALABASAS

City Council Study Session

March 31, 2021

# Presentation Overview

- **Housing Element 101**
- **Regional Housing Needs Assessment (RHNA)**
- **Housing Element Site Options**
- **Other General Plan Updates**
- **Next Steps**



# 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 Elements are 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**



# 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 (determined by HCD)
  - ✓ Mix of housing for economic segments
  - ✓ Affordability linked to zoning & density
- RHNA is a planning target, not a building quota



# Setting the Table for RHNA

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning



# Calabasas' Final 2021-2029 RHNA

Income Level	2020 Income (3 person hh)	2021-2029 RHNA	% of Total	"Default Density"
Very Low	\$50,700	132 units	37%	Min. 20 du/acre
Low	\$81,100	71 units	20%	Min. 20 du/acre
Moderate	\$83,500	70 units	20%	Min. 12 du/acre
Above Mod	> \$83,500	81 units	23%	
<b>Total</b>		<b>354 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	% Change
<b>Calabasas</b>	<b>330</b>	<b>354</b>	<b>+7%</b>
Agoura Hills	115	318	+176%
Hidden Hills	18	40	+127%
Malibu	2	79	+3800%
Westlake Village	45	142	+215%
Las Virgenes/Malibu COG	510	933	+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%)





# Housing Element Site Options

Developed 2 housing site inventory options based on:

- **Community Input**
  - ✓ On-line Housing Survey (913 responses)
  - ✓ Sept 3, 2020: virtual Community Workshop
  
- **Planning Commission Input**
  - ✓ July 16, 2020: Study Session
  - ✓ October 15, 2020: Study Session
  - ✓ February 4, 2021: Housing Inventory Discussion
  
- **Satisfaction of HCD sites requirements & RHNA allocation with adequate sites “buffer” to address NO NET LOSS**



# Affordable Housing Overlay (AHO)

## Proposed for Both Site Options

- **City's inclusionary ordinance produces approx. 10% affordable units per development. At this rate, City would need to zone for approx. 2,700 new units to meet its low/mod RHNA obligation.**
- **Applying an AHO to designated sites would allow a density increase in exchange for providing an increased % of affordable units beyond City's inclusionary requirements.**
- **Based on structure of City's inclusionary requirements and research on other AHOs, staff suggests allowing an increase in density from 20 to 35 units/acre for projects that include a minimum 25% lower income units.**



# Affordable Housing Overlay (AHO)

<b>Example: 2 acre site CMU Zone</b>	<b>Base Density 20 du/acre</b>	<b>Total Units: 40 Affordable Units: 4 (10%)</b>
	<b>AHO Density 35 du/acre</b>	<b>Total Units: 70 Affordable Units: 18 (25%)</b>

- An AHO reduces the total # of sites required
- HCD permits the sites inventory to calculate capacity based on designated sites utilizing the AHO
- New development standards would need to be created to support achievement of densities permitted under the AHO



# Minimum Densities

## Proposed for Both Site Options

- **20 units/acre is *minimum* density threshold for sites to be credited towards lower income RHNA.**
- **City's Mixed Use and Multi-family zones permit a *maximum* 20 units/acre. Most recent projects not building to the max density.**
- **Staff recommends adjusting permitted densities in the CMU and RM-16/20 zones to 20-24 units/acre. Current development standards will need review to ensure support established densities.**



# Housing Site Inventory

## Option A

*(Planning Commission preference)*

- All new housing can be accomplished on properties already zoned for either commercial mixed-use or multi-family residential
- Applies Affordable Housing Overlay to select CMU properties @ 35du/acre
- Applies Affordable Housing Overlay to Avalon Apartment complex @ 25 du/acre
- Includes select sites in Craftsman Corner at current 20 du/acre CMU density

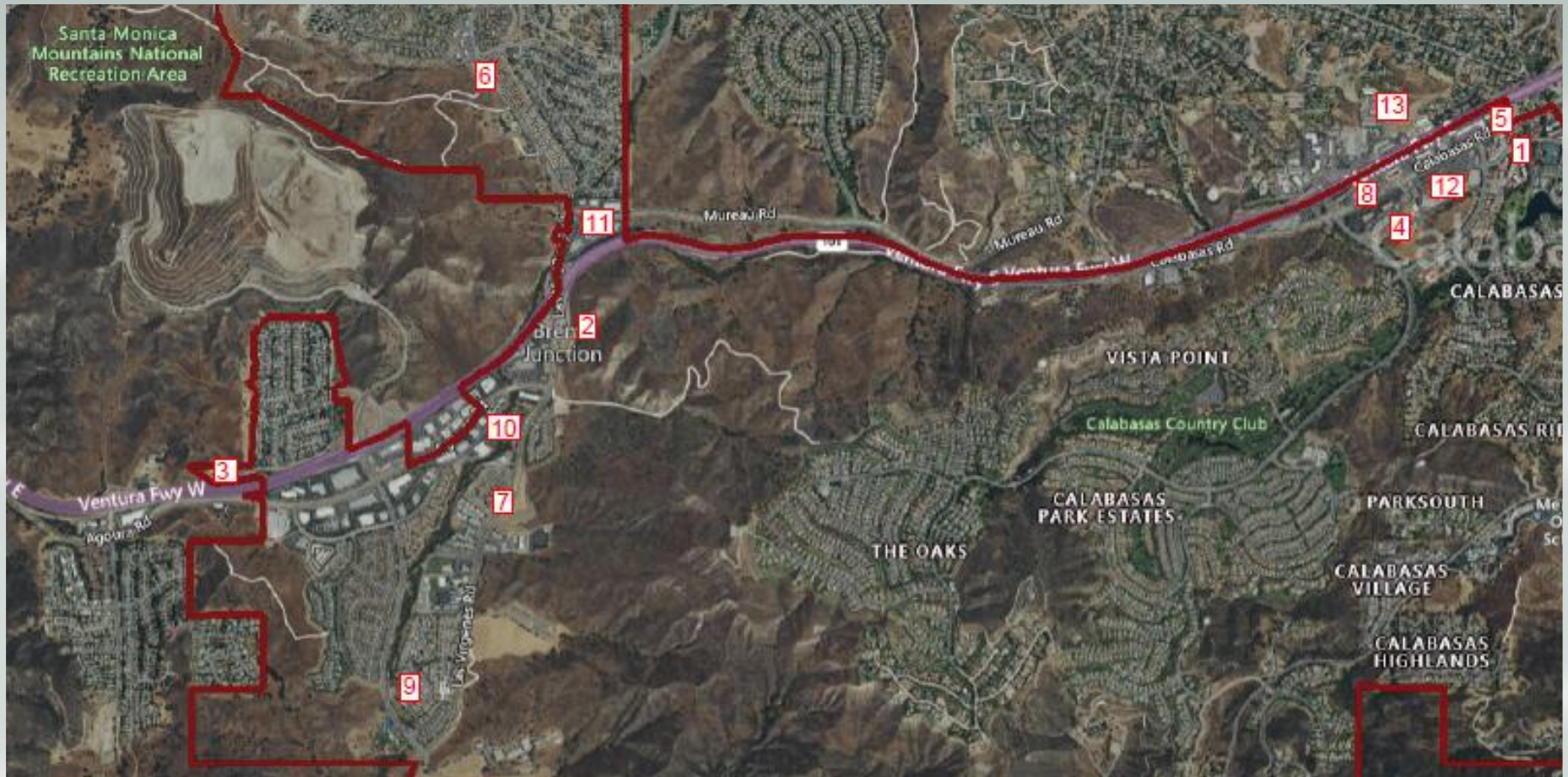


# Housing Site Inventory Option B

- Same as Option A, but removes Avalon Apartments from the inventory
- To offset loss off unit potential from Avalon, adds vacant sites along Mulholland Highway and upzoning of these sites from RR and HM to RM-16



# Housing Site Inventory Option A



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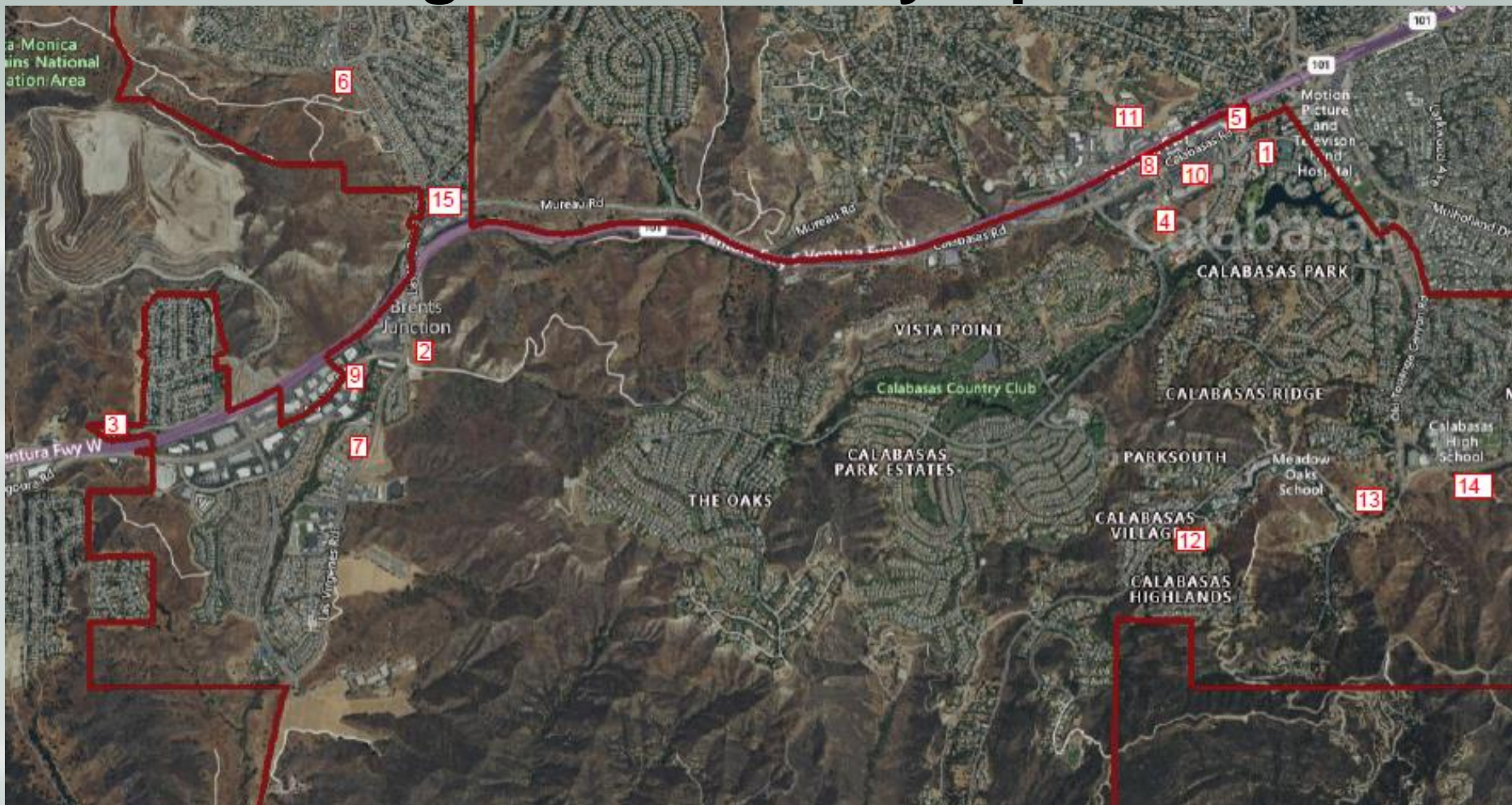
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# Housing Site Inventory Option B



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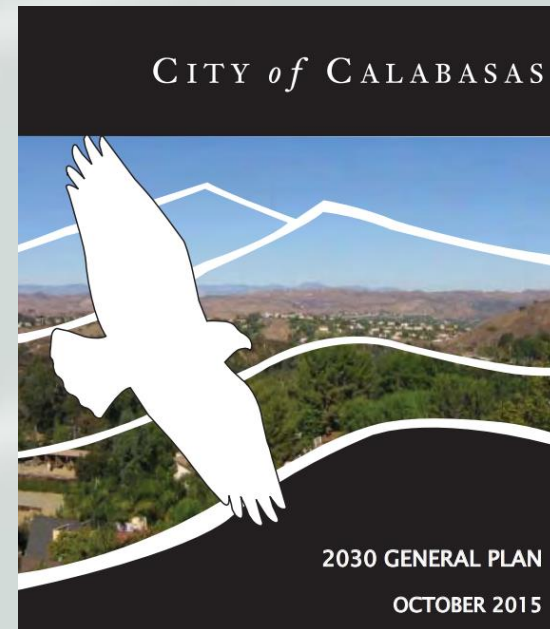
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# Other General Plan Updates

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



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# 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



# Environmental Justice

- Required per SB 1000
- Work program will:
  - Confirm that there are no disadvantaged communities in the City
  - As necessary, incorporate policies to reduce the environmental health impacts
- Updates may apply to multiple General Plan elements



Task	June 2020	July	Aug	Sept	Oct	Nov	Dec	Jan 2021	Feb	Mar	April	May	June	July	Aug	Sept	Oct	
<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																		
<b>CEQA</b>																		
Public Review Draft EIR																		
Final EIR																		
<b>Public Hearings/Adoption</b>																		
Public Hearing Draft GP Elements																		
PC/City Council Public Hearings																		
Adopted GP Elements																		



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**HOUSING ELEMENT**  
2021 - 2029

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